

PLANNING COMMITTEE - WEDNESDAY, 14 JULY 2021

UPDATES FOR COMMITTEE

- 4. PRESENTATION ON PLANNING APPLICATIONS (Pages 3 - 112)**
- 5. COMMITTEE UPDATES (Pages 113 - 114)**

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Planning Committee

14th July 2021

Agenda Item 4

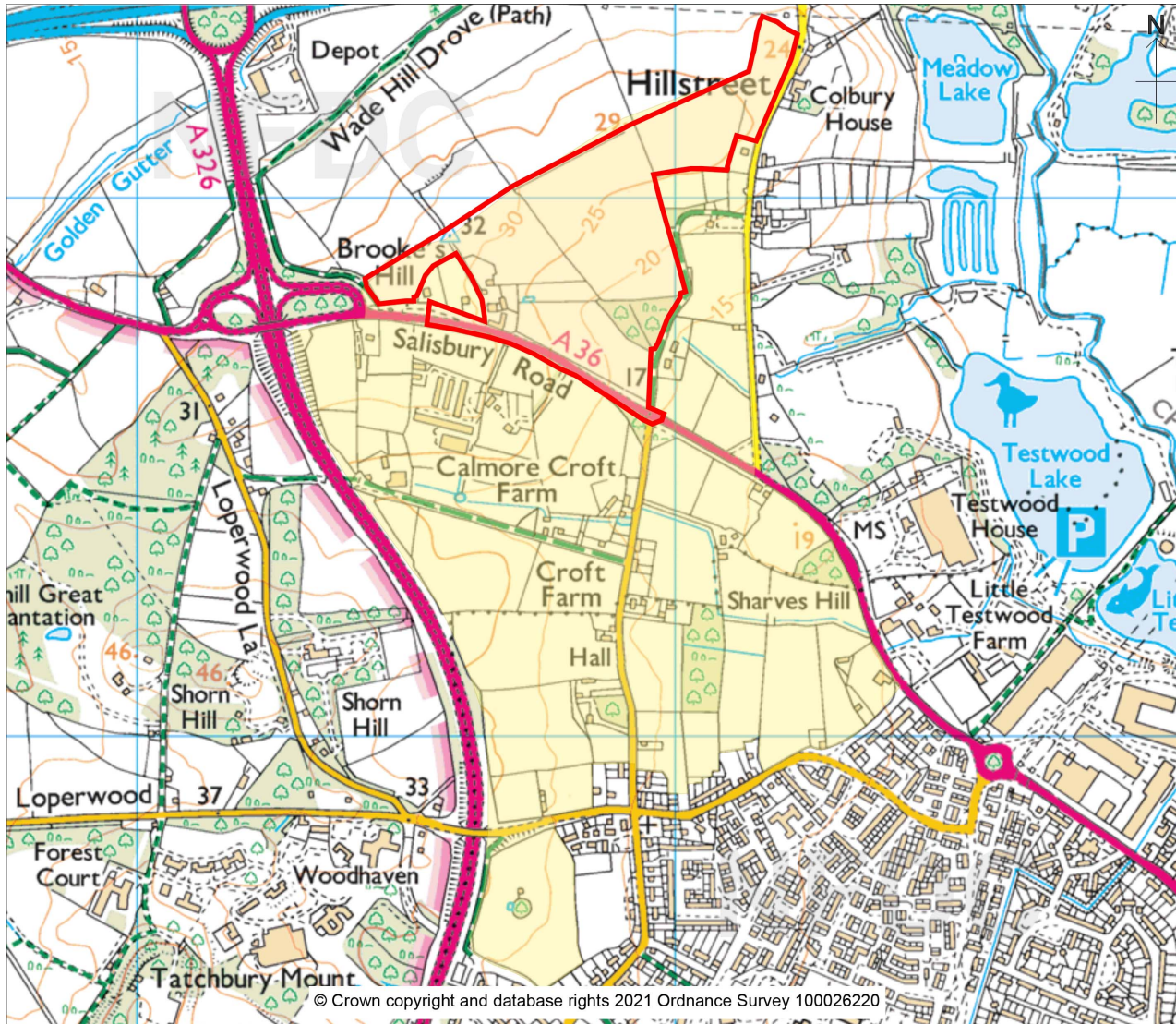
Land North of Salisbury Road,
Calmore,

↳ Netley Marsh

Schedule 2a

App No 20/10997

2a 20/10997



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Claire Upton-Brown
Executive Head of Planning,
Regeneration and Economy
New Forest District Council
Appletree Court
Lyndhurst
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July 2021

Land North of Salisbury Road
Calmore, Netley Marsh

20/10997

Scale 1:10000

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Land North of Salisbury Road
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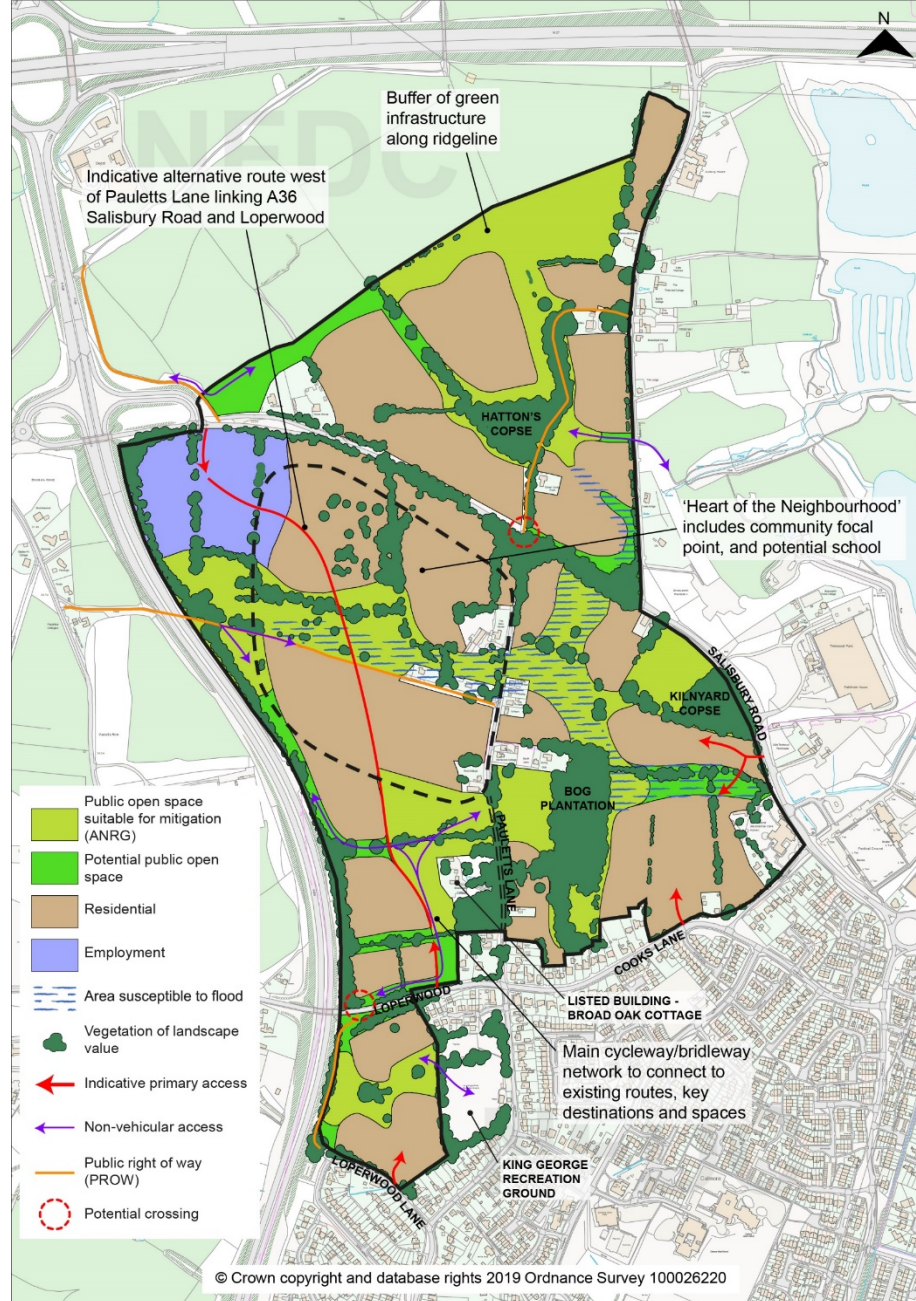
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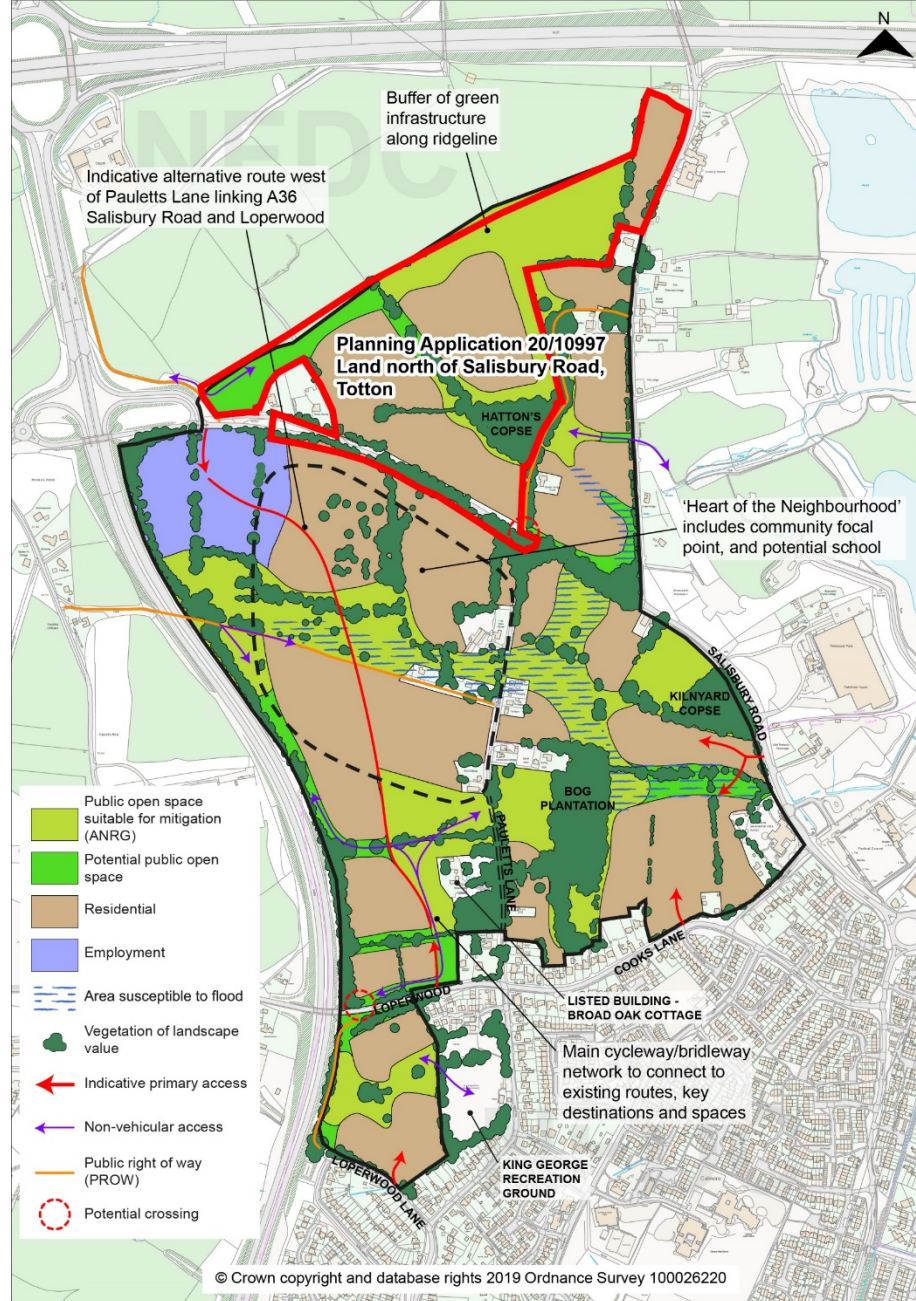
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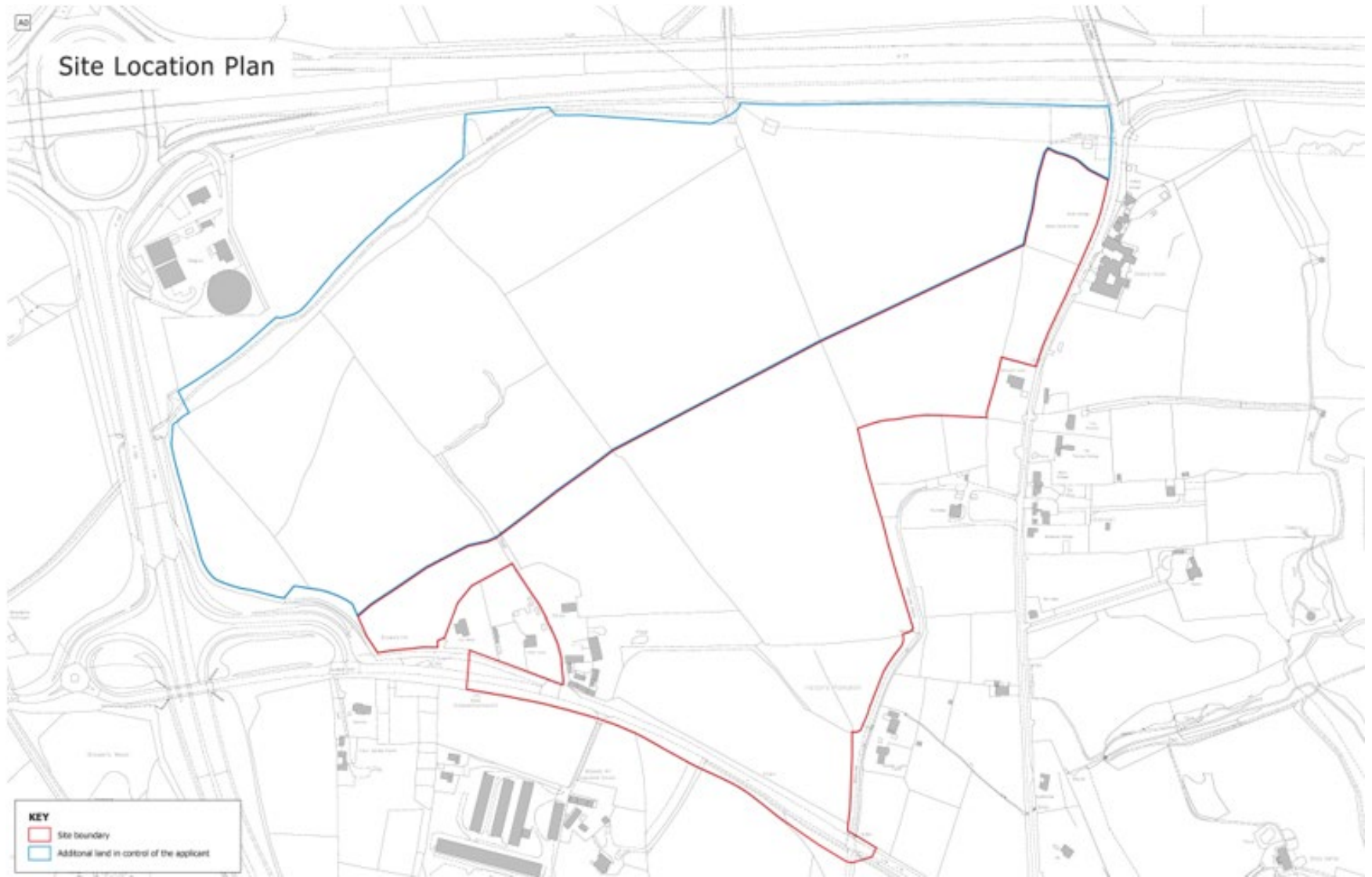


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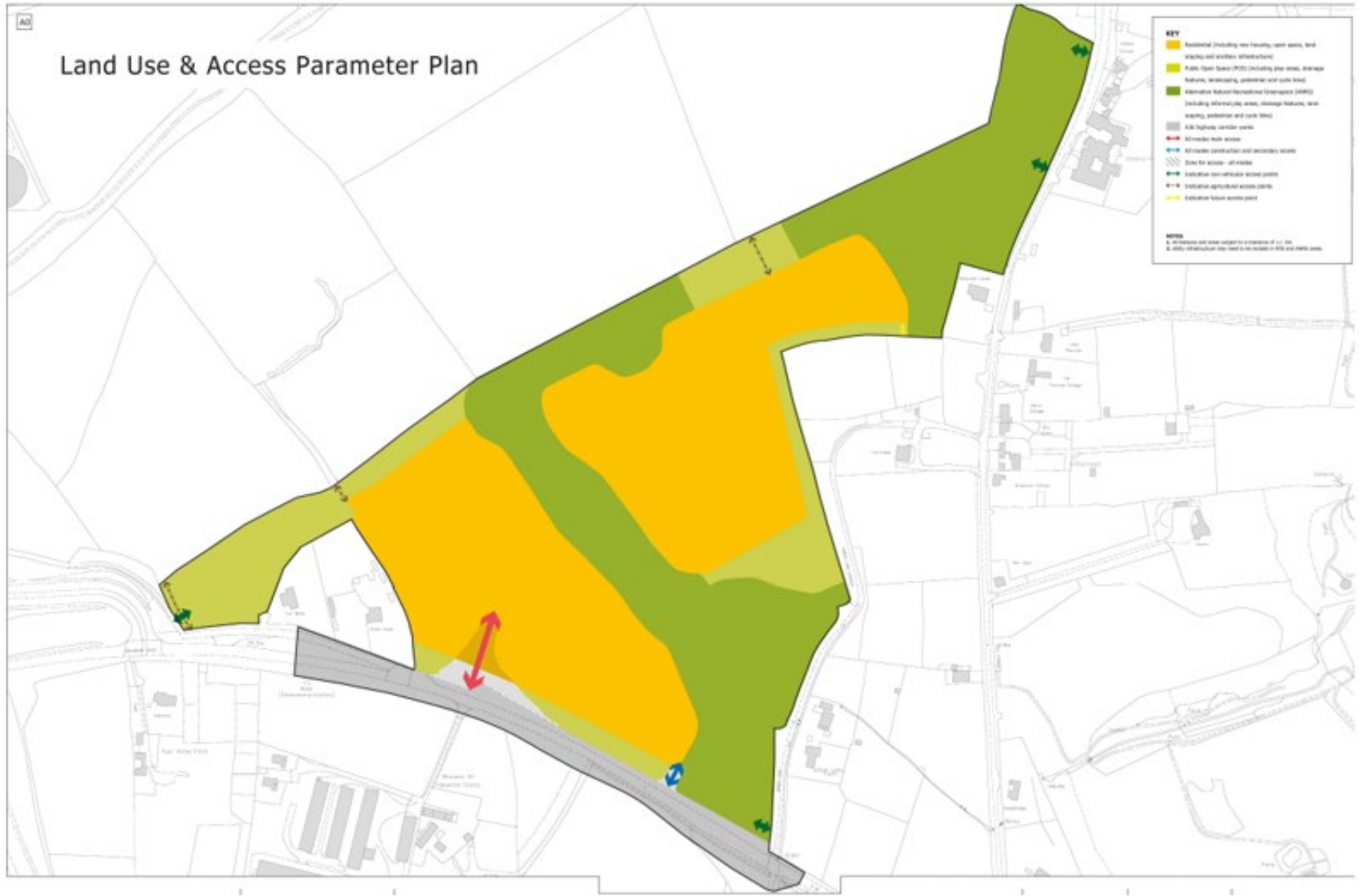
Constraints and Opportunities Plan

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The Proposals

- **Outline Planning Application with all matters reserved except for access onto the Highway network**
- **Up to 280 dwellings (including a policy compliant level of Affordable housing)**
- **Highway improvements, including 2 new vehicular access points onto Salisbury Road**
- **Demolition of existing farm buildings**
- **Alternative Natural Recreational Greenspace**
- **Public Open Space**
- **Drainage, utilities and other associated infrastructure**

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Landscape & ANRG Framework Plan



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Landscape & ANRG Framework Plan



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Landscape & ANRG Framework Plan



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Landscape & ANRG Framework Plan



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Northern edge - looking north

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HATTON'S PLANTATION & ANRG



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Natural play area located centrally providing a local destination.

Road narrowing designed to provide gateway feature and allow easy crossing for user of the ANRG corridor



Existing TPO trees retained as features within ANRG corridor

ILLUSTRATIVE VIEW LOOKING ACROSS THE ANRG CORRIDOR

Native underplanting forms a graduated edge to the existing trees for visual & biodiversity benefit

Linear space leading visitors up through the site rising to the natural ridge on the northern boundary.

Illustrative Northern Edge



METHODOLOGY & REBIDITY

FOLLOWING ON FROM PREVIOUS PROPOSALS AND THE MOST RECENT COMMENTS FROM DESIGN OFFICERS OF THE INDICATIVE AND ILLUSTRATIVE PROPOSALS PRESENTED BELOW PROVIDE A MORE COMPREHENSIVE VIEW FOR THE NORTHERN EDGE OF THE SITE.

THE PROPOSAL PRESENTED HAS BEEN TAKEN FROM A SITE WIDE LAUNCH EXERCISE WHERE AN NPIC MAY HAVE BEEN APPLIED ALONGSIDE NATIONAL/ REGIONAL DESIGN GUIDANCE AND THE PREVIOUS OFFICER COMMENTS.

THE OUTCOME OF THIS EXERCISE IS THE BELOW ILLUSTRATION WHICH DEMONSTRATES A NORTHERN EDGE AT A LOW (RELATIVE TO NATIONAL AND LOCAL POLICY STANDARDS) NET DENSITY OF CIRCA 25 DPH AND AN INDICATIVE FRONTAGE WHICH PRESENTS A SMALL CHARACTER INTERMEDIATE MANY OF THE REQUESTED DESIGN CHARACTERISTICS PREVIOUSLY DETAILED BY NPIC OFFICERS.

WE CONSIDER THAT THE EXPANDED ILLUSTRATIVE DESIGN OF THE NORTHERN EDGE SHOWS HOW A HIGH-QUALITY DESIGN APPROACH CAN BE ACHIEVED BEYOND THE BOUNDARY, FACING BOUNDARY AND THAT IT WILL MEET THE MASTERPLAN'S OBJECTIVES (AT A 25 DPH) OF PRODUCTS. TAKEN AS THE EDGE WITH THE FORWARD OF THE SUBMITTED LIA, AND LANDSCAPE MITIGATION OFFERED BY THE PROVISION OF SIGNIFICANT GREEN SPACES, WE BELIEVE OUR APPROACH TO THIS PART OF THE SITE IS ENTIRELY APPROPRIATE AND ACCEPTABLE.

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OPPORTUNITY FOR CLIFF FENCING TO BE INSTALLED ON THE DEVELOPMENT EDGE & PROVIDE PLANTS TO PROVIDE LOCALITY & SUPPORT BOUNDARY TREATMENT IN KEEPING WITH THE OTHER ADJACENT COURTS.



NEW FOOT & BAL OF CLIFF AFFORDS REAL FENCE PLANTS WITHIN SITE BOUNDARY SUPPORTING OPENNESS & WORK LINK TO THE SCENE.



PLANTING WITHIN THE FOL & WALK ATTACHED TO FACILITATE THE WALK AND OFFER A LANDSCAPE INTERLUDE.

A FOOTWAY INCLUDES AN ARRANGEMENT OF TREES & TWO-STORY WOODEN CANOPY STRUCTURES OF VARIOUS DETACHED WOODS TO PROVIDE A WOODEN BENEFIT FROM DEVELOPMENT MORE SITED IN DESIGN TOOKES TO THE EDGE LOCATION.

WHEN VIEWED AS A WHOLE THE NORTHERN EDGE PROVIDES A BALANCE FRONTAGE WHICH CONTRASTS A SENSE OF PROXIMITY TO THE COURTYARD & OFFERS AN ATTRACTIVE EDGE OF SETTLEMENT PATTERN.

GENERATE FRONT GARDEN SPACES & PLANT UTILITY WHICH IMPROVE THE DIFFERENT STYLES LOWER DENSITY STREET TYPOLGY.

VARIETY OF WIDTH & CHARACTER THROUGHOUT THE LENGTH OF THE ROAD & PAVEMENT.

GAPS BETWEEN WALKS UTILISED AS A GREEN SETTING WITH PARKING PROVIDED TO ALLOW ROOM FOR LANDSCAPED EDGE OF DRIVEWAY LINES PLANTING, TREES & TREE PLANTING.

DESIGN VARIATION IN THE ARRANGEMENTS WITHIN PLOTS I.E. OF BUILDINGS, PATIOS, PORCHES & LANDSCAPING.



EXISTING TREES & REMAINS RETAINED WITHIN THE ROAD CORRIDOR TO OFFER A CONTRAST TO THE BUILD FORM & PROVIDE AN ATTRACTION NORTHERN OUTLOOK.

GENERATE REAR GARDENS ALLOWING OPPORTUNITIES FOR A PLANTING STRATEGY THAT INCLUDES TREE PLANTING TO FACILITATE THE WALK.

DEVELOPMENT ARRANGED TO 'TUCK' AND ADAPT TO WALKS & UNUSUAL TO CORNERS & JOIN STREETS TOGETHER.

ALMOST ALL DEVELOPMENT ALONG THE NORTHERN EDGE ARE A LARGER WALK TO PROVIDE GREEN OFFICE AND REDUCED FRONTAGE.

WINDROW, GRASS & TREE PLANTING COMBINE TO HELP SOFTEN THE DEVELOPMENT EDGE AND WALKS INCLUDING WALKS TO THE WIDER LANDSCAPE.

INTERNAL ARRANGEMENT OF LARGER DEVELOPMENT PROVIDING A WOOD BALANCE LINE.

INTERNAL OFFICE TREATMENTS TO BE UTILISED TO SOFTEN THE WOOD OFFICE & PROVIDE WOOD-BALANCE ALONG THE DEVELOPMENT EDGE INTO THE WALKS CORRIDOR.

VARIABLE APPROACHES TO FRONT GARDEN PATIOS & GARDENS TO NOT FACILITATE INTO REAR GARDENS ON ALL PLOTS.

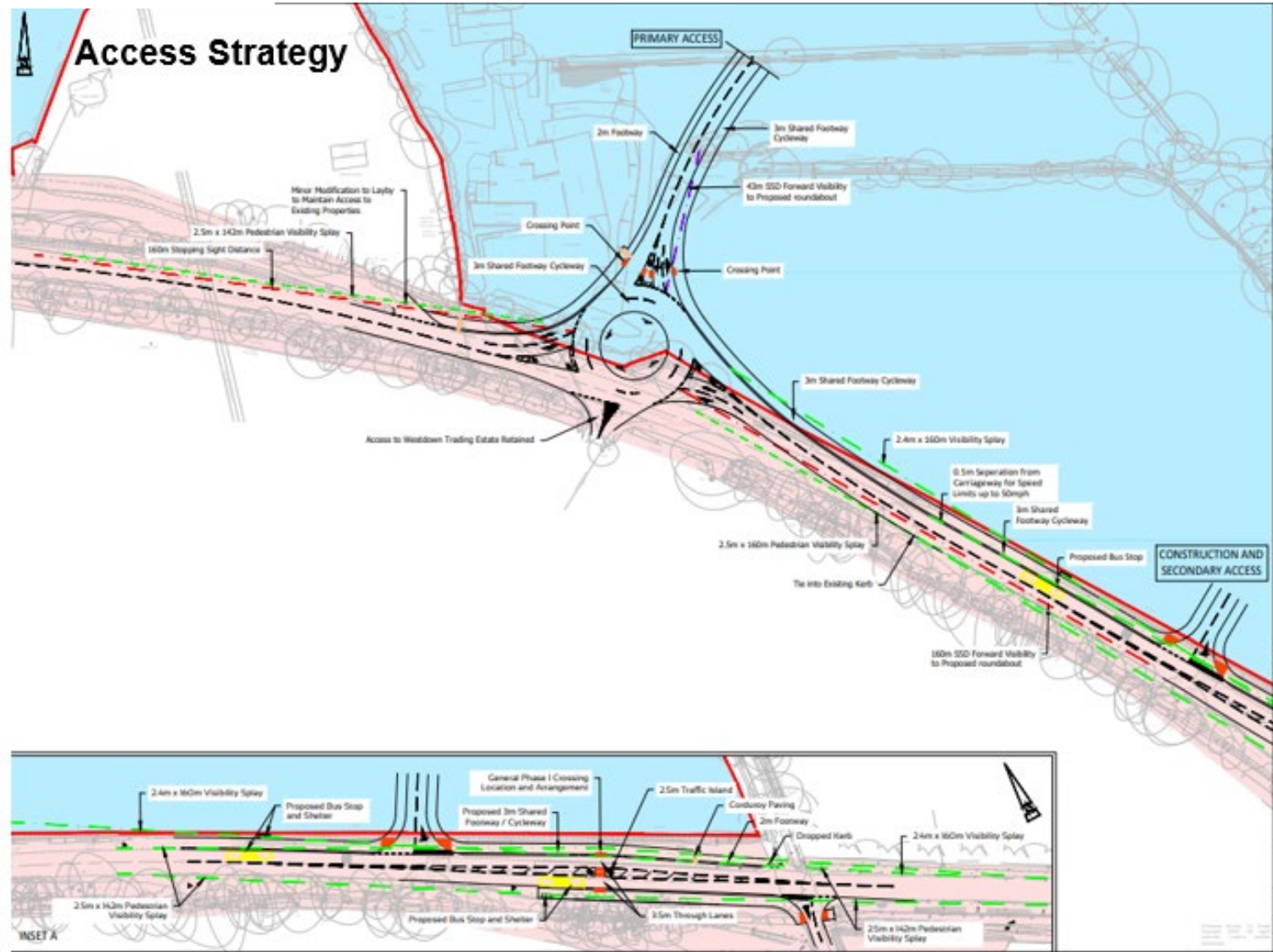


THE ALLOCATED WALK MAY ALLOW FOR A VARIATION IN BACK-TO-BACK DISTANCES WHICH TARGET JOIN AS A BARRIER FOR DEVELOPMENT RESIDENTS & INCORPORATE UP TO JOIN TO ALLOW OPPORTUNITIES FOR A PLANTING STRATEGY TO INCLUDE TREES IN BACK GARDENS.



ALONG SIDE OF DEVELOPMENT WITH A PLANTING STRATEGY LINE. DEVELOPMENT IN PLOT WITH CORRIDOR, & WALK INCLUDING SUBSIDIES IN FRONT & REAR GARDENS UTILISED TO FACILITATE THE WALK.

ALL BUILD DEVELOPMENT SET BACK BEHIND THE NORTHERN EDGE BOUNDARY AND GENERATE GREEN SPACE WHICH VARIES FROM 2.5M TO 4.5M IN WIDTH TO THE SITE BOUNDARY.



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Salisbury Road - looking east

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Salisbury Road - looking west

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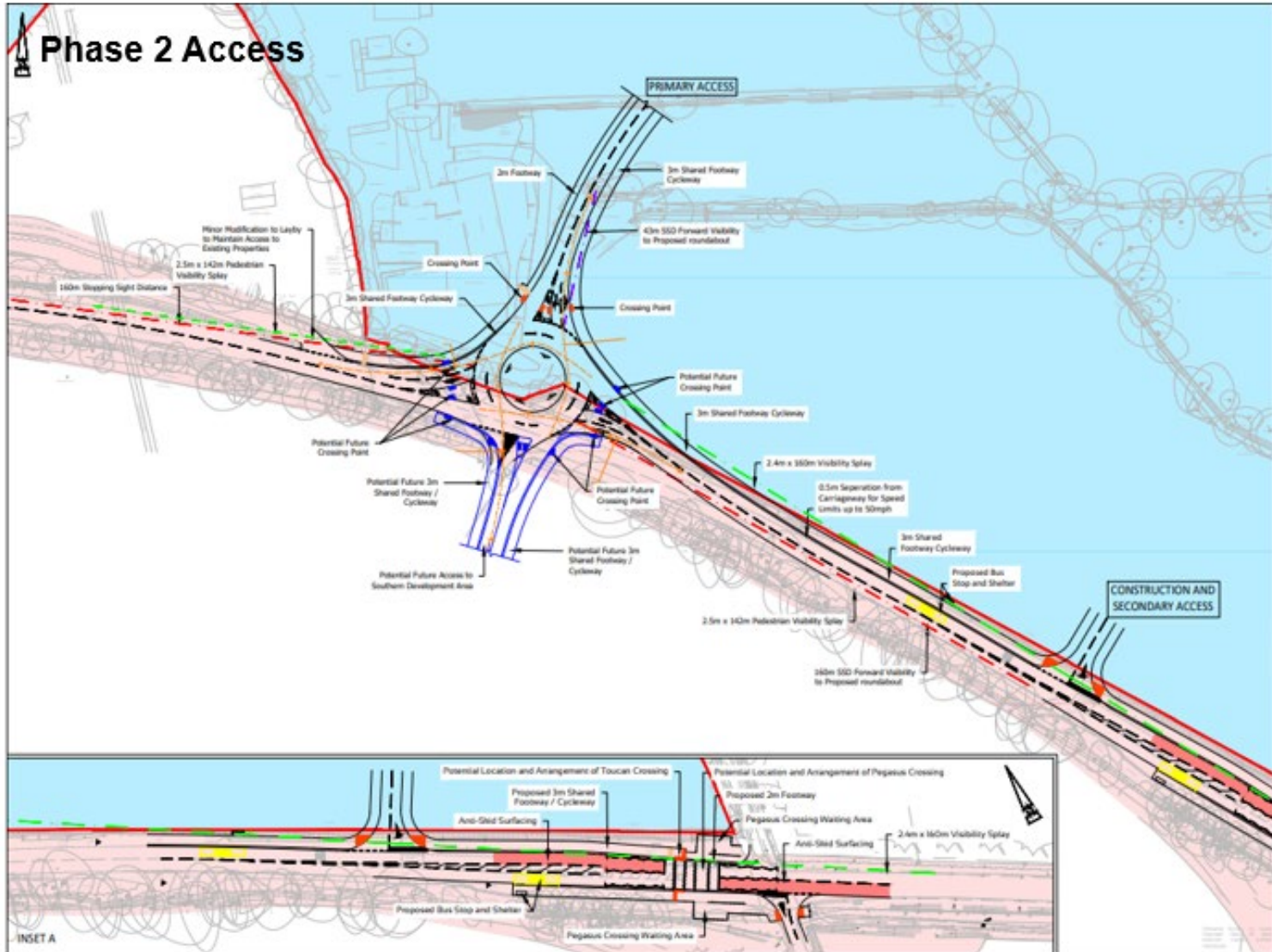
41

Salisbury Road - looking west

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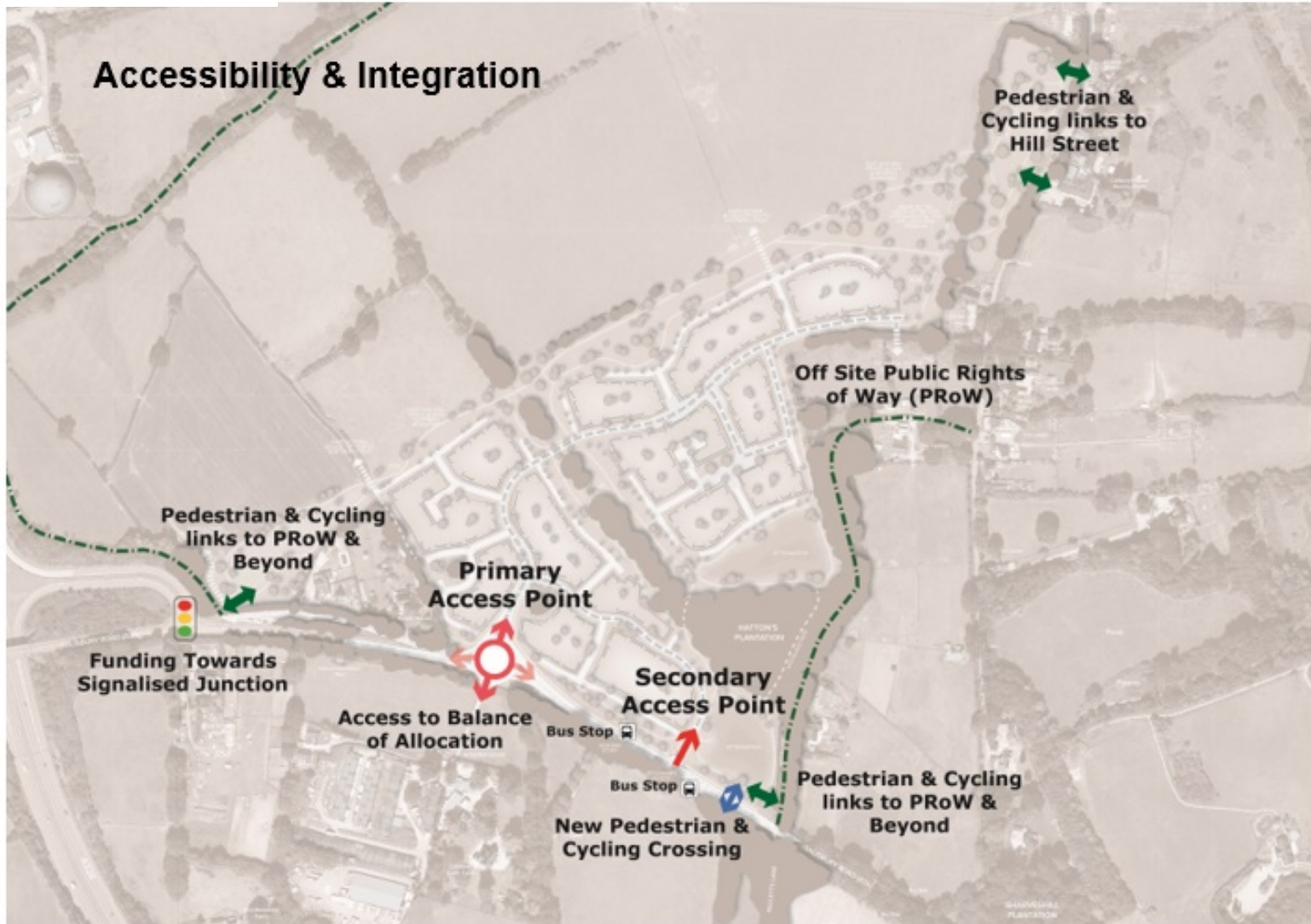




Proposed S278 works



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The Environment Agency flood map, for fluvial sources, show that the site area is entirely located within Flood Zone 1; assessed as having a less than 1 in 1000 annual probability of river flooding (<0.1%). Although some minimal pluvial (overground water) flooding is observed from mapping in the far south eastern corner of the site, this will be contained within ditches along eastern field boundaries and the masterplan has reflected this by not locating development in such areas.

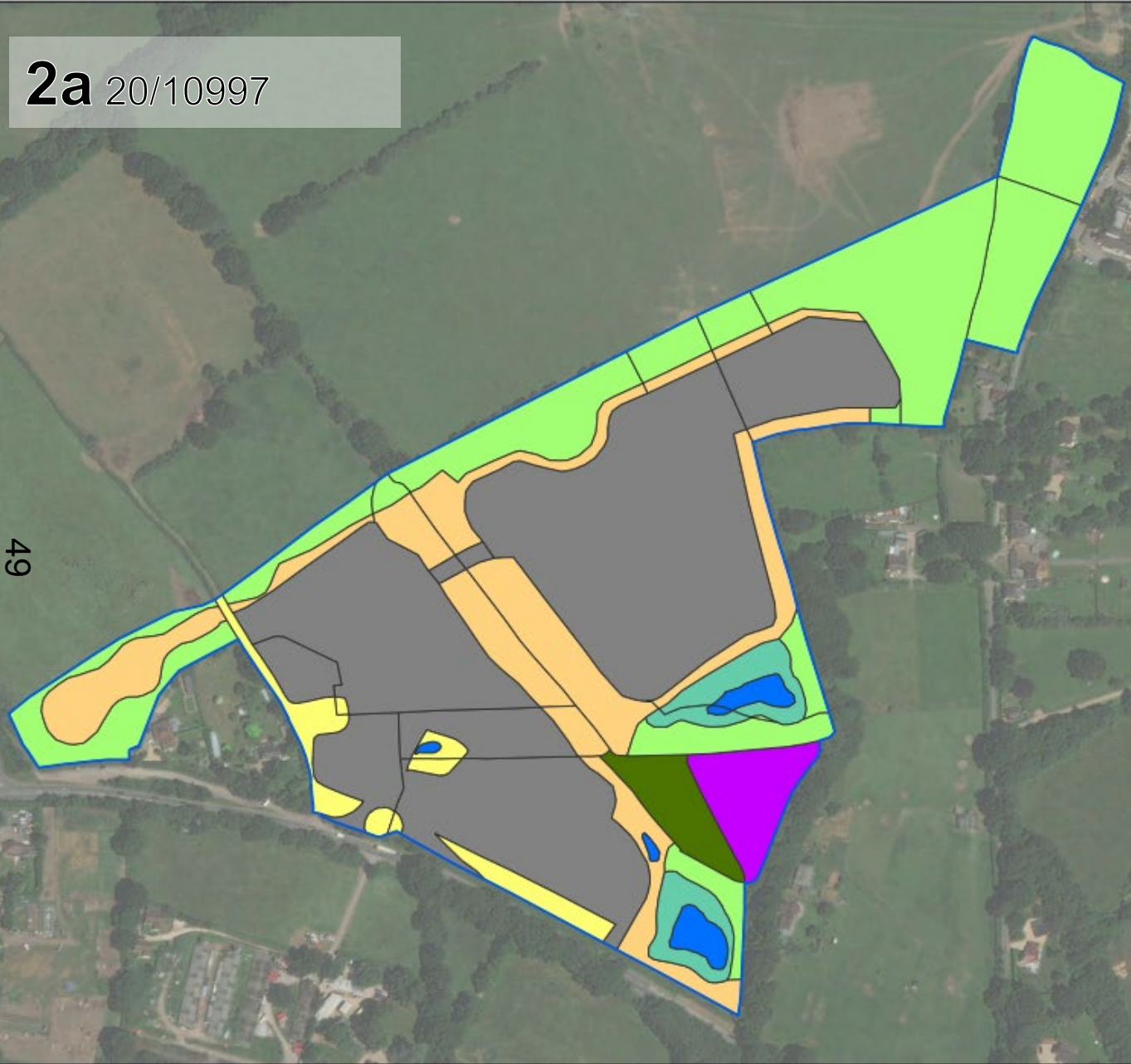
48

The surface water management strategy for the proposed development will manage the flood risk posed by the surface water runoff from the site to no more than existing rates. By incorporating measures to accommodate flood risk within the development and by providing a sustainable surface water drainage strategy, the proposed development would not pose a flood risk.

-  Proposed Attenuation Basin
-  Proposed SWALE
-  SWALE Culverted Beneath Proposed Road
-  Typical Direction of Water Flow






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MAP 2 Post-development Habitats

KEY

-  Site boundary
-  Lowland meadow with occasional scrub (4.80ha)
-  Other lowland mixed deciduous woodland (0.38ha)
-  Other neutral grassland with occasional scrub (2.70ha)
-  Ponds (0.23ha)
-  Rhododendron scrub (0.49ha)
-  SuDS (0.55ha)
-  Urban (7.79ha)
-  Urban – amenity grassland (0.55ha)

SCALE: 1:2,750 at A3



Ecological Planning & Research

CLIENT: Bloor Homes Limited & Trustees of Barker Mill Estates

PROJECT: Land North of Salisbury Road, North Totton

DATE: August 2020

P1928

Source: BGI, Ordnance Survey, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



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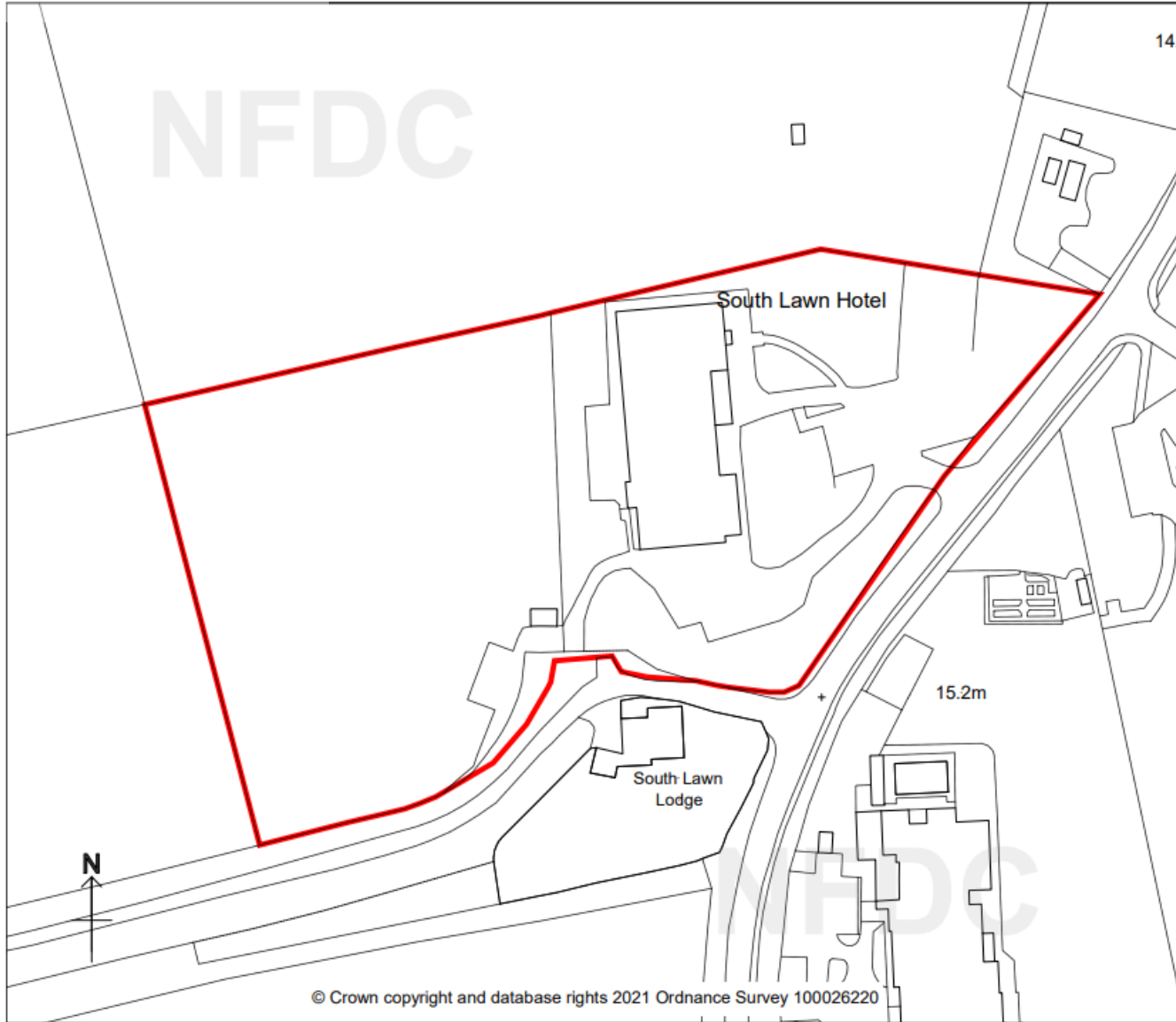
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52
South Lawn Hotel
Lymington Road,
Milford on Sea

Schedule 2b

App No 20/11474



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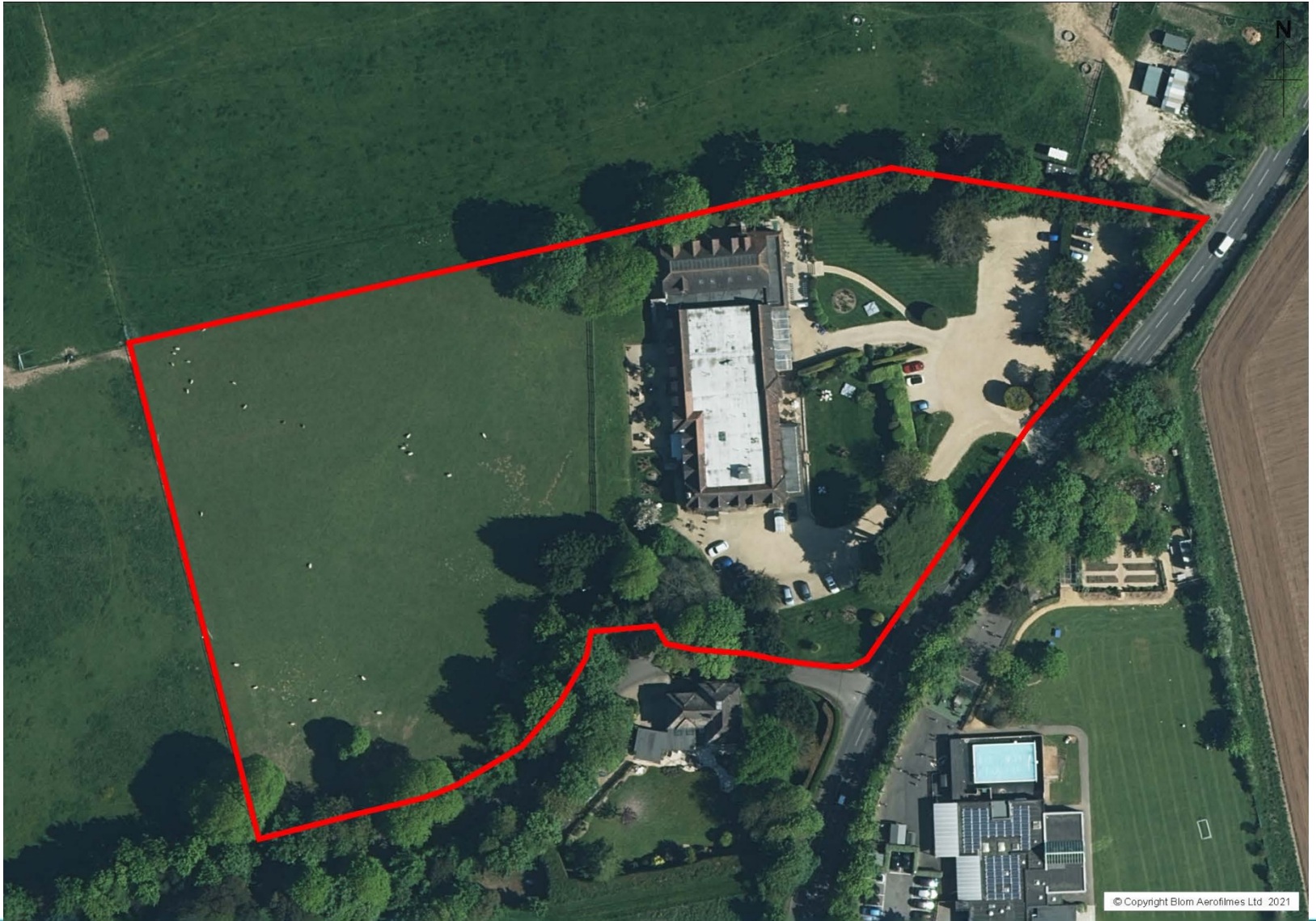
SOUTH LAWN HOTEL
LYMINGTON ROAD
MILFORD-ON-SEA SO41 0RF
20/11474

Scale 1:1250

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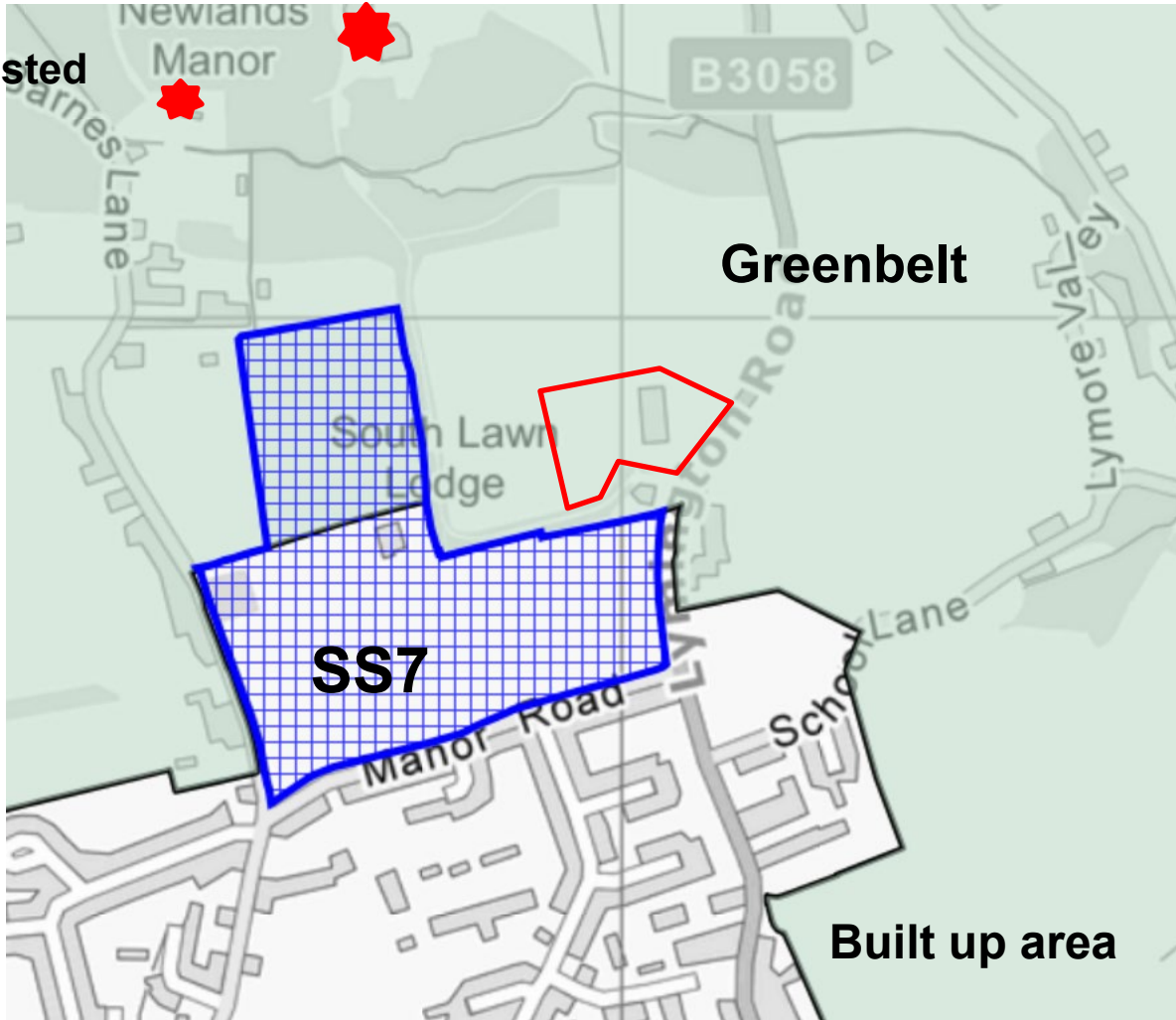


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Grade II listed buildings



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2019: Approved 18 bed
5 roof extension



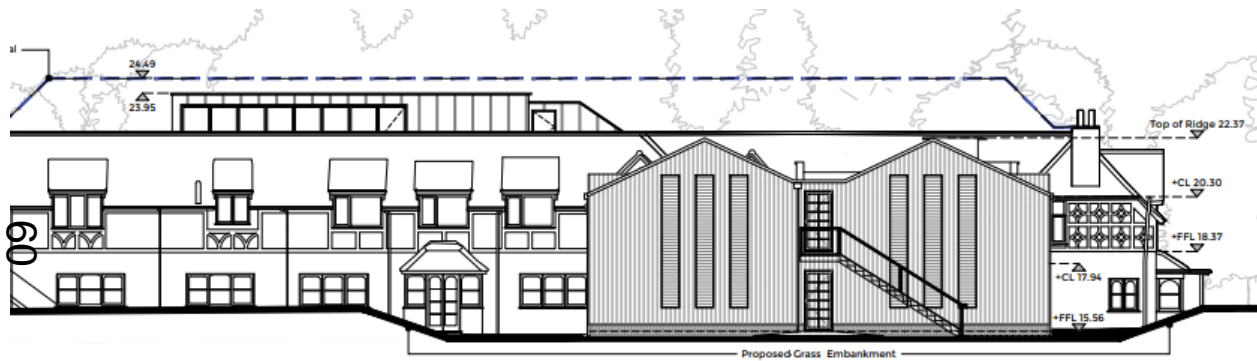
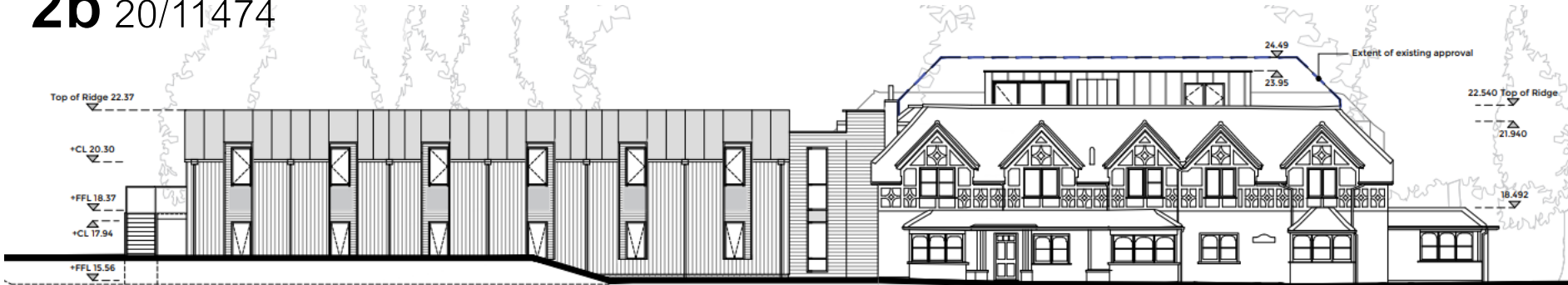


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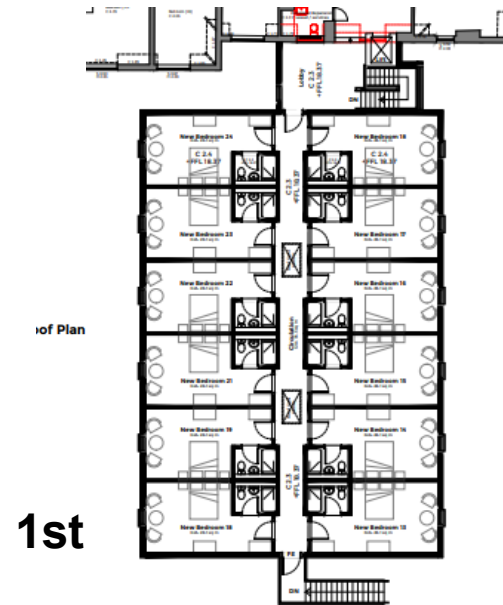
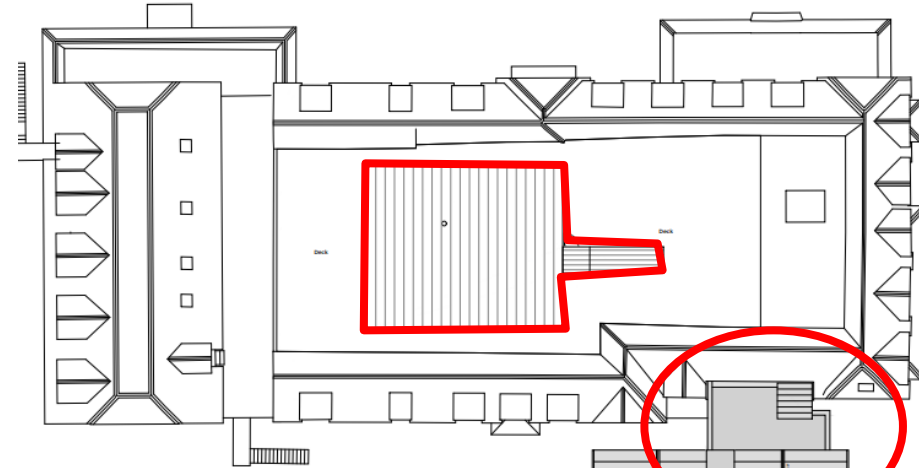
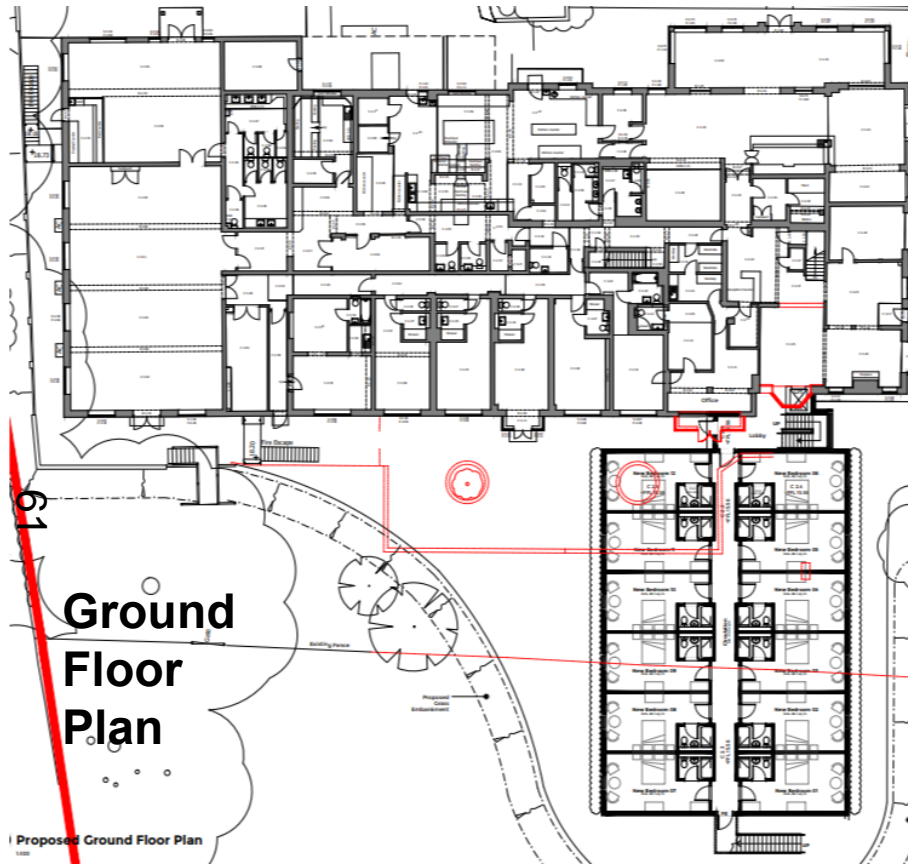


24 bed hotel extension and managers flat

2b 20/11474

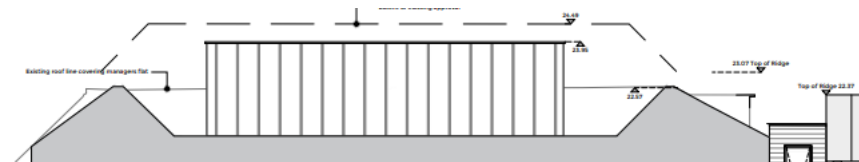
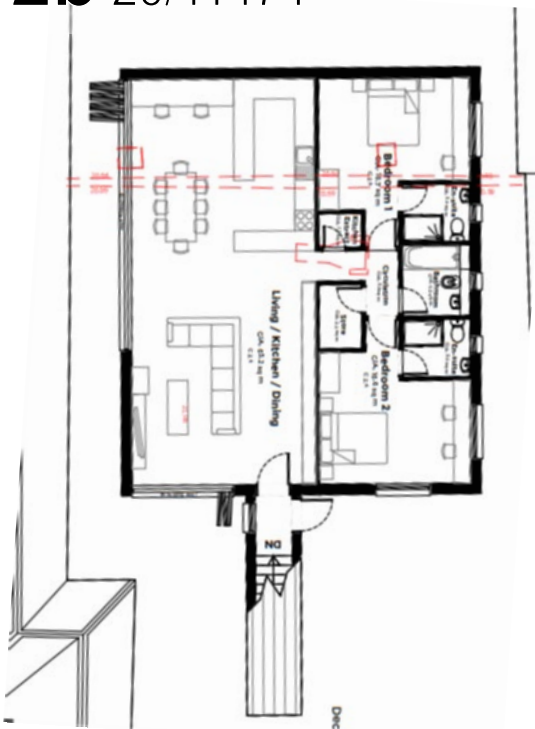


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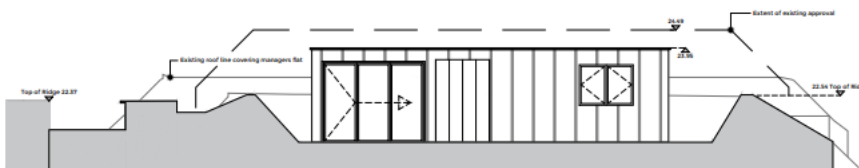


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Proposed North Elevation



Proposed South Elevation

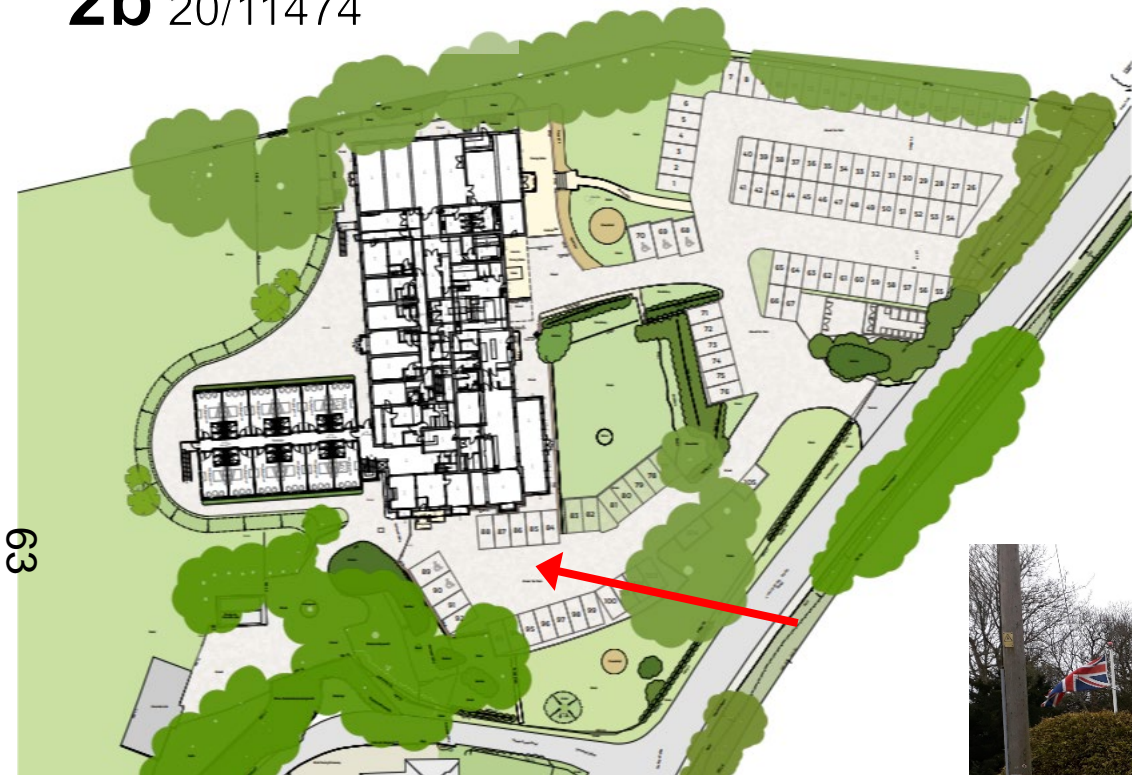


Proposed East Elevation



Proposed West Elevation

2b 20/11474



Inappropriate Development
Very Special Circumstances
Economic, benefits.

Planning Committee

14th July 2021

24 Poplar Drive,

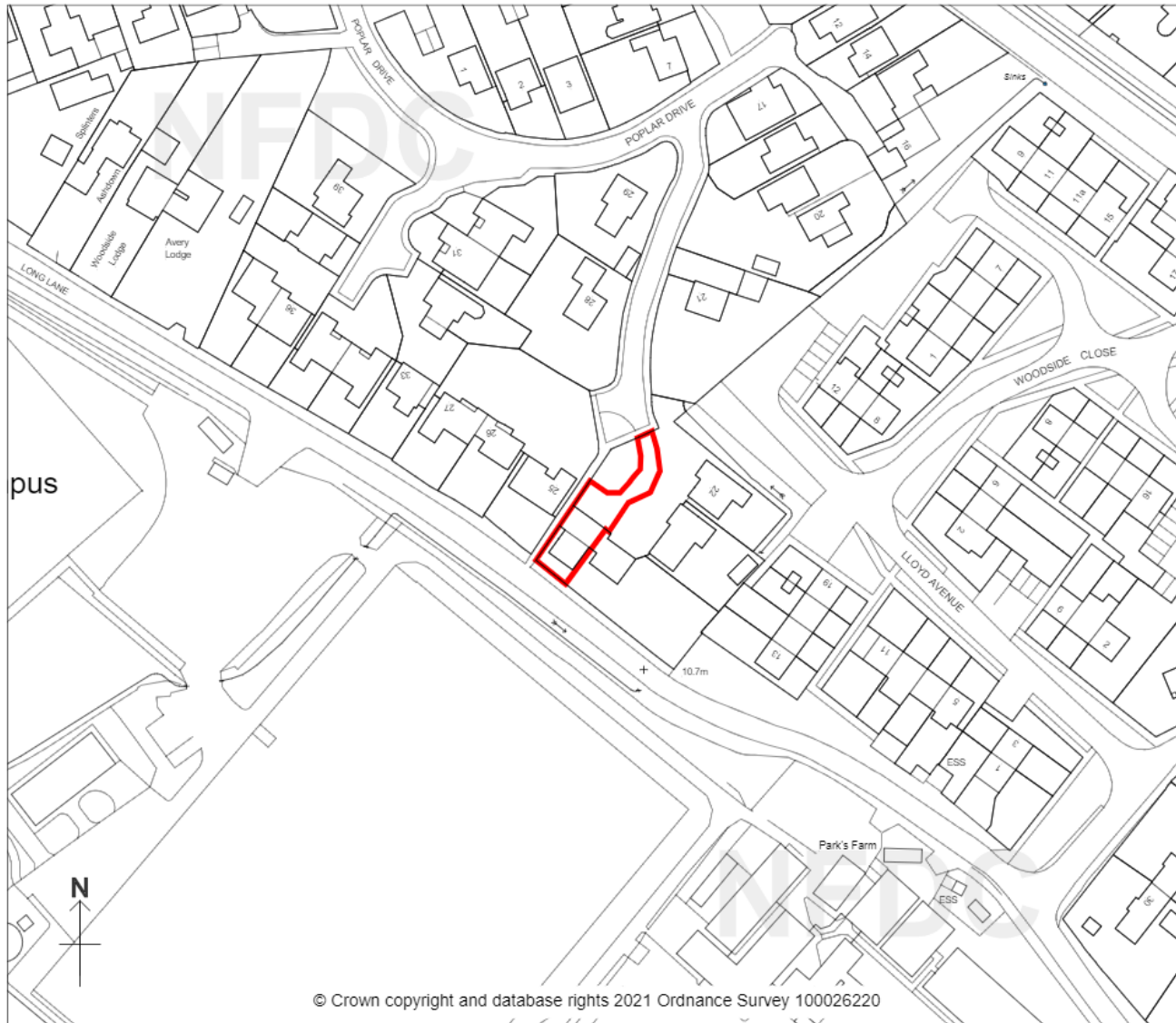
63 Marchwood

SO40 4XH

Schedule 2c

App No 20/10136

2c 20/10136



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24 POPLAR DRIVE
MARCHWOOD
SO40 4XH
20/10136

Scale 1:1250

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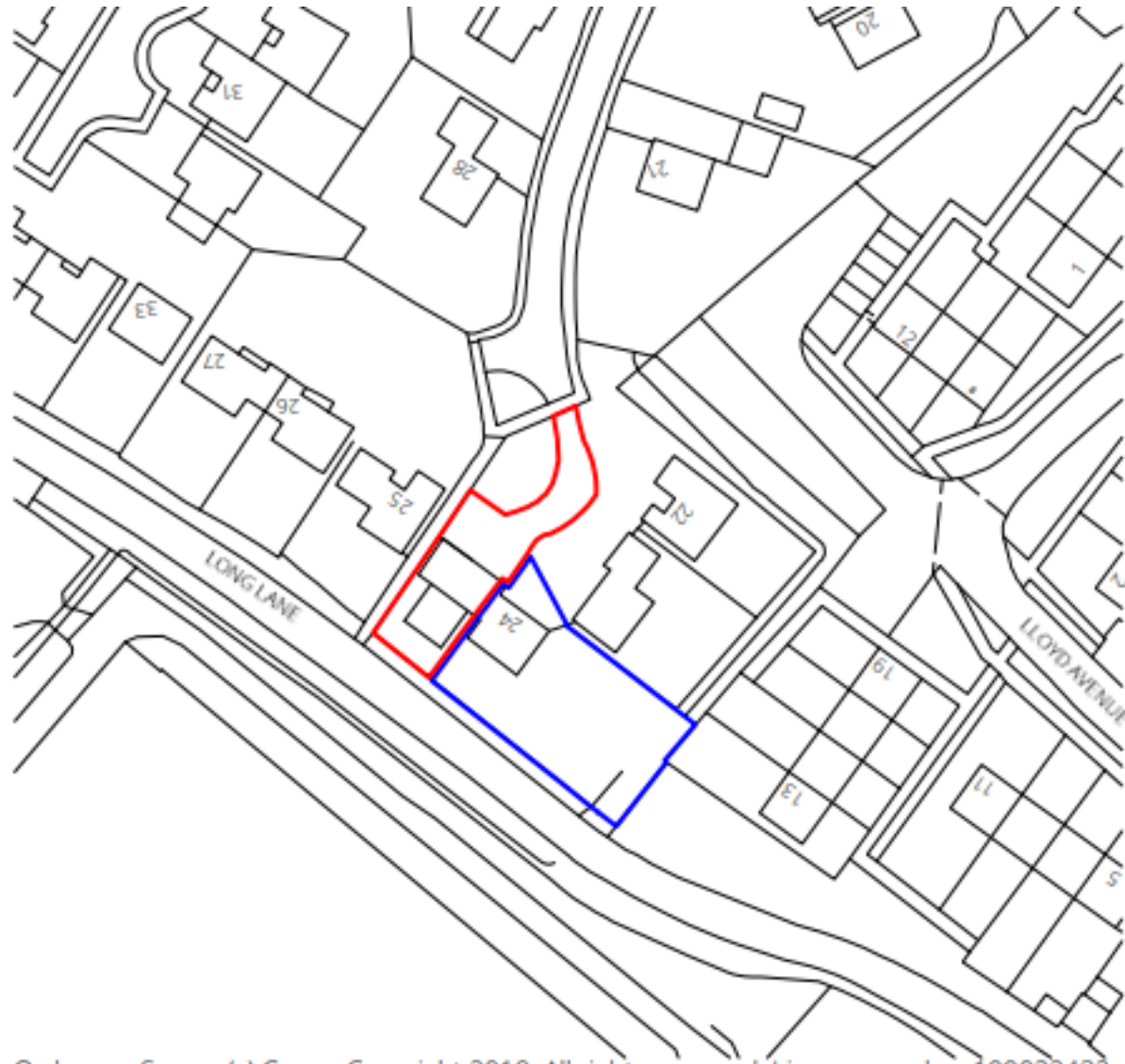
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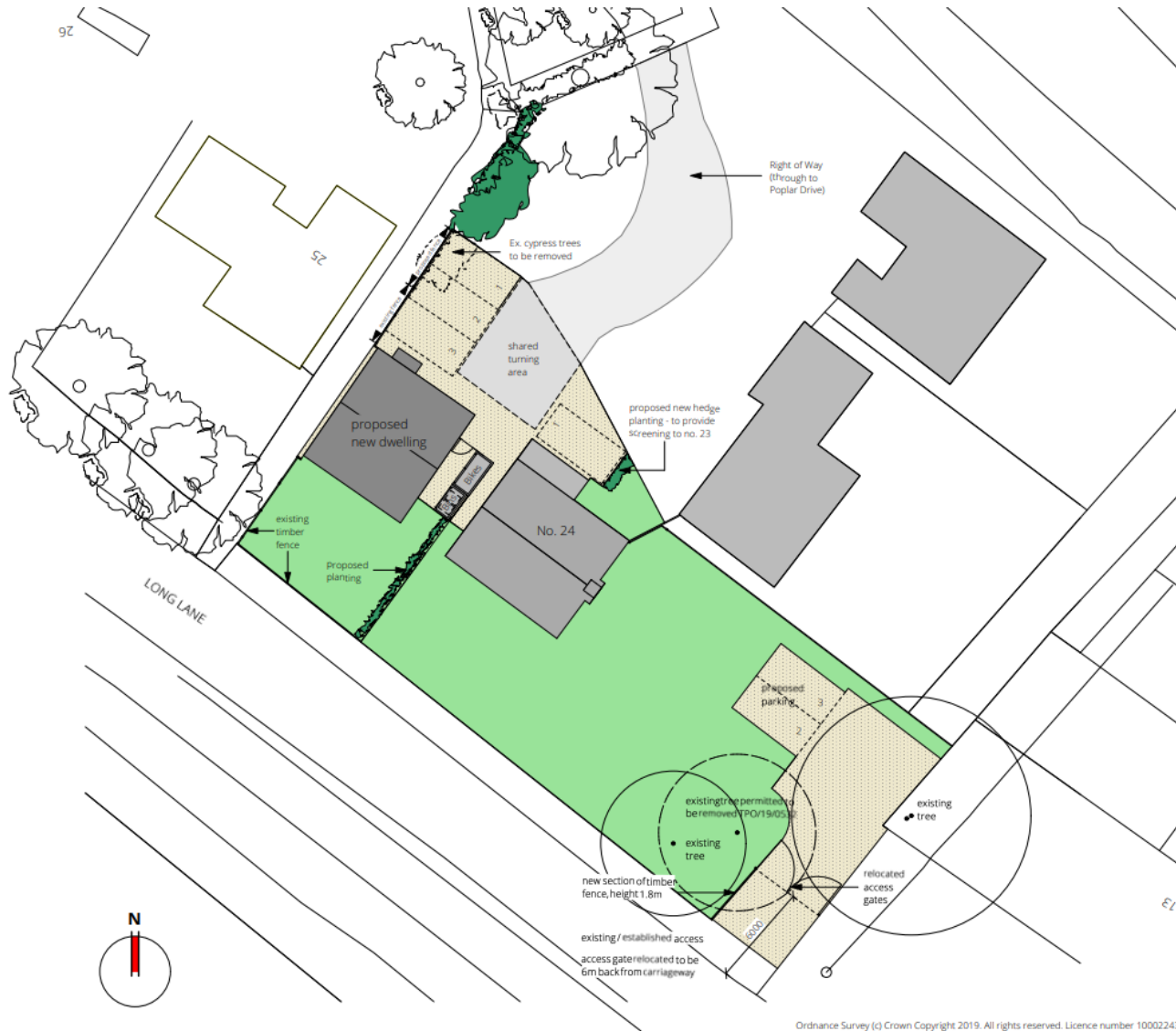
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67



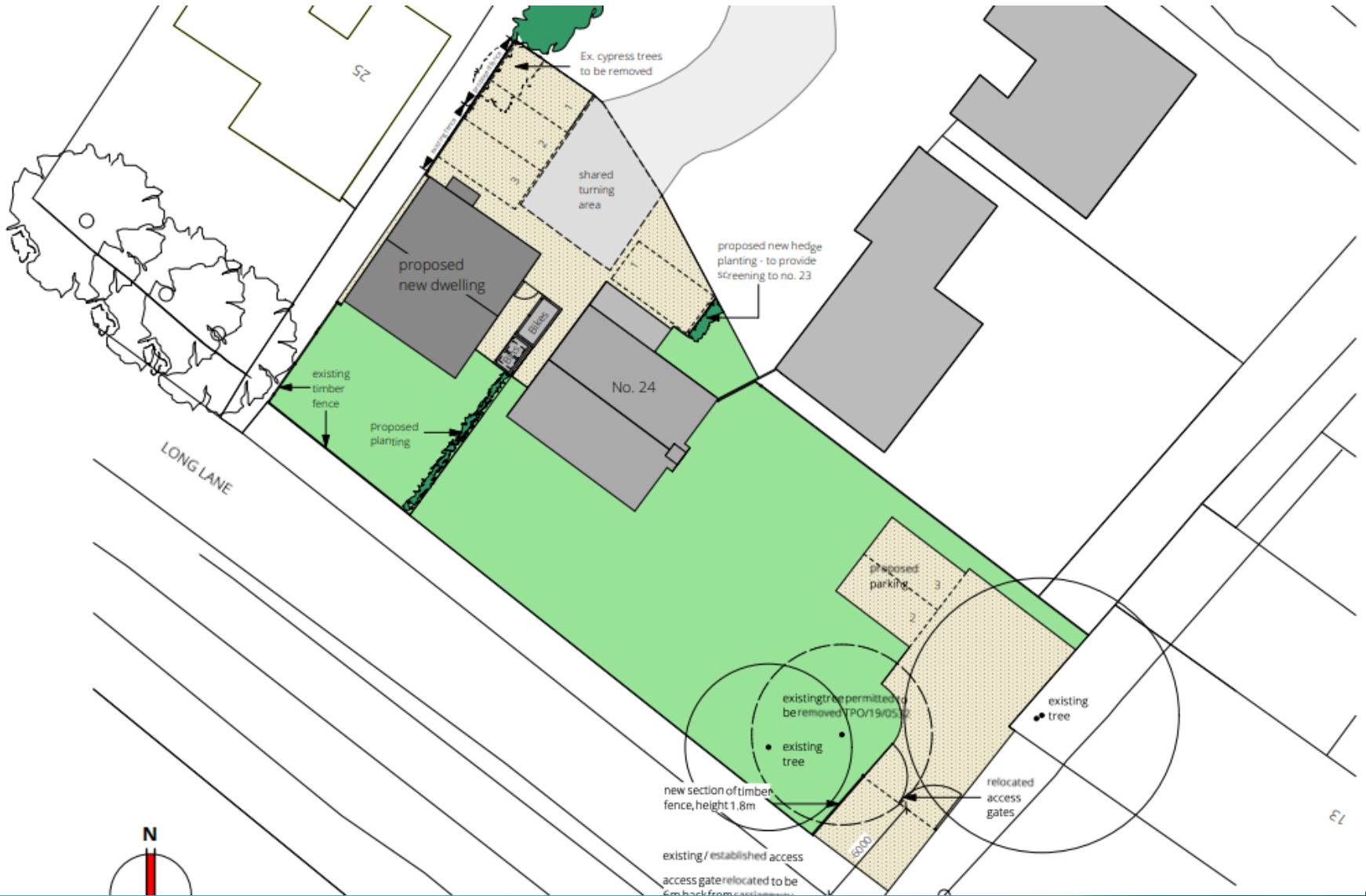


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Front of No. 24 Poplar Drive









2c 20/10136



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Site of proposed dwelling viewed from Long Lane



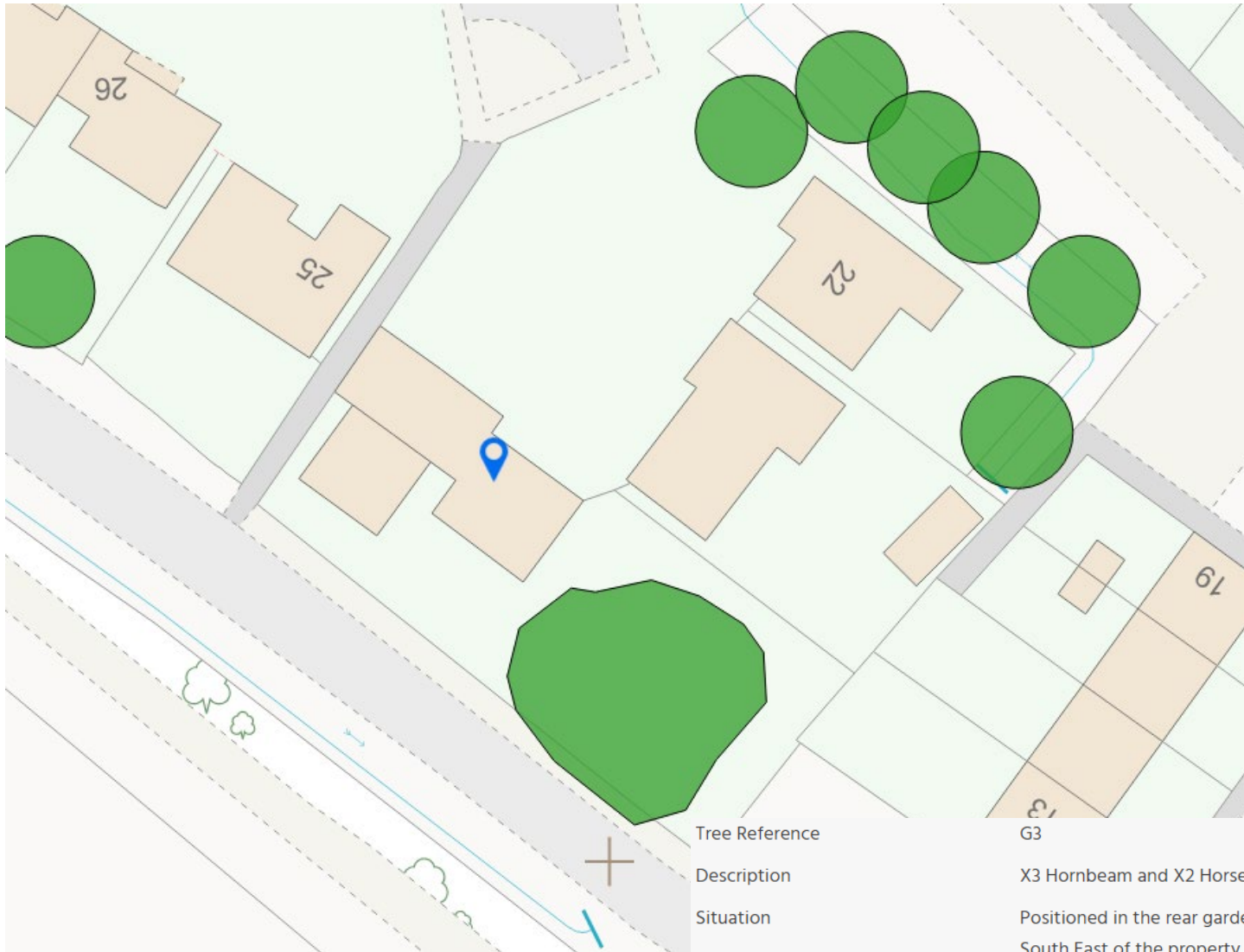
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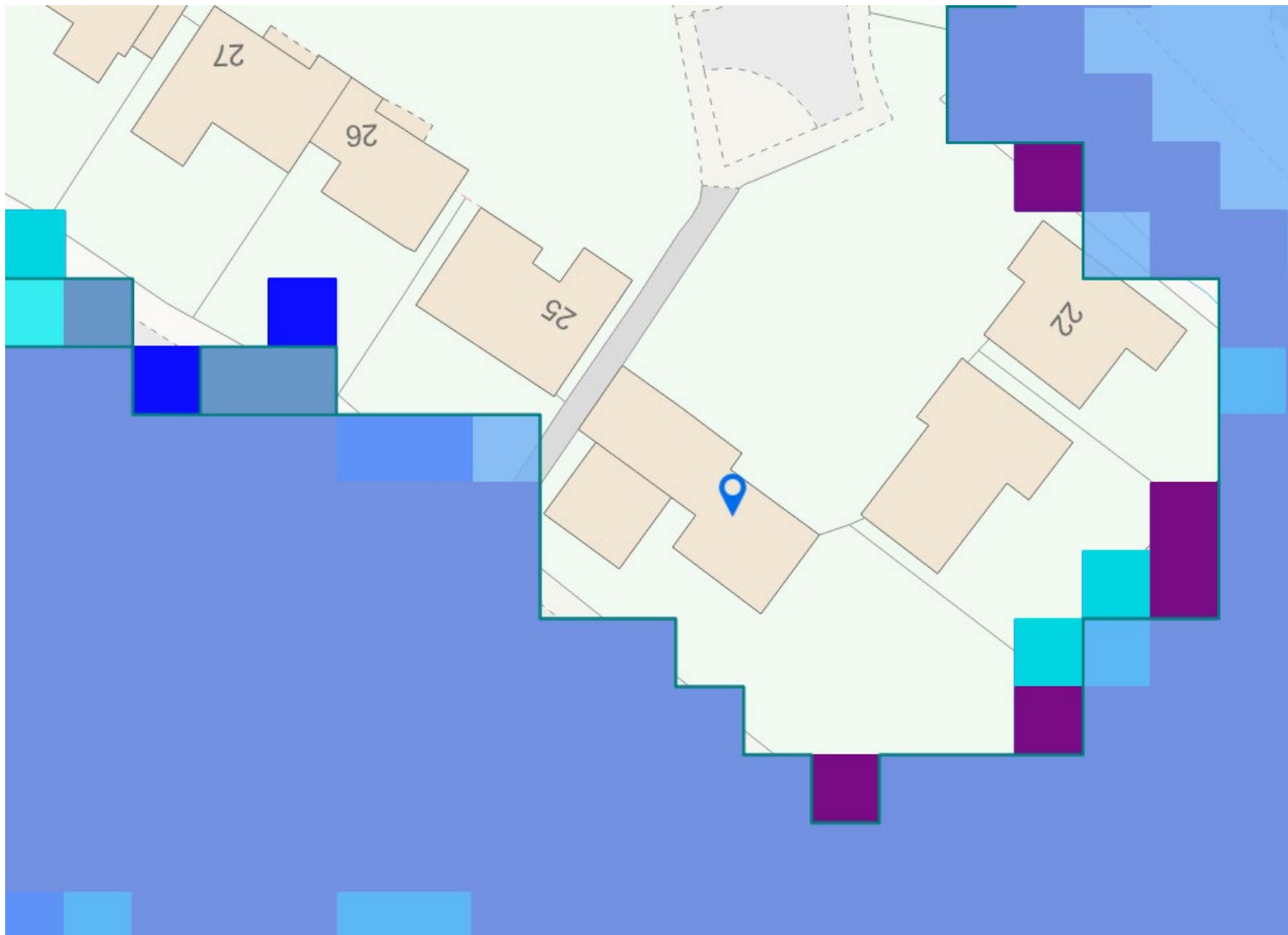
76

Existing gated access from Long Lane to garden of 24



Tree Reference	G3
Description	X3 Hornbeam and X2 Horse Chestnut
Situation	Positioned in the rear garden of 24 Poplar Drive, South East of the property.

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14th July 2021

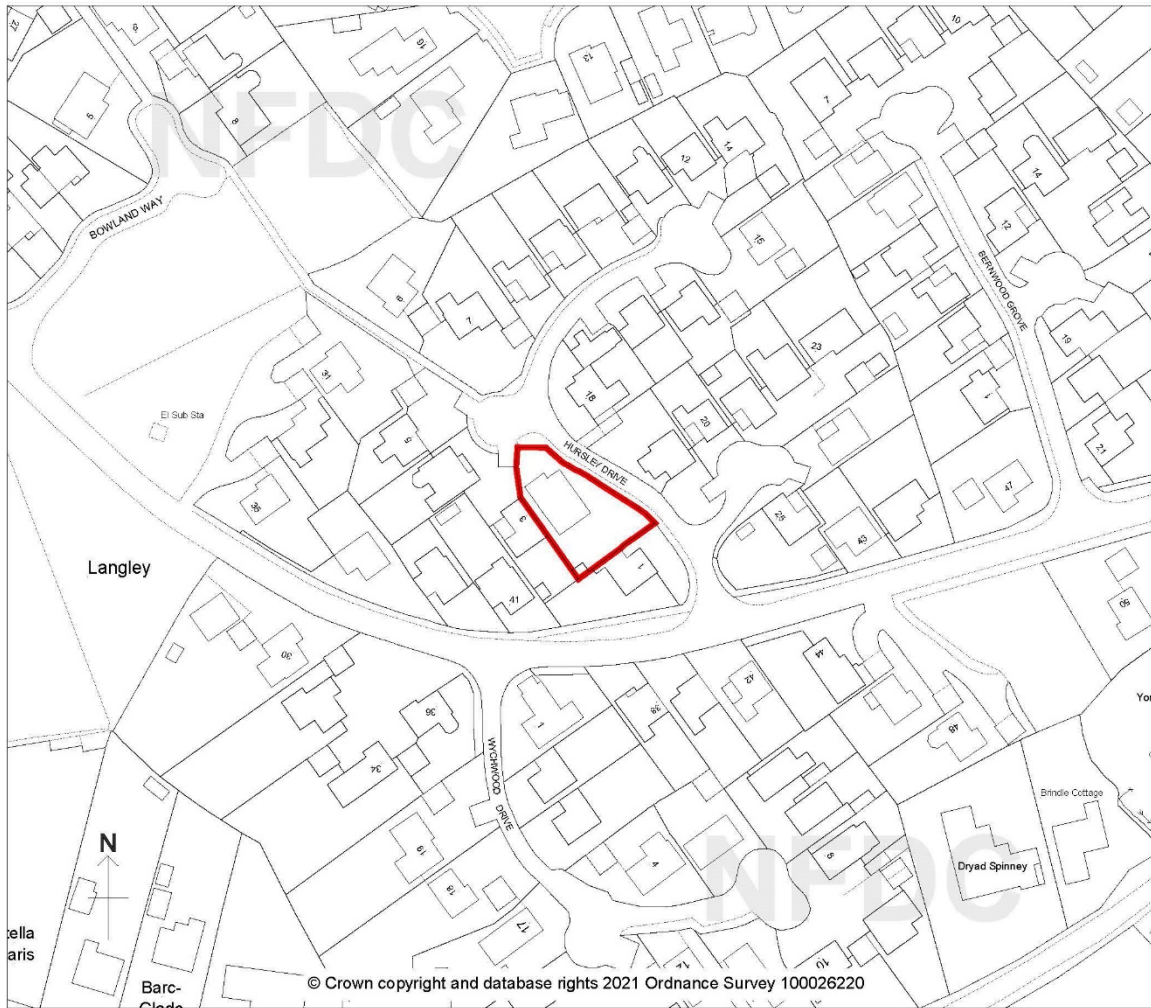
2 Hursley Drive,

88 Langley, Fawley

SO45 1ZU

Schedule 2d

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2 HURSLEY DRIVE
LANGLEY
FAWLEY SO45 1ZU
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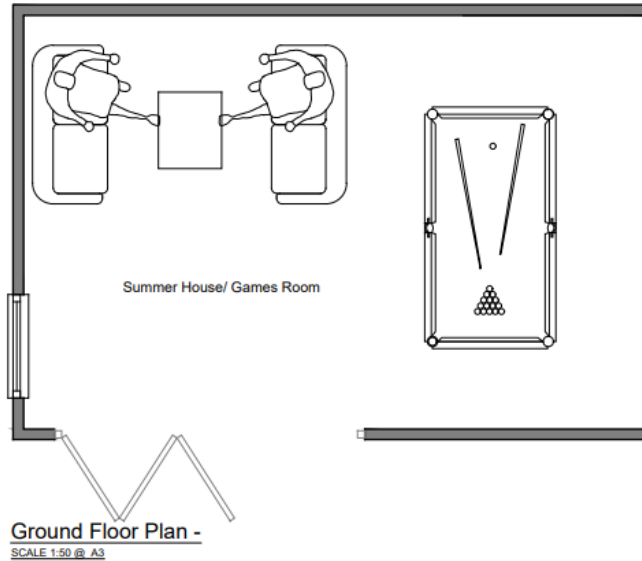
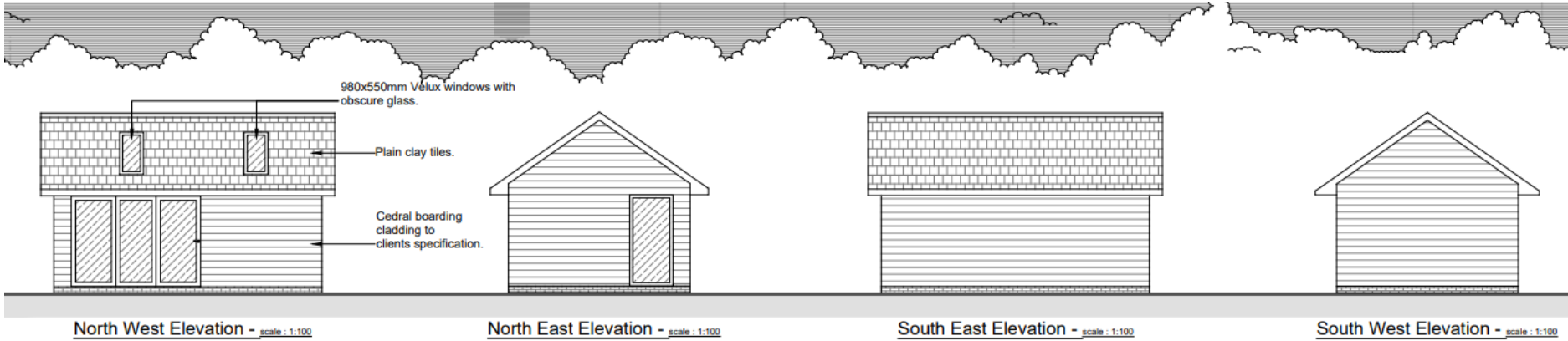


Location Plan -
SCALE 1:1250 @ A3

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Block Plan -
SCALE 1:500 @ A3



2d 21/10089

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2d 21/10089

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Side/rear of 2 Hursley Drive

2d 21/10089



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2d 21/10089

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2d 21/10089

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Site of proposed garden building

2d 21/10089

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Rear garden of 2 Hursley Drive

Planning Committee

14th July 2021

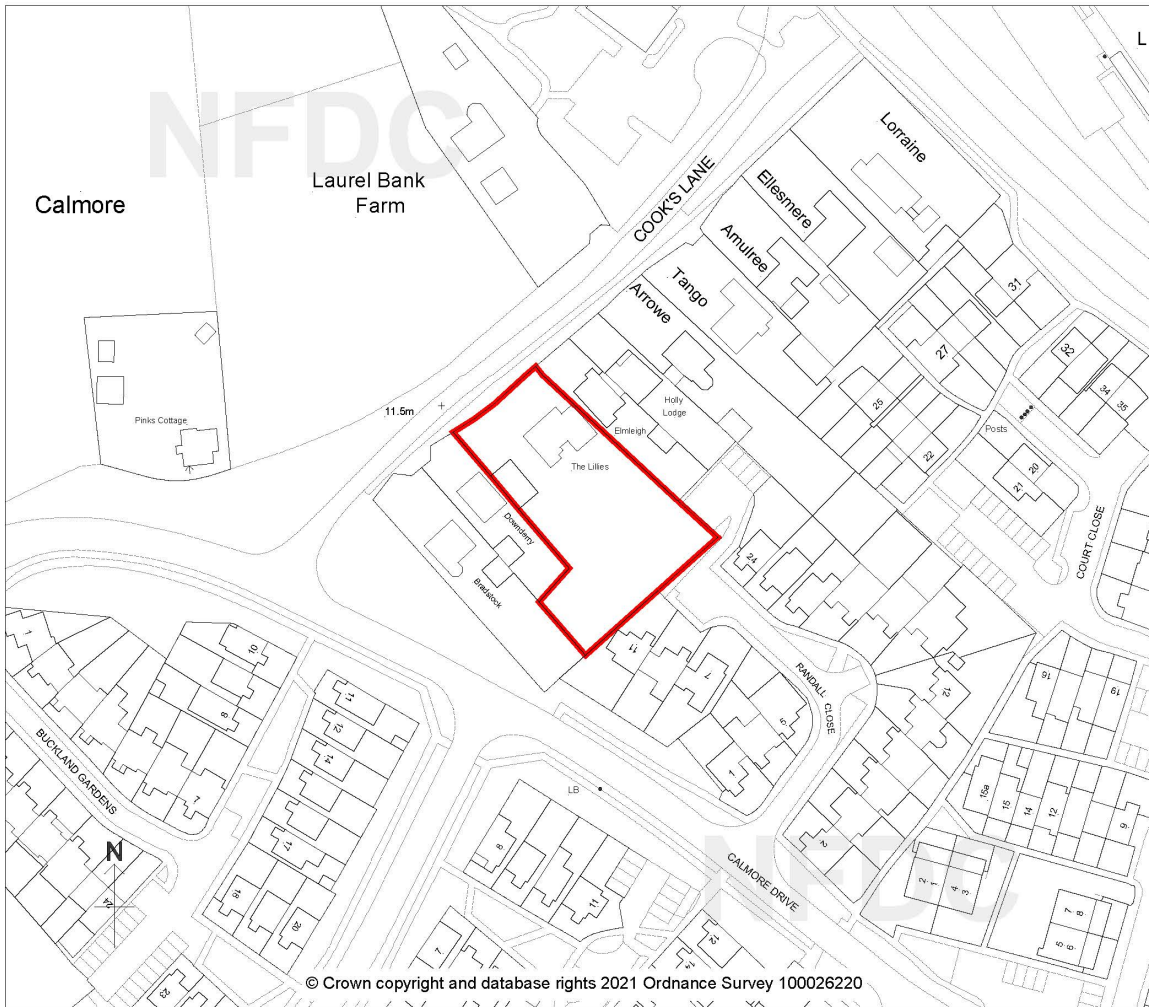
The Lillies, Cooks Lane

95 Calmore, Totton

SO40 2RU

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THE LILLIES, COOKS LANE
CALMORE
TOTTON SO40 2RU
21/10852

Scale 1:1250

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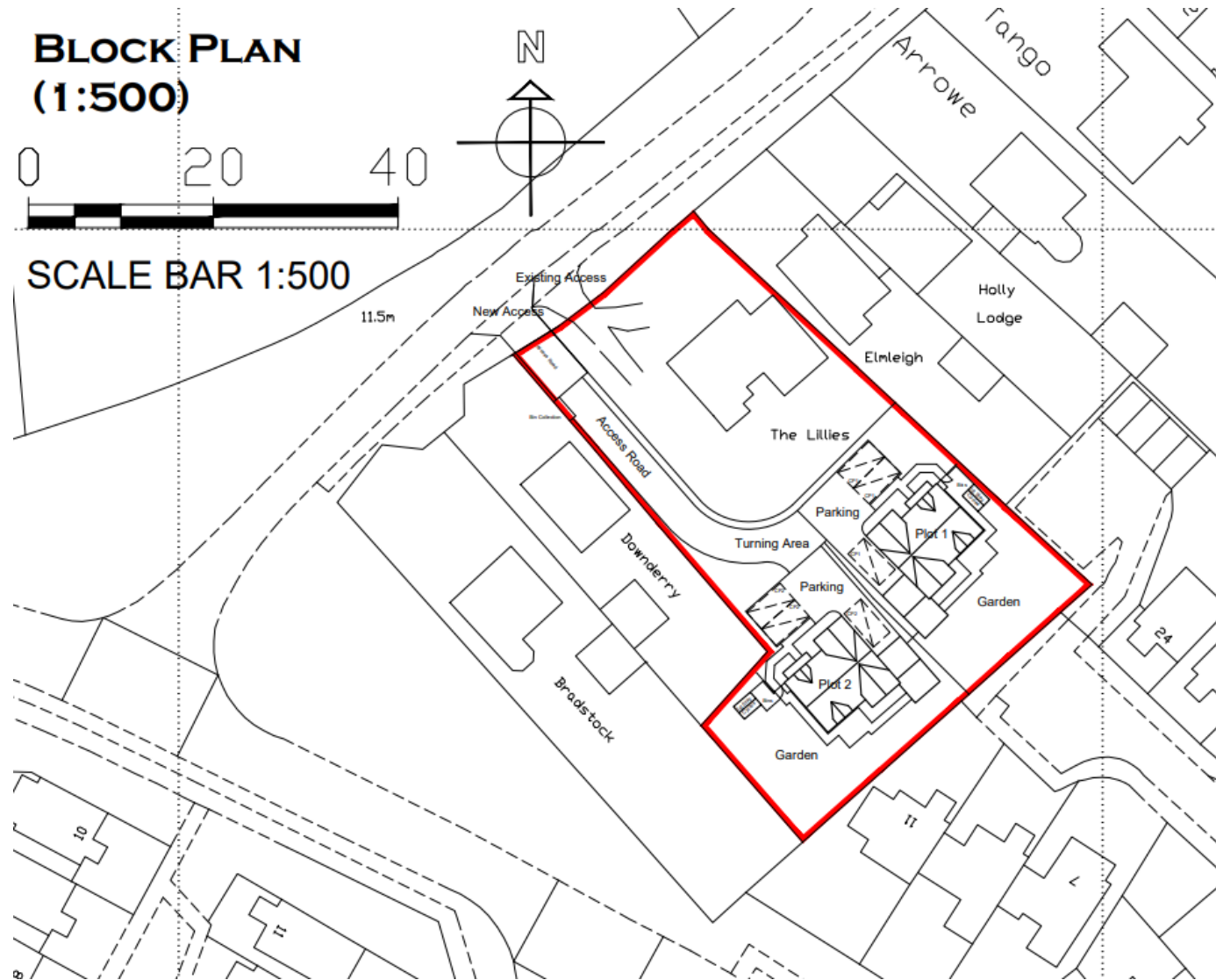
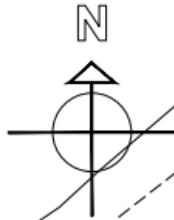


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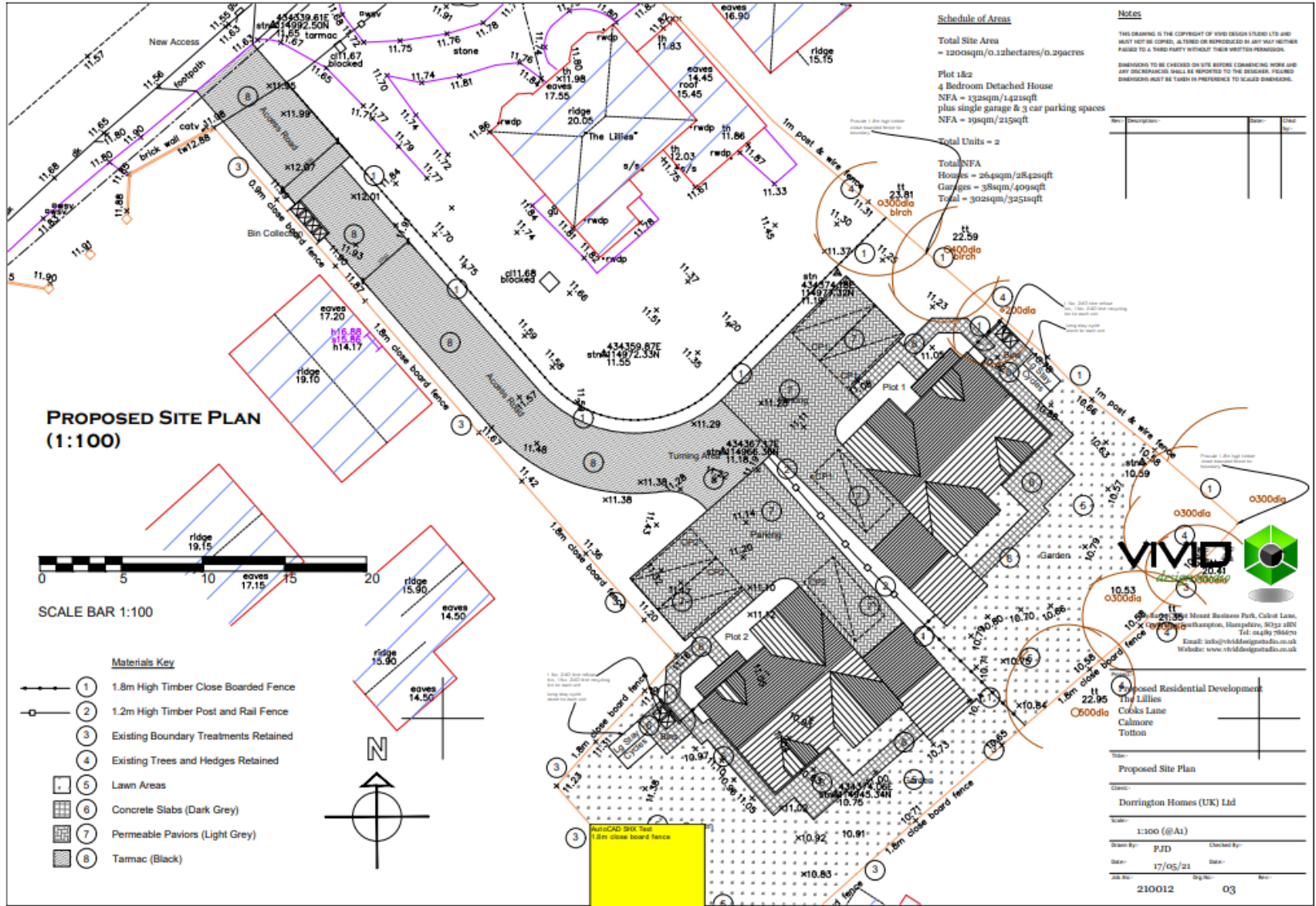
**BLOCK PLAN
(1:500)**



SCALE BAR 1:500



86

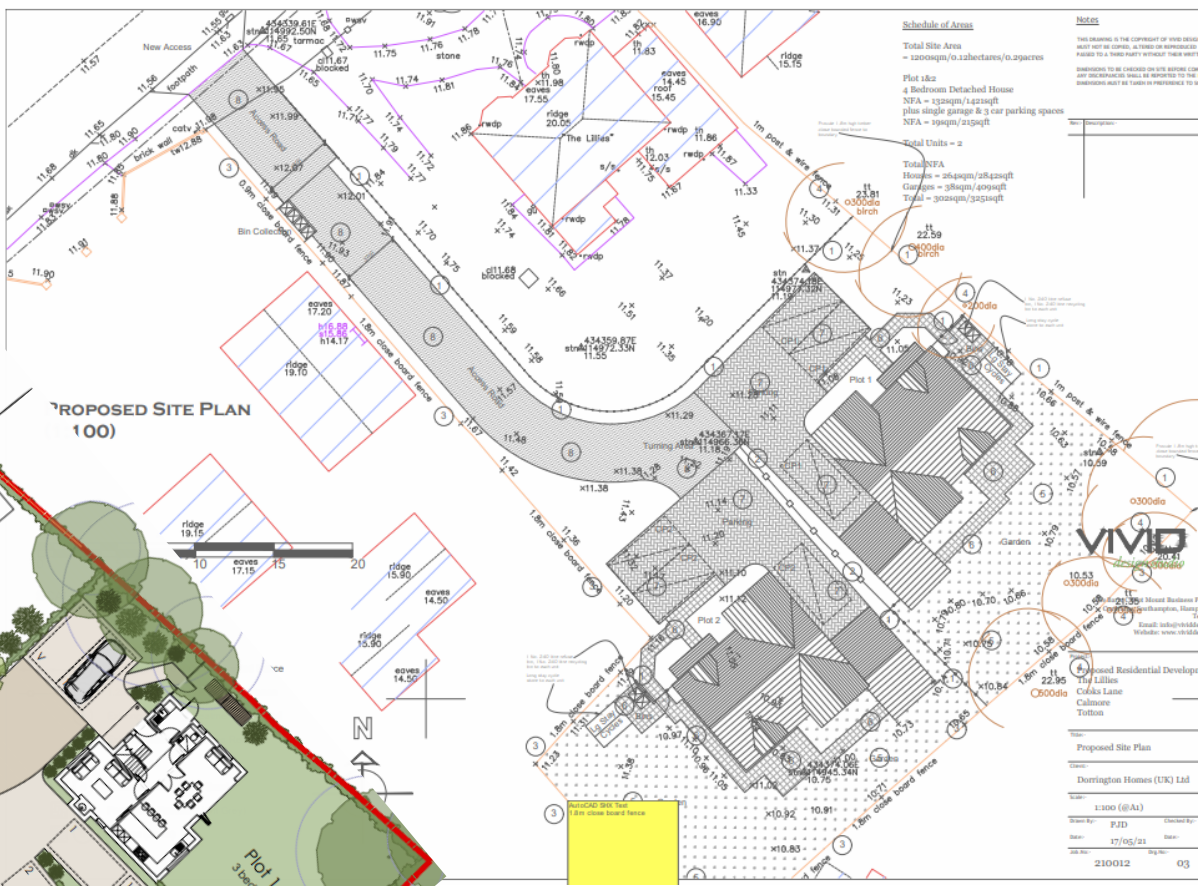


The Lillies, Calmore

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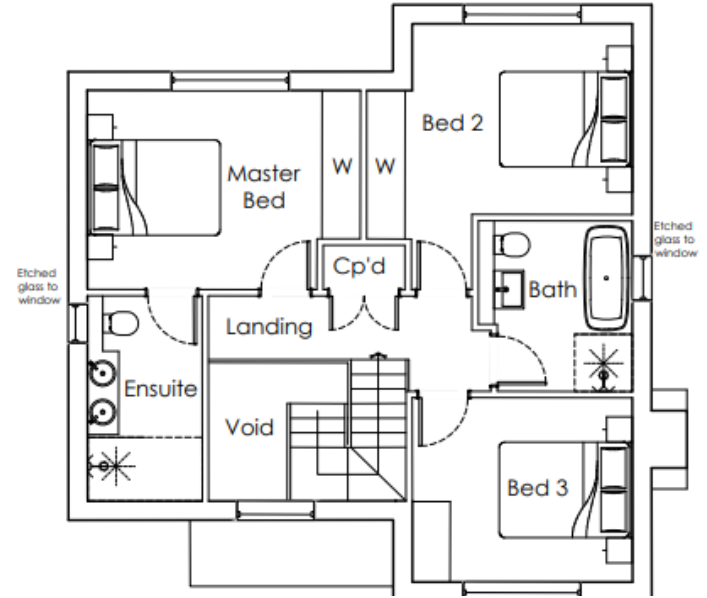
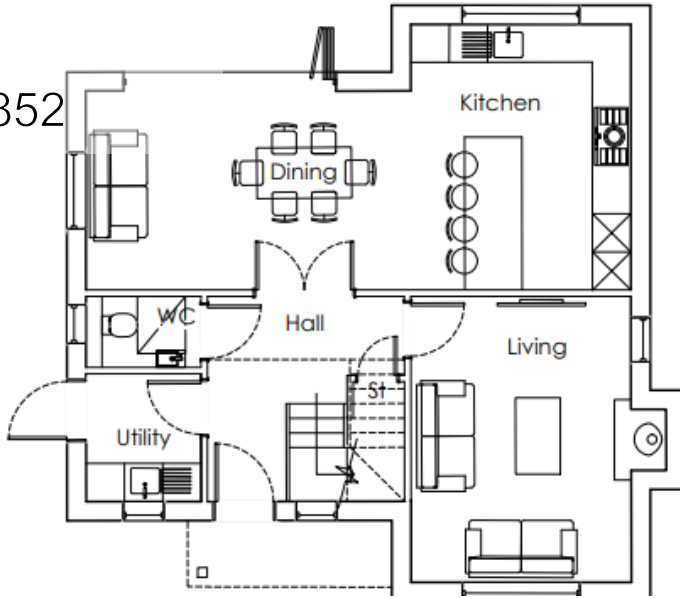


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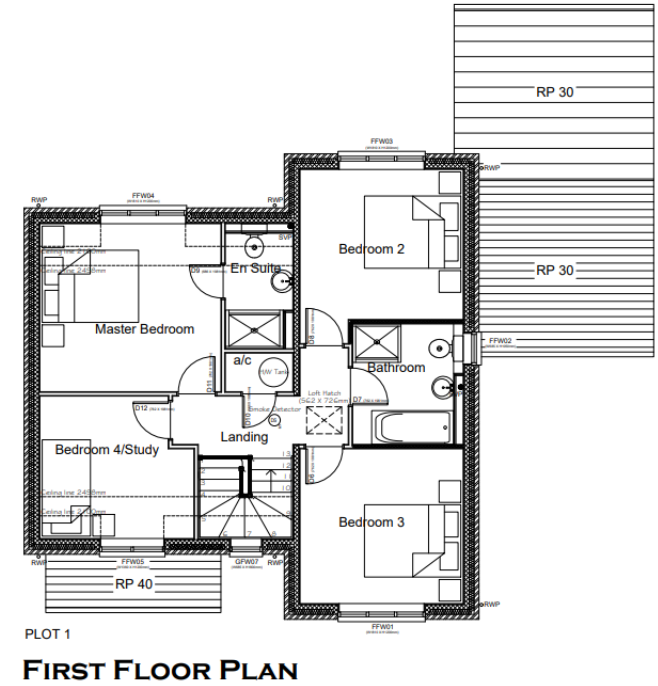
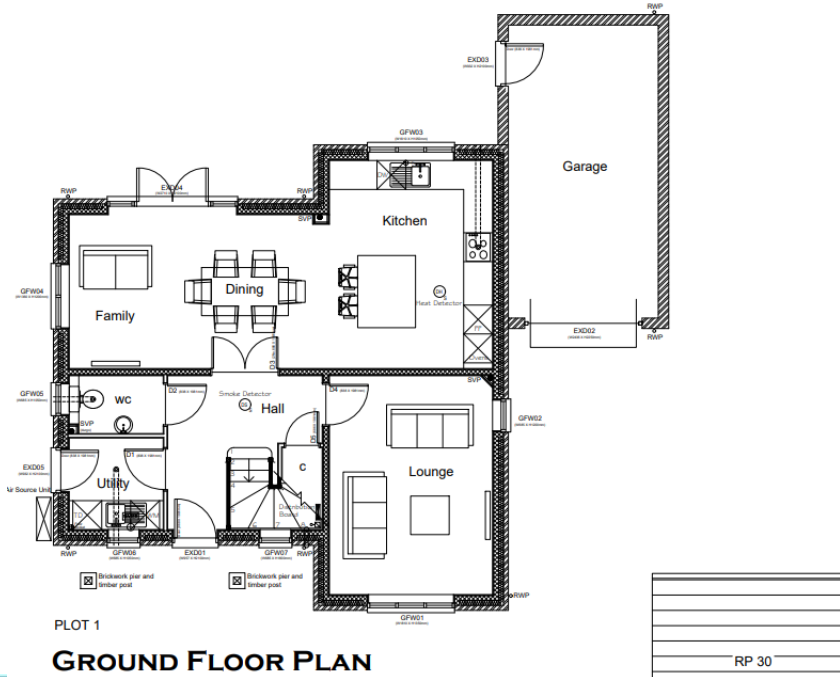


100 Photos of site

2e 21/10852

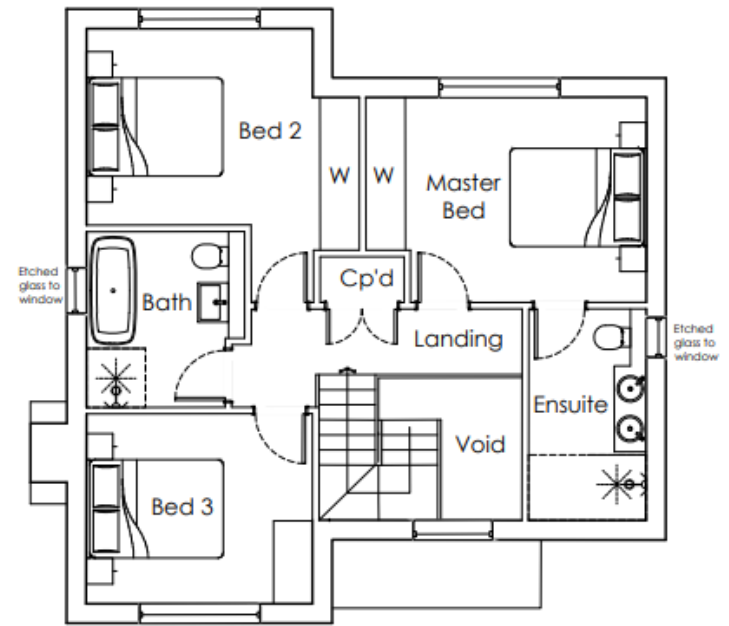
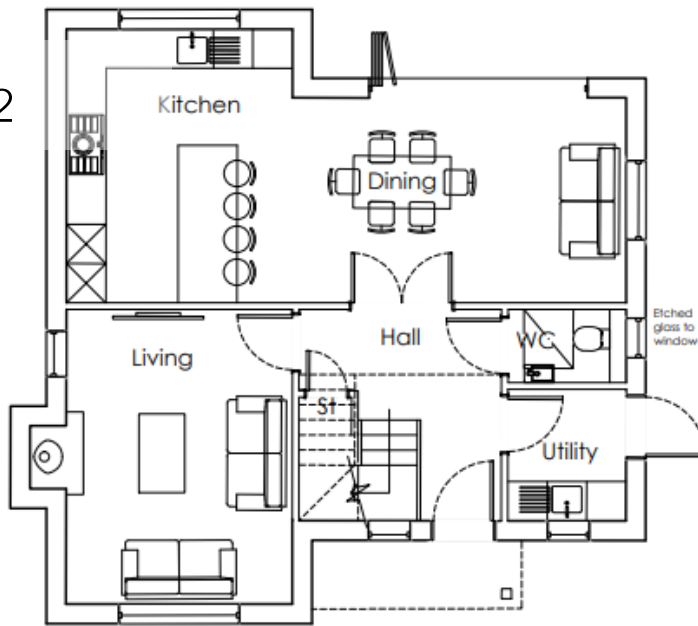


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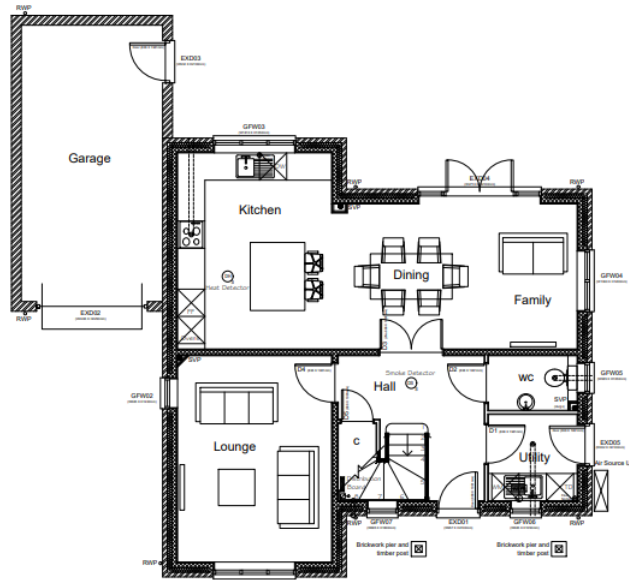


101 Plot 1 approved (top) and proposed (bottom) floor plans

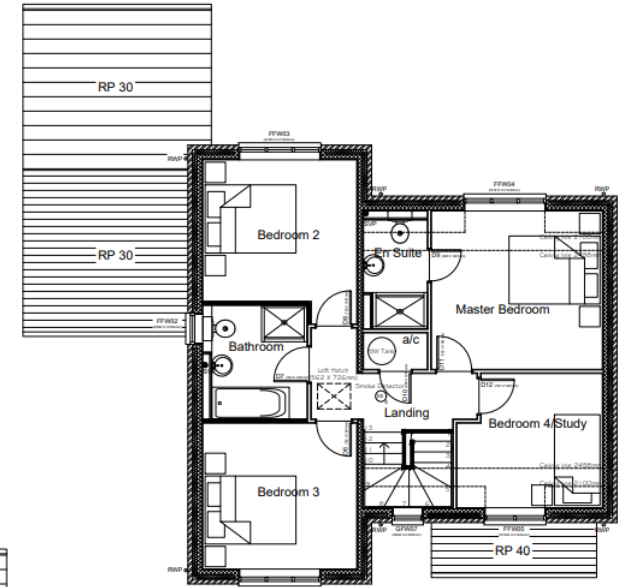
2e 21/10852



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PLOT 2
GROUND FLOOR PLAN



PLOT 2
FIRST FLOOR PLAN

102 Plot 2 approved (top) and proposed (bottom) floor plans

2e 21/10852



North West Elevation

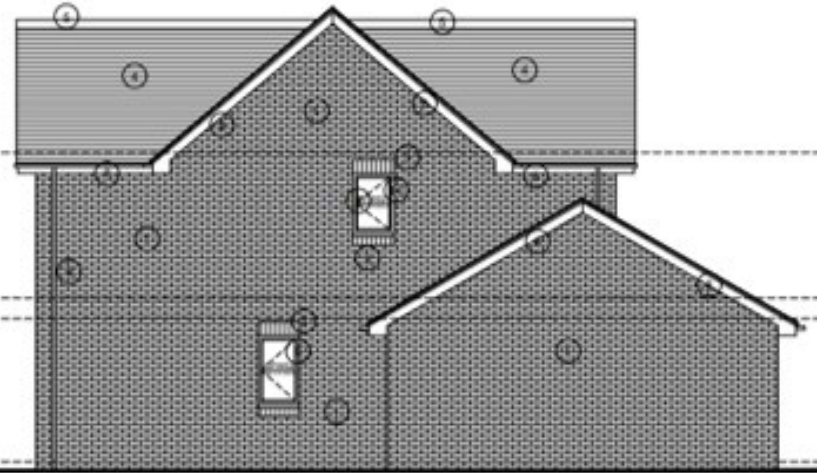


South West Elevation

105



PLOT 1
NORTH WEST ELEVATION
(1:50)



PLOT 1
SOUTH WEST ELEVATION
(1:50)

103

Plot 1 elevations as previously approved (top) and as currently proposed (bottom)

2e 21/10852



South East Elevation

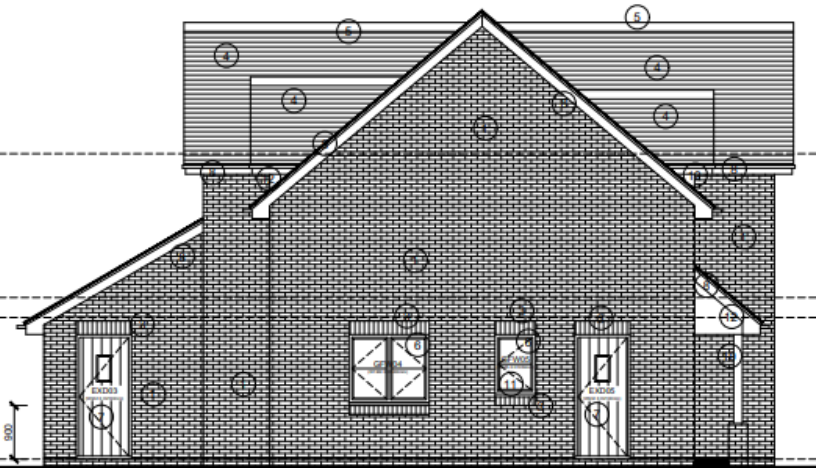


North East Elevation



PLOT 1

SOUTH EAST ELEVATION



PLOT 1

NORTH EAST ELEVATION

2e 21/10852



North West Elevation

South West Elevation



PLOT 2

PLOT 2

NORTH WEST ELEVATION

SOUTH WEST ELEVATION

105

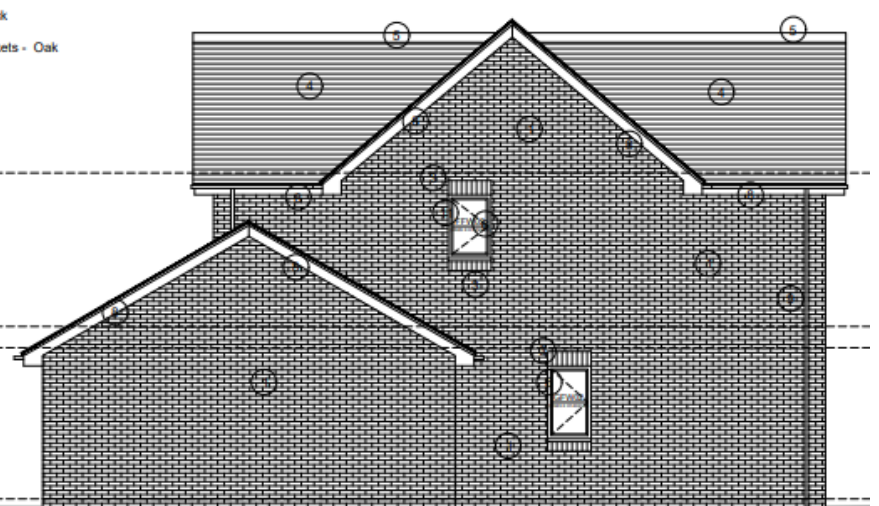
Plot 2 elevations as previously approved (top) and as currently proposed (bottom)

2e 21/10852



South East Elevation

North East Elevation



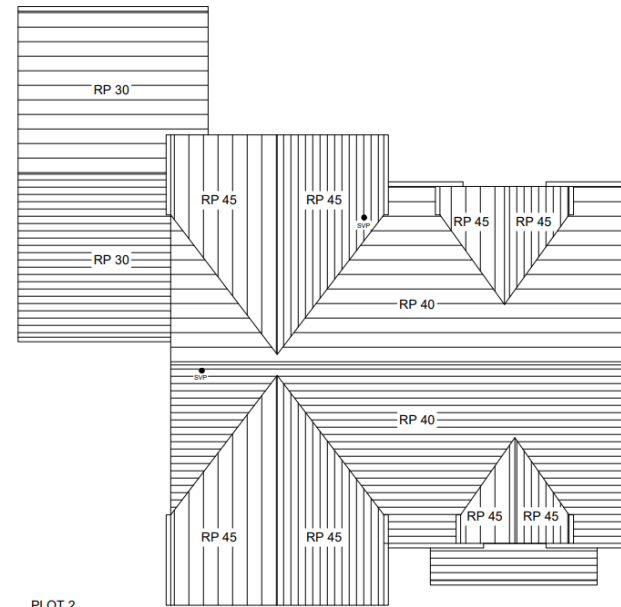
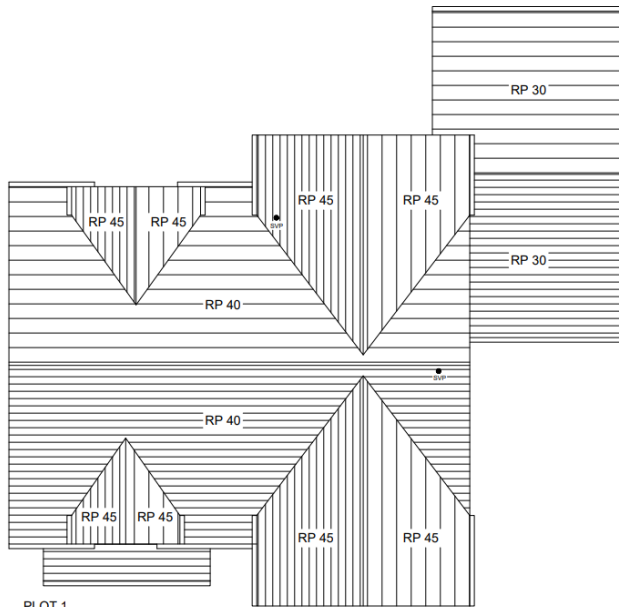
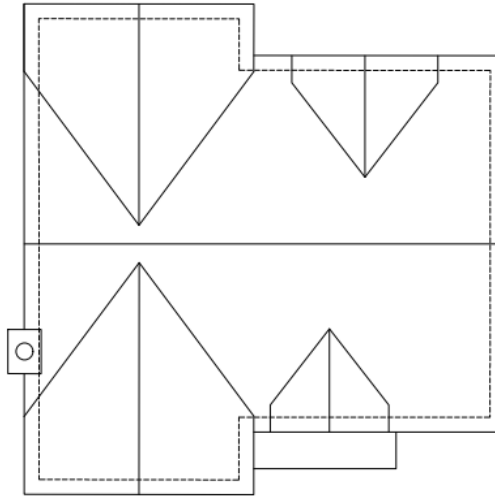
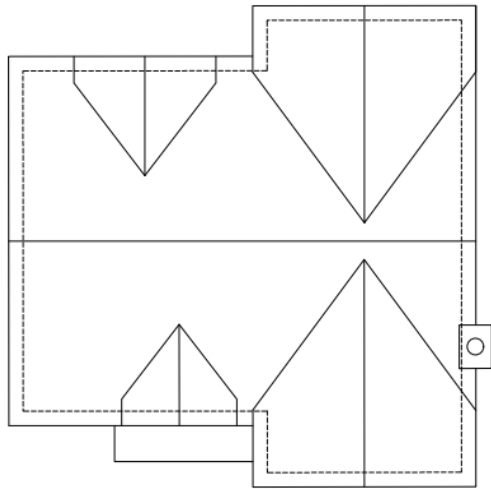
- 9 UPVC Rainwater Goods - Black
- 10 Porches Timber Posts & Brackets - Oak
- 11 Obscure Glazed Window
- 12 Lead Dormers

PLOT 2

PLOT 2

SOUTH EAST ELEVATION

NORTH EAST ELEVATION



PLOT 1

PLOT 2

109

Planning Committee

14th July 2021

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PLANNING COMMITTEE – 14 JULY 2021

COMMITTEE UPDATES

Item 3b: South Lawn Hotel, Lymington Road, Milford-on-Sea (Application 20/11474) (Pages 79 – 94)

Amended Recommendation:

Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to GRANT PERMISSION subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure:
 - Mitigation for recreation impacts on New Forest habitats;
 - Mitigation for recreational impacts on Solent habitats; and
 - Monitoring of Air Quality in the New Forest
- ii) the imposition of conditions

Additional Condition:

10. At no time shall this permission be implemented concurrent with planning permission ref:19/10841.

Reason: In the interests of certainty and the very special circumstances judgement and impact on the openness of the Green Belt, in accordance with the policy ENV2 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the NPPF.

Item 3d: 2 Hursley Drive, Langley, Fawley (Application 21/10089) (Pages 113 – 118)

A further representation has been received from T & V Feeney reiterating previous objections.

Item 3e: The Lillies, Cooks Lane, Calmore, Totton (Application 21/10852) (Pages 119 – 130)

8 CONSULTEE COMMENTS

Consultation response from Southern Water of no objection

9 REPRESENTATIONS RECEIVED

Two third party representations have been received from:

- R Marlow raising concerns in respect of surface water drainage, the proposed parking layout and positioning of bins; and
- S Creasor raising concerns in respect of reduced distance of built forms (i.e. the rear of the proposed garages) to the rear boundary of the site, loss of light and overshadowing from garage roofs and surface water drainage concerns.

Amended Recommendation:

Subject to there being no new significant or adverse consultation responses or third party representations received before 15th July 2021, it is recommended that Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to GRANT PERMISSION subject to:

- (i) the completion of a S106 planning agreement or unilateral undertaking to secure financial contributions for appropriate Habitats Mitigation, Bird Aware Solent contribution and Air Quality monitoring contributions; and
- (ii) the imposition of the conditions set out in the report.