

Cordage 46 Limited
Old Farmhouse,
Fordingbridge,
SP6 1LX



Planning Statement

CPC

Contact: Ms. Francesca Pepper

Email: francesca@cpclanningconsultants.co.uk

Telephone: 01243 697707



CPC Ltd.

Document Control

Applicant: Cordage 46 Limited.

Project: The Old Farmhouse, Ringwood

Agent: Francesca Pepper - CPC

Reference Number: 05582

Document Checking:

Prepared by: Francesca Pepper

Signed by: FP

Checked by: Jake Russell MRTPI

Signed by: JR

Issue	Date	Status
1	16/11/2023	Draft
2	04/12/2023	Second Draft
3	15/12/2023	Third Draft
4	10/01/2024	Fourth Draft
5	11/01/2024	Fifth Draft
6	12/01/2024	Submission Version

Contents

- 1.0 Introduction
- 2.0 Application Site and Surroundings
- 3.0 Planning History
- 4.0 Planning Policy Context
- 5.0 Key Development Considerations
- 6.0 Conclusion

1.0 Introduction

Proposal

- 1.1 CPC Planning Consultants Limited (“**CPC**” or the “**Agent**”) have produced this Planning Statement (the “**PS**”), on behalf of Cordage 46 Limited (“**Cordage**” or the “**Applicant**”), in support of its planning application at the proposal site (the “**Site**” or the “**Property**”): Old Farmhouse, Fordingbridge, SP6 1LX.
- 1.2 The application seeks full planning permission and Listed Building Consent from New Forest District Council (the “**Council**” or the “**LPA**”) for the following development: *“Retention and restoration of the Grade II listed Old Farmhouse building, and the restoration extension of existing ancillary outbuilding to provide two three-bedroom dwellings, and the erection of an L-shaped building comprising three three-bedroom dwellings including the demolition of two existing outbuildings, utilising the existing access off Salisbury Road, with associated parking and hard and soft landscaping”* (the “**Application**”).
- 1.3 Proposed Development:

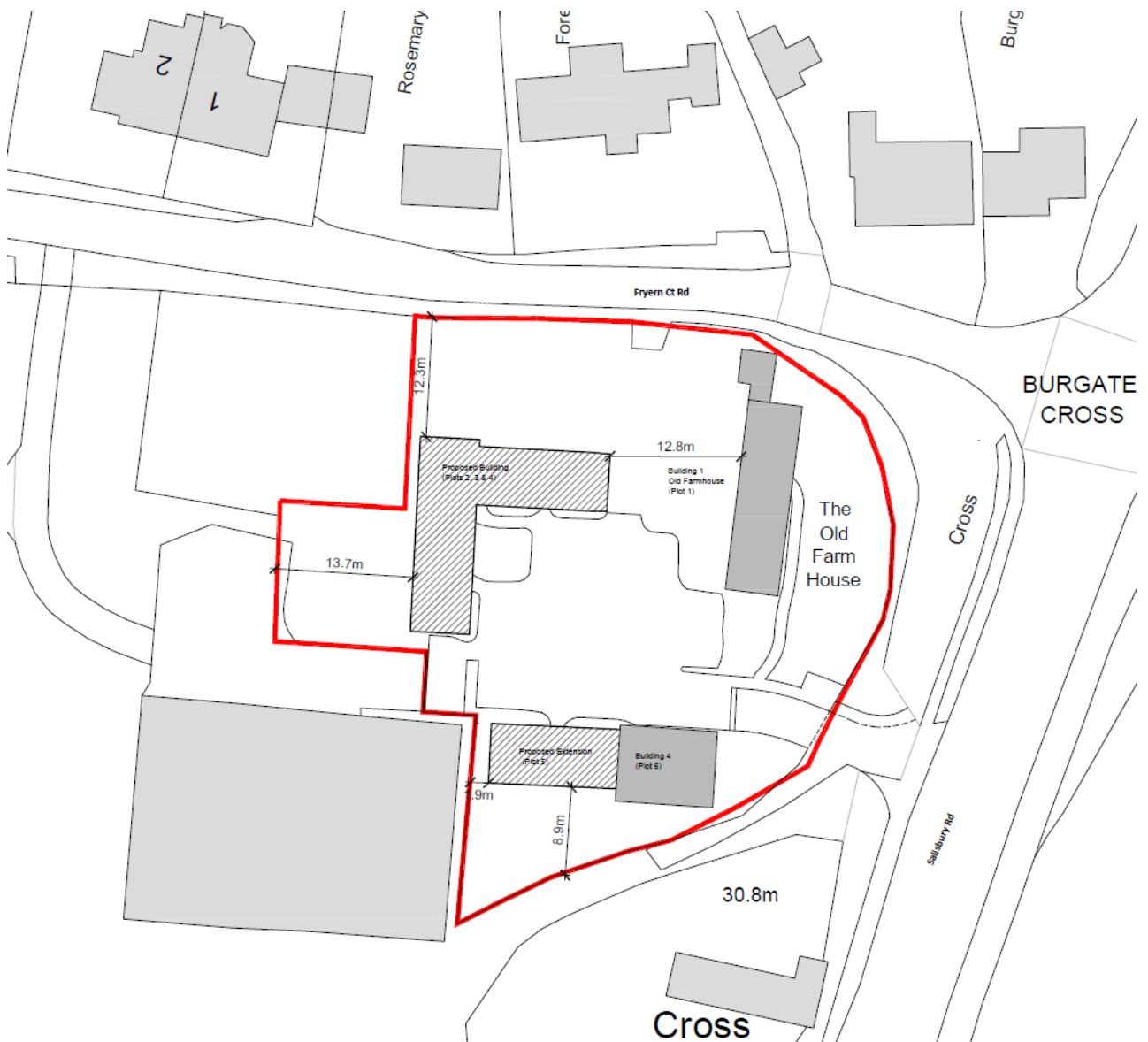
Unit Type	Bedroom	Number of People	GIA (m ²)	Garden (m ²)
House 1 Old Farmhouse - Existing	4	6	96	596
House 2	3	5	102	190
House 3	3	5	126	158
House 4	3	5	103	186
House 5 – Extension	3	4	75	171
House 6 – Conversion	3	5	100	102

- 1.4 The application comprises the following documentation:
- Completed Application Forms - prepared by CPC
 - Cover Letter - prepared by CPC
 - Design and Access Statement– prepared by PLC Architects
 - Existing and Proposed Plans (site layout, elevations, street scene, location/block,) – prepared by PLC Architects
 - Biodiversity Checklist – prepared by CPC
 - Community Infrastructure Levy Form – prepared by CPC
 - Air Quality Assessment – prepared by CPC

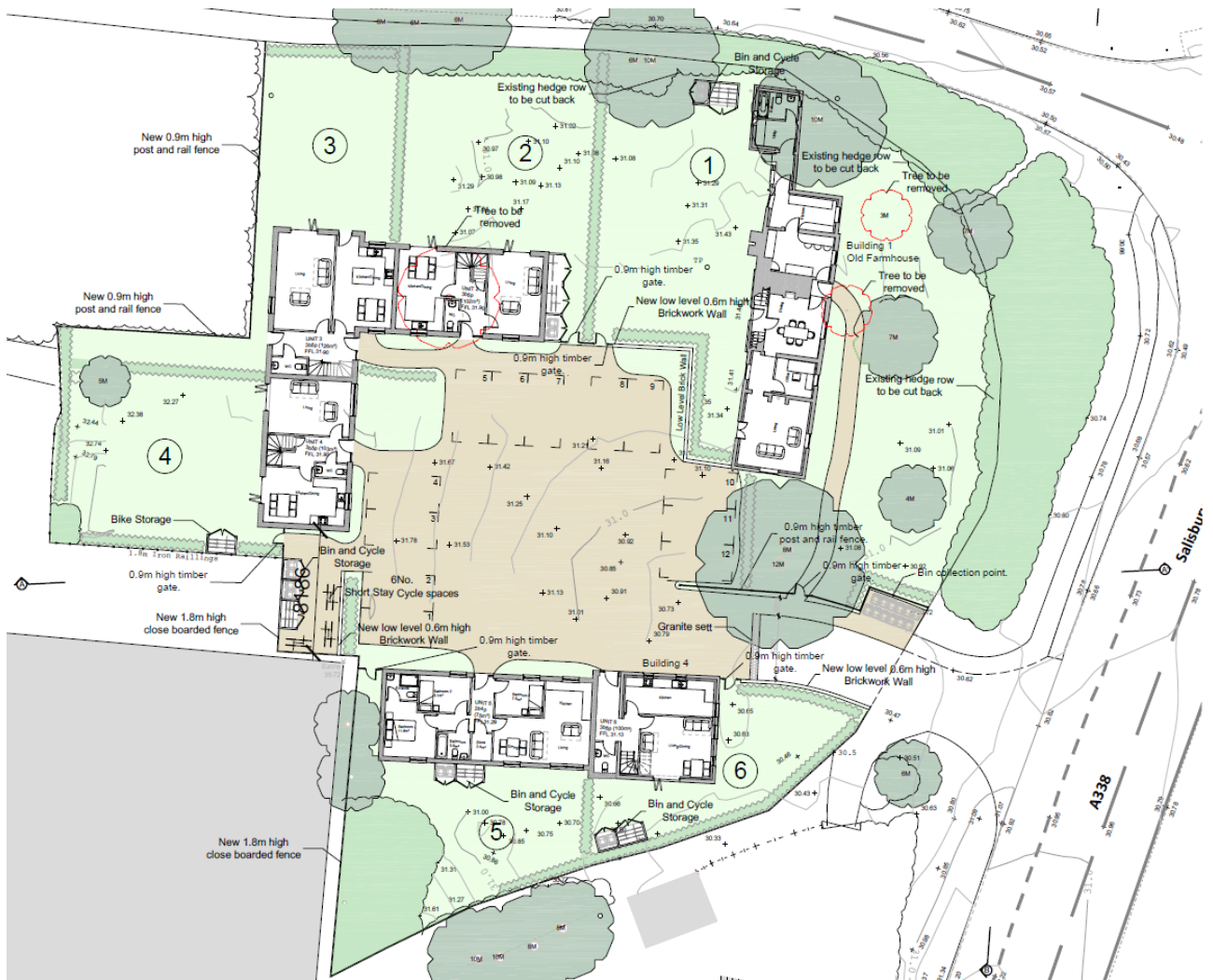
- Transport Statement – prepared by TPA
- Heritage Statement – prepared by Pegasus Group
- Ecological Appraisal Report – prepared by Arun Ecology
- Land Contamination Assessment – prepared by Geo-Logic

1.5 The proposed site plan, proposed sections, proposed elevations and proposed street scenes are given below for illustration purposes, please refer to drawings 23.3484.000, 23.3484.001, 23.3484.002, 23.3484.003, 23.3484.004, 23.3484.005, 23.3484.006, 23.3484.100, 23.3484.101, 23.3484.102, 23.3484.103, 23.3484.104, 23.3484.105, 23.3484.106, 23.3484.107, 23.3484.108, 23.3484.109 for further information.

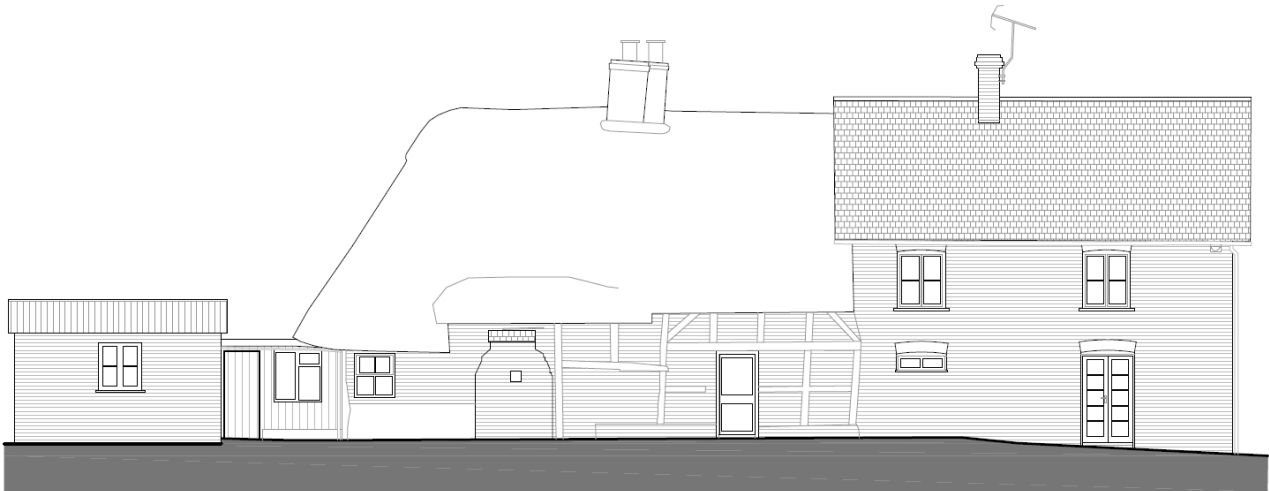
Proposed Site Location Plan



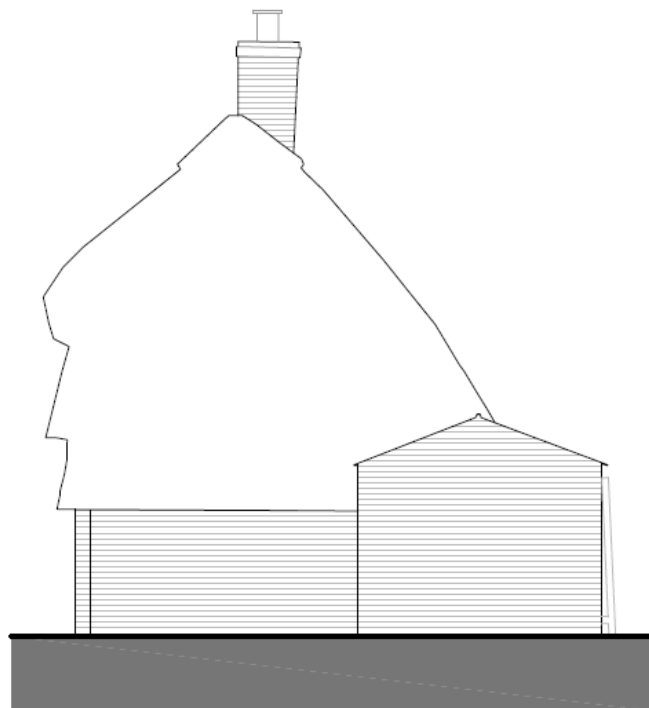
Proposed Site Plan



House 1 Old Farmhouse - Proposed Elevations



PROPOSED WEST ELEVATION
UNIT 1
SCALE 1:100 @ A3



PROPOSED NORTH ELEVATION
UNIT 1
SCALE 1:100 @ A3

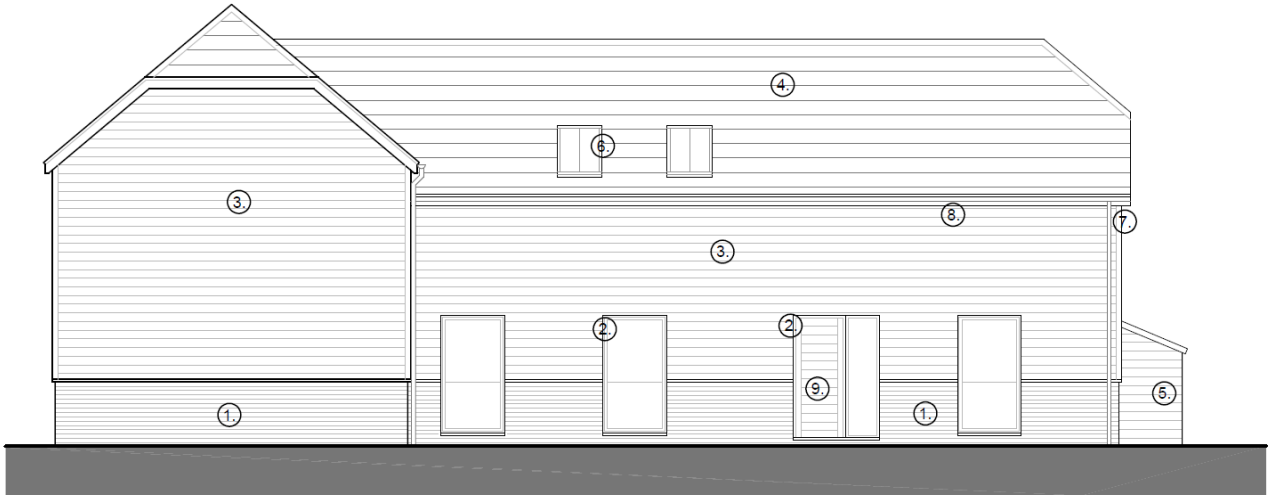


PROPOSED EAST ELEVATION
UNIT 1
SCALE 1:100 @ A3



PROPOSED SOUTH ELEVATION
UNIT 1
SCALE 1:100 @ A3

House 2, 3 and 4 - Proposed Elevations



PROPOSED SOUTH ELEVATION
UNITS 2, 3 & 4
SCALE 1:100 @ A2



PROPOSED EAST ELEVATION
UNITS 2, 3 & 4
SCALE 1:100 @ A2



PROPOSED NORTH ELEVATION
UNITS 2, 3 & 4
SCALE 1:100 @ A2



PROPOSED WEST ELEVATION
UNITS 2, 3 & 4
SCALE 1:100 @ A2

House 5 and 6 - Proposed Elevations

rainwater goods

timber fascias and bargeboards

feature door

NOTES:

* Denote



PROPOSED WEST ELEVATION
BARN CONVERSION - UNIT 5
SCALE 1:100 @ A3



PROPOSED SOUTH ELEVATION
BARN CONVERSION - UNIT 5 & 6
SCALE 1:100 @ A3

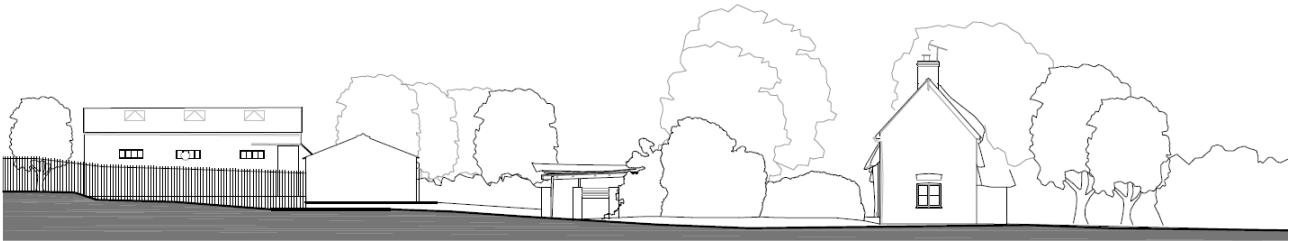


PROPOSED EAST ELEVATION
BARN CONVERSION - UNIT 5 & 6
SCALE 1:100 @ A3



PROPOSED NORTH ELEVATION
BARN CONVERSION - UNIT 5 & 6
SCALE 1:100 @ A3

Existing and Proposed Site Section A

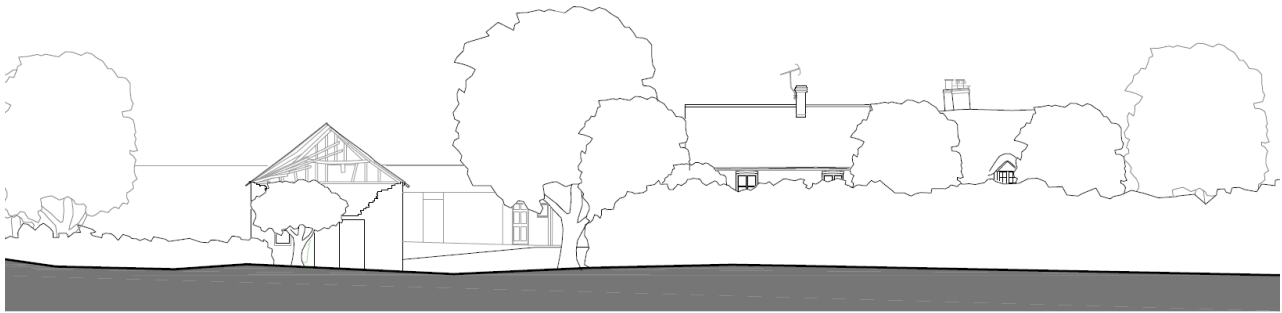


EXISTING SITE SECTION (A-A)
SCALE 1:200 @ A2

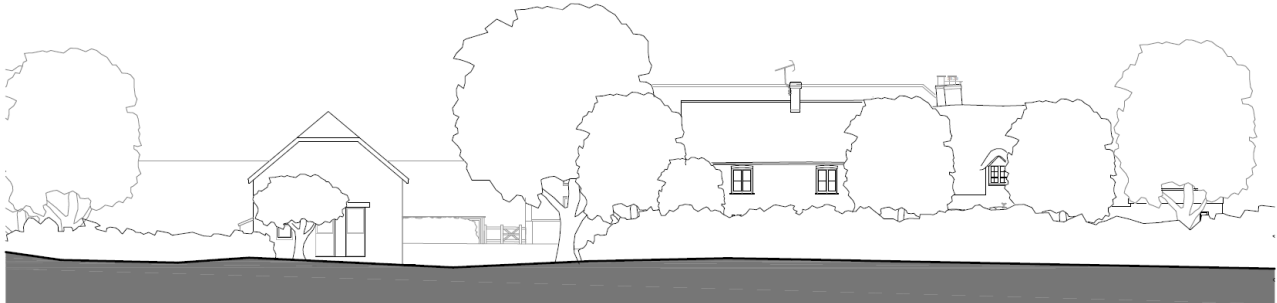


PROPOSED SITE SECTION (A-A)
SCALE 1:200 @ A2

Existing and Proposed Street Scene BB – Salisbury Road



EXISTING CONTEXT ELEVATION (B-B)
SALISBURY ROAD
SCALE 1:200 @ A2



PROPOSED CONTEXT ELEVATION
(B-B) SALISBURY ROAD
SCALE 1:200 @ A2

2.0 Application Site and Surroundings

- 2.1 The Old Farmhouse Site is situated in Upper Burgate, a hamlet on the outskirts of Fordingbridge and the New Forest National Park, characterised by its own distinctive architecture, settlement pattern and context that have been reviewed to inform this application. Its history and geography give the town a unique sense of place.
- 2.2 The A338 runs to the east of the site, linking north to south, connecting the settlement to Fordingbridge, Ringwood, Bournemouth, and Salisbury.
- 2.3 The Old Farmhouse building is Grade II Listed residential building, the site also consists of a brick barn building and two contemporary outbuildings.
- 2.4 The site orientates principal elevations to Salisbury Road, situated around a central courtyard. To the south of the site is a Grade II Listed thatched cottage abutting Salisbury Road, with an agricultural building nestled behind this to the southwest. To the north of the immediate site is predominantly detached or terraced cottage residential dwellings of historical value, with a group of Grade II Listed cottages to the north to Fryern Court Road. Agricultural and industrial functions are present around the periphery of the Upper Burgate settlement.
- 2.5 The New Forest National Park is located to the east of the site, with the proposal situated outside of the National Park, Green Belt and any Areas of Outstanding Natural Beauty.
- 2.6 The entirety of the Site is located within Flood Zone 1, according to the Environment Agency Flood Maps, and is therefore a low risk of flooding.
- 2.7 The Environment Agency Flood Maps designate the site at very low risk from rivers and sea and a very low risk from surface water flooding meaning that the site has a chance of flooding of less than 0.1% each year.

3.0 Planning History

3.1 There is no relevant planning history related to the site.

3.2 The following applications relate to proposals on surrounding sites:

- 23/10518 - Construction of link road from Augustus Avenue to the A338, forming part of the SS18 allocated site, including landscaping, permanent and temporary drainage infrastructure and other associated infrastructure (enabling early delivery of the highways infrastructure of hybrid application reference 21/11237) - *Granted Subject to Conditions Wed 09 Aug 2023*
- 21/11237 – Hybrid planning application comprising: Outline planning application (all matters reserved except means of access only in relation to new points of vehicular access into the site) for residential development and change of use of land to Alternative Natural Recreational Greenspace, together with a community hub (to comprise a mix of some or all of; local food retail, local non-food retail, community use and business use) and all other necessary on-site infrastructure. Full planning application for the first phase of development comprising 112 dwellings, public open space, Alternative Natural Recreational Greenspace, surface water attenuation and all other necessary on site infrastructure. *Awaiting Decision Validated Mon 20 Sep 2021*

4.0 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that, in the determination of planning applications, decisions are made in accordance with the Statutory Development Plan of the District, unless material considerations otherwise.
- 4.2 For the determination of planning applications, the following planning policy documents are relevant:
- Local Plan 2016-2036 Part One: Planning Strategy (adopted July 2020)
 - Saved Policies - New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management Adopted April 2014 - Section 2: Development Management Policies
 - Parking Standards For Residential and Non-Residential Development Supplementary Planning Document Adopted 6 April 2022 New Forest District (outside the National Park)
 - Ringwood Local Distinctiveness Supplementary Planning Document Adopted July 2013
 - Ringwood A Conservation Area Appraisal - October 2003

The National Planning Policy Framework

- 4.3 The revised National Planning Policy Framework (the “**NPPF**”) was published in 2014 and updated in 2023 It establishes the overarching principles of the planning system which aim to contribute to the achievement of sustainable development.
- 4.4 Paragraph 2 of the NPPF states that: *“Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.”*
- 4.5 Paragraph 8 of the NPPF stipulates the planning system has three overarching, mutual objectives for achieving sustainable development which are:
- a) *“Economic – helping to build a strong, responsive and competitive economy;*
 - b) *Social – supporting strong, vibrant, and healthy communities by providing a sufficient number and ranges of sustainable homes; and by fostering a well-designed environment with accessible services that support communities’ social well-being;*
 - c) *Environmental – protecting and enhancing our natural, built and historic environment; including making effective use of land and helping to improve biodiversity.”*
- 4.6 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making, this means that all development plans should promote sustainable

development, seek to meet the development needs of the area, and be sufficiently flexible to mitigate climate change and adapt to its effect. Development proposals should accord with an up-to-date development plan. For decision-taking, this means development proposals that accord with the development plan should be approved without delay.

- 4.7 Paragraph 38 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. The Planning Authorities should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 4.8 Paragraph 47 states that the planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. It also indicates decisions on applications should be made as quickly as possible and within statutory timescales.
- 4.9 Paragraph 48 asserts that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) The stage of preparation of the emerging plan;
 - b) The extent to which there are unresolved objections to relevant policies; and
 - c) The degree of consistency of the relevant policies in the emerging plan to this framework.
- 4.10 Paragraph 55 states that planning authorities should consider whether unacceptable impacts of a development can be made acceptable via planning conditions.
- 4.11 Section 5 on delivering housing sets out the Government’s commitment to boosting the supply of homes to meet local needs, and addressing those with specific housing requirements, and that land with permission should be developed without necessary delay.
- 4.12 Paragraph 70 states that small and medium-sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.
- 4.13 Paragraph 84 aims to avoid the development ‘isolated’ homes in the countryside unless one or more of the following circumstances apply:
- a. There is an essential need for a rural worker to live permanently at or near to their place of work;
 - b. The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c. The development would re-use redundant or disused buildings and enhance its immediate setting;

- d. The development would involve the subdivision of an existing residential building; or
- e. The design is of an exceptional quality.

4.14 Paragraph 97 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

4.15 Paragraph 108 states that transport issues should be considered from the earliest stages of plan making and development proposals, so that; the potential impacts of development on transport networks can be addressed; opportunities to promote walking, cycling and public transport are pursued; the environmental impacts of traffic and transport can be identified, assessed and if necessary mitigated; and, to ensure patterns of movement, streets and parking are integral to the design of schemes.

4.16 Paragraph 115 states that planning permission should only be refused on highways grounds where there would be an unacceptable impact on highway safety or the residual cumulative impact on the network would be severe.

4.17 Paragraph 116 states that within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for the bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations.

4.18 Paragraph 124 states that planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed-use schemes and taking opportunities to achieve net environmental gains – such as

developments that would enable new habitat creation or improve public access to the countryside;

- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁸; and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.

4.19 Paragraph 123 states that local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

4.20 Paragraph 126 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.21 Paragraph 195 states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 4.22 Paragraph 196 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 4.23 Paragraph 200 states that when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 4.24 Paragraph 201 highlights that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.25 Paragraph 203 states that when determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.26 Paragraph 205 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Planning Practice Guidance

4.27 Planning Practice Guidance (the "PPG") was published online in March 2014. It advises that:

4.28 *"The National Planning Policy Framework represents up-to-date Government planning policy and must be considered where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise."*

4.29 The Guidance advises that the Statutory Development Plan is *"the plan for the future development of an area"*.

4.30 It consists of: Development Plan documents adopted by local planning authorities, including any 'saved' policies from plans that are otherwise no longer current, and those development plan documents that deal specifically with minerals and waste. Neighbourhood Plans, where these have been supported by the local community at referendum and subsequently made by the LPA. Regarding how decisions on planning applications must be made, it advises that: *"The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified"*.

4.31 The PPG also states that to be effective, Local Plans should be kept up-to-date and reviewed regularly, which it suggests is likely to be at least every five years.

Local Plan 2016-2036 Part One: Planning Strategy (adopted July 2020)

- 4.32 The New Forest Local Plan consists of the Planning Strategy, replacing and updating parts of the adopted Core Strategy (2009), and a small number of the more strategic policies in the Local Plan Part 2: Sites and Development Management (2014).
- 4.33 The Local Plan forms part of the statutory development plan for the Plan Area (together with any Neighbourhood Plans and the Hampshire Minerals and Waste Plan). The policies of the statutory development plan are the basis for deciding planning applications for development
- 4.34 The Plan Area is characterised by a dispersed pattern of small to medium sized towns and villages within attractive countryside and coastal landscapes. It comprises three separate sub-areas around the edges of the New Forest National Park on the south coast between the city of Southampton and Bournemouth.
- 4.35 **Policy STR1: Achieving sustainable development** - All new development will be expected to make a positive social, economic and environmental contribution to community and business life in the Plan Area by meeting most development needs within settlement boundaries, in a manner that is appropriate for and proportionate to the nature and size of the settlement, and where there is or will be sufficient supporting infrastructure and services;
- i. Ensuring that the housing needs of local communities are addressed by locating new residential development in sustainable and accessible locations, and ensuring that new development provides a mix of types of home by size, tenure and cost to help to address the full spectrum of local housing needs at all stages of life;
 - ii. Taking a context and landscape-led approach to the siting and design of development to deliver high quality design that maintains local distinctiveness, creates high quality new landscapes and townscapes, safeguards the Green Belt and AONB, sustains and enhances the heritage, scenic and amenity value of the Plan Area, and has appropriate regard to and the purposes of the adjoining New Forest National Park;
 - 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;

- iv. Ensuring development contributes to a diverse and thriving local economy providing an overall balance of uses, services and opportunities that are accessible by sustainable transport modes as well as by car, in order that reliance on the private car is minimised;
- v. Ensuring communities and workers are safe and feel safe, and the risks to people, places and to the environment from potential hazards including pollution, flooding and climate change effects are minimised;
- vi. Ensuring that new development is adaptable to the future needs of occupiers and future-proofed for climate change and innovations in transport and communications technology.

4.36 **Policy STR3: The strategy for locating new development** - The strategy is to locate and direct new development to accessible locations that help to sustain the vitality and viability of the towns and villages of the Plan Area as the focal points of commercial activity and community life, and as safe, attractive and accessible locations to use and visit.

Investment and development in town centres and villages that is in accordance with the settlement hierarchy will be supported on environmentally appropriate sites provided that the development achieves a high standard of design that maintains and enhances local character and amenity.

4.37 **Policy STR4: The settlement hierarchy** - The settlement hierarchy identifies three tiers of settlements and sets out the nature and scale of development that would be appropriate for each type of settlement. Development which is not in accordance with the settlement hierarchy will normally be resisted.

- i. **Towns: Fordingbridge**, Hythe Village, Lymington, Marchwood, New Milton, Ringwood and Totton. These centres offer access to a wider range of employment, facilities and services. They are the most sustainable locations for large-scale residential, retail, leisure, cultural and business development to improve their self-containment and to support and consolidate their local service offer.
- ii. **Main villages:** Ashford, Blackfield, Bransgore, Everton, Fawley, Hardley, Holbury, Hordle, Langley, Milford-on-Sea and Sandleheath. These villages provide a limited to moderate range of local services and in addition to Strategic Sites where allocated, they are appropriate locations for small to medium-scale development that sustains their current village role in a manner that is cumulatively proportionate. This includes local service and employment uses. Strategic Site 4: the former Fawley Power Station will be treated as equivalent to a main village.

- iii. Small rural villages: Breamore, Damerham, Ellingham, Harbridge, Ibsley, Martin, Rockbourne, Sopley and Whitsbury. No built-up area is defined for these small, rural villages and there is a gradual transition from settlement to countryside. These villages have limited access to facilities and workplaces. They are suitable locations for small-scale uses appropriate in a countryside setting and that help to maintain community life, including proportionate and small-scale housing development where it is specifically to meet local housing needs identified by the local community.

4.38 **Policy STR5: Meeting our housing needs** - The target is to provide at least 10,420 additional homes in the Plan Area for the Plan period 2016-2036, phased as follows:

- Approximately 1,500 homes (averaging 300 homes per annum) 2016-17 to 2020-2118
- Approximately 2,000 homes (averaging 400 homes per annum) 2021-22 to 2025-26
- Approximately 7,000 homes (averaging 700 homes per annum) 2026-27 to 2035-36

Provision will comprise:

- i. At least 6,000 homes on Strategic Site Allocations set out in Figure 4.1, in accordance with Strategic Site Allocation Policies SS1 – SS18.
- ii. At least 800 homes on sites of 10 or more homes to be identified within or adjoining the defined towns and large villages and allocated in the Local Plan Part Two or in Neighbourhood Plans, which may include sites of 100 or more homes provided that they are within the settlement boundary, to include:
 - a. Around 200 homes on sites to be identified in Lymington and Pennington;
 - b. Around 200 homes on sites to be identified in New Milton Neighbourhood; and
 - c. Around 400 homes on sites to be identified in other towns and large villages.
- iii. Existing commitments of approximately 2,755 homes, including saved site allocation policies¹⁹ from the previous Local Plan Part 2; and
- iv. An estimated 924 homes on small developments of 1-9 homes reflecting past trends, and developments on affordable housing exception sites in suitable locations in the smaller villages to meet local need for affordable and low cost housing for local people in accordance with Policy HOU5: Rural housing exceptions sites and community-led housing schemes.

4.39 **Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites** - Except as provided for in the first paragraph of Saved Policy DM2: Nature Conservation, Biodiversity and Geodiversity, development will only be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity as part of the

proposal and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of any of the following International Nature Conservation sites:

- The New Forest Special Area of Conservation (SAC), the New Forest Special Protection Area (SPA) and the New Forest Ramsar site;
- The Solent Maritime SAC, Solent and Isle of Wight Lagoons SAC, the Solent and Southampton Water SPA, and the Solent and Southampton Water Ramsar site;
- The River Avon SAC, Avon Valley SPA and Ramsar site; and
- The River Itchen SAC.

For residential development and the provision of overnight visitor accommodation adverse effects can be adequately mitigated by implementing approved measures relevant to the site location, including as set out in the Mitigation for Recreational Impacts SPD and in the Solent Recreation Mitigation Strategy, and in supplementary guidance on nutrient management.

The approved mitigation measures for residential developments currently include:

- i. For developments providing 49 or fewer net additional units of residential accommodation, financial contributions towards the provision of recreational mitigation measures as set out below and in the Mitigation for Recreational Impacts SPD:
 - a) Projects for the provision of alternative natural recreational green spaces and recreational routes: new or improved open space and recreational routes of a quality and type suitable to attract residents of new development within the Plan Area who might otherwise visit the International Nature Conservation sites for recreation; and
 - b) Access and Visitor Management: measures to manage the number of recreational visits to the New Forest and Solent Coast International Nature Conservation sites; and to modify visitor behaviour within those sites so as to reduce the potential for harmful recreational impacts; and
 - c) Monitoring of the impacts of new development on the International Nature Conservation sites and establishing a better evidence base: to reduce uncertainty and inform future refinement of mitigation measures.
- ii. Additionally for all residential developments within 5.6km of the Solent and Southampton Water SPA, as shown on Figure 5.1, a financial contribution is required towards a Solent-wide programme of visitor management, monitoring and development mitigation projects.

- iii. Additionally for residential developments and the provision of overnight visitor accommodation draining or discharging wastewater to the River Avon in relation to phosphate neutrality or to the Solent and Southampton Water in relation to nitrogen neutrality, a financial contribution or other appropriate mechanisms to achieve nutrient-neutral development.
- iv. Additionally for all residential developments, a financial contribution towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site.

4.40 **Policy ENV3: Design quality and local distinctiveness** - All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

New development will be required to:

- i. Create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features;
- ii. Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity;
- iii. Create buildings, streets and spaces which are accessible to those with disabilities or of reduced mobility, that are safe and easy to navigate, and that minimise opportunities for anti-social and criminal behaviour or other public threats;
- iv. Integrate sufficient car and cycle parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street, highway safety, emergency or service access or to pedestrian convenience and comfort;
- v. Incorporate design measures that improve resource efficiency and climate change resilience and reduce environmental impacts wherever they are appropriate and capable of being

effective, such as greywater recycling and natural heating and cooling, and the use of Sustainable Drainage Systems (SuDS);

- vi. Provide appropriately designed green spaces including sufficient planting, and where applicable: provision for play, sports and natural green spaces for recreational mitigation; and
- vii. Enhance the sense of place by ensuring that buildings, streets and spaces are attractive to look at through good architecture, landscape and street design.

4.41 Policy ENV4: Landscape character and quality - Where development is proposed there is a requirement to retain and/or enhance the following landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context:

- i. Features that contribute to a green infrastructure and distinctive character within settlements including the locally distinctive pattern and species composition of natural and historic features such as trees, hedgerows, woodlands, meadows, field boundaries, coastal margins, water courses and water bodies;
- ii. Features that screen existing development that would otherwise have an unacceptable visual impact;
- iii. Existing or potential wildlife corridors, footpath connections and other green links that do, or could, connect the site to form part of an integrated green infrastructure network;
- iv. The landscape setting of the settlement and the transition between the settlement fringe and open countryside or coast;
- v. Important or locally distinctive views, topographical features and skylines; and
- vi. Areas of tranquillity and areas of intrinsically dark skies.

4.42 Policy HOU1: Housing type, size, tenure and choice - 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.

4.43 Policy HOU2: Affordable housing - There is a requirement for all new developments of 11 or more dwellings, or of more than 1,000 sqm gross internal area of residential floorspace, to provide affordable housing

4.44 Policy CCC1: Safe and healthy communities

- i. Development should not result in pollution or hazards which prejudice the health and safety of communities and their environments, including air quality and the water environment.

Where necessary to enable development to take place, appropriate measures will be required to prevent, control, mitigate or offset the impacts or risks of development on community health and safety.

- ii. When the opportunity arises, particularly through development or redevelopment, remedial measures will be taken to address existing pollution or hazards which prejudice the health and safety of communities and their environments.
- iii. Development within the safeguarding area of a military explosives storage area or within the consultation zones of a hazardous industrial site or pipelines will be restricted or managed either in accordance with Health and Safety Executive guidelines, or in consultation with the Secretary of State for Defence, as applicable.
- iv. In the interests of public safety, vulnerable developments will not be permitted
 - a. Within the defined Coastal Change Management Area at Barton-on-Sea to Milford-on-Sea unless in accordance with Saved Policy DM6: Coastal Change Management Areas;
 - b. In areas at risk of flooding unless in accordance with the sequential and exceptions tests;
 - c. On contaminated, polluted or unstable land unless it is first adequately remediated or otherwise made safe for the proposed use and for the local community prior to occupation.

4.45 Policy CCC2: Safe and sustainable travel - New development will be required to:

- i. Prioritise the provision of safe and convenient pedestrian access within developments, by linking to and enabling the provision of more extensive walking networks wherever possible, and where needed by providing new pedestrian connections to local facilities;
- ii. Provide or contribute to the provision of dedicated cycle routes and cycle lanes, linking to and enabling the provision of more extensive cycle networks and providing safe cycle routes to local schools wherever possible;
- iii. Consider and wherever possible minimise the impact of development on bridleways and horse riders;
- iv. Provide sufficient car and cycle parking, including secure cycle parking in schools and colleges, work places, bus and rail stations, and in shopping areas in accordance with the adopted Parking Standards Supplementary Planning Document
- v. Incorporate infrastructure to support the use of electric vehicles; and
- vi. Provide, or contribute proportionately to the provision of, any highways or public transport measures necessary to enable the development to be accommodated in a safe and

sustainable manner, including the requirements identified in any applicable Strategic Site Allocation Policies.

4.46 **Policy IMPL1: Developer contributions** - All developments must provide, or contribute proportionately to the provision of, any on-site and off-site infrastructure, facilities, affordable housing, public open space and habitat mitigation measures that are necessary and reasonably required to support the development and mitigate its impacts to achieve a sustainable development. Where the development is part of a larger site, the developer will be expected to demonstrate how the provision of infrastructure and services for the application area forms a coherent part of a comprehensive solution for the site as a whole, and how the proposal can be delivered without prejudicing the development of the site as a whole.

In exceptional circumstances where it is demonstrated in a robust and independently tested viability study that there are previously unidentified cost considerations that render development unviable, the Council will work with the applicant to explore options to restore viability in the following order of preference. The starting position is that there will be a proportionate reduction in returns to the developer and land owner for any reduction in developer contributions agreed, within acceptable margins of profitability relative to development risk.

- i. Varying the development proposal if development costs could be reduced without unacceptably compromising design quality or sustainability.
- ii. Where it is possible, phase or defer the required contributions in whole or part, including by the use of Grampian planning conditions.
- iii. Vary, reduce or remove contributions that would have the least impact on the achievement of sustainable development.

As last resort development that would be unsustainable without the inclusion of necessary but unfunded infrastructure, facilities, affordable housing, public open space or recreational mitigation, will be refused planning permission.

4.47 **Policy IMPL2: Development standards** - New development will meet or exceed the following standards and requirements⁸¹ to help minimise their environmental impact and/or to be adaptable to the future needs of occupiers over their lifetime.

- i. Visitable Dwellings standards of Part M4(1) of the Building Regulations except for Sheltered and Extra Care homes which should be built to the Wheelchair Adaptable Dwelling standard of Part M4(3)2a of the Building Regulations.

- ii. The higher water use efficiency standard in accordance with Part 36(2) (b) of the Building Regulations, currently a maximum use of 110 litres per person per day.
- iii. New commercial developments of 250 - 999 sqm gross internal area (GIA) are required to achieve Building Research Establishment Environmental Assessment Method (BREEAM) excellent standard in the water consumption criterion. Commercial development of 1,000 sqm or more GIA is also required to achieve BREEAM excellent standard overall.
- iv. Provision of a high speed fibre broadband connection to the property threshold. vi. Provision to enable the convenient installation of charging points for electric vehicles in residential properties and in residential, employee and visitor parking areas.

Saved Policies - New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management Adopted April 2014 - Section 2: Development Management Policies

4.48 The New Forest Local Plan consists of the Planning Strategy, replacing and updating parts of the adopted Core Strategy (2009), and saving a small number of the more strategic policies in the Local Plan Part 2: Sites and Development Management (2014).

4.49 **Policy DM1: Heritage and Conservation** Development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets. In particular:

- All heritage assets will be protected in proportion to their significance. The more significant the heritage asset, the greater the presumption in favour of its conservation.
- Development proposals should conserve or enhance the significance, character and appearance of heritage assets.
- Any development that may affect archaeological remains should demonstrate the likely impact upon the remains and where appropriate include mitigation measures to reduce that impact. Any information gained as a result of the investigation should be publicly available.
- Development proposals should respect historic road, street and footpath patterns that contribute to the character and quality of an area.

In assessing the impact of a proposal on any heritage asset, account will be taken of:

- the impact of the proposal on the heritage asset and its significance, with regard to the nature of the significance of the heritage asset and the value that it holds for this and future generations
- the impact of the proposal on the setting of the heritage asset
- the impact of the proposal on public access to, and enjoyment and appreciation of, the heritage asset.

If there would be harm to the heritage asset, account will be taken of:

- how any conflict between climate change objectives and the conservation of the heritage asset is addressed and mitigated
- whether the public benefits of a proposal outweigh any harm caused to the heritage asset. Exceptions to the principle of safeguarding heritage assets from inappropriate development will only be considered where substantial harm is avoided and where the public benefits of a proposed development can be clearly demonstrated to outweigh the level of harm to the significance of the heritage asset. c.) Where appropriate and necessary to secure the long term future of a heritage asset, in particular where it is in a poor condition or at risk, an exception may be made to other local plan policies, providing:
 - the nature of the heritage asset means it is not suitable for all reasonable uses of the site which accord with local plan policies
 - the proposal will not materially harm the significance of the heritage asset and its setting, and is sympathetic to its conservation
 - any variance in, or departure from, other policies is minimised to that necessary to secure the heritage asset, and the benefits of securing the long term conservation of the heritage asset outweigh the disbenefits.

The local planning authority will work with others, and in particular with local communities, to identify, record and give appropriate recognition to heritage assets not subject to a national designation, but which are of local significance.

Parking Standards For Residential and Non-Residential Development Supplementary Planning Document Adopted 6 April 2022 New Forest District (outside the National Park)

4.50 The Council proposes to supplement the *Local Plan 2016-2036 Part One: Planning Strategy* with a range of additional advice and guidance, this is likely to include Supplementary Planning Documents, identifying a range of issues as benefitting from additional guidance, including;

- Parking Standards For Residential and Non-Residential Development Supplementary Planning Document Adopted 6 April 2022 New Forest District (outside the National Park)
- Ringwood Local Distinctiveness Supplementary Planning Document Adopted July 2013
- Ringwood A Conservation Area Appraisal - October 2003

4.51 The Parking Standards For Residential and Non-Residential Development Supplementary Planning Document SPD provides guidance in conjunction with the LPPS, including policies supporting;

- Policy CCC2: ‘Safe and sustainable travel’
- Policy IMPL2: ‘Development standards’
- Policy ENV3: ‘Design quality and local distinctiveness’

4.52 Principle PS1 - Residential development within the District should provide the recommended car parking standards as set out in Table 1 below, with the following exception:

Dwelling Size (bedrooms)	Recommended average provision (car spaces per dwelling)
	Shared/Communal Parking
1	1.4
2	1.5
3	1.9
4 or more	2.1

4.53 Principle PS3 - Car parking space sizes are recommended to be provided to the minimum dimensions set out, to ensure they can be safely and effectively used.

4.54 Principle PS5 - Parking spaces for residential and non-residential developments should be designed to enable the provision of plug-in charging points for electric and hybrid vehicles. This includes:

- For both residential and non-residential developments where private parking is separate from the premises or dwelling, where feasible to do so infrastructure to enable the installation of an electrical supply is encouraged to be installed to enable the convenient provision of charging points to all parking spaces in the future, without the need for significant re-wiring, structural or subsurface works.

4.55 Principle PS8 - Cycle parking should be provided on-site using at least the minimum standards set out for residential and non-residential development. It should be provided in convenient, sheltered, safe

and secure locations, both at home and at other destinations such as places of work, education and other community establishments. Provision should also address the short term and longer term parking needs of a residential and non-residential development. Where practicable to do so, consideration should also be given to the charging of electric cycles in communal longer term parking areas.

Dwelling Size (bedrooms)	Cycle Standard (minimum)	
	Long Stay	Short Stay
1	1 space per unit	1 loop/ hoop/ stand per unit
2	2 spaces per unit	1 loop/ hoop/ stand per unit
3	3 spaces per unit	1 loop/ hoop/ stand per unit
4 or more	4+ spaces per unit	1 loop/ hoop/ stand per unit

- 4.56 Principle PS9 - Parking provision for motorcycles, mopeds and scooters – also known as Powered two wheelers (PTWs) should reflect national guidance and the proportion locally they make up of registered vehicles. For developments that provide at least 25 car parking spaces including non-residential and residential communal parking areas, one PTW space is to be provided for every 25 car spaces.
- 4.57 Principle PS13 - Proposals for parking in development should meet the recommendations set out in this SPD. Where an applicant can demonstrate that a departure from the recommended standards is appropriate, this should be fully justified using a robust evidence base. Consideration should also be given to the factors used in Annex 2 to define the parking pressure of a given area. The resultant level of parking pressure identified may justify parking requirements either above or below the standards set out in this SPD.

Community Infrastructure Levy

- 4.58 The New Forest District Council Local Development Framework adopted a Community Infrastructure Levy Charging Schedule for development located in the New Forest District outside the National Park on the 14th of April 2014, coming into effect 6th April 2015.
- 4.59 In accordance with the above guidance the site is located within the Community Infrastructure Levy charge per sqm of £80 for C3 residential development. This rate will be index-linked as the 1st of January 2024 at a rate of £117.23per sqm for residential development.

5.0 Key Development Considerations

5.1 This section underlines why the proposed development is both acceptable and desirable regarding the planning policy context as discussed in Section 4. This section will similarly address the technical considerations that are relevant to the proposals.

Principle of Development

5.2 The Property lies within the boundary of the New Forest District Council, in an undefined hamlet adjacent to Fordingbridge known as Upper Burgate. Policy STR4 of the New Forest District Council's Local Plan 2016-2036 Part One: Planning Strategy ("**NFLP**") sets out the 'settlement hierarchy' for the District and explains that development that is not in accordance with the settlement hierarchy will normally be resisted. Policy STR3 of the NFLP similar states that: "*beyond locations where site-specific policies apply and the built-up area boundary of settlements ... the primary objectives a to conservation and enhance the countryside and natural environment. Development will generally be resisted unless the development proposed is appropriate in a rural setting in accordance with Saved Policy CS21: Rural Economy*".

5.3 Saved Policy CS21 outlines several specific types of development which are considered appropriate in the countryside, mostly related to commercial enterprise and agricultural, none of which apply to the proposed development.

5.4 However, paragraph 84 of the NPPF provides a set of circumstances in which residential development in the countryside will be considered acceptable. These are:

- a. Where there is an essential need for a rural worker to live permanently at or near to their place of work in the countryside;
- b. Where the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of the heritage asset;
- c. Where the development would re-use redundant or disused buildings and enhance its immediate setting;
- d. Where the development would involve the subdivision of an existing residential building;
or
- e. Where the design is of exceptional quality.

5.5 The proposed development complies with limbs b and c of paragraph 84 for the following reasons (which are discussed in greater detail elsewhere in this PS):

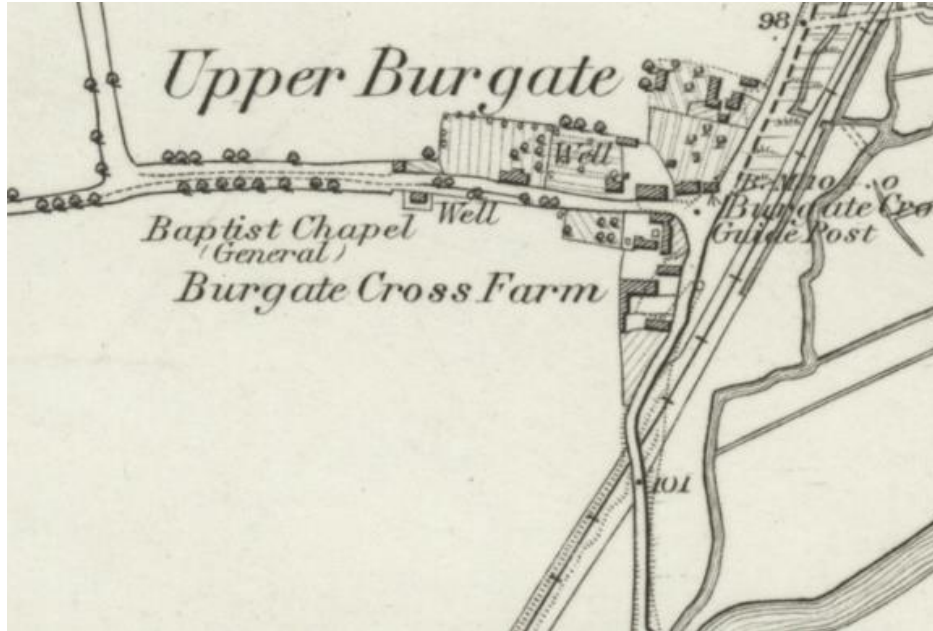
- a. The existing residential dwelling located at the Application site, the 'Old Farmhouse', is Grade II Listed and in need of considerable remediation due to its current poor state of repair. The proposed development includes the remediation work required to ensure the long term viability of this nationally important heritage asset.
- b. The proposed development similarly includes the refurbishment of and extension to an existing outbuilding (that is ancillary to the Old Farmhouse) to provide two additional dwellings. This outbuilding carries with it its own heritage significance and is likely to be curtilage listed. The proposed development will therefore re-use a redundant building whilst enhancing its immediate setting.
- c. Furthermore, the proposed development includes the demolition of two unsightly and inappropriate modern outbuildings that will enhance the setting of the Old Farmhouse, the curtilage listed outbuilding and the rural character of the area.

5.6 As mentioned above, the proposed development includes the demolition of two unsightly, and inappropriate modern outbuildings within the countryside that are ancillary to the Old Farmhouse. The existing modern outbuildings are a blemish on the rural character of the area and their demolition will enhance the character of the area. Whilst the outbuildings *could* be converted to residential dwellings, this would retain unattractive rural buildings within close proximity to the listed Old Farmhouse building, therefore, applying paragraph 84 of the NPPF criterion c, the application proposes to replace the unattractive and inappropriate modern outbuildings with high-quality designed dwellings which will enhance the immediate setting of the Grade II listed Old Farmhouse.

5.7 In addition, the historic mapping for Upper Burgate demonstrates that the land to the rear of the Old Farmhouse has seen development come and go over the years, but with ancillary buildings be a common feature of the historic pattern of development across the site (see images below). The proposed 'L' shaped building is justifiable on two grounds:

- a. It consolidates the floorspace of the two unsympathetic modern outbuildings that are proposed to be demolished, and repurposes this floorspace to provide new housing within a building that is designed in sympathy to the heritage assets present on the Application site / nearby, and the rural character of the area.
- b. The proposed 'L' shaped building is located in broadly the same location as several historic buildings have been located at the Application site. This in turn will restore the historic pattern of development across the site and enable a greater understanding and appreciation of the Grade II Listed building and its curtilage listed outbuilding.

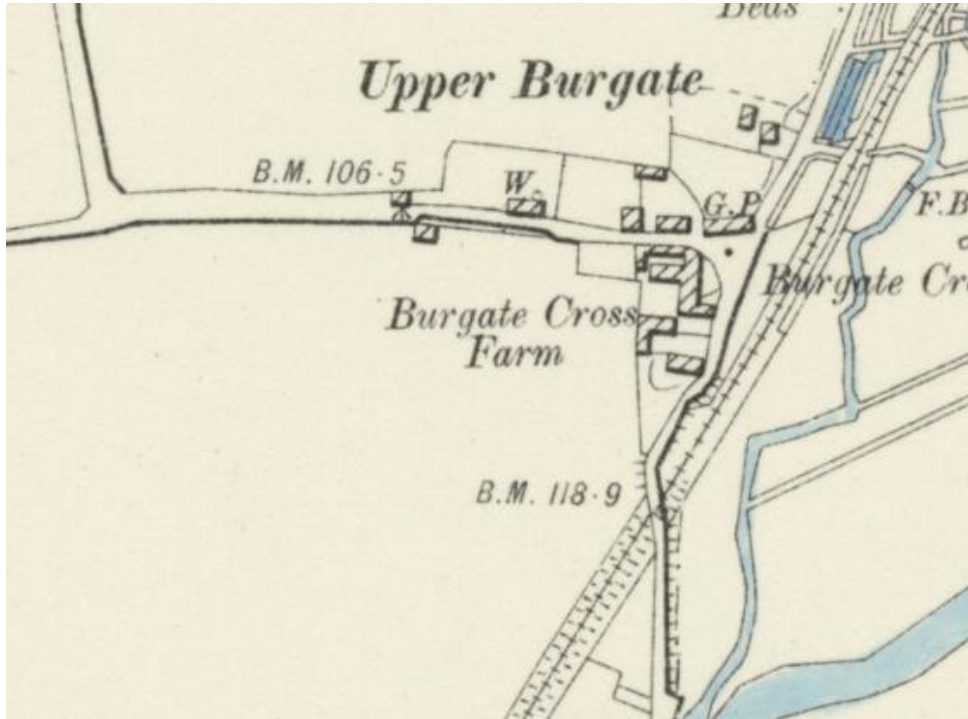
1840 – 1880



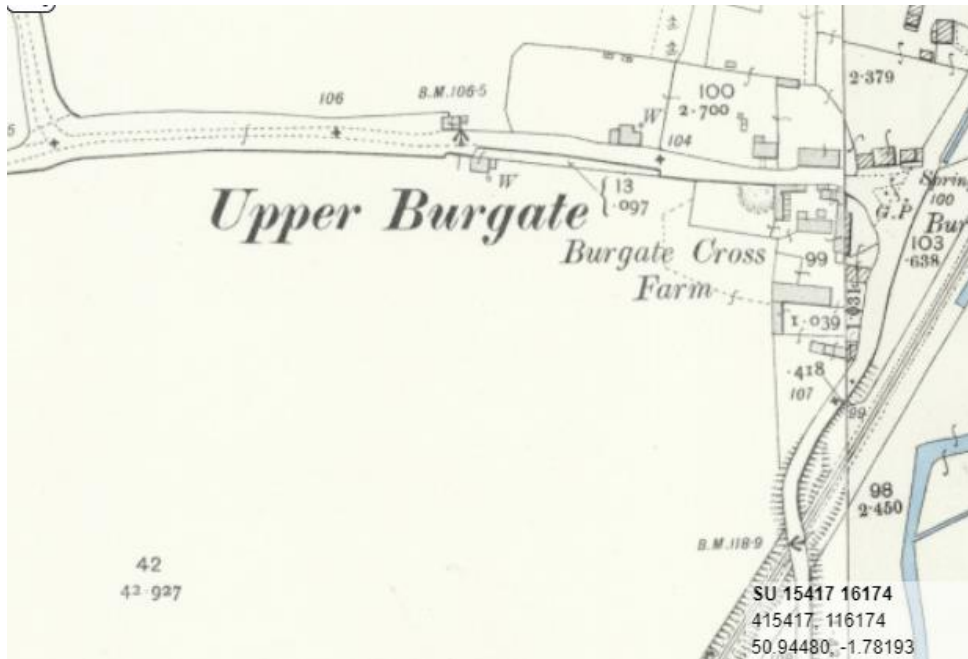
1885 – 1900



1886 – 1913



1892 – 1914



5.8 Furthermore, it is also true that Upper Burgate is located in proximity to Fordingbridge, which is identified in policies STR4 of the NLP as a ‘Town’ within the settlement hierarchy, or the most sustainable location for new residential development, the site is located circa. 1km outside of Fordingbridge Which provides the following amenities / services:

Address	Distance (km)	Description
Burgate Cross Bus Stops, Burgate, Fordingbridge SP6 1LZ	0.072	Bus Stop
The Wheelwrights Post, Salisbury Road, Burgate, Fordingbridge SP6 1LX	0.29	Self-Catered Accommodation
Yew Tree Cottage, Salisbury Rd, Burgate, Fordingbridge SP6 1LY	0.106	Holiday Home
White Cottage, New Cottages, Fryern Ct Rd, Burgate, Fordingbridge SP6 1NA	0.15	Holiday Lodging
Burgate Farmhouse Holiday Lettings, Salisbury Rd, Burgate, Fordingbridge SP6 1LX	0.6	2 Self Catering Holiday Cottage wings
Fordingbridge Day Nursery, Salisbury Rd, Burgate, Fordingbridge SP6 1LX	0.7	A day nursery open from 07:00 - 18:00, open Monday to Friday, accepting ages from 3 months - 5 years with 15 staff members and 80 children's places.
Surma Valley Bus Stops, Burgate, Fordingbridge SP6 1LX	0.8	Bus Stop
Burgate Manor Farm Holidays, Burgate, Fordingbridge SP6 1LX	0.95	Self-catered accommodation comprising of 6 small cottages sleeping from 4 - 8 people and the large Granary Barn sleeping up to 18 people.
Burgate Sch Grounds Bus Stops, Fordingbridge SP6 1LX	0.95	Bus Stop
Police Cottages Bus Stops, Breamore, Fordingbridge SP6 2AB	1.3	Bus Stop
The Burgate School and Sixth Form, Salisbury Rd, Fordingbridge SP6 1EZ	1.4	A Secondary School and Sixth Form College
Fordingbridge Infant and Junior Schools Federation, Pennys Ln, Fordingbridge SP6 1HJ	1.6	An Infant and Junior School
Bat and Ball Public House, Breamore, Fordingbridge SP6 2EA	1.7	The Bat & Ball is a charming country pub, nestled in the small village of Breamore, you'll find us just on the outskirts of the New Forest National Park.
Breamore C Of E Primary School, Marsh Ln, Breamore, Fordingbridge SP6 2EF	1.8	C of E Primary School

Hulse Hall - Breamore Village Hall, Hulse Hall, Salisbury Rd, Breamore, Fordingbridge SP6 2EA	1.9	A village hall promoting a variety of community events and facilities, including hire and a kitchen.
------------------------------------------------------------------------------------------------------	-----	------------------------------------------------------------------------------------------------------

- 5.9 We therefore consider that despite its location outside of any defined settlement, there are strong arguments in favour of redeveloping the site for residential purposes including the preservation and enhancement of a nationally important heritage asset, the removal of two unattractive and inappropriate buildings located in the countryside, and the fact that the site is sustainably located in terms of access to services, amenities and public transport.
- 5.10 In addition, aiding policy STR5 the proposed development will help to deliver the Council’s expectations by providing a range of housing types and sizes of dwellings.
- 5.11 Policy HOU1 further states that, based on demographic evidence, the Local Authority seeks a provision for a mix of homes, outlining the need for 40-45% of market homes to be three-bed and 20-25% of homes to be four+-bed. Consequently, the scheme in line with this policy, proposes a unit mix of five, three-bedroom family homes and one four-bedroom house, therefore contributing to meeting the local demand.
- 5.12 The application for the construction of a link road from Augustus Avenue to the A338 has recently been granted (application reference 23/10518) which will facilitate the delivery of residential development on land west of Burgate awaiting determination (application reference 21/11237), designated as a strategic development site, abutting the proposed development site. Therefore, highlighting the scheme is sustainably located for residential development, as evidenced by the new housing nearby. In addition, the application has been designed to reinforce the rural character of the area by creating a farmstead arrangement, promoting a vegetive boundary screening and supporting the designated strategic development site’s green gap to the northern boundary.
- 5.13 The Application contributes to the realisation of sustainable development, as defined, and emphasised in the NPPF, in the following ways:
- Economic**
- 5.14 The proposed development reuses existing buildings, sustainably located within an existing hamlet, increasing the sites density through residential provision.
- 5.15 The proposal for the new dwellings will benefit the local economy, providing new households of consumers and an increase in local authority revenue.
- 5.16 The construction works will provide a much-needed medium-term workflow to small and medium local contractors and associated professions such as sales agents.

Social

- 5.17 The proposed development site provides the conversion and restoration of existing buildings and infrastructure, providing five three-bedroom dwellings and one four-bedroom residential dwelling, aiding the Council’s housing targets outlined in the NFLP.
- 5.18 The provision of three and four bedroom dwellings will provide family-sized housing, promoting an inclusive mix of housing across the District.
- 5.19 The proposed development will make a measurable contribution towards the Council’s housing stock, providing a historically sympathetic development for residents.
- 5.20 The quality of living standard will be enhanced with the new dwellings designed sustainably, within external alterations and restoration elements considered sympathetically to accordance with the surrounding area and curtilage of the Grade II Old Farmhouse Building.

Environmental

- 5.21 The development will be designed sympathetically to be in line with local character and local design guidance to conform to the local vernacular and the rural and historic character of the New Forest’s surroundings.
- 5.22 The proposed dwellings will have provisions to store bicycles, encouraging sustainable travel in line with Policy CCC2.
- 5.23 The relationship between the existing Grade II listed Farmhouse and proposed neighbouring houses will maintain the heritage significance of the site, restoring and preserving these for future residents.
- 5.24 The proposal is of a high-quality design, with both soft and hard landscaping, benefiting future residents as they will have access to their own private space and car parking on site, not adversely impacting potential on-street parking of Salsbury Road, Fryern Court Road, and parking associated with the surrounding roads.
- 5.25 The proposed site will benefit in the increased maintained green landscaping area, including private outdoor amenity space, increasing planting and hedging to promote biodiversity and respect the local setting.
- 5.26 Moreover, this Statement is accompanied by technical documents that confirm there will be no adverse impacts on the surrounding environment from the proposed development.

Residential Amenity

- 5.27 The proposed dwellings have been designed to a high quality, with access to private outdoor amenity space, including large private rear garden spaces for each dwelling.
- 5.28 The proposed development plan exceeds the minimum gross internal floor space stated in the Nationally Described Space Standards. The GIA for the proposed house's range from 75 sqm – 126 sqm, with the existing Old Farmhouse building retaining 152 sqm is 96 sqm, therefore, as evidenced in the schedule of accommodation for five proposed three-bedroom dwellings, and one four-bedroom dwelling.
- 5.29 The proposed dwellings will benefit from both soft and hard landscaping, formed around the established courtyard centre of the site, tucking development into the existing vernacular and setting this back from the road, ensuring maximum privacy and in keeping with the surrounding residential plots and garden sizes. Minimal alterations to the existing street frontage will maintain the Old Farmhouse building and brick barn's gable end presenting an active street frontage.
- 5.30 The shared driveway of the development consists of self-binding gravel surfacing creating twelve car parking spaces in total for the proposed dwellings, in line with Policy CCC2 and the New Forest Parking Standards SPD. Furthermore, the spaces are located in close proximity to the associated dwelling entrance with soft landscaping boundary treatments employed aiding accessibility and increasing passive surveillance and privacy onto the shared public realm in line with Policy ENV3 and Policy ENV4. The position of the car parking has been a key design consideration, reducing vehicle frontage parking in turn enhancing the public realm, and helping to mitigate any adverse impacts from the existing street scene on Salsbury Road, as shown on the proposed street scene 23.3484.109.
- 5.31 It is important to consider the relationship of new development to existing dwellings adjacent to the site, in response to Policy STR1, STR3 and ENV1.
- 5.32 The Old Farmhouse Dwelling, House 1, access remains as existing, retaining the existing door, and retaining the existing perforations within the building fabric.
- 5.33 The proposal avoids the placement of new windows that will adversely impact upon the dwellings of Fryern Ct Road and the Farm Cottage dwelling to the south.
- 5.34 A key design consideration has been to mitigate any potential and adverse overlooking impacts from the proposed dwellings organisation and placement onsite to each other and the Old Farmhouse building. The restoration of the Old Farmhouse Building benefits from the existing windows, enabling

the dwelling to be dual aspect. In addition, the site layout is organised around a central courtyard, enabling habitable windows to promote an acceptable 18 metre minimum separation distance, therefore, is not considered to lead to an unacceptable loss of privacy for both the existing or proposed dwellings.

- 5.35 North to the site is Fryern Ct Road, promoting detached and terraced residential properties. The relationship to the site and Old Farmhouse building is existing, separated by a highway, and over 18 metres in separation from both the proposed and existing buildings. Therefore, it is accepted that the proposed development will not result in any additional or negative overlooking impacts.
- 5.36 To the South of the site is Cross Cottage, a Grade II listed residential dwelling, as such, a key design consideration to the conversion and extension of the barn building has been to mitigate any potential overlooking impacts, in particular, to Cross Cottage. Windows have been placed on the southern elevation to maintain a minimum of an 18 metre separation distance.
- 5.37 The proposal has been considered to mitigate any harmful impacts of overlooking and loss of privacy from the proposed dwellings.
- 5.38 Consequently, we consider the proposed development preserves and where possible enhances the amenity of existing neighbours and the occupiers of the proposed dwellings.

Heritage

- 5.39 A Heritage Statement, prepared by Pegasus Group, provides a review of the heritage considerations of the site and Old Farmhouse building and surrounding area, informed by an objective evaluation of the site's and building's architectural quality and surrounding developments influence, and provides an independent expert opinion on this subject, examining the significance the proposed development and the impact upon the site, Old Farmhouse building and surrounding New Forest Area.
- 5.40 The development has been considered to assess and respect the proposal's impact on the significance and special interest of the Grade II listed heritage asset and surrounding area, including the scale of development, impact on key views to and from the site, materiality, the building's sitting within the street scene.
- 5.41 The heritage report outlines the significance of the Grade II Listed Old Farmhouse and assesses the significance of the associated former farm complex. The Old Farmhouse promotes a core of one-and-a-half-storey thatched element arranged across four bays. The eastern elevation of this core element is partially obscured by overgrown vegetation but is characterised by Flemish bond brickwork,

segmental arched ground-floor openings, and two eyebrow dormers at first-floor level. The roof ridgeline is punctuated by a centrally positioned brick chimney stack.

- 5.42 The historic brick barn to the south of the site, indicates through historic mapping this was a previously larger building, promoting an irregular Sussex bond brick materiality with burnt headers.
- 5.43 The remaining buildings on site are defined within the Heritage Statement as modern structures that are considered to possess no intrinsic architectural interest.
- 5.44 The Heritage Statement concludes that, there would be substantial heritage benefits associated with the sensitive repair and refurbishment of the Old Farmhouse which will ensure its long-term conservation and optimum viable use as a home. In addition, the single-storey extension that is proposed off the west side of the Brick Barn (building 4) will occupy a position where built form existed historically; it will be low-lying and subservient to the host barn; and the overall form and materiality, characterised by black timber cladding and slate roof tiles, will sustain a vernacular agricultural character. By extension, it will cause no harm to the significance of the Grade II Listed Old Farmhouse through change to its curtilage listed barn and setting.
- 5.45 Furthermore, the Heritage Statement defines that the demolition of the modern outbuildings would enhance the setting of the Old Farmhouse. Therefore, legibility of the listed building's historic farmstead context will be sustained by the high-quality replacement built form.
- 5.46 The new dwellings have been designed as a single L shaped block which read as two adjoining agricultural ranges that have been converted to domestic use, this approach is in common with traditional agricultural buildings found in the region. Therefore, concluding that the construction of Units 2 to 4 will therefore cause no harm to the significance of the Old Farmhouse through change to its setting.
- 5.47 Furthermore, the Heritage Statement analyses the landscape elements of the site, highlighting that the site is generally dilapidated and overgrown due to the presence of building rubble and vehicles associated with the former commercial garage. Clearing the site and cutting back vegetation will enhance the setting of the Grade II Listed Old Farmhouse and the ability to appreciate its special interest. In addition, other elements of proposed hard and soft landscaping seek to restore and sustain the traditional agricultural character of the site; for example, new hedgerow planting, timber post-and-rail fencing, and low brick walling. Most notable will be the central courtyard with a self-binding gravel surface treatment which will echo a working farmyard, albeit utilised in a communal residential context. When considered against the baseline conditions of the site, these changes will enhance the setting of the Old Farmhouse.

- 5.48 Consequently, the above analysis highlights the heritage benefits of the application, and clearly demonstrates that the proposal meets the requirements set out within Policy ENV2 of the New Forest District Local Plan 2016-2036 Part One: Planning Strategy (2020), Policy DM1 of the New Forest District Local Plan Part 2: Sites and Development Management (April 2014) and Section 16 of the NPPF.
- 5.49 Therefore, in conclusion, there will be no harm arising from the proposed development on any of the identified heritage assets, and their respective significance will be preserved from harm. As such, there is no heritage reason for the application to be refused.

Affordable Housing Provision

- 5.50 The NFLP Policy HOU2 sets the affordable housing provision threshold for all new developments of 11 or more dwellings, or of more than 1,000 sqm gross internal area of residential floorspace, to provide affordable housing. The proposal aims to deliver 6 units on a site below 0.5 hectares, and 1,000 sqm therefore, below the affordable housing requirement for the Local Council, and in line with this policy.

Phosphates Mitigation Contribution

- 5.51 A proposed and existing Phosphate Budget Calculation has been submitted in support of the application. Based upon the Natural England calculation method, the proposed occupancy is calculated as having an increased phosphate output therefore a phosphate neutrality strategy will be sought.
- 5.52 The proposed development is situated within the River Avon region, in particular within Fordingbridge, which is located in the New Forest District Council just outside of the New Forest National Park and therefore located within the Operational Catchment of Avon Hampshire. The application is supported by Nutrient Neutrality calculations in line with the guidance provided by '*Nutrient Budget Calculator Guidance Document – (March 2022)*' which provides details on how developments can achieve nutrient neutrality. The document utilizes a 4-stage approach, which will calculate the overall Phosphate Load Budget for a proposed development.
- 5.53 Natural England has indicated that, to address the issue from new developments, any proposed development should show they can achieve 'nutrient neutrality', meaning that developers demonstrate that the new development does not add any additional nutrients from the change in land use. However, if this cannot be achieved, discussions with Natural England/Local Council would need to be undertaken to understand the 'Credits' needed either on the land or elsewhere.

- 5.54 The existing site promotes a four-bedroom six-person residential dwelling equating to two double bedrooms and two single bedrooms and therefore calculating a 3.75 average occupancy rate. This rate establishes a baseline level calculated output annual nitrogen load of 0.26 kg TP/year.
- 5.55 The proposed development's schedule of accommodation proposes 5 three-bedroom dwellings and retention of the 1 four-bedroom house equating to a total of 6 units and therefore calculating a 3.13 average occupancy rate. This rate establishes a calculated output annual nitrogen load of 0.89 kg TP/year.
- 5.56 The above calculations and supporting Nutrient budget calculator submitted with this application confirm the proposed development constitutes an increase in the calculated annual nitrogen load of 0.63 kg TN/year, thus, the proposal will seek a nutrient mitigation strategy through offsetting to achieve nutrient neutrality.

Biodiversity

- 5.57 Please refer to the Ecology Report, prepared by Arun Ecology, for further information and analysis.

Flood Risk

- 5.58 In line with Policy CCC1: Safe and healthy communities, Policy STR1: Achieving sustainable development and Policy IMPL2: Development standards the proposed development has been designed to contribute towards reducing the risk of flooding where appropriate. The site is located in Flood Zone 1, which means there is a low probability of flooding from rivers and the sea. Furthermore, there is a very low probability of flooding from surface water on the site.

6.0 Conclusion

- 6.1 CPC has produced this Planning Statement in support of Cordage 46 Limited planning application for the retention and restoration of the Grade II listed Old Farmhouse, and the restoration, conversion and extension of an outbuilding to two three-bedroom dwellings, and the erection of an L-shaped building comprising three three-bedroom dwellings in place of two modern outbuildings, utilising the existing access off Salisbury Road, with associated parking and hard and soft landscaping on the land associated with the Old Farmhouse, Fordingbridge, SP6 1LX.
- 6.2 This Statement and enclosed documentation demonstrate the proposed development has been designed in accordance with the relevant local and national planning policies and responds positively to the locale, adopting a local context-driven design rationale. Throughout the document, the following have been addressed; landscape and townscape; layout, height and massing and local character, materials, and appearance.
- 6.3 The proposed development respects the Grade II listed Old Farmhouse building sympathetically restoring the building, excluding exterior alterations to the existing building fabric. In addition, the proposed development promotes a high-quality design and rational in conjunction with the local vernacular and historical precedence, demolishing low quality modern buildings and respecting onsite historically significant elements.
- 6.4 The external consultant's reports provided alongside the application support the proposed design and access arrangements for the dwellings.
- 6.5 The Council is therefore politely invited to grant planning permission for the proposals without undue delay.