



25-27 Station Road, New Milton, BH25 6HN

SUSTAINABILITY STATEMENT

Application for Planning Permission for the change of use of the upper floors from Sui Generis to Residential (Class C3), including external alterations, provision of amenity terraces, and new glazing and replacement doors to existing shopfront at ground floor.

April 2024

Introduction

1. This Statement is submitted in support of an application for change of use of the upper floors from Sui Generis to Residential (Class C3), including external alterations, provision of amenity terraces, and new glazing and replacement doors to existing shopfront at ground floor at 25 Station Road, New Milton, BH25 6HN.
2. This Statement sets out the sustainability impact of the proposed scheme.

Planning Policy Context

3. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied through the planning system. The relevant sections include Section 2: Achieving Sustainable Development.

Development Plan

4. Policy SO9: Climate change and environmental sustainability, seeks to improve the resilience of local communities to climate change, including managing the risks of flooding and coastal erosion. To prioritise the beneficial reuse of previously developed land and to promote the use of renewable resource and energy sources within sustainable limits. To manage and where possible reduce vehicular emissions and other local factors contributing to climate change or that degrade sensitive environments or quality of life.
5. Policy STR1 supports adaptable proposals that secure to the future needs of occupiers and future-proofed for climate change and innovations in transport and communications technology.

Proposals

6. The application proposes a change of use of change of use of the upper floors from Sui Generis to Residential (Class C3), including external alterations, provision of amenity terraces, and new glazing and replacement doors to existing shopfront at ground floor.
7. The proposed provides 2 x 2 bedroom flats. Flat A provides a 4 person dwelling over two floors, totalling at 80.7m², with Flat B accommodating 4 people, over two floors, totalling 114.2m². Both flats are provided with a private open terrace space, totalling at 11.9m² and 21.2m² respectively.
8. Access will be retained from Station Road. Flat A is provided with a parking bay on the frontage of the site, with a parking bay for Flat B provided at the rear of the site. Secure, covered cycle parking will be provided for both units within the building.
9. Minor external alterations are proposed to the building to facilitate its conversion to residential, comprising:
 - the infilling of window openings with brickwork;
 - the insertion of rear rooflights and replacement of windows with doors on rear elevation;
 - the creation of a link bridge from Flat A to an amenity terrace at the rear;
 - amenity terraces to Flats A and B at first floor level;
 - parking and landscaping to the front of the site (in line with the layout approved under Condition 3 of 23/11162);
 - parking for one car at the rear of the ground floor (along with a removal of the section of roof above);
 - The infilling of a number of rooflights over the ground floor flat roof;
 - New glazing and replacement doors to existing shop front.

Sustainability Impact

Water Efficiency

10. The proposed dwellings would target 110L/person/day (including 5L/person/day for external water use. This would relate to the Building Regulations Part G 'Optional' requirement of 110L/person/day.

11. The consumption of water will be kept to a minimum within the proposed new dwellings through the implementation of water efficient fittings and appliances.

These will include the following:

- Low-flow taps and showers
- Dual Flush WC's
- Low volume (to overflow) bathtub

12. Through the implementation of water efficient fittings and appliances, wastewater will also be reduced within the proposed new dwellings.

Flood Risk and Drainage

13. The proposal is for change of use only and it is not considered that the proposal would have any impact in terms of flood risk or drainage.

Transport Impact

14. The site is sustainably located within the Town Centre boundary, adjacent to New Milton Railway Station.

15. Access will be retained from Station Road. Flat A is provided with a parking bay on the frontage of the site, with a parking bay for Flat B provided at the rear of the site. Both units have access to electric vehicle charging points, provided on site.

16. Secure, covered cycle parking is provided for both units via 5 Sheffield stands providing 10 spaces in total. This exceeds the Council's adopted standards for long and short-stay cycle parking..

17. The site is sustainably located and accessible by a choice of means of transport. The change of use is considered to be acceptable in terms of transport impacts.

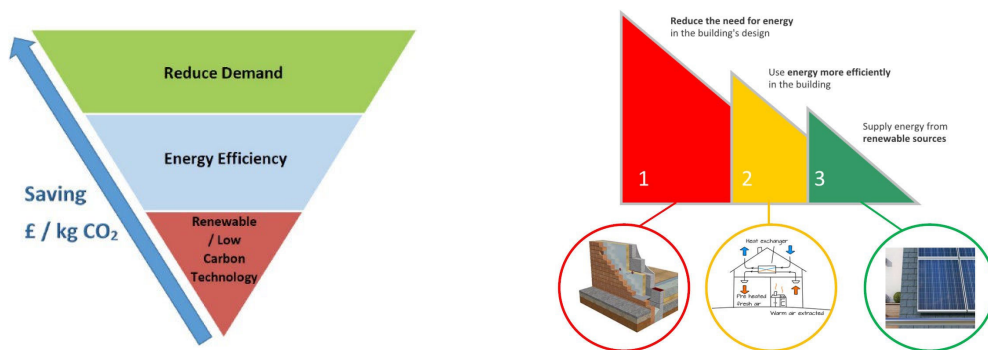
Energy & Sustainability

18. The proposed energy and sustainability strategy seeks to follow the energy hierarchy, which involves reducing the energy demands of the development through passive design and energy efficiency measures where possible, before meeting the reduced demand via a low carbon technology.

19. The proposed design approach has adopted the following principles:

- Target energy and water efficiency measures to reduce resource demand through best practice design and passive design strategies.
- Locally offset the minimised resource demand through effective supply from
- Low Carbon technologies.

20. The approach to including the measures above will follow the energy hierarchy as shown below:



Waste and Recycling

21. Refuse and recycling collection will be managed from a kerbside collection point as part of the wider collection Local Authority collection strategy. Sufficient on-site storage for refuse and recycling is provided with a dedicated area at ground floor.

Conclusion

22. The proposed change of use of the upper floors from Sui Generis to Residential (Class C3), including external alterations, provision of amenity terraces, and new glazing and replacement doors to existing shopfront at ground floor, is not considered to result in any harmful environmental impact.

23. The site is sustainably located and will be accessible by a range of sustainable transport modes, which will be enhanced through the provision of additional cycle parking.

24. The proposed works of conversion will follow the energy hierarchy, which involves reducing the energy demands of the development through passive design and energy efficiency measures where possible, before meeting the reduced demand via a low carbon technology.