

**OUTLINE PLANNING APPLICATION FOR
ERECTION OF 2NO. DETACHED DWELLINGS,
GARAGING, ACCESS AND ASSOCIATED WORKS**



PLANNING STATEMENT

**LAND AT 7 FRYERN COURT ROAD, FORDINGBRIDGE SP6
1NG**

ON BEHALF OF MRS BARR

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by RAW Planning Ltd to accompany an outline planning application for two detached dwellings, garaging and associated works. This is submitted on behalf of Mrs Barr (“The Applicant”), who is the owner of the application site. The application relates to Land at 7 Fryern Court Road, Fordingbridge SP6 1NG (the “Application Site”).
- 1.2 This application has been informed by positive pre-application advice provided by officers at New Forest District Council.
- 1.3 This Planning Statement is submitted in support of the scheme and provides a summary overview of the proposals as well as identifying the Planning Policy Framework within which it should be considered.
- 1.4 Section 2 provides a description of the site and the surrounding area. Section 3 sets out the development proposals. The Planning Policy Framework that is applicable to the proposed application is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed and Section 6 sets out a planning balance and conclusion.

2. APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site is located on the northern edge of Fordingbridge, within an area known as ‘Tinkers Cross’. It is positioned to the west of Burgate School, between Whitsbury Road to the west, and Salisbury Road (A338) to the east.
- 2.2 Fryern Court Road runs in a north/south direction, and is predominantly residential in character with an employment area at the southern end comprising a number of commercial buildings supporting local businesses. The residential character of Fryern Court Road is of a continuous frontage of housing on the eastern side of the road, with a number of new dwellings permitted on both the road frontage, and on land to the rear.



Image 1: The site in geographical context

- 2.3 However, the residential character of the area is rapidly changing. The wider area of Tinkers Cross and north Fordingbridge is allocated for residential development on a large scale; some of which has already been developed (more in section 4).
- 2.4 The image overleaf highlights the site within its more local context with the business park visible to the south of the site. Adjacent to the site, to the north, two dwellings have been built, that are set back from the road. Further north is another property whose drive runs alongside a property which fronts onto the road, and leads to a dwelling set further east.



Image 2: The site in local context



Image 3: To the north of the site there is a house set back east into the plot

- 2.5 There are no restrictive statutory designations, such as Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest or Conservation Areas. There are no listed buildings on or near to the site. There are no Tree Preservation Orders affecting trees on the site, and it is located within an area with the lowest risk of flooding (Flood Zone 1).

3. THE APPLICATION PROPOSALS

3.1 Outline Planning permission is sought for the erection of 2no. detached dwellings together with garaging and access. Approval for access is sought with all other matters reserved for later determination.



Image 4: Proposed Site Plan

3.2 The image above is an extract from drawing ref: 0428-02-004 (Proposed Site Plan). Informing this layout was an analysis of the surrounding built form and layout. The plot sizes have been designed to reflect the character of the adjacent plots.

3.3 The proposed scheme would involve the demolition of four existing outbuildings (garage, workshop and two sheds). Some cutting back of existing undergrowth on the south and east would create ample space for two equal sized plots. The existing vegetation to the front (west) of the existing property would be retained.

3.4 The existing property, 7 Fryern Court Road, would benefit from a large plot with the property sitting centrally within it. Two car parking spaces would be provided to the front of the dwelling. A close boarded fence and planting would be laid at the rear (east) of the plot to separate the plots and ensure privacy.

3.5 Each dwelling would extend to c. 180sqm and would be well sized family homes that could accommodate 3-4 bedrooms and provide an appealing use of materials and design.

3.6 A bin store is proposed for each dwelling as seen on the Proposed Site Plan.

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- 3.7 It is envisaged that each of the two new dwellings would face east to benefit from the views beyond. The patio and garden areas would therefore be located on the eastern side of the plots which would in turn ensure privacy between the gardens of 7 Fryern Court Road and the proposed new dwellings.
- 3.8 There would be a minimum of 20m from the rear of 7 Fryern Court Road and the west elevations of the proposed dwellings.
- 3.9 The plots would be accessed by the existing driveway into 7 Fryern Court Road, which would be extended along the northern boundary to the east. The drive would enable access into plots 1 and 2 with manoeuvring space to enter and exit the site in a forward gear. Each plot would include a garage plus three car parking spaces.
- 3.10 Cycle Parking for 3-4 spaces would be provided for within the proposed garages.

Sustainability

- 3.11 The floor slab, walls and the vaulted roof would be highly insulated to prevent heat loss and naturally ventilated beyond current building regulations.
- 3.12 There would be solar PV panels integrated with the roof tiles.
- 3.13 An air source heat pump would be required for heating to each dwelling, and rainwater from all the new roofs would be taken to downpipes running into new soakaways to the front and rear.
- 3.14 There would be water butts where possible to harvest rainwater for maintaining the garden.
- 3.15 It is anticipated that each dwelling would have the appropriate infrastructure to enable the future installation of an electric vehicle charging point.

4. RELEVANT PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration that attracts significant weight.

The Development Plan

4.2 The adopted Development Plan comprises:

- The New Forest District Local Plan 2016-2036 Part 1: Planning Strategy (adopted 6th July 2020)
- The New Forest District Local Plan Part 2: Sites and Development Management 2014 (adopted April 2014)

4.3 In addition, there are 4 saved policies within the New Forest District Local Plan First Alteration 2005 and the New Forest Local Plan Part 1: Core Strategy 2009 which are not relevant to the proposals.

The New Forest District Local Plan 2016-2036 Part 1: Planning Strategy

4.4 The Policies Map identifies the site as falling within the built up area boundary of a settlement.

4.5 **Policy STRAT3** sets out the strategy for locating new development which is to direct new development to accessible locations that help to sustain the vitality and viability of the towns and villages. The policy supports development that is within the “built up area boundary of settlements (as defined on the Policies Map)”. Please see Images 5 and 6 below which are extracts from the Policies Map.

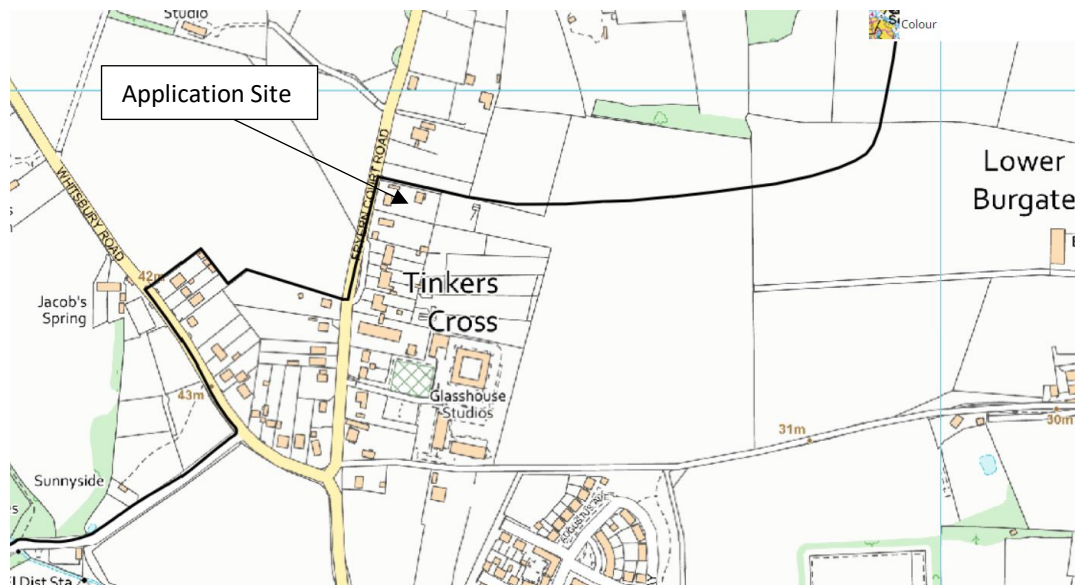


Image 5: Extract from Policies Map showing the built up area boundary

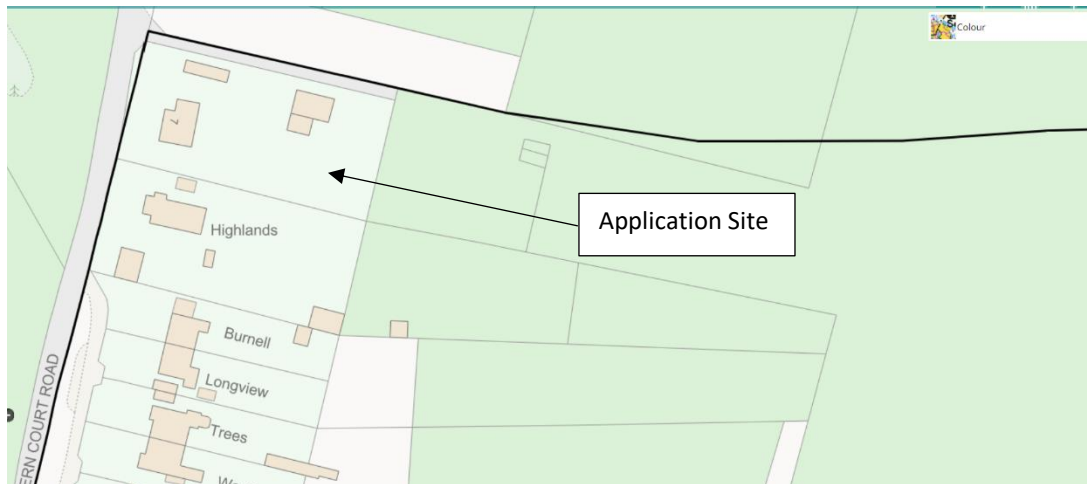


Image 6: Detailed extract from Policies Map

- 4.6 **Policy STRAT5** sets out the requirement to provide at least 10,420 additional homes in the Plan Area for the Plan Period between 2016 and 2036. The Policy sets out how this requirement will be met, including through the delivery of housing on small sites of 1-9 homes reflecting past trends.
- 4.7 **Policy ENV1** requires development to only be permitted where the Council is satisfied that any necessary mitigation, management and monitoring measures are secured in perpetuity as part of a proposal and that there will be no adverse effects on the integrity of specified International Nature Conservation Sites, including the River Avon SAC, Avon Valley SPA and Ramsar site.
- 4.8 **Policy ENV3** requires all new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality.
- 4.9 **Policy ENV4** sets out a requirement to retain and / or enhance specified landscape features through sensitive design, mitigation and enhancement measures.
- 4.10 **Policy IMPL1** requires developments to 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.
- 4.11 **Policy IMPL2** sets out development standards for new development, including a 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, the provision of a high speed fibre broadband connection to the property threshold and provision to enable the convenient installation of charging points for electric vehicles.

The New Forest District Local Plan Part 2: Sites and Development Management 2014

- 4.12 **Policy NPPF1** states that the Council will take a positive approach when considering development proposals, which will reflect the NPPF presumption in favour of sustainable development. It states that the Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible to secure development that improves the environmental (as well as economic and social) conditions in the area.

Other Material Planning Policy Considerations

The National Planning Policy Framework (NPPF)

- 4.13 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning.
- 4.14 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.15 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.
- 4.16 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 goes on to state that for decision-taking this means:

“c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

- 4.17 Paragraph 11(d) should be read in conjunction with footnotes 7 and 8 of the NPPF which define “out-of-date” as including situations where LPAs cannot demonstrate a 5 year housing land supply. The New Forest Statement of Five Year Housing Land Supply dated January 2022 (based on a position as of 1st April 2021) concludes that the Council can only demonstrate a 3.07 year housing land supply.

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- 4.18 Paragraph 60 sets out Central Government's objective to significantly boost the supply of homes, identifying that to support this objective it is important that a sufficient amount and variety of land can come forward where it is needed.
- 4.19 Paragraph 70 recognises that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 4.20 Paragraph 77 requires LPAs to annually identify a minimum of five years worth of housing against the housing requirement set out in adopted strategic policies, or against the local housing need where strategic policies are more than five years old. It is widely accepted that New Forest District Council cannot currently demonstrate a five year housing land supply.
- 4.21 Paragraph 123 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.22 Paragraph 131 explains that good design is a key aspect of sustainable development. Paragraph 135 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Supplementary Planning Documents (SPDs)

- 4.23 The Parking Standards SPD (adopted April 2022) is also relevant to the consideration of this application.

5. PLANNING ASSESSMENT

Principle of Development

- 5.1 The proposal site is located along a linear row of residential properties, comfortably within the built up settlement boundary. The site contains one existing single storey dwelling.
- 5.2 The wider area to the south and east of the site is allocated for large scale residential development, which will alter the character of the area to be more densely development, and as such the green field character of land to the east of the site will no longer be as such.
- 5.3 Local Plan policy STR3 (the strategy for locating new development) supports development that is located within the built up area boundary of settlements. As the site falls within the boundary, the principle of locating new development at the site is acceptable.

Impact on Character and Appearance of the Area

- 5.4 As set out in the preceding section, the NPPF paragraph 123 promotes an effective use of land in meeting the need for homes and other uses. Local Plan Policy ENV3 (Design quality and local distinctiveness) requires new development to enhance the character and identity of the area. One of the key points of the policy is that development should be sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity. The policy urges new development to fit into the local context in terms of layout, density and relationship to adjoining buildings and spaces.
- 5.5 The proposed layout retains the continuous street frontage that is a character of Fryern Court Road, and the existing street scene would remain unchanged.
- 5.6 The plot sizes have been designed to reflect the character of the immediate plots. The size of two dwellings, distances from boundaries, together with their estimated two storey height has been carefully considered to complement the surrounding character of the area.
- 5.7 The proposed two dwellings would be positioned at the eastern side of the plot, and would barely be visible from Fryern Court Road. Moreover, there are no footpaths further east where members of the public could have a vantage point of the dwellings.
- 5.8 Importantly, the wider area continues to be developed for housing on a large scale to the east of the site. As such, the proposed dwellings would be seen within this context and appear to be in keeping.

5.9 In light of the principle of development being acceptable, the demonstrable need for housing within the New Forest, and the immediate area of the site being a focus for large scale new development, it is considered that the impacts of the proposed development would be minimal.

Access and Car Parking

5.10 Each of the dwellings would benefit from at 3 off street car parking spaces and 3 cycle spaces (within the proposed garages) in accordance with New Forest District Council's car parking standards. The visibility splays would meet with standards.

Amenity

5.11 The orientation of the dwellings has been carefully considered to avoid any detrimental amenity impacts to the immediate neighbours in terms of overlooking, overbearing and overshadowing. It is proposed that no windows would be positioned on the side elevations of either property.

5.12 The orientation of the dwellings is east/west which would benefit from morning and evening sun. which avoids any possible overlooking issues with neighbouring properties.

Trees

5.13 It is proposed to retain two small trees at the far eastern boundary of the site as they contain possible bat roosting features. The trees are in a very poor state and are proposed to be felled in due course following a survey from a qualified ecologist who would check if the trees are being used by bats with an endoscope. The applicant would accept a condition in this regard. Notwithstanding this, the aforementioned trees are located close to the boundary of the site and the root protection areas would be unaffected by the proposed development.

Biodiversity

5.14 An ecology survey was undertaken at the site on 29th February 2024. The survey included assessment of the outbuildings that are proposed for demolition. No protected species were observed on site during the survey.

5.15 The site contains habitats characteristic of residential properties, with vegetated gardens along with scrub and hardstanding.

5.16 The outbuildings were assessed as having none or negligible potential to support roosting bats and as such no further surveys are required.

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- 5.17 A small area of bramble scrub is proposed to be removed in the north eastern corner of the site which should be undertaken outside of the nesting bird season (March to October inclusive).
- 5.18 As this 'minor' application has been submitted prior to 2nd April 2024, it is not mandatory to provide 10% Biodiversity Net Gain.

6. PLANNING BALANCE AND CONCLUSION

- 6.1 This outline planning application seeks permission for two detached dwellings plus garaging. Approval for access is sought at this stage, with all other matters reserved for later determination.
- 6.2 The principle of development is acceptable, by virtue of the fact that the site falls within the settlement boundary. The wider area around the site is largely countryside but is allocated for large scale residential growth which is underway which will change the character of the landscape.
- 6.3 Being located within the built up area, but on the fringe with open countryside, a scheme of two dwellings is an appropriate design response and is comparable with local plot sizes.
- 6.4 The Council cannot demonstrate a 5 year housing land supply, which is a material consideration when determining this planning application.
- 6.5 There would be only a negligible impact to the street scene due to the proposed removal of the garage to 7 Fryern Court Road in order to enable extension of the existing driveway to access the proposed rear plots.
- 6.6 The amenity of the existing dwelling and the proposed properties will be protected by virtue of the illustrative layout and distances between the dwellings. All dwellings would benefit from an appealing east-west orientation.
- 6.7 The indicative masterplan demonstrates that the dwellings can comfortably be sited within the plot and will provide a contribution to the Council's housing land supply.
- 6.8 It is respectfully recommended that the application be granted.

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