

PLANNING COMMITTEE - WEDNESDAY, 9TH MARCH, 2022

## UPDATES FOR COMMITTEE

**Agenda No    Item**

5.    **Presentation on Planning Applications** (Pages 3 - 166)
  
6.    **Committee Updates** (Pages 167 - 168)

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# Planning Committee

09 March 2022

# Planning Committee 09 March 2022 Presentation Applications

4



**Planning Committee  
3a App No 21/11097**

Land South of Derritt Lane,  
Sopley  
BH23 8AT

3 3a 21/11097



**Planning Committee  
3b App No 21/11621**

Jubilee Camping  
Browns Lane  
Damerham  
SP6 3EJ

50 3b 21/11621



**Planning Committee  
3c App No 21/11461**

196, Everton Road  
Hordle  
SO41 0HE

63 3c 21/11461



**Planning Committee  
3d App No 22/10063**

45 Northfield Road,  
Ringwood  
BH24 1LT

71 3d 22/10063



**Planning Committee  
3e App No 21/11672**

5 Sika Rise  
Bransgore  
BH23 8FA

82 3e 21/11672



**Planning Committee  
3f App No 21/11673**

3 Amwood Drive,  
Bransgore  
BH23 8FH

96 3f 21/11673



**Planning Committee  
3g App No 21/11674**

Little Toller,  
Chapel Lane  
Langley, Fawley SO45 1YX

108



**Planning Committee  
3h App No 22/10018**

Squirrels Beech,  
Beaulieu Road  
Dibden Purlieu, Hythe, SO45 4JF

128 3h 22/10018



**Planning Committee  
3i App No 21/10286**

16 Salisbury Street,  
Fordingbridge

139 3i 21/10286



**Planning Committee  
3j App No 21/11595**

Great End,  
Queen Katherine Road  
Lymington  
SO41 3RY

151 3j 21/11595

# Planning Committee

## 3a App No 21/11097

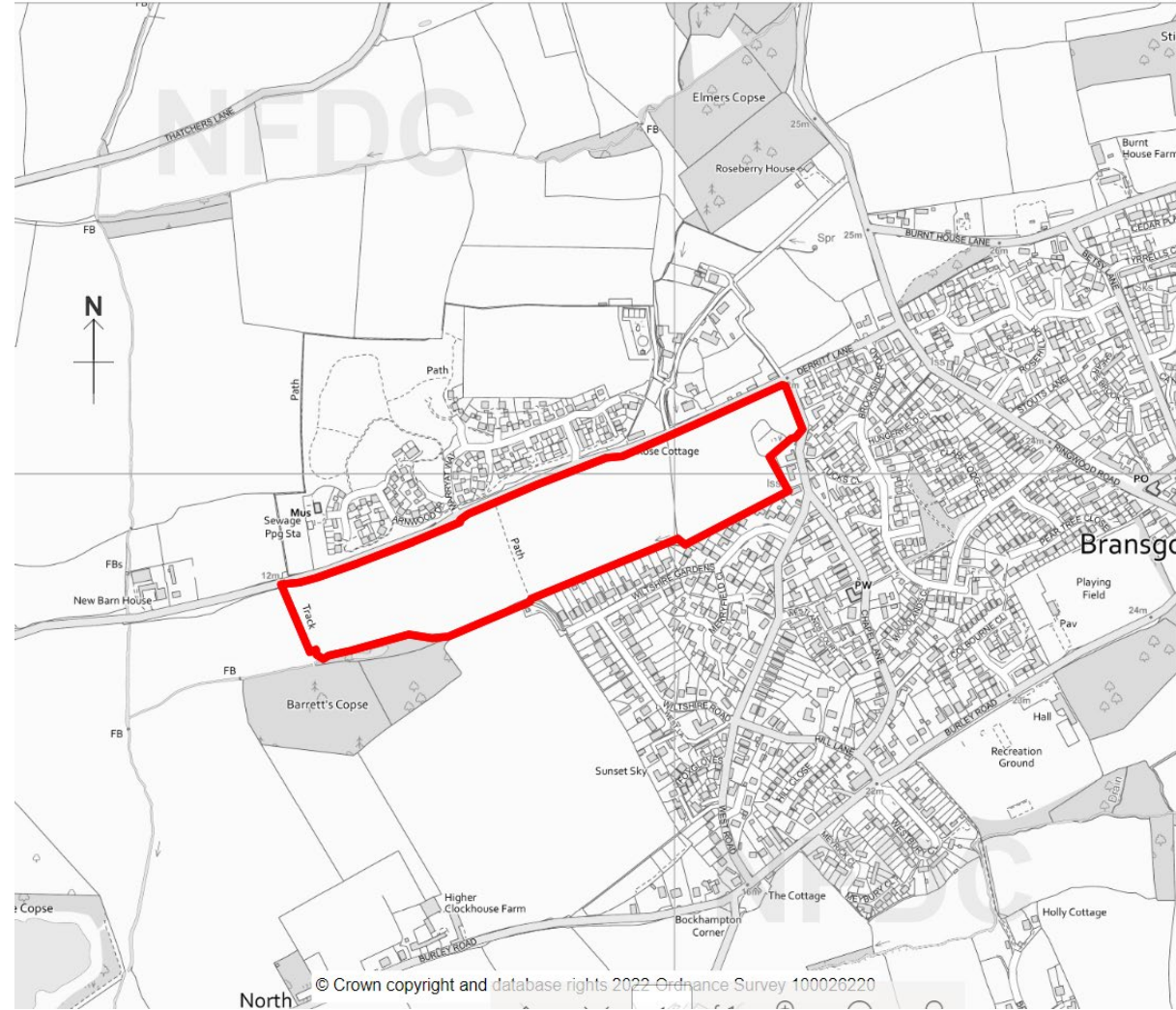
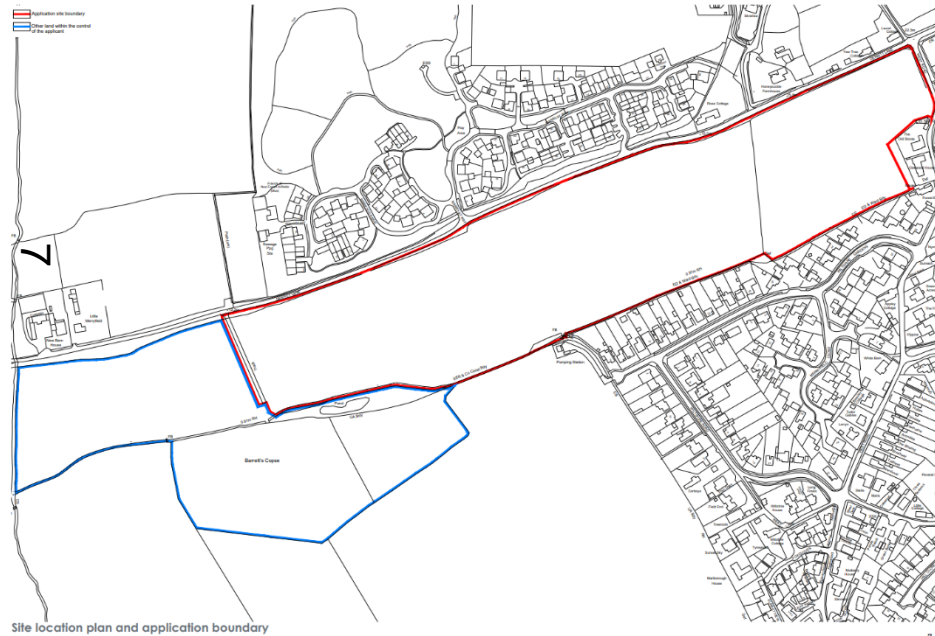
Land South of Derritt Lane,  
Sopley  
BH23 8AT

# The proposal

This planning application relates to a proposal for the following:

- 100 dwellings
- On site Public Open Space
- On site Alternative Natural Recreation Greenspace (ANRG)
- On site play area
- Footpaths and cycleways
- Landscaping
- Drainage infrastructure and enable works
- Vehicular access to be taken from Derritt Lane and West Road.

# Red Line Plan



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Executive Head of Planning,  
Regeneration and Economy  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

March 2022

Land South of Derritt Lane  
Sopley

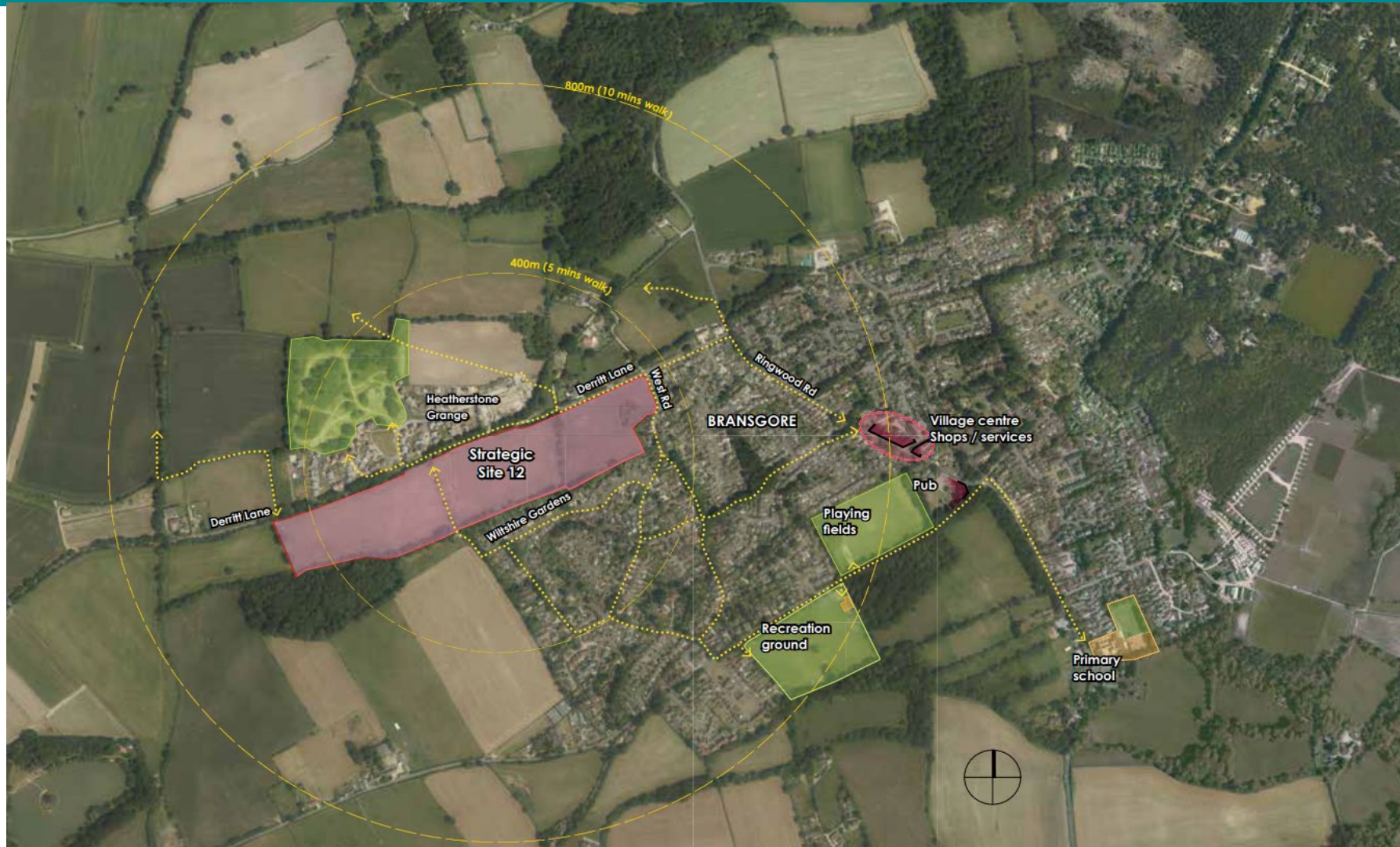
21/11097

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scale.



# Site Context Plan



∞

# Strategic Site Allocation - SS12

- Allocated for residential development of at least 100 new homes and areas of public open space
- To create a well-designed village extension that enables improved flood risk management and safer pedestrian access for the wider locality
- To Protect the green and rural qualities of Derritt Lane, and to create a new village green at the eastern end of the site and a greenspace corridor along the southern and west edge of the site





# Aerial photograph and site context plan

10





# Illustrative masterplan

11



Derritt Lane, Bransgore  
Wyatt Homes  
Scheme Masterplan  
Drwg. no: 150\_D1\_34.2  
2022-02-15  
1:1000 @ A1  
DA ref: 150\_DA\_32.3  
**NEW masterplanning**  
Studio 9, Park 102, Southampton Road  
Fleet, Dorset BH14 9PH  
www.newmasterplanning.com



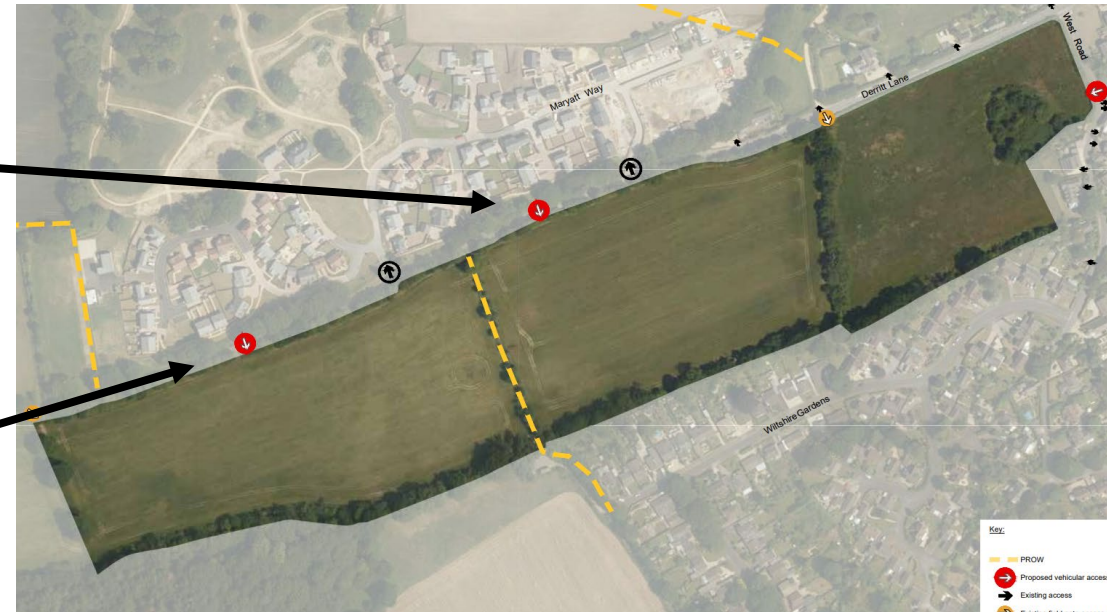
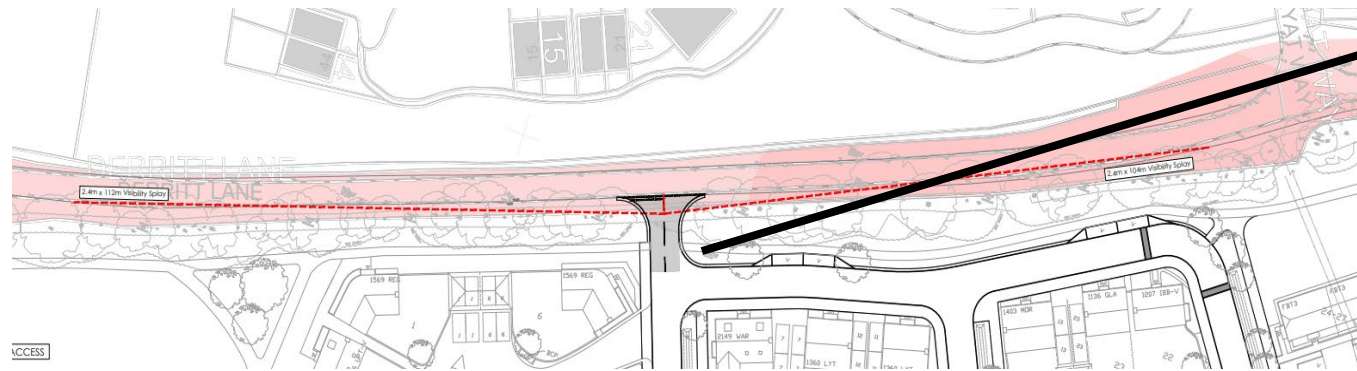
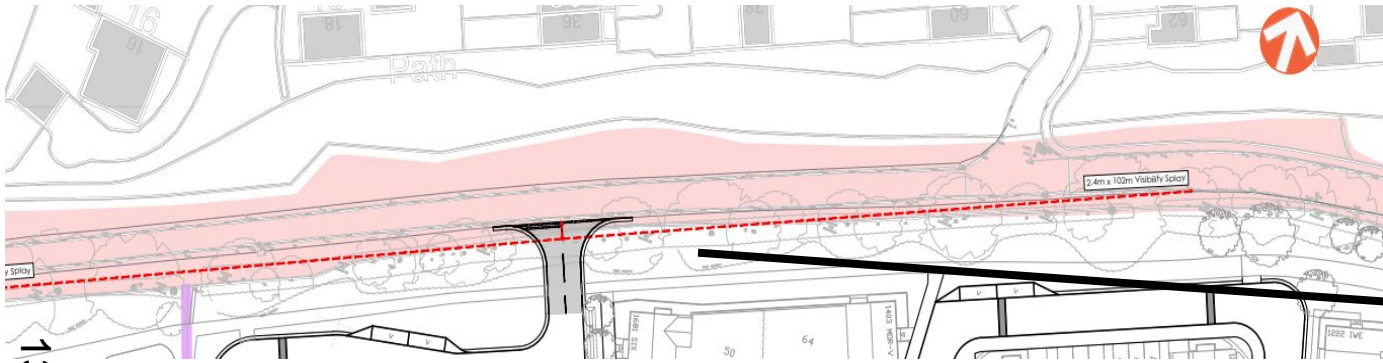
# Illustrative masterplan in context

12





# Derritt Lane Access detail





# Photographs of Derritt Lane and Access

14



Eastern access

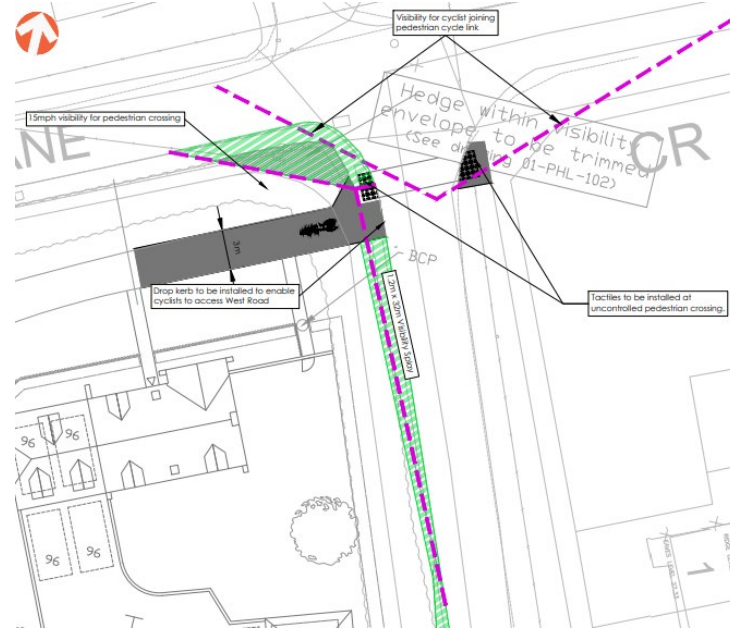


Western access





# West Road Access details



Access to serve 5 dwellings and vis splay/ hedgerow cut back



# View of West Road and position of access/crossing



Hedgerow cut back and replaced with grass verge

Access to serve 5 dwellings and hedgerow cut back





# View of West Road and position of access/crossing

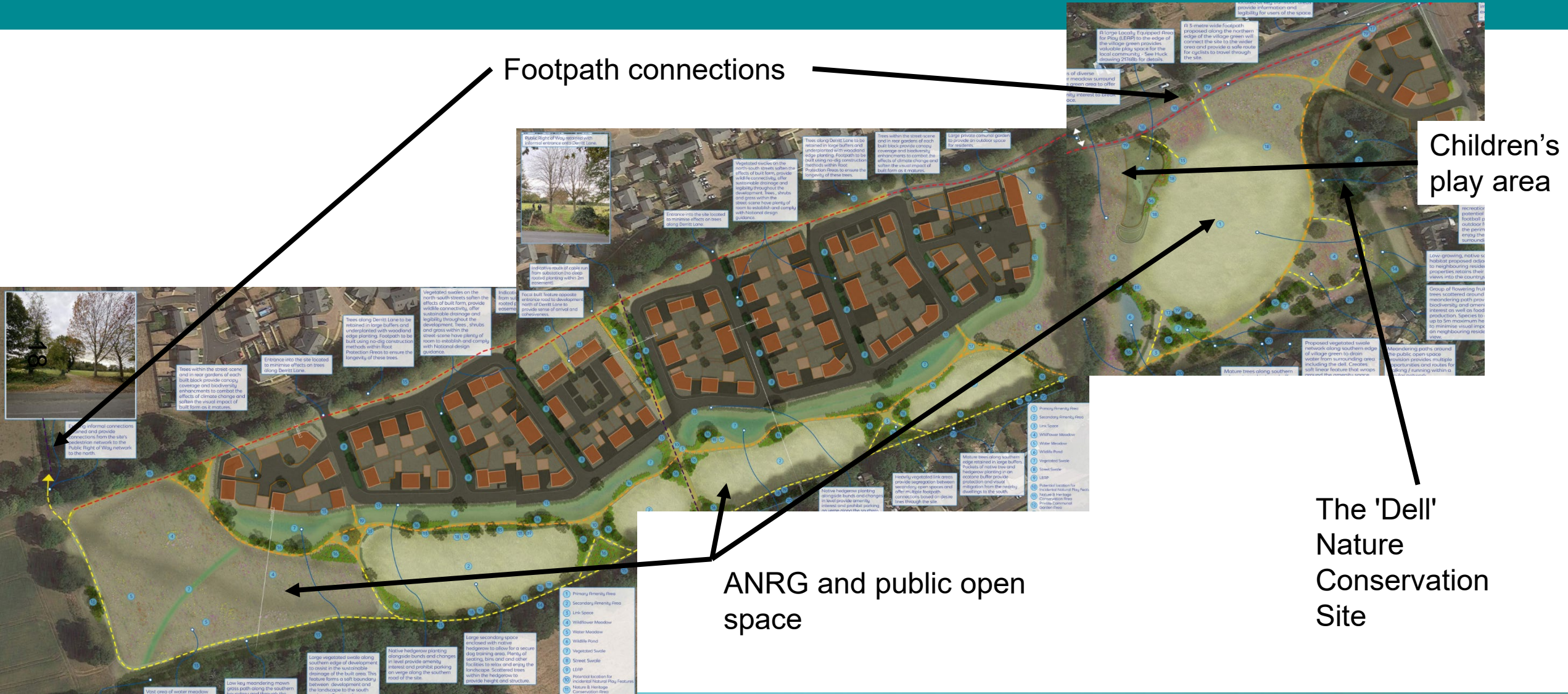


Corner of West Road/Derritt Lane.  
Pedestrian/cycle crossing





# ANRG, Public Open Space and Landscape Strategy





# Character/ location of built development

Proposed  
five houses



Local Plan Concept master plan shows area as  
possible ANRG



19



# Character/ location of built development





# Proposed five houses to east of site

21



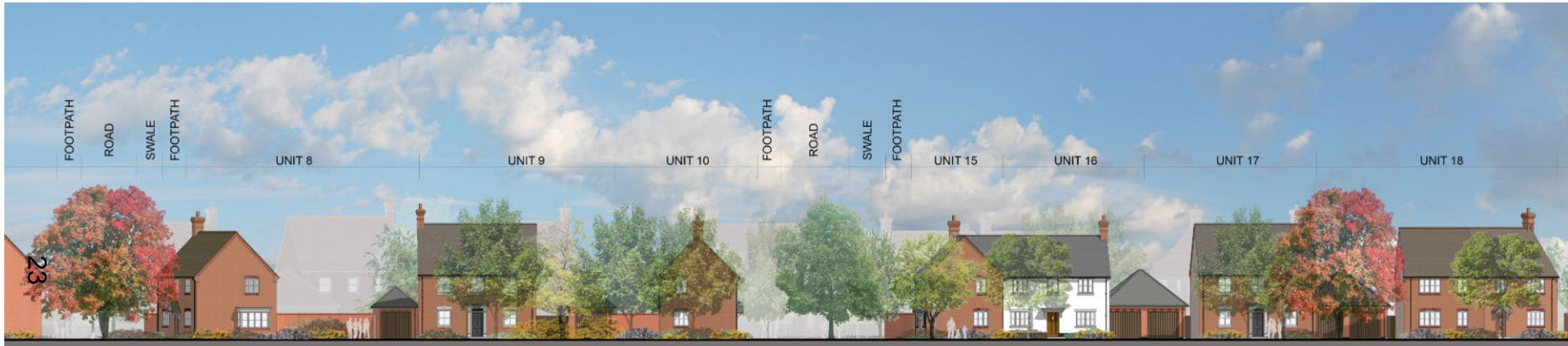


# Views towards proposed five dwellings from West Road



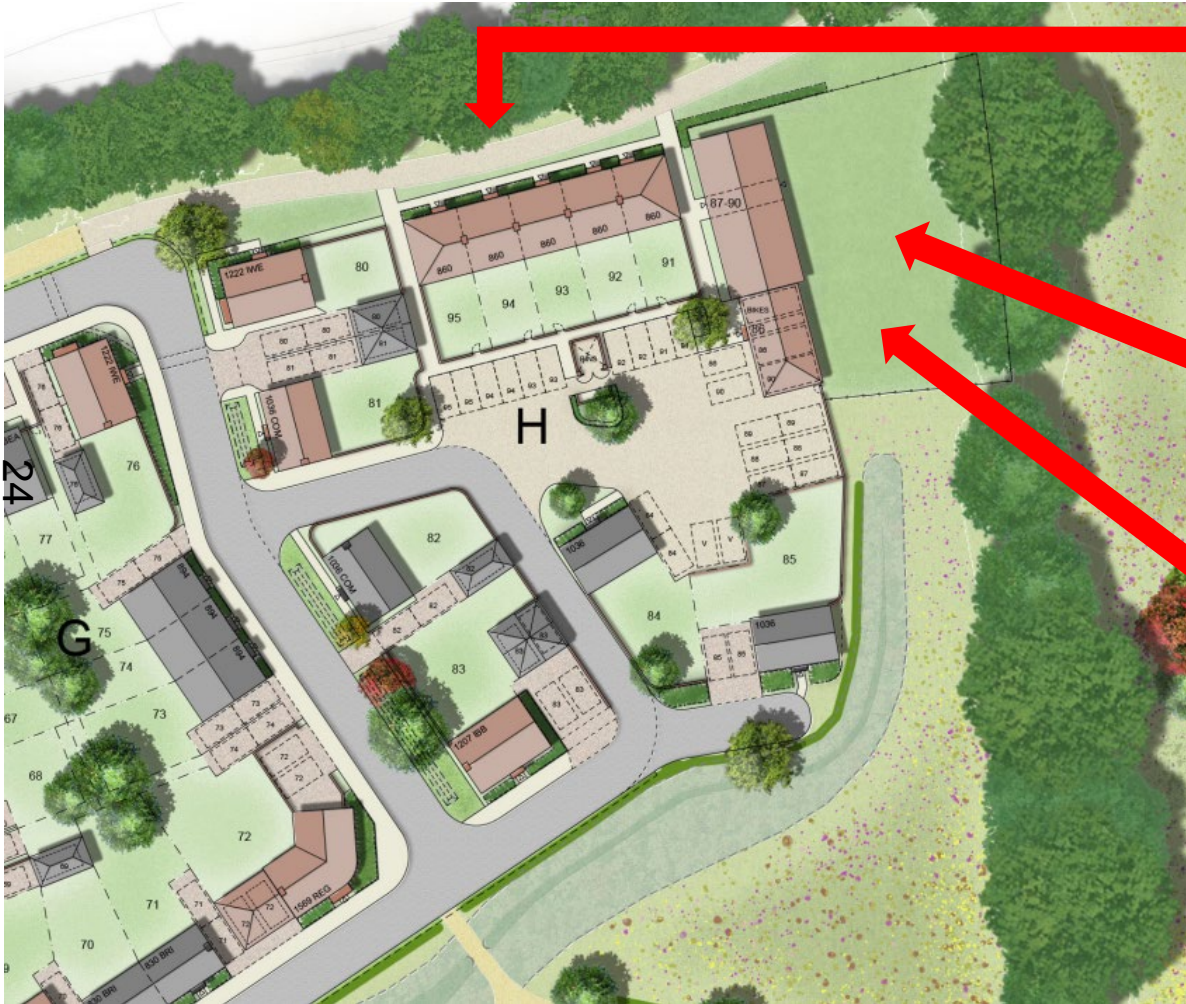


# Street scene



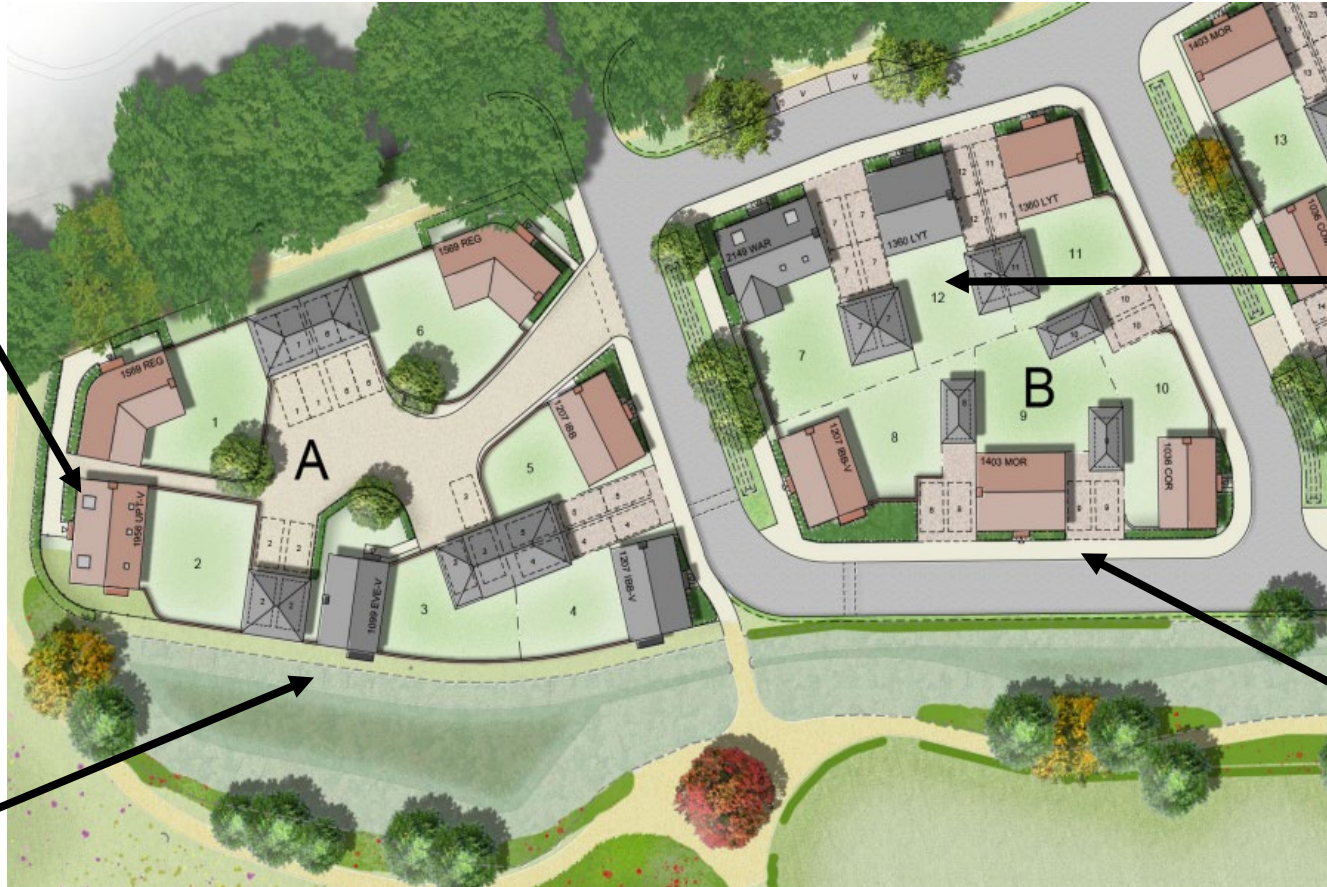


# Character areas





# Character areas





# Housing types



26



24

3a 21/11097



# Local context



West Road



Heatherstone Grange

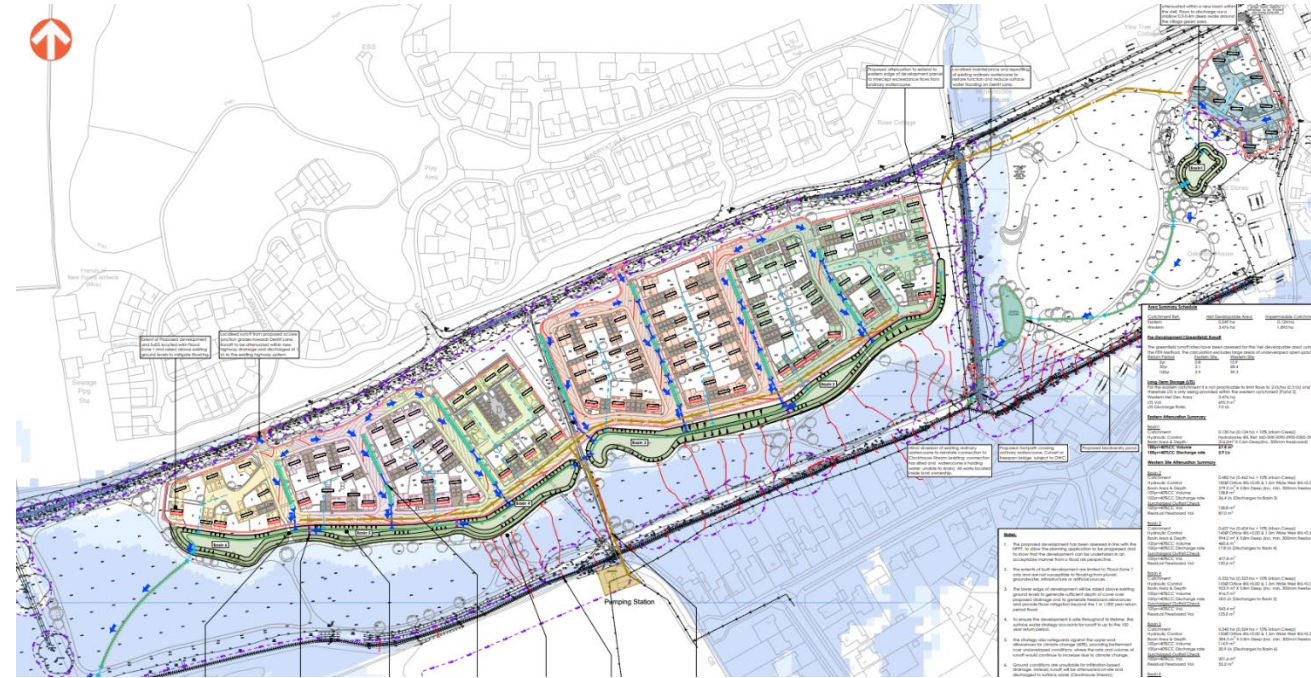


Wiltshire Gardens



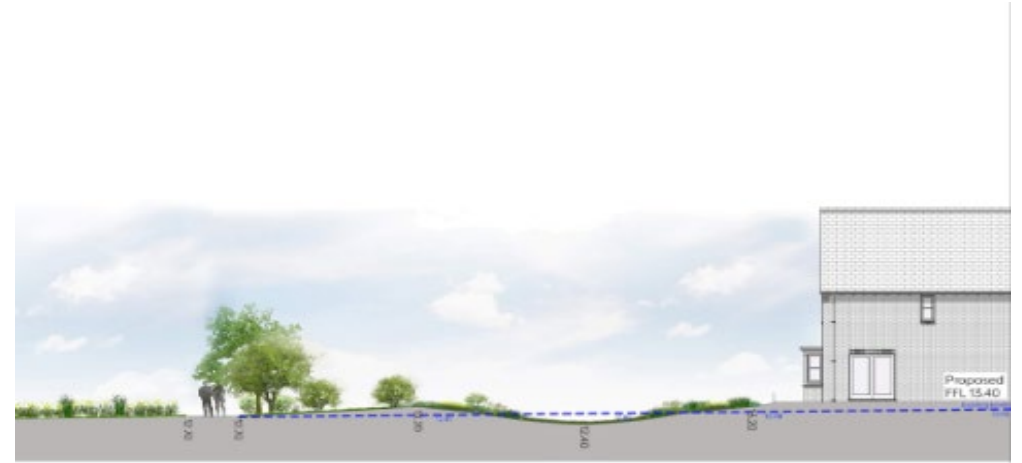


# Flooding and Drainage





# Surface water drainage features

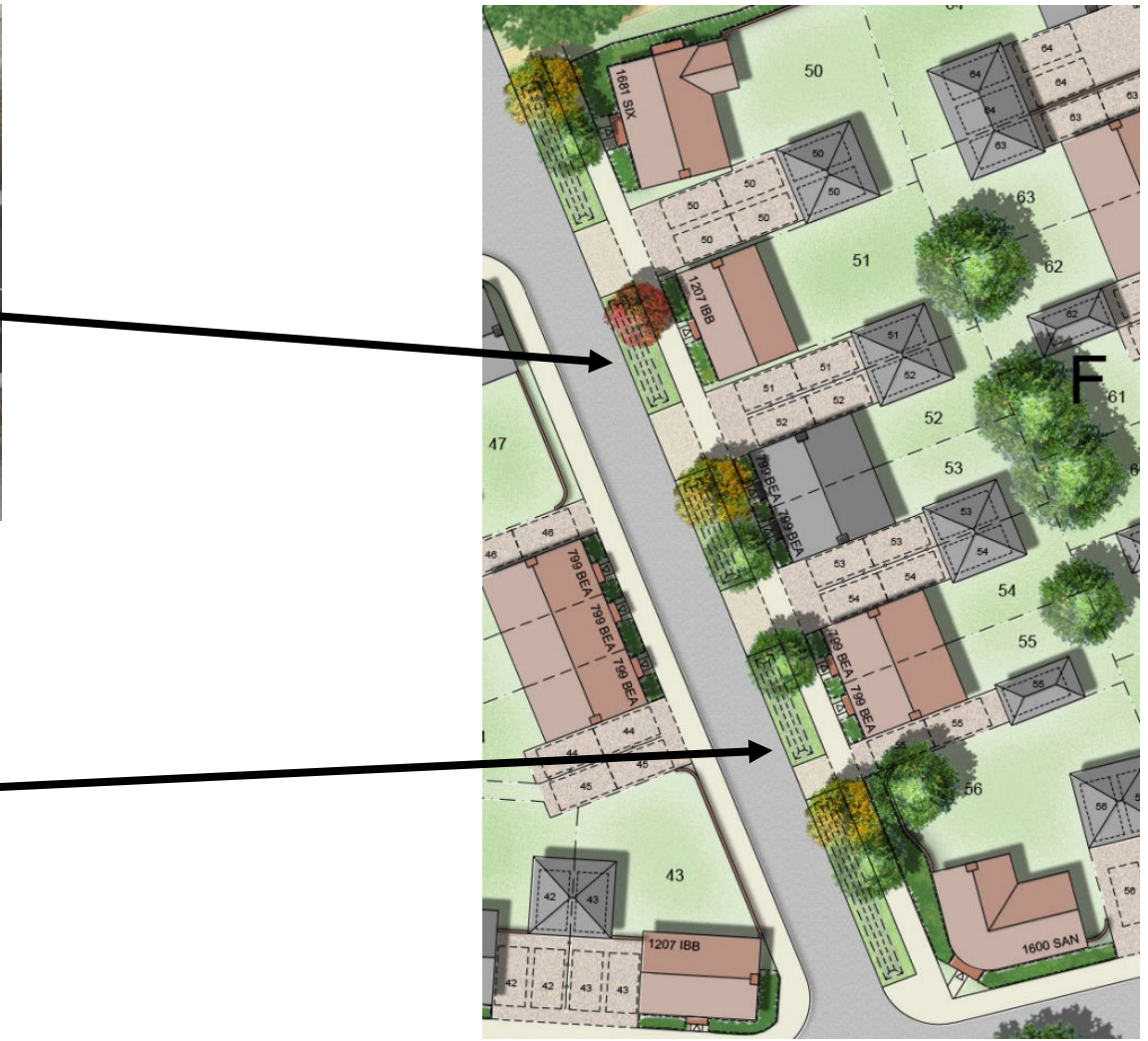
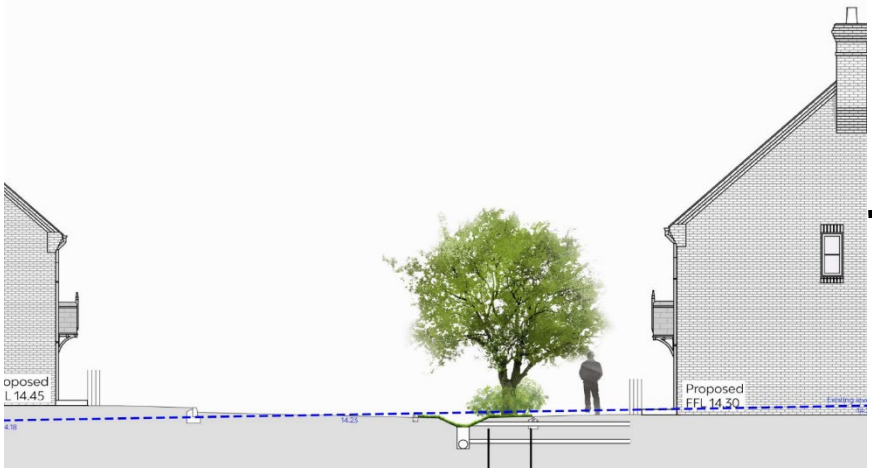




# Street swales



30









# Character area

32



30

3a 21/11097



# Affordable housing

- Affordable 30 units (30%)
- 19 Affordable rent
- 11 Shared ownership

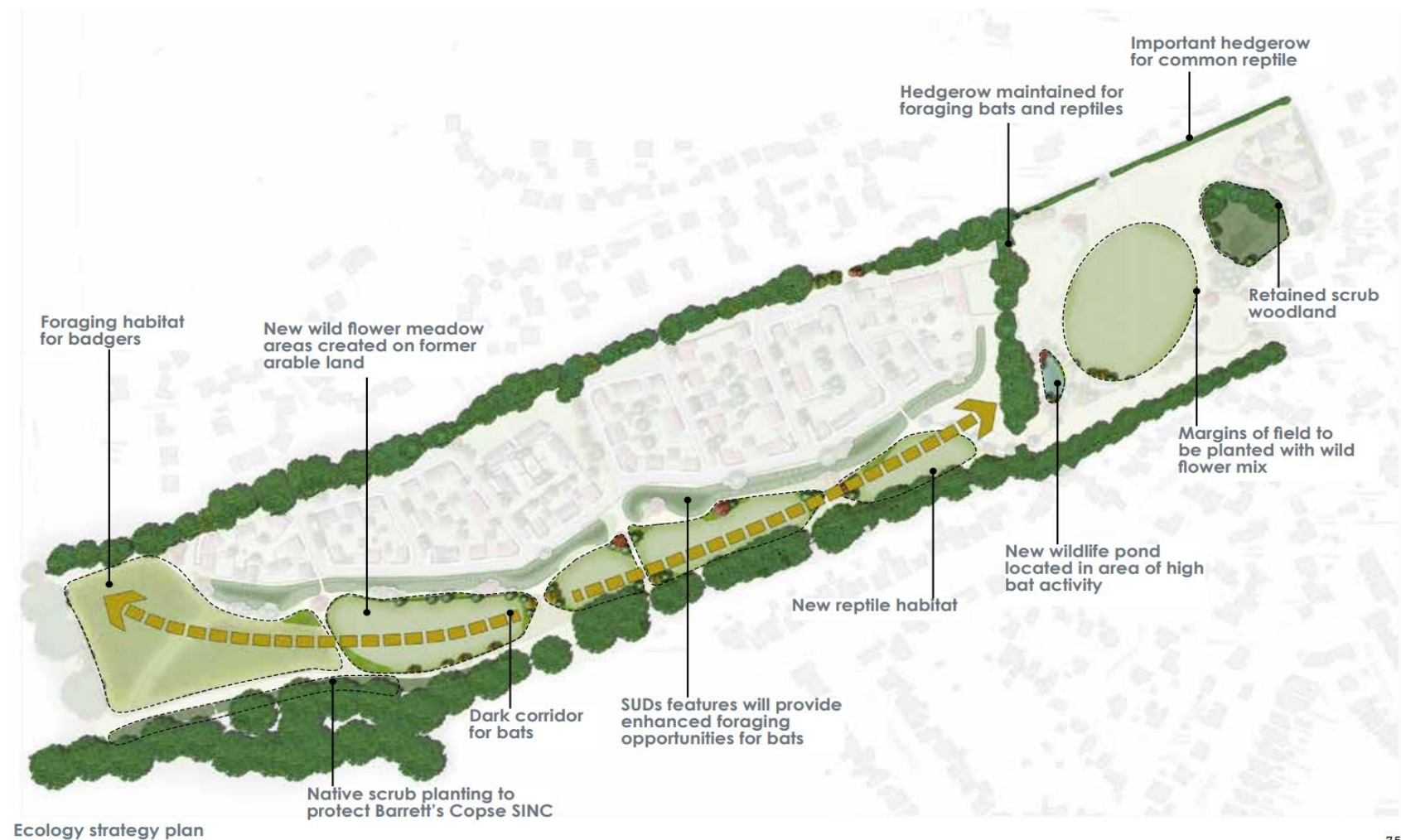


33

# Ecology

- At least 10% BNG
- Protection measures during construction
- Lighting strategy to protect bat corridors
- The creation of species rich wild flower meadows
- Significant new tree and hedgerow planting, the wildlife pond/ SUDs.
- Bat boxes and bricks, bee bricks, bird boxes

34





# Tree and hedgerow loss



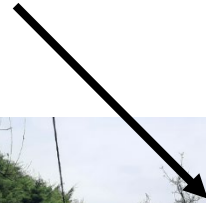


# Site photographs

View of east of site from  
Derritt Lane



Derritt Lane – site to  
right



Derritt Lane Pinch point

View of central part of site  
and Public Right of Way  
along tree line





# Summary

- The Officers report sets out the detailed planning assessment including planning balance.
- The site is allocated for a residential development of at least 100 homes in the Local Plan
- 37 • The proposal will also make a significant contribution towards the Councils five year land supply
- 41 planning conditions imposed
- A legal obligation will need to be agreed to secure Off site highway improvement works and Travel Plan, the on site public open space, ANRG, play areas, minimum 10% BNG, together with its management and maintenance.

End of main 3a 21/11097 presentation – supplementary items follow (if required)

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DISTRICT COUNCIL







# Non Designated Heritage Assets



40



# Illustrative masterplan



41



# Illustrative Master plan



42



# Green

43



41

3a 21/11097

# Site levels

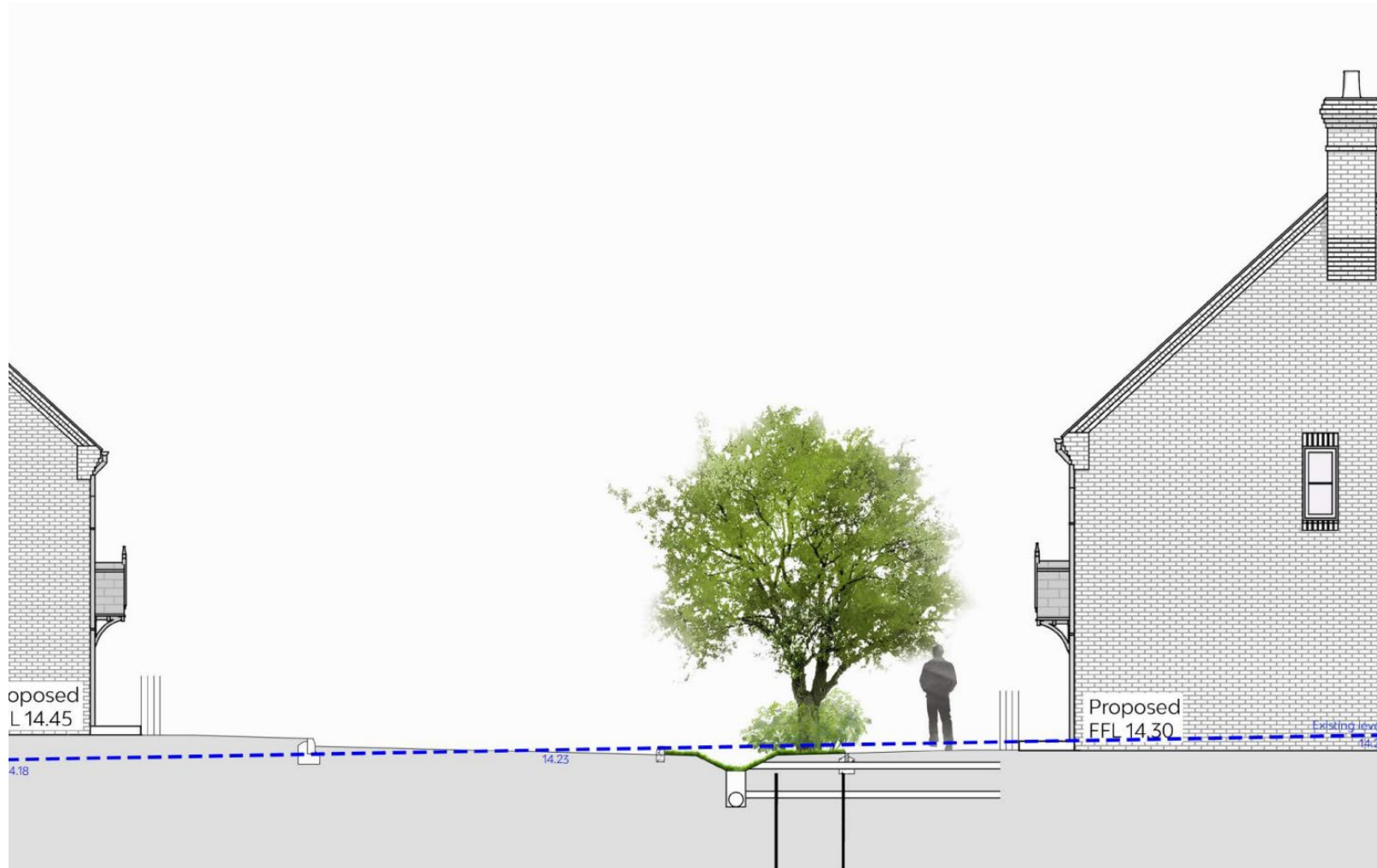
44





# Site levels

45



# Site photos





# Site photos





# Site photos





# Site photos





# Site photos

50







# New Forest

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# Planning Committee

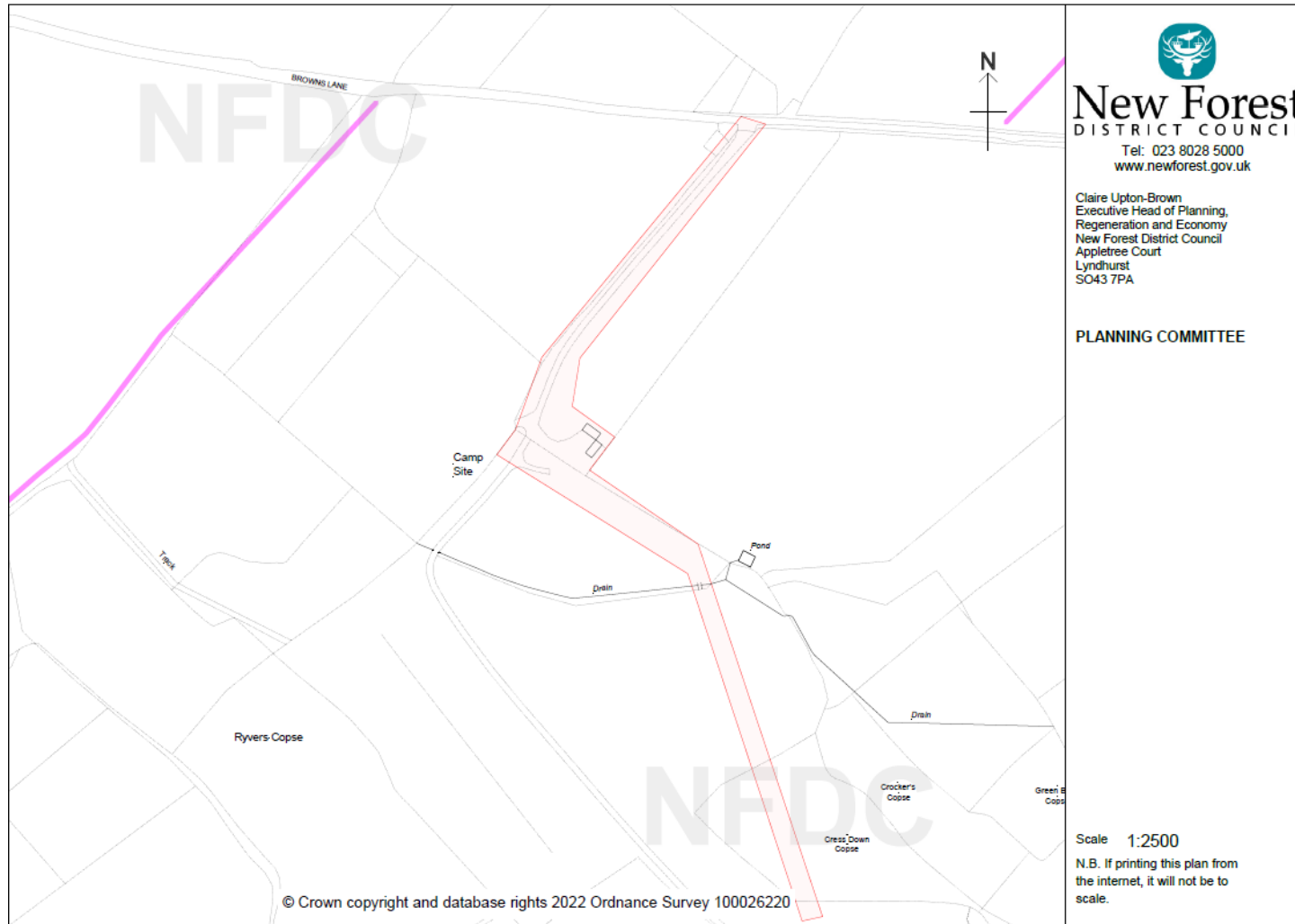
## 3b App No 21/11621

Jubilee Camping  
Browns Lane  
Damerham  
SP6 3EJ



# Red Line Plan (showing nearby Public Right of Way)

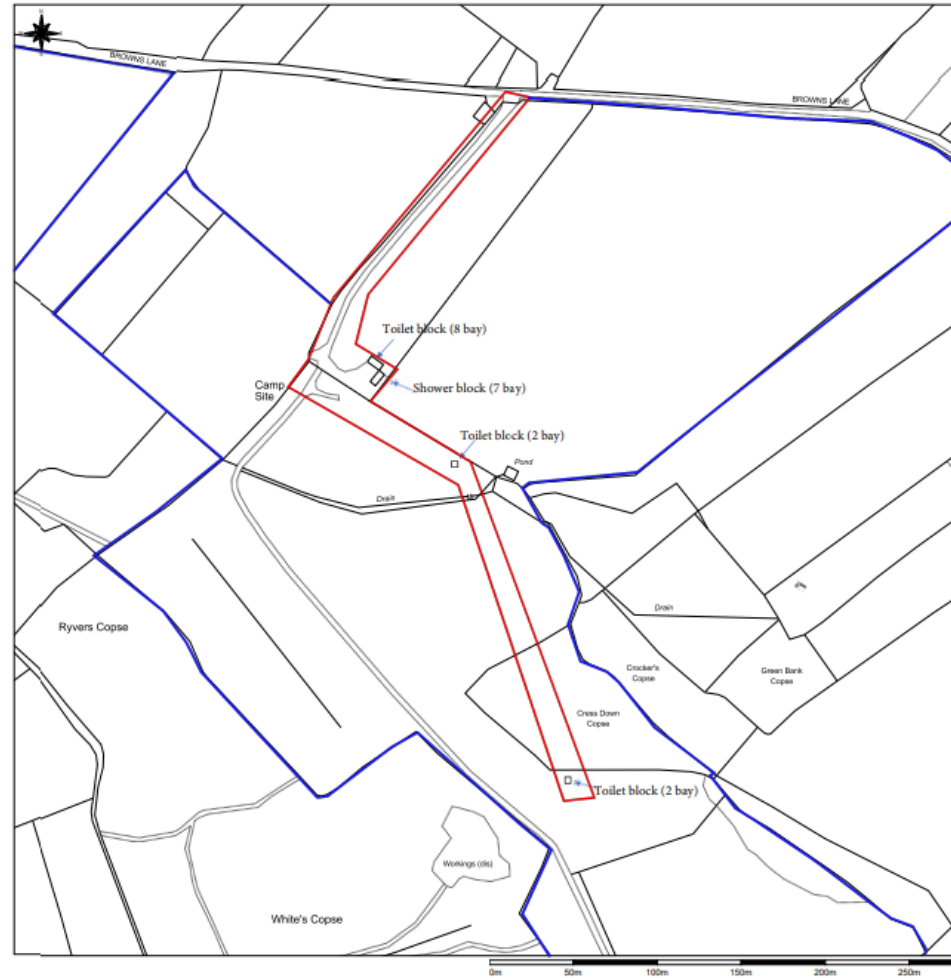
53





# Site location plan

54



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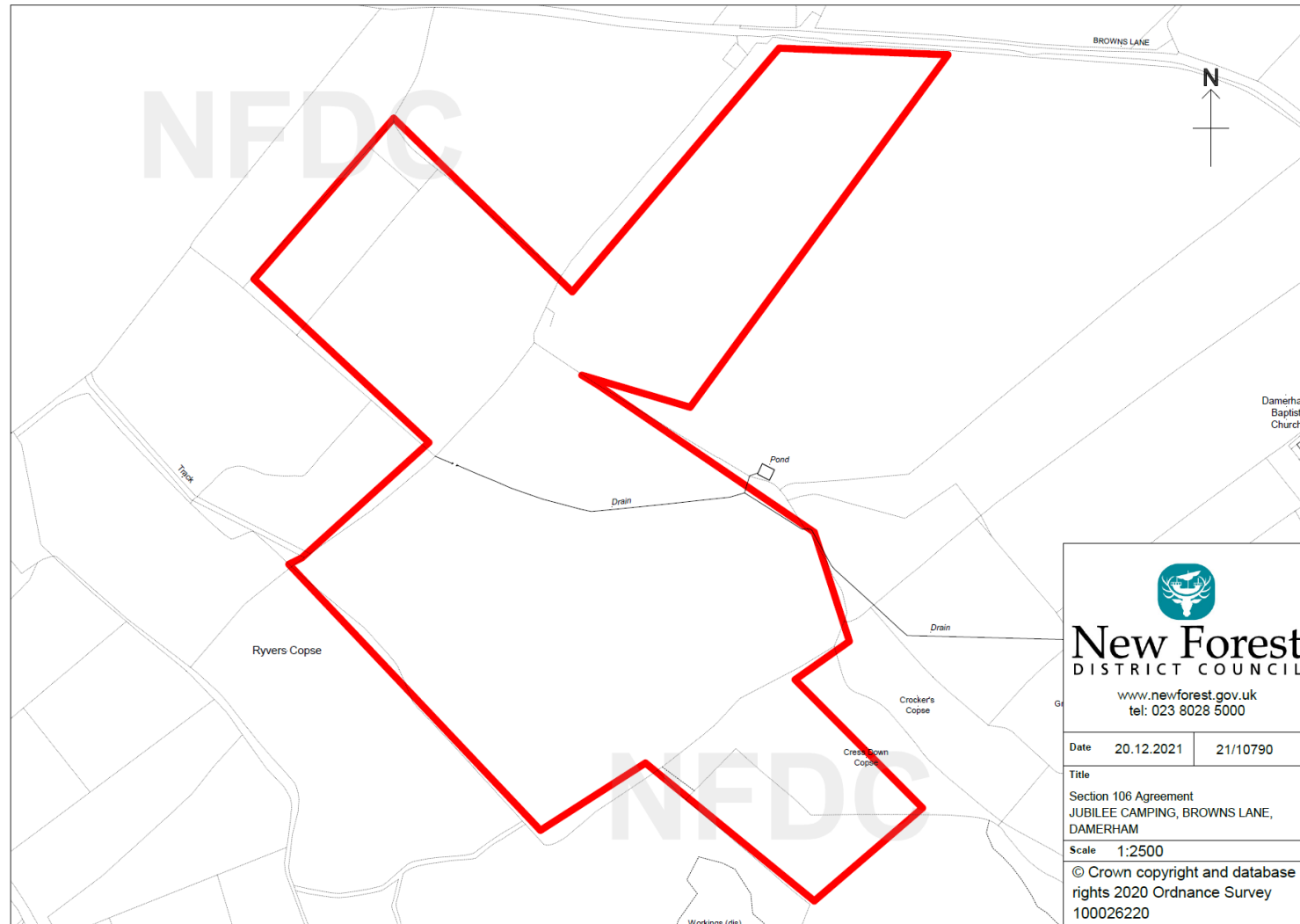
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52

3b 21/11621

# Red line plan from 28 day camping UU ref 21/10790

55





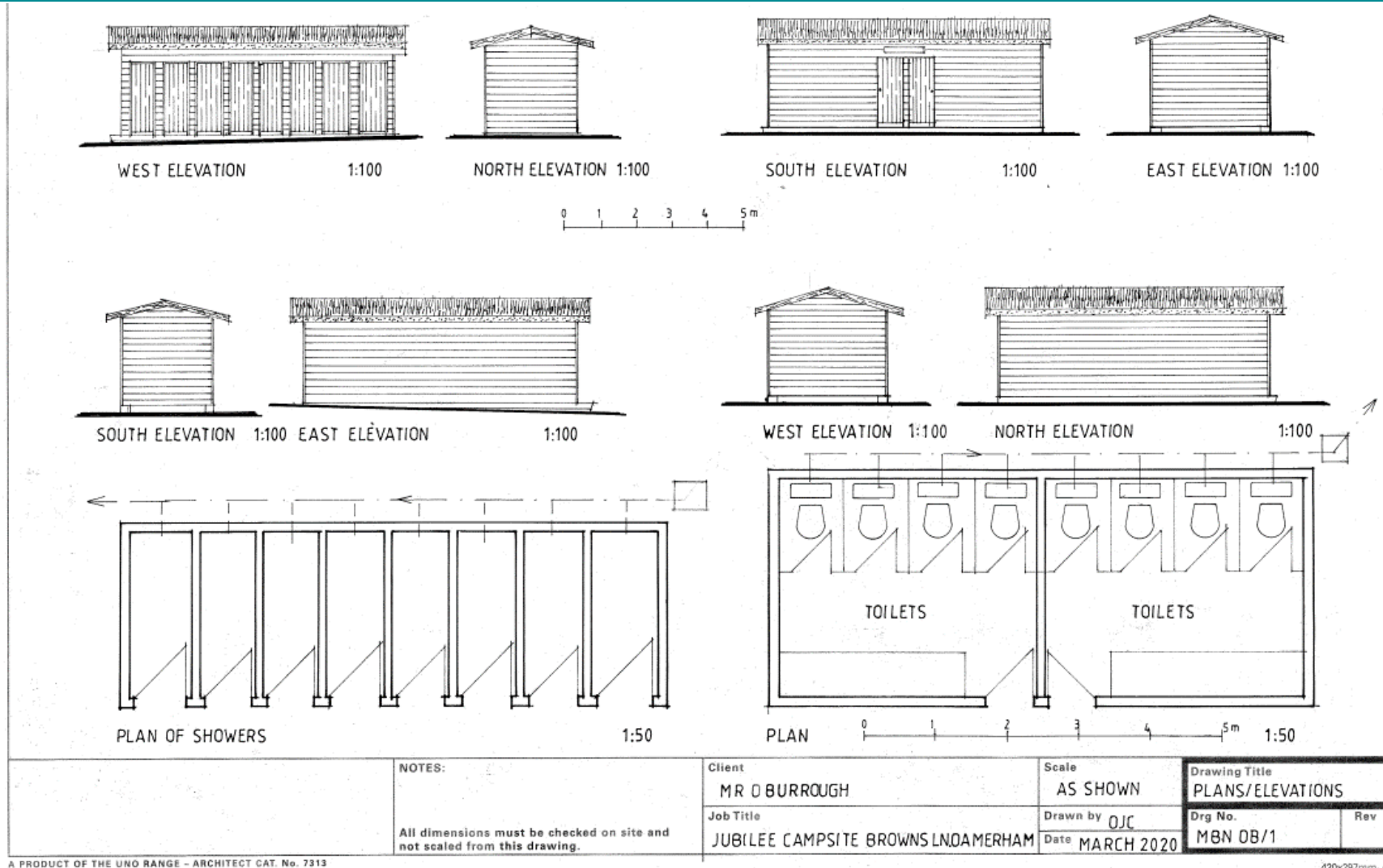
The main issues to consider in the determination of this application are:

- The impact of the structures on the character and appearance of the area which lies within the Cranbourne Chase Area of Outstanding Natural Beauty
- The campsite is permitted development under Part 4, Class B of the GPDO and does not require planning permission

55

# Larger WC/Shower buildings

57



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420x297mm A3



# Field and Woodland WCs

58

The drawing set includes the following views:

- FIELD WC PLAN 1:50**: Shows a rectangular structure with two internal compartments, each labeled 'WC'. The front facade has a wide, shallow overhang.
- NORTH WEST ELEVATION 1:50**: Shows the side profile of the Field WC, featuring a gabled roof with a textured finish and horizontal cladding on the walls.
- SE ELEVATION 1:50**: Shows the side profile of the Field WC from the opposite side, with horizontal cladding and a textured roof.
- SW ELEVATION 1:50**: Shows the front elevation of the Field WC, featuring a gabled roof and vertical cladding on the walls.
- NE ELEVATION 1:50**: Shows the front elevation of the Field WC from the opposite side, with vertical cladding and a gabled roof.
- WOODLAND WC PLAN 1:50**: Shows a rectangular structure with two internal compartments, each labeled 'WC'. The front facade has a simple overhang.
- SW ELEVATION 1:50**: Shows the side profile of the Woodland WC, featuring a gabled roof with a textured finish and horizontal cladding on the walls.
- NW ELEVATION 1:50**: Shows the side profile of the Woodland WC from the opposite side, with horizontal cladding and a gabled roof.
- SE ELEVATION 1:50**: Shows the front elevation of the Woodland WC, featuring a gabled roof and vertical cladding on the walls.
- NE ELEVATION 1:50**: Shows the front elevation of the Woodland WC from the opposite side, with vertical cladding and a gabled roof.

**Client:** MR BURROUGH

**Job Title:** JUBILEE CAMPING FIELD  
MANOR FARM  
BROWNS LANE  
DAMERHAM

**Drawing Title:** PLANS AND ELEVATIONS

# Larger buildings

**Larger blocks from Browns Lane to north (zoom lens)**



**View north-east – buildings screened by hedge**



59



# Larger buildings

**From end of access track**



**View from field to north-west  
(PRoW approximately twice the  
distance)**



60

# Site Photographs

**Large WC block**

**Shower block**



61



# Field WC building

## Southern elevation



## View north



62



# Woodland WC building

## Southern elevation



## Northern elevation



63





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## 3c App No 21/11461

196, Everton Road  
Hordle  
SO41 0HE



# Red Line Plan

66



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196 EVERTON ROAD  
HORDLE  
SO41 0HE  
21/11461

Scale 1:1250

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# Approved landscaping 196 & 198

67





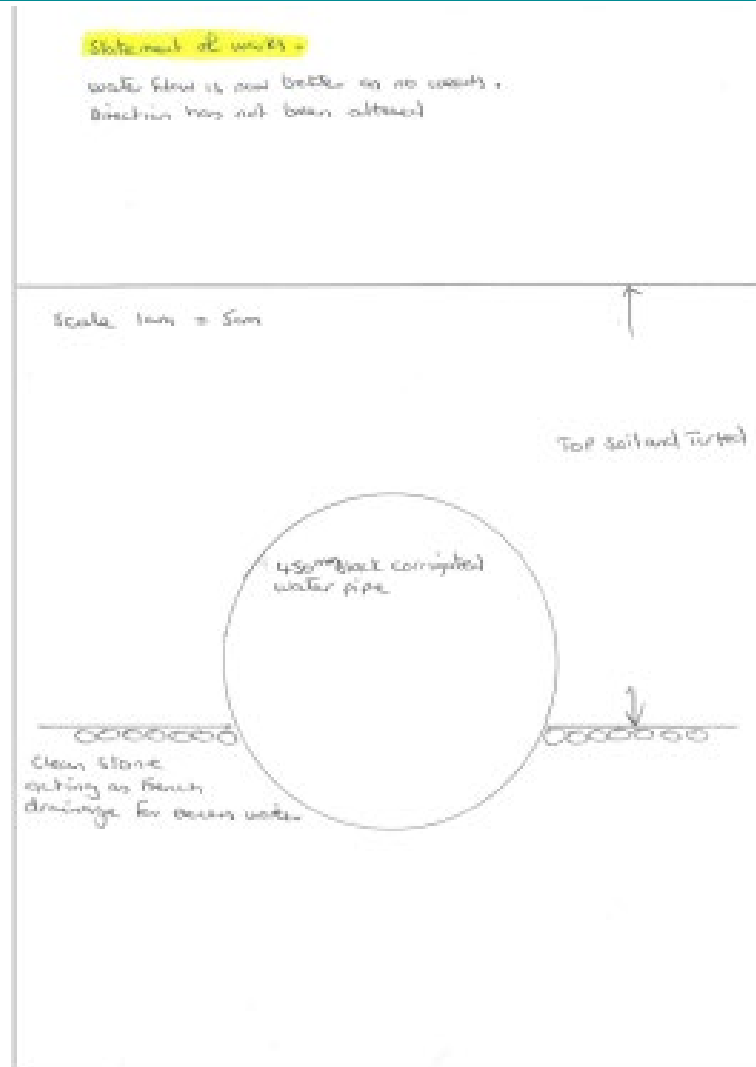
# Block plan

68



# Cross section through garden

69





# Northern inspection chamber

(view towards Sky End Lane)



70



# Southern inspection chamber

71







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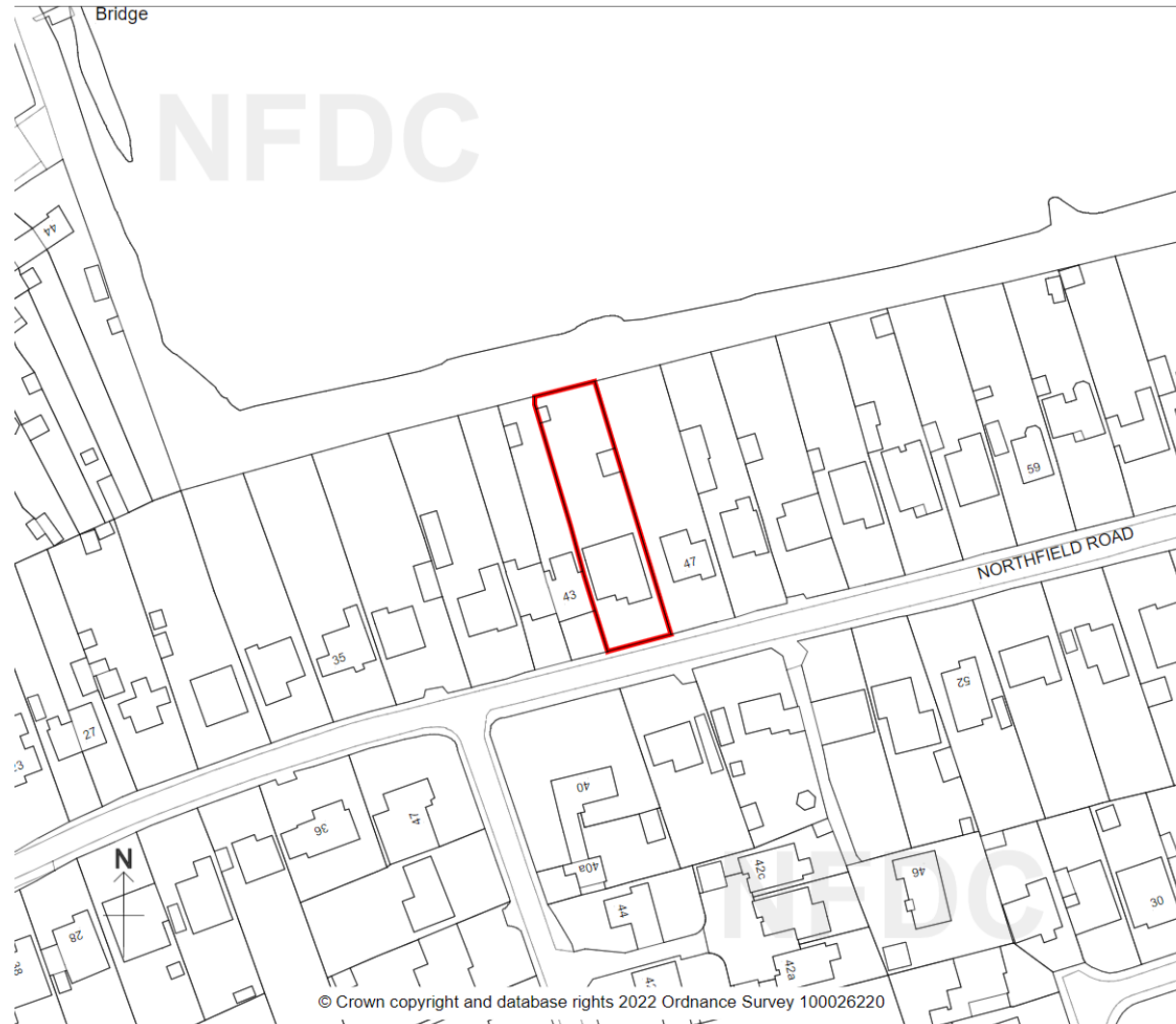
## 3d App No 22/10063

45 Northfield Road,  
Ringwood  
BH24 1LT



# Red Line Plan

74



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45 NORTHFIELD ROAD  
RINGWOOD  
BH24 1LT  
22/10063

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# Aerial view



75

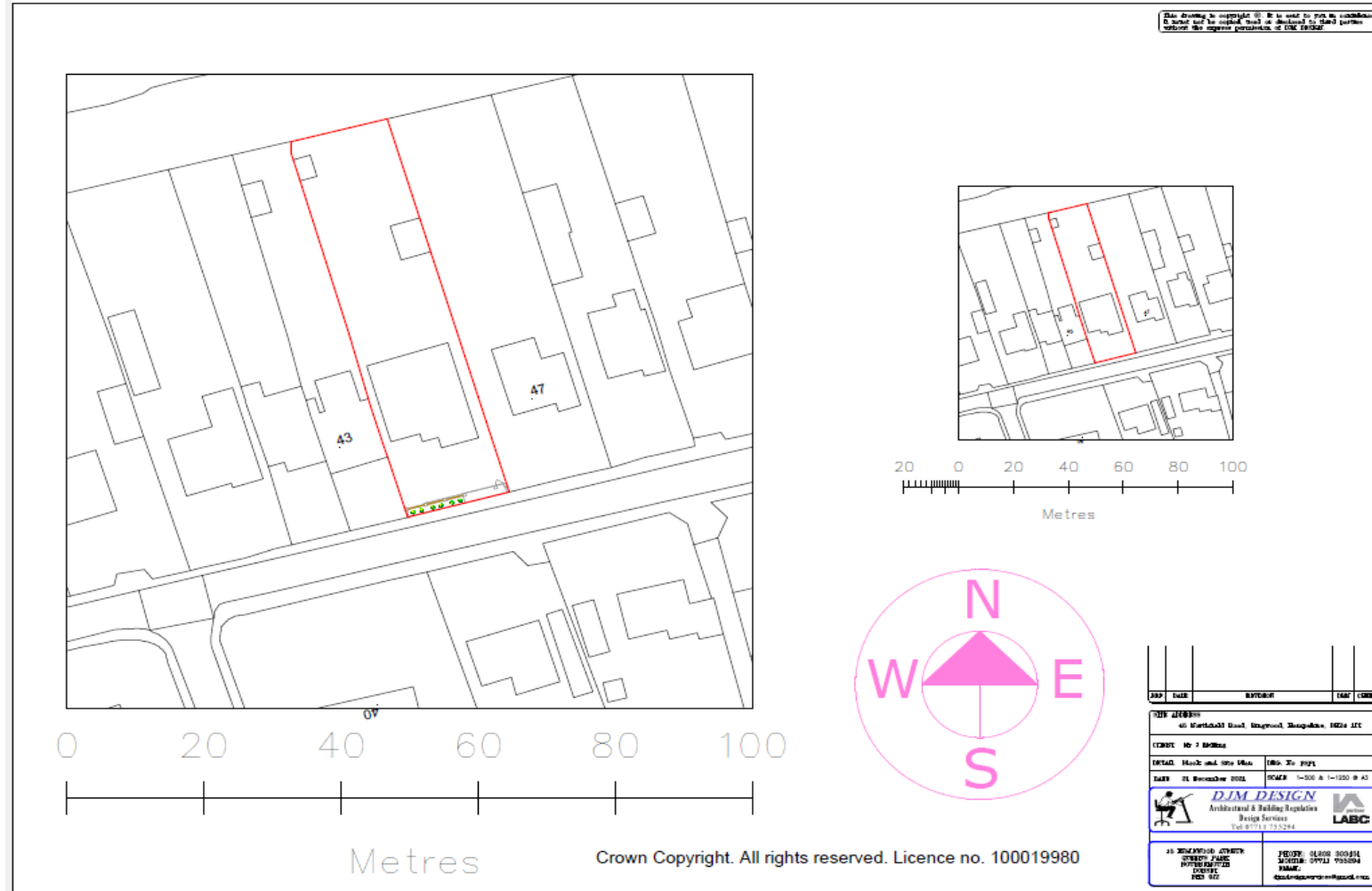
73

3d 22/10063



# Block plan

76

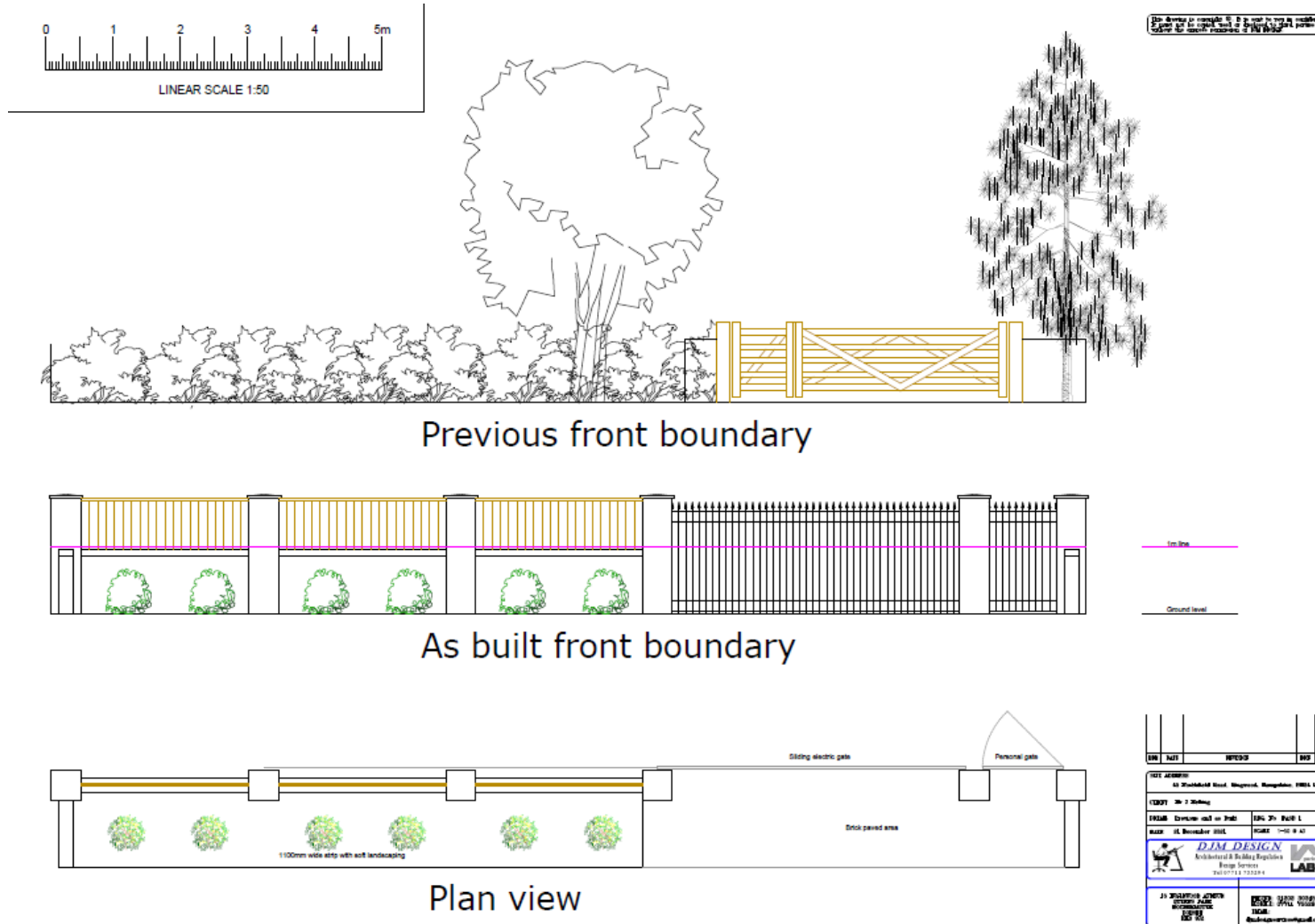


74

3d 22/10063

# Elevations

77





# Wall at number 45 Northfield Road

78



76

3d 22/10063

# Wall at number 43 Northfield Road

79



77

3d 22/10063



# Wall opposite

80



# Street scene



81



# Street scene



82



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# Planning Committee

## 3e App No 21/11672

5 Sika Rise  
Bransgore  
BH23 8FA

# Red Line Plan



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March 2022

5 SIKA RISE  
BRANSGORE  
BH23 8FA  
21/11672

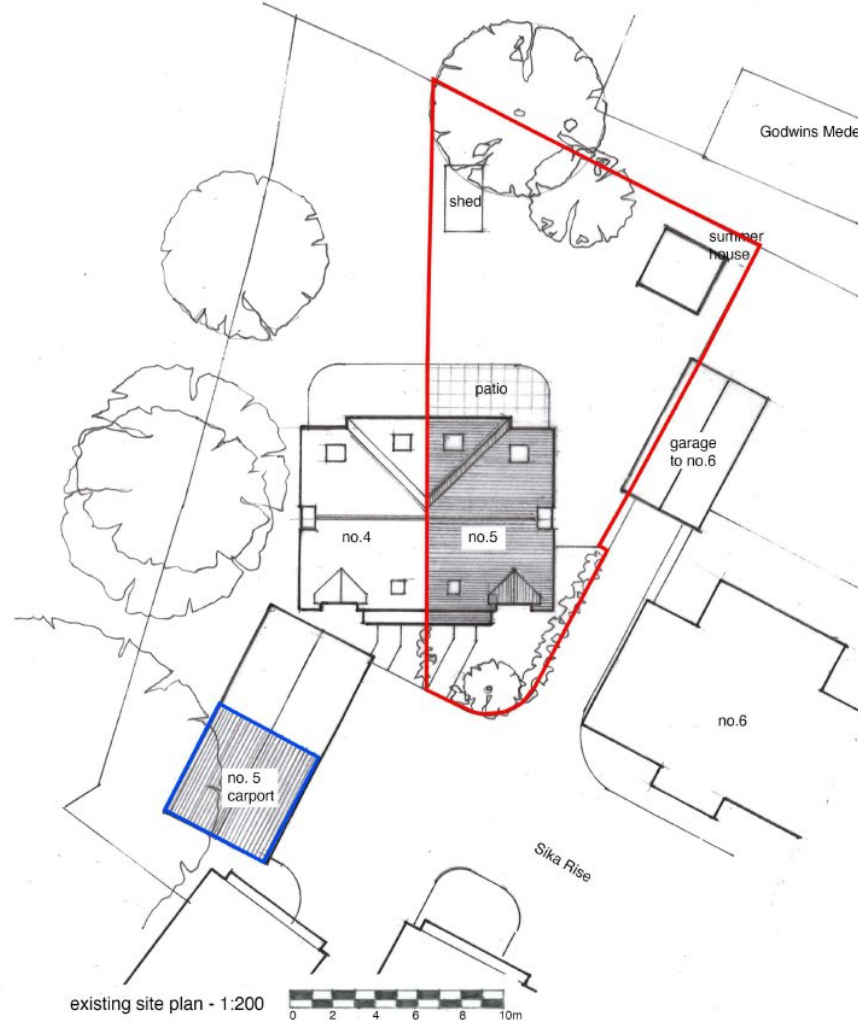
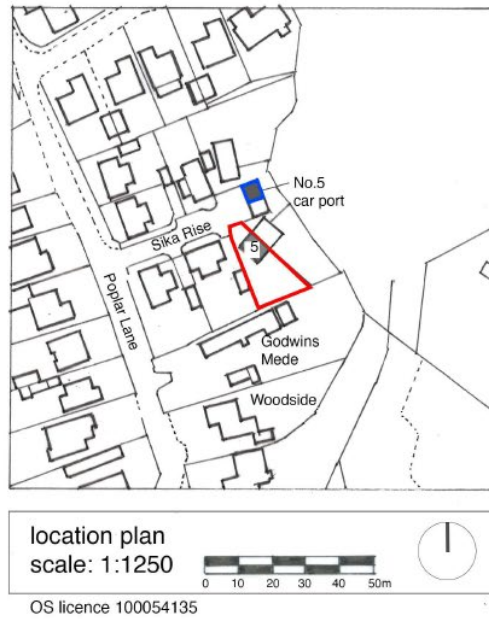
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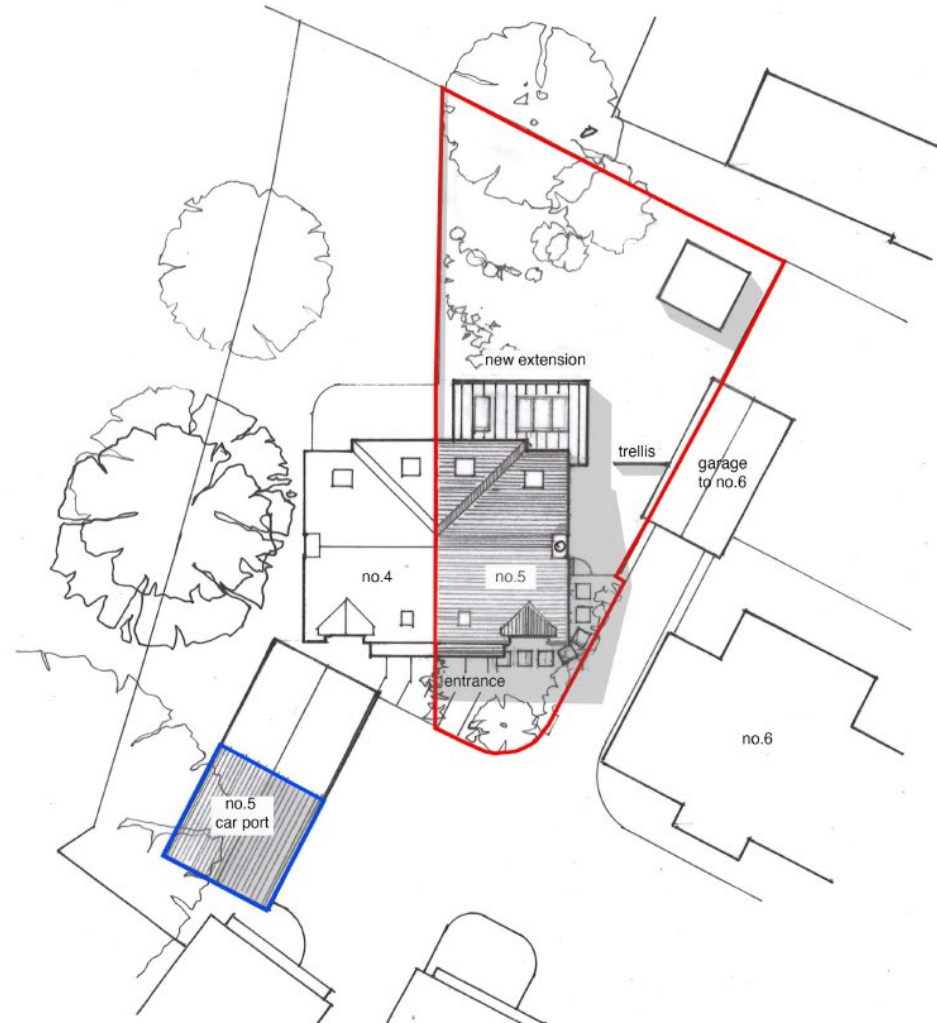
# Site Location and Block Plan

98



# Site plan

87



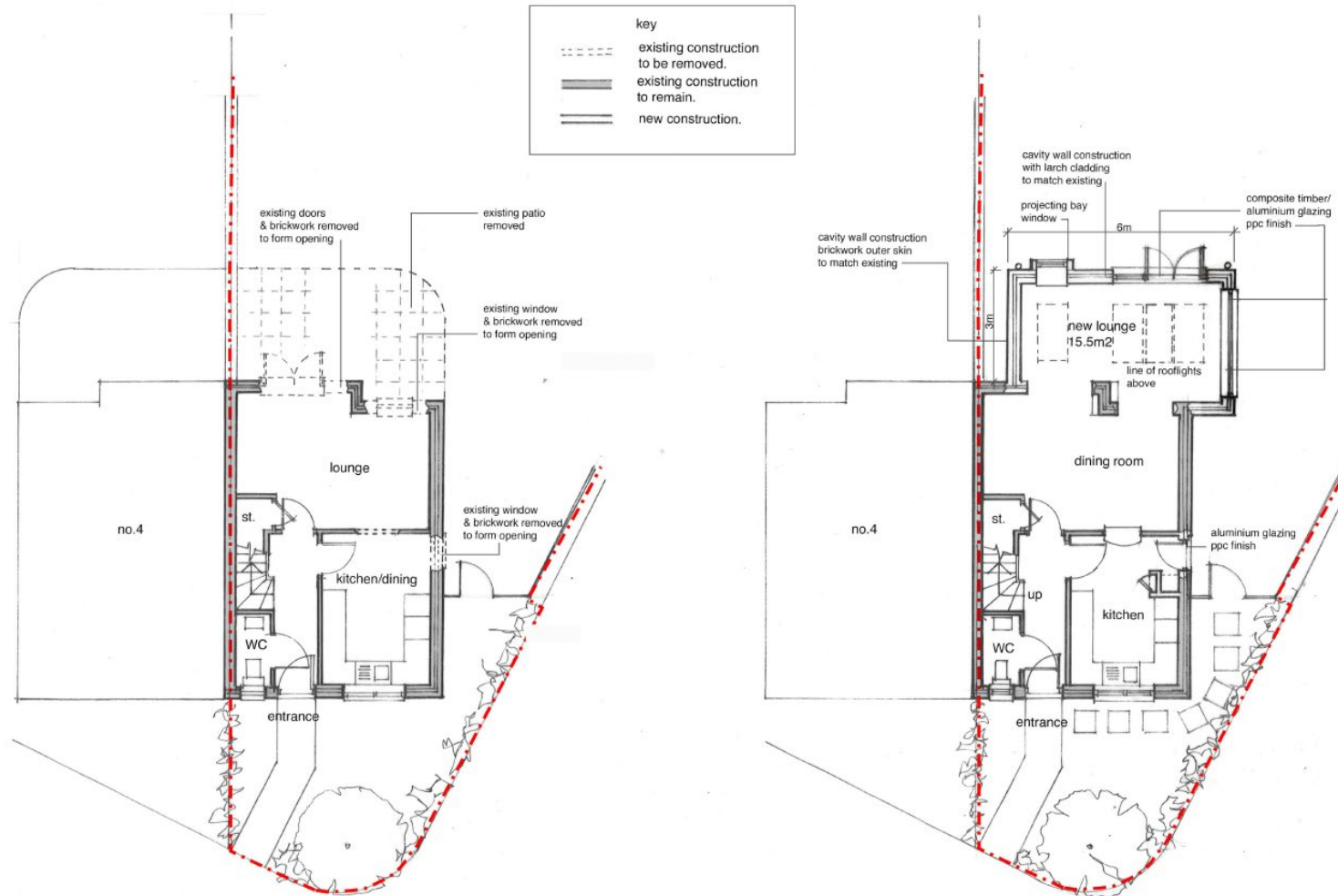
85

3e 21/11672



# Ground floor plans

88



# First floor plans

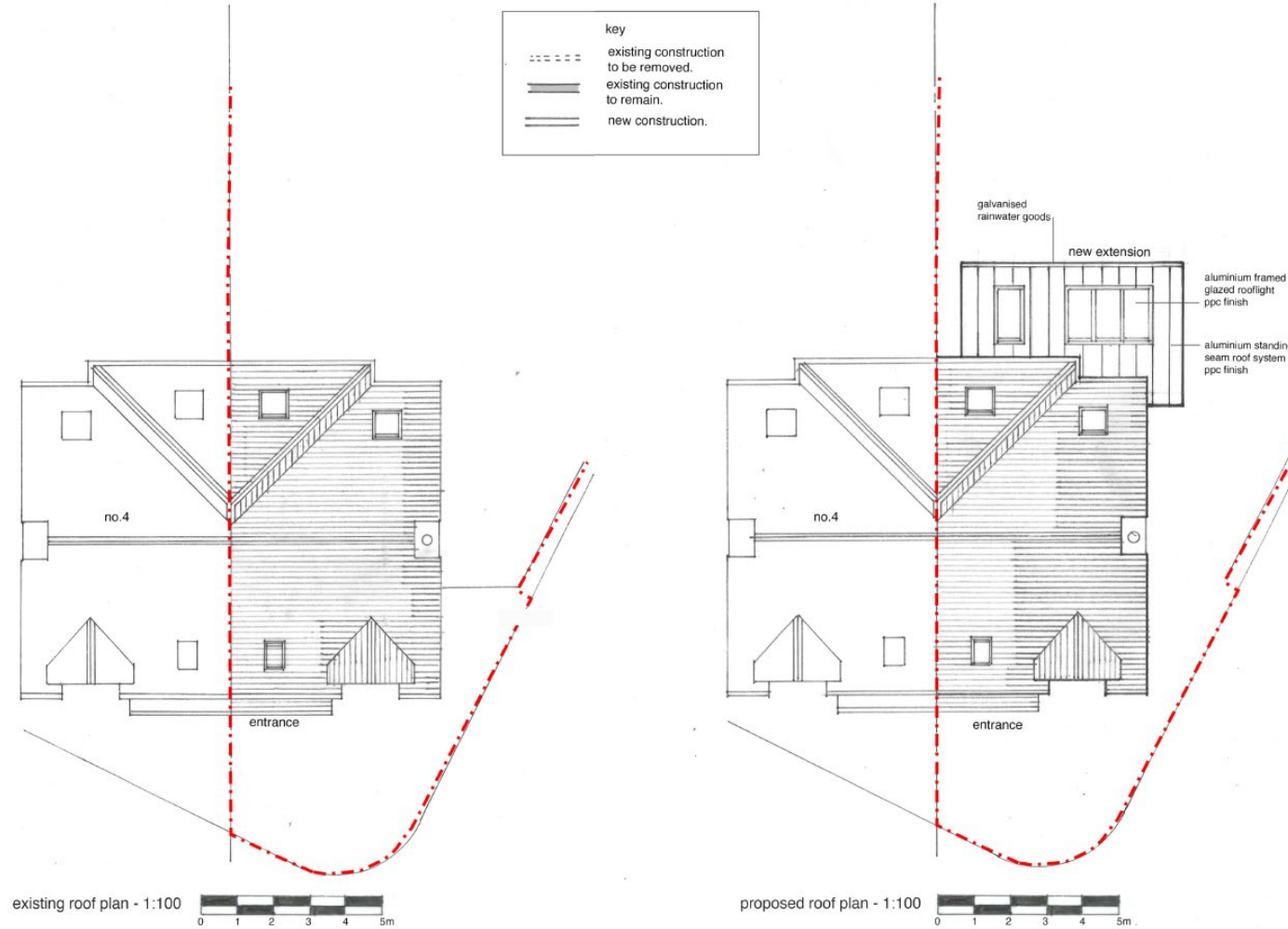
68





# Roof plans

06

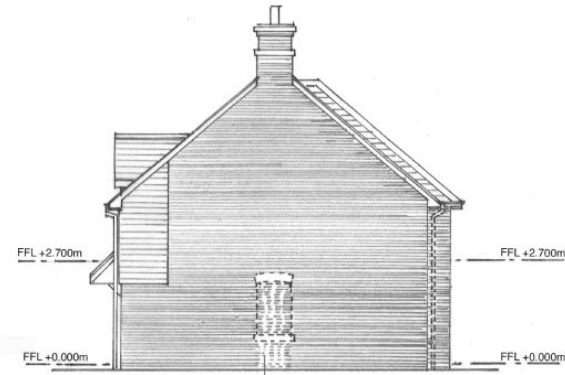


# Existing elevations

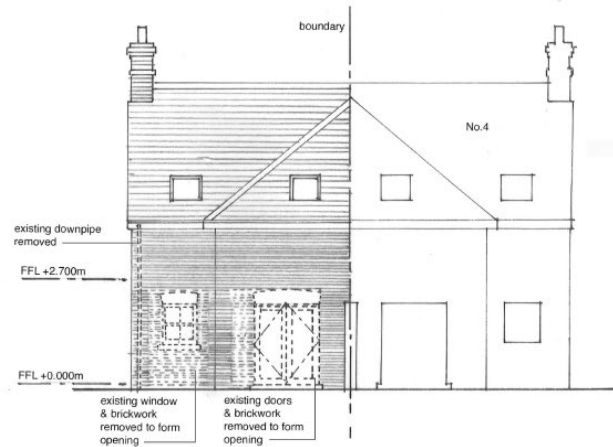
91



existing north elevation - 1:100



existing west elevation - 1:100



existing south elevation - 1:100



key

- existing construction to be removed.
- existing construction to remain.
- new construction.



# Proposed elevations

92



proposed north elevation - 1:100

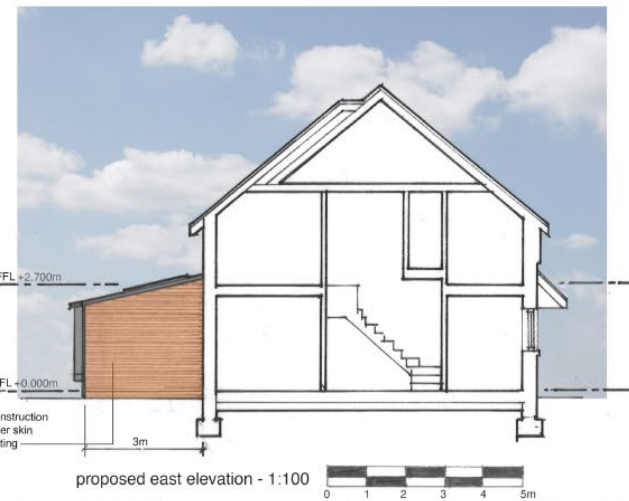


proposed west elevation - 1:100

- aluminium standing seam roof system ppc finish colour - anthracite angle 12.5 degrees
- FFL +2.700m
- composite aluminium/timber windows
- ppc finish anthracite
- cavity wall construction with larch cladding to match existing
- FFL +0.000m
- brick plinth to match existing brickwork



proposed south elevation - 1:100



proposed east elevation - 1:100



# Materials



aluminium standing seam  
roof system  
ppc finish  
colour - anthracite



projecting bay window  
composite aluminium/timber windows



composite aluminium/timber windows  
ppc finish  
colour - anthracite



cavity wall construction  
with larch cladding  
to match existing

93



# Front elevation

94



92

3e 21/11672



# Front and car port

95



93

3e 21/11672



# Outbuilding and rear boundary

96



94

3e 21/11672



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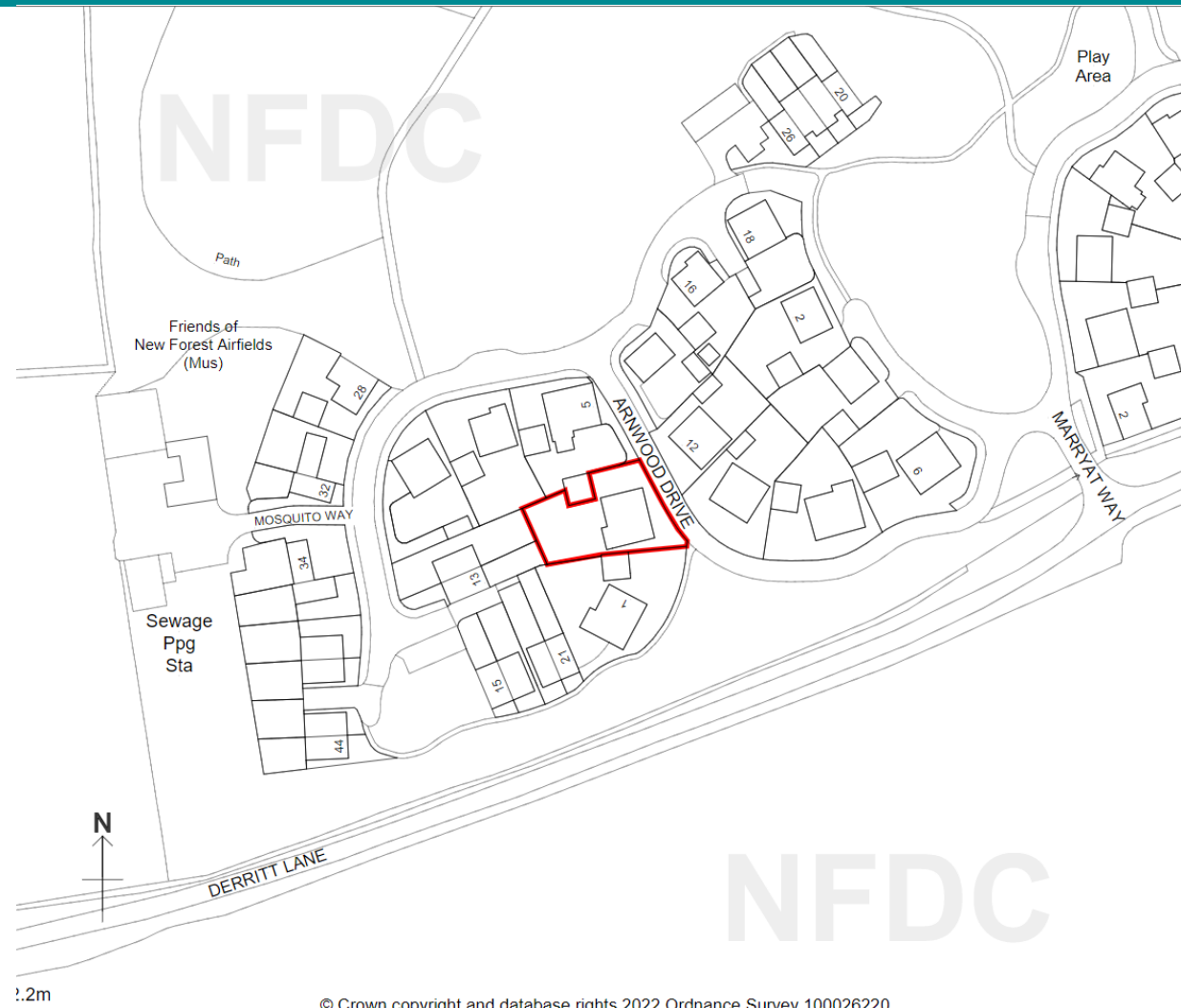
# Planning Committee

## 3f App No 21/11673

3 Arnwood Drive,  
Bransgore  
BH23 8FH

# Red Line Plan

66



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3 ARNWOOD DRIVE  
BRANSGORE  
SOPLYE BH23 8FH  
21/11673

Scale 1:1250

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# Site location plan

100



# Elevation and floor plans



101



# Front elevation

**Existing**

102



**Proposed**



# Street scene

103



101

3f 21/11673



# Front elevation

104



102

3f 21/11673



# Front elevation



105

103

3f 21/11673



# Opposite

106

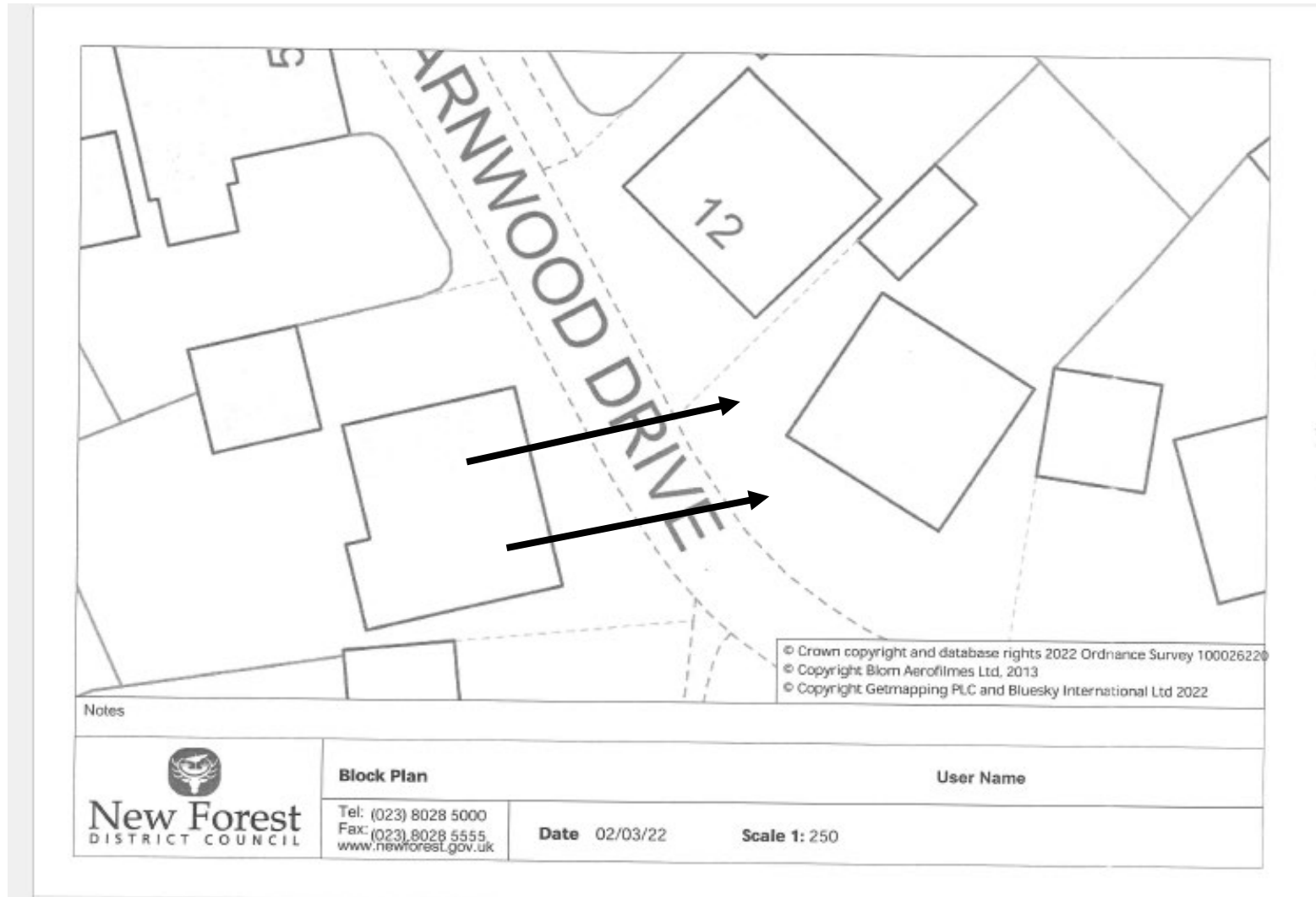


104

3f 21/11673

# Direction of windows

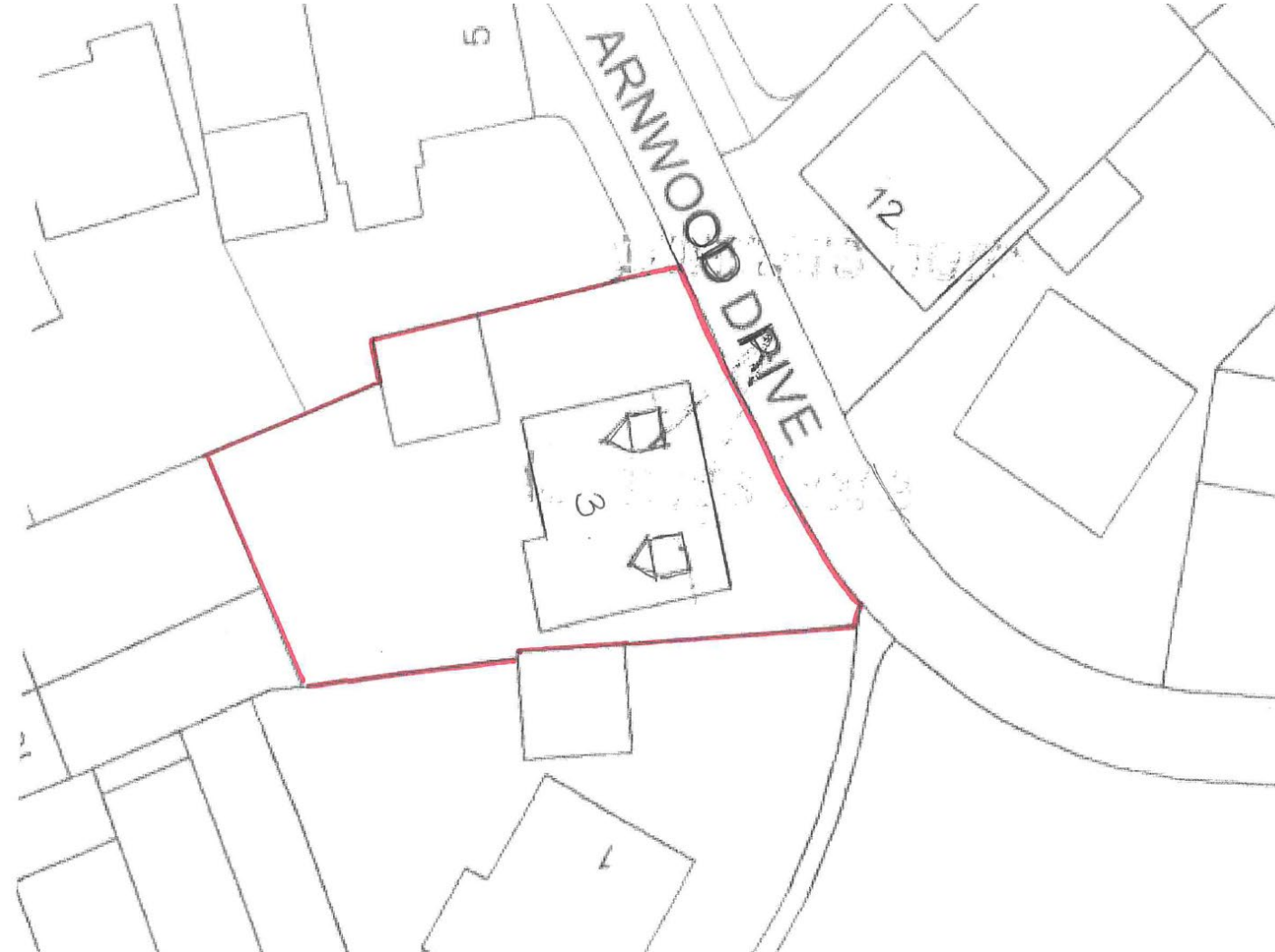
107





# Block plan

108





# New Forest

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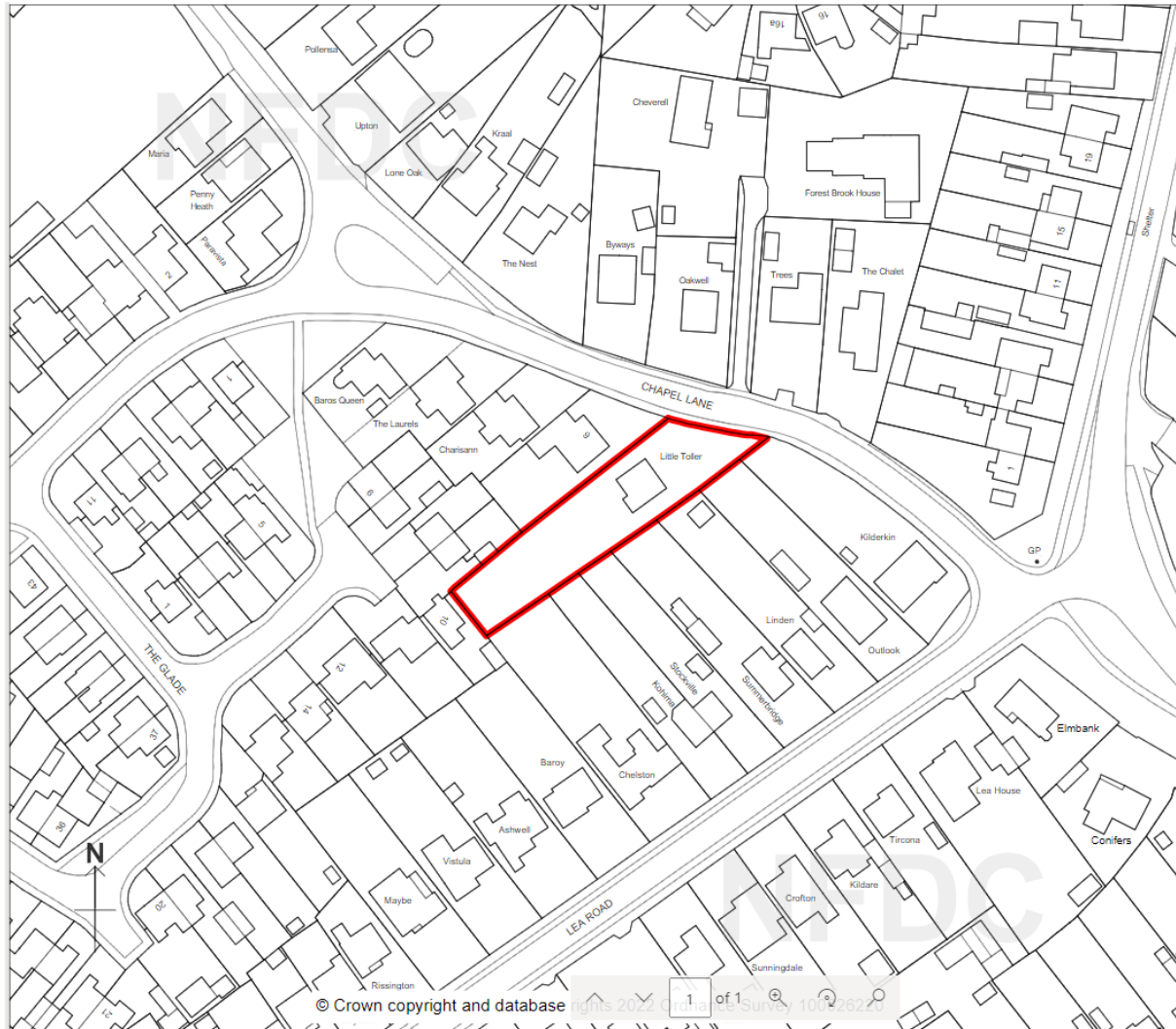


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## 3g App No 21/11674

Little Toller,  
Chapel Lane  
Langley, Fawley SO45 1YX

# Red Line Plan



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SO43 7PA

**PLANNING COMMITTEE**

March 2022

LITTLE TOLLER  
CHAPEL LANE, LANGLEY  
FAWLEY SO45 1YX  
21/11674

Scale 1:1250

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111



# Aerial Photo



112

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3g 21/11674



# Street scene Chapel Lane





# Street scene Chapel Lane



# Side boundary with 6 Chapel Lane

115



113

3g 21/11674



# Side elevation 6 Chapel Lane

116



114

3g 21/11674



# North-western side boundary





# Side/rear elevation of 9 The Glade

118



116

3g 21/11674

# South-western end of the application site

119





# Rear of existing bungalow

120



# South-eastern side boundary

121



119

3g 21/11674

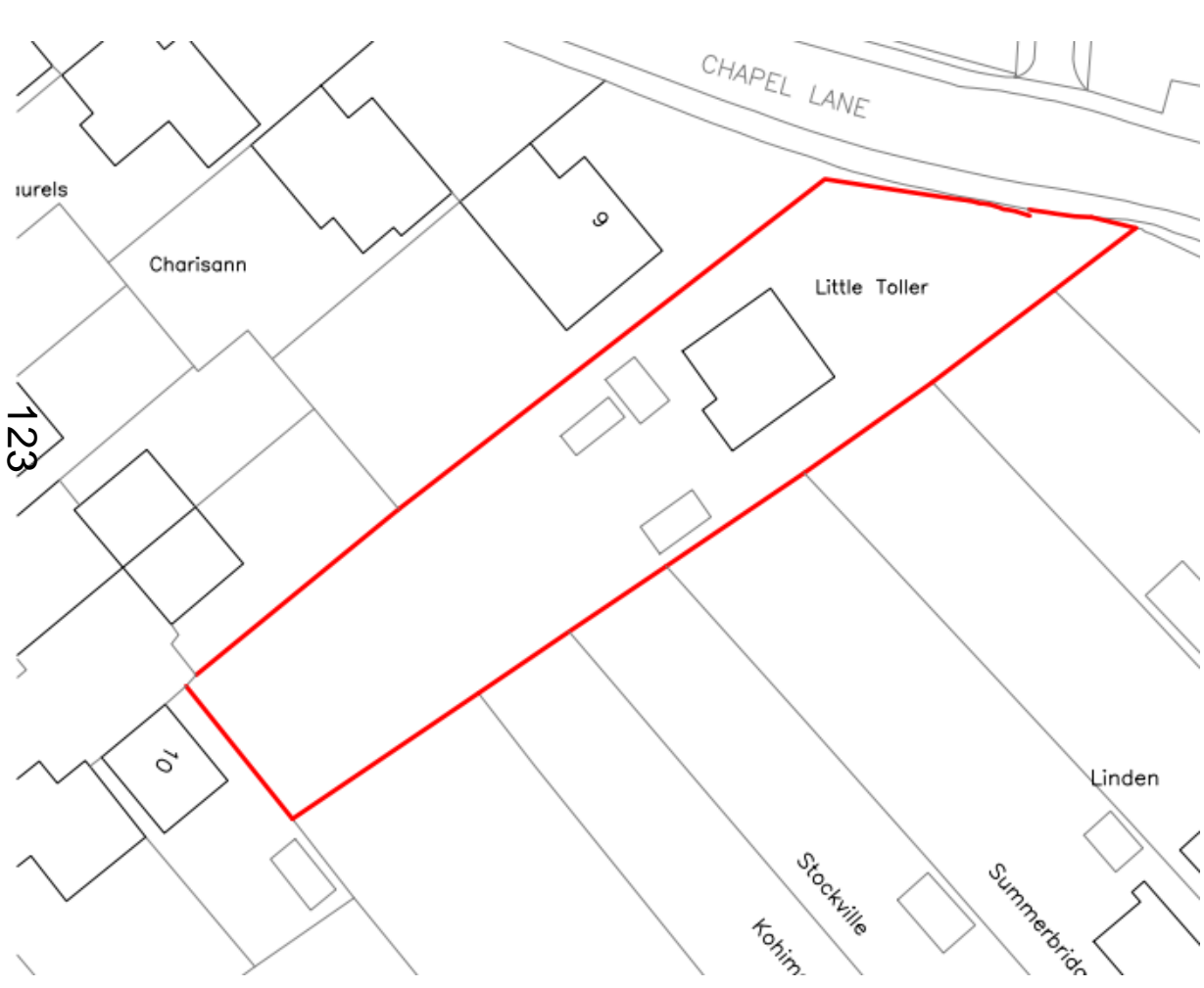


# View towards site from The Glade



122

# Existing & Proposed site plan

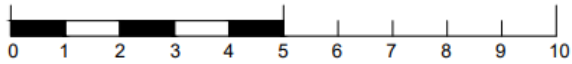




# Proposed front elevation/street scene

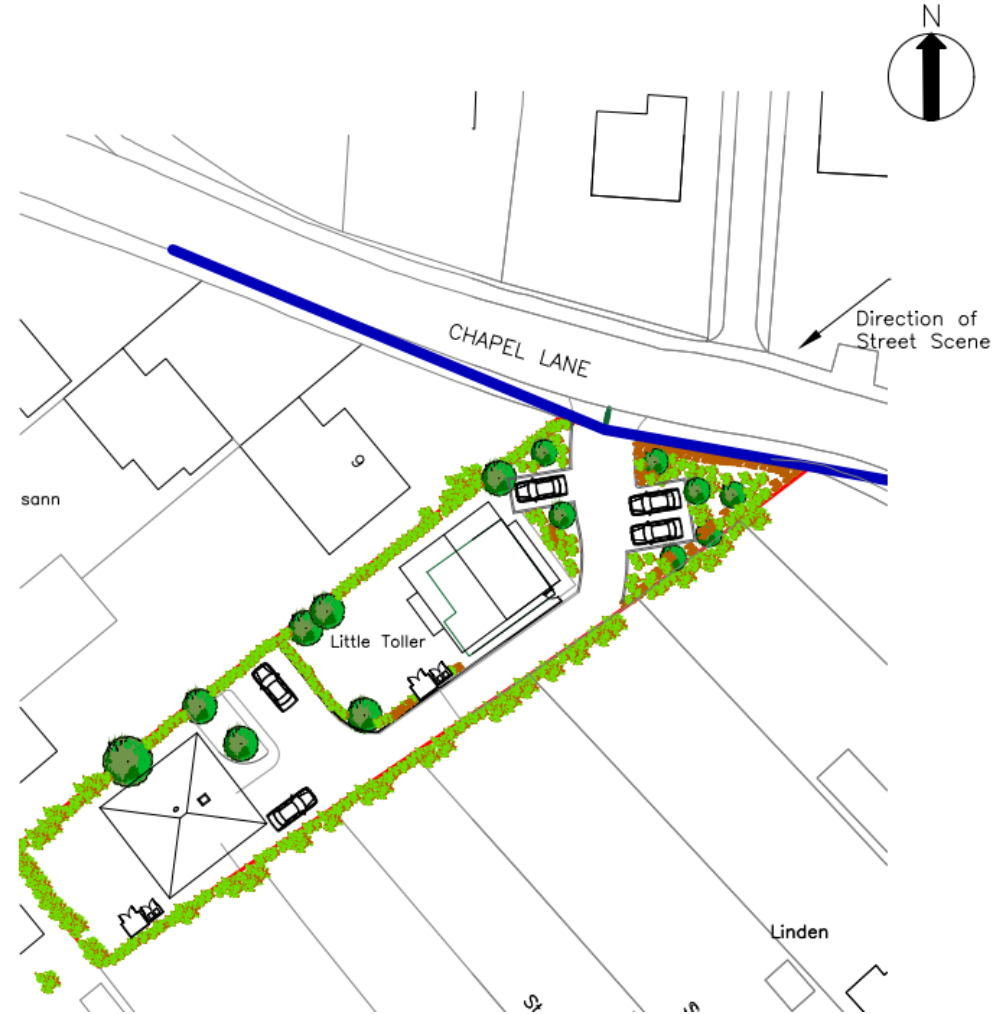


Street Scene (1:100)



Scale Bar 1:100

124



# Proposed visibility splays detail

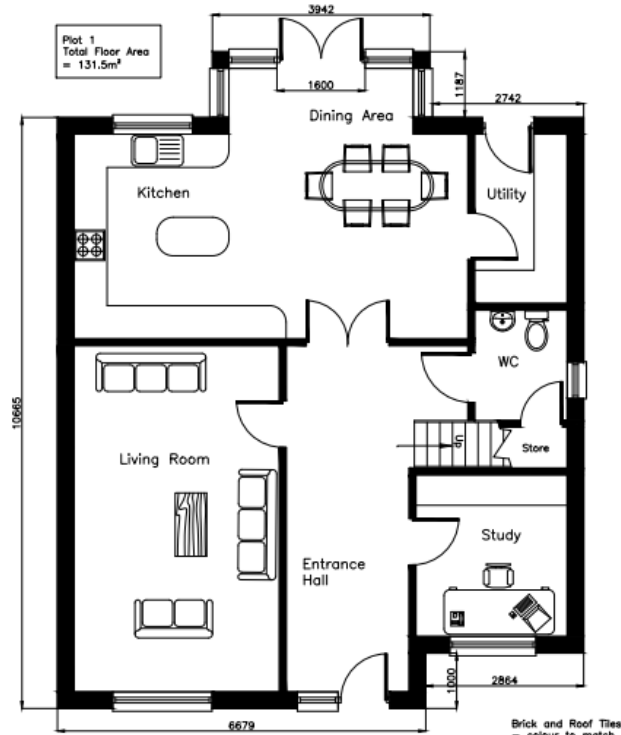


125

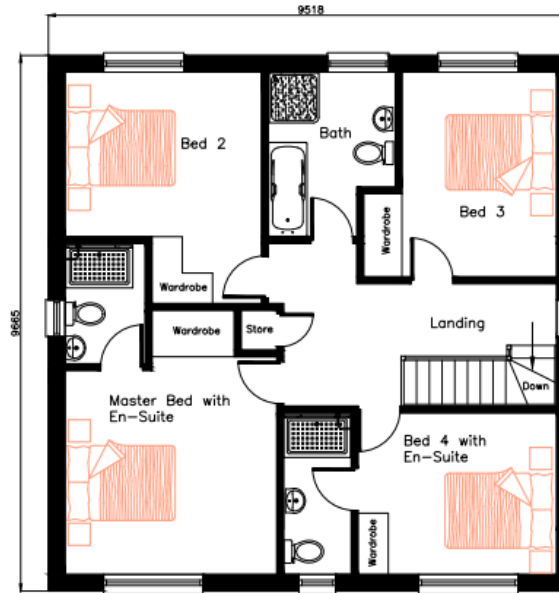


# Plot 1 proposed plans & elevations

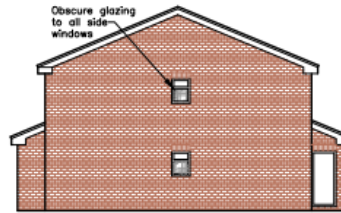
126



Brick and Roof Tiles  
- colour to match  
houses adj.



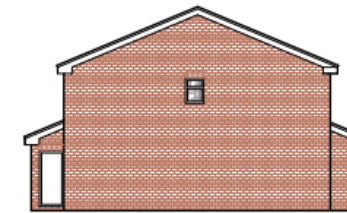
Plot 1 - Front (NE) Elevation As Proposed



Side (NW) Elevation As Proposed



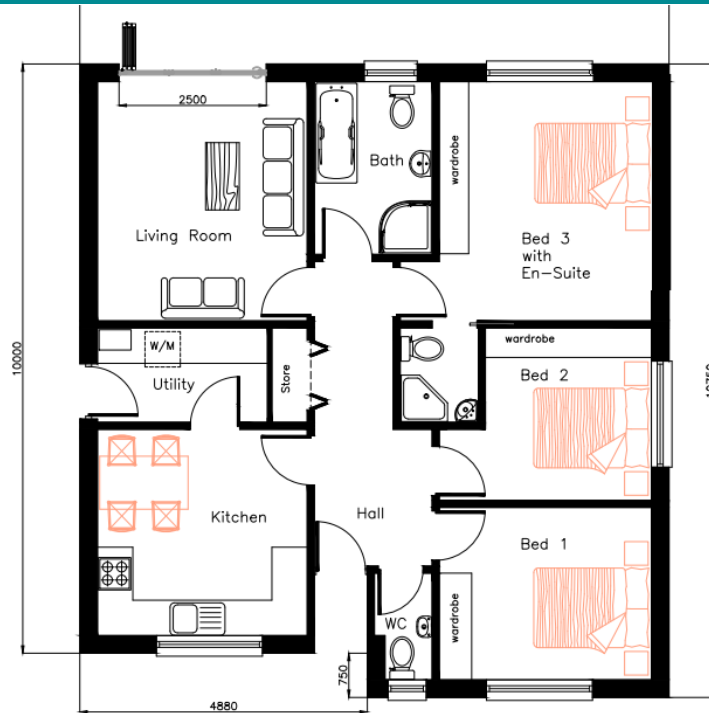
Rear (SW) Elevation As Proposed



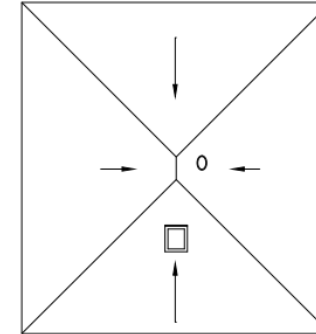
Side (SE) Elevation As Proposed (1:100)

# Plot 2 proposed plan & elevations

127



Ground Floor Plan As Proposed



Roof Plan (1:100)



Plot 2 - Front (NE) Elevation As Proposed



Side Elevation As Proposed



Rear Elevation As Proposed



Side Elevation As Proposed (1:100)



# Proposed site plan





# New Forest

DISTRICT COUNCIL



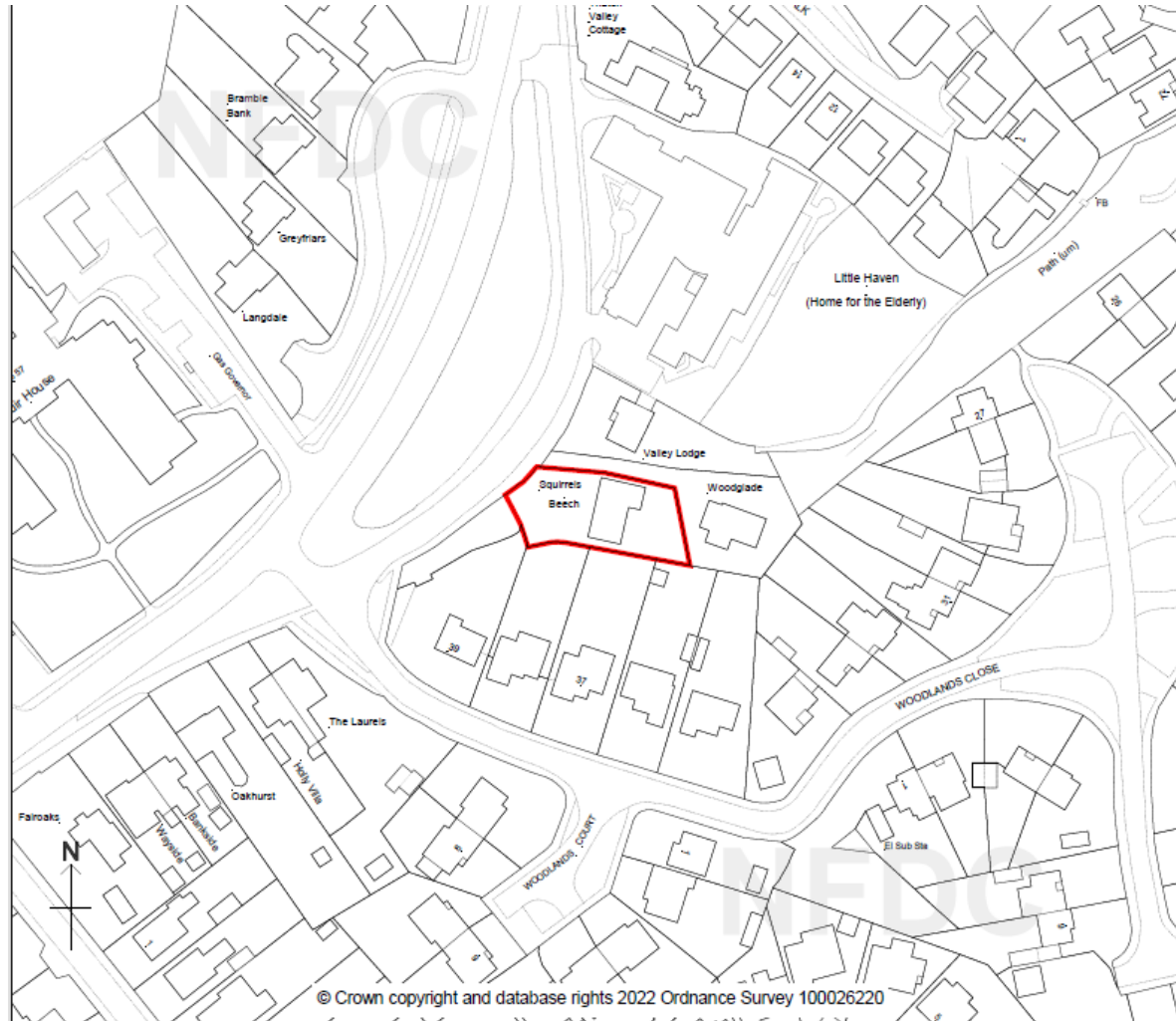
# Planning Committee

## 3h App No 22/10018

Squirrels Beech,  
Beaulieu Road  
Dibden Purlieu, Hythe, SO45 4JF

# Red Line Plan

131



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**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Claire Upton-Brown  
Executive Head of Planning,  
Regeneration and Economy  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**March 2022**

**SQUIRRELS BEECH**  
BEAULIEU ROAD, DIBDEN PURLIEU  
HYTHE SO45 4JF  
22/10018

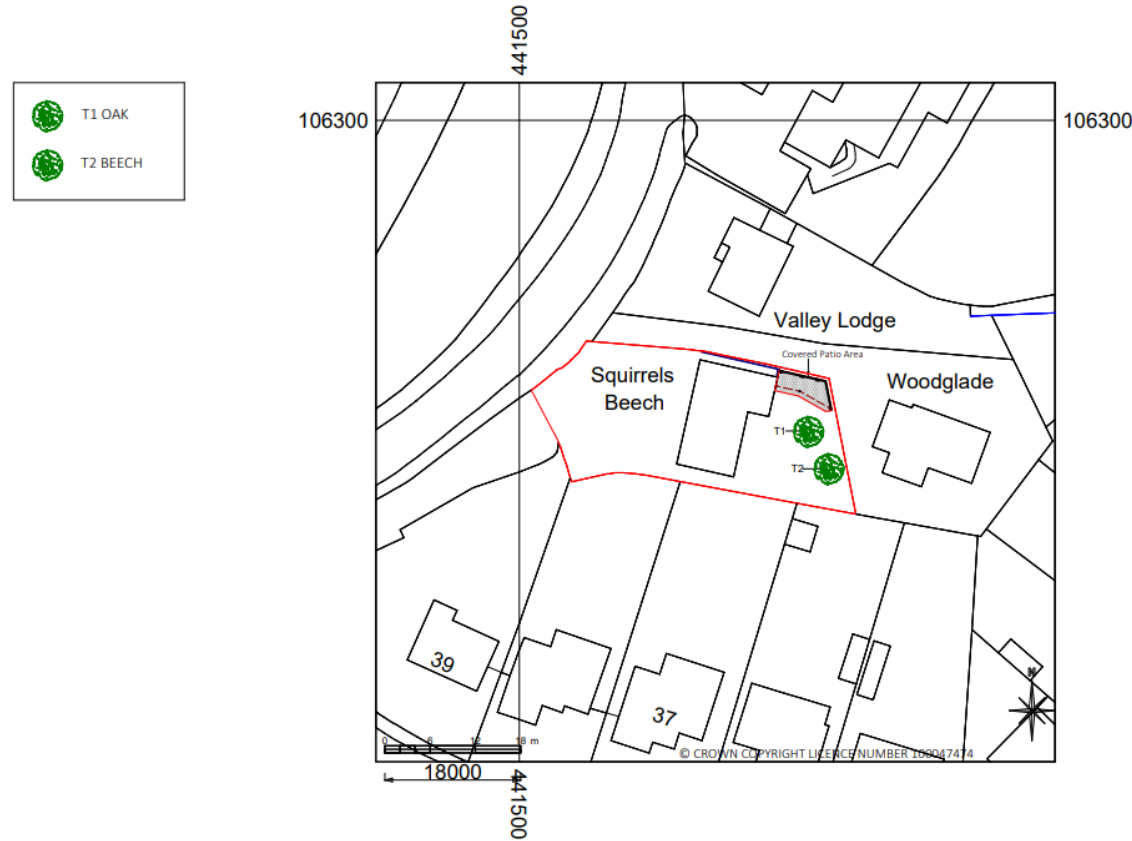
Scale 1:1250

N.B. If printing this plan from  
the internet, it will not be to  
scale.



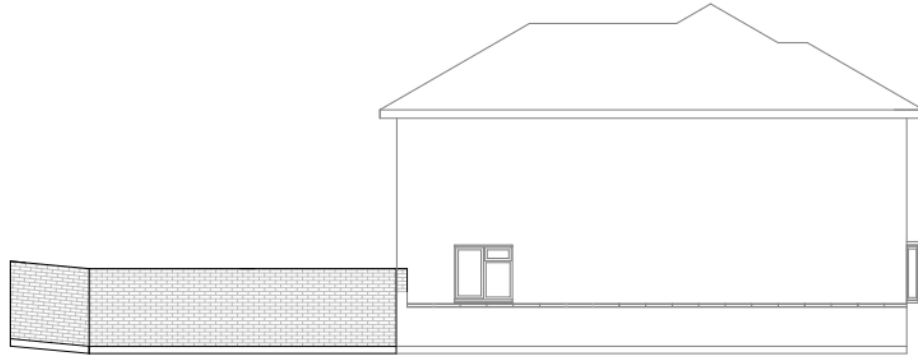
# Block Plan

132

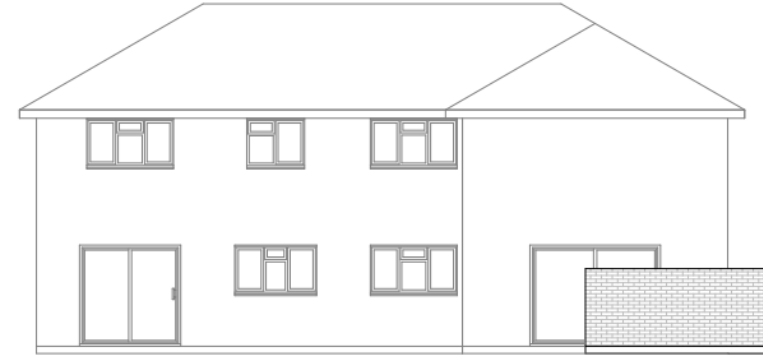


	<b>Company Contact Details</b> IHD Architectural Services Ltd 23 Shamrock Way, Hythe Marina, Southampton, SO45 6DY Tel: 023 8178 0950 E-mail: info@ihd-architecturalservices.com www.ihd-architecturalservices.com	<b>Scale</b> 1:500 	<b>Page Size</b> A3	<b>Drawn By</b> Simon Ashworth	<b>Plan No.</b> DRU 205	<b>Revision</b>	<b>Client</b> Mr & Mrs Drummond	<b>Site Address</b> Squirrels Beech Beaulieu Road Dibden Purlieu Southampton SO45 4JF	<b>Project</b> Outside Covered Garden Area
	<b>Plan Title</b> Block Plan	© All drawings and notes are copyright to IHD Architectural Services Ltd and must not be reproduced without prior consent							

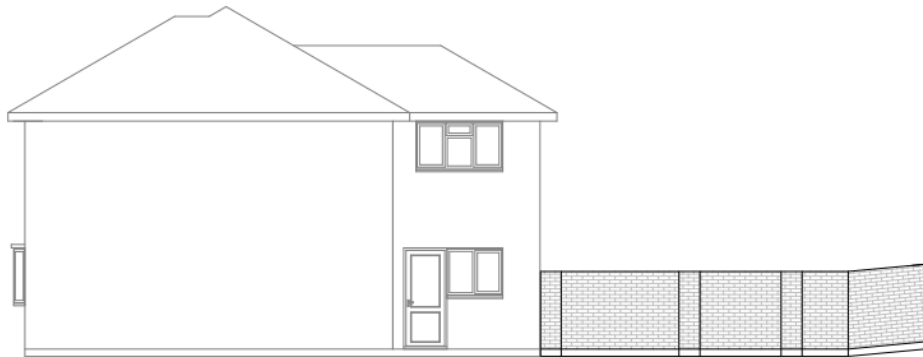
# Existing Elevations



North Elevation



East Elevation



South Elevation



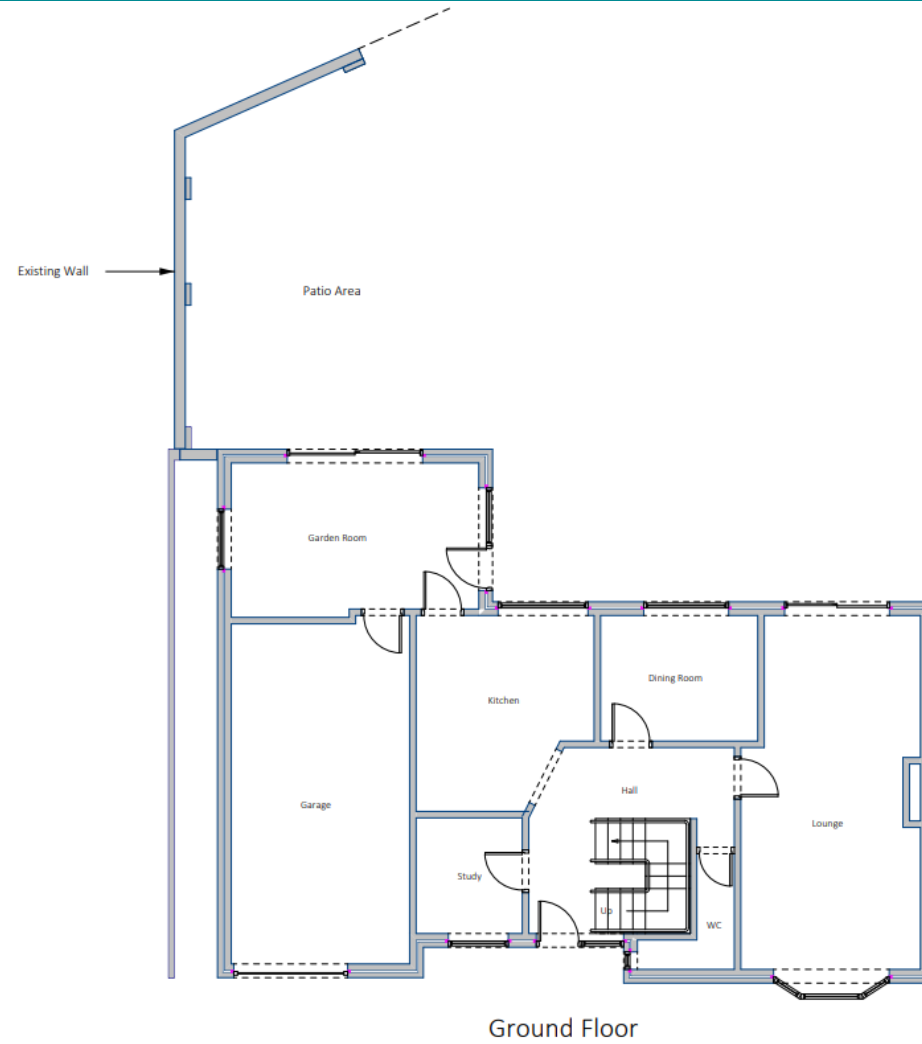
West Elevation

133



# Existing floor plans

134



# Proposed Elevations

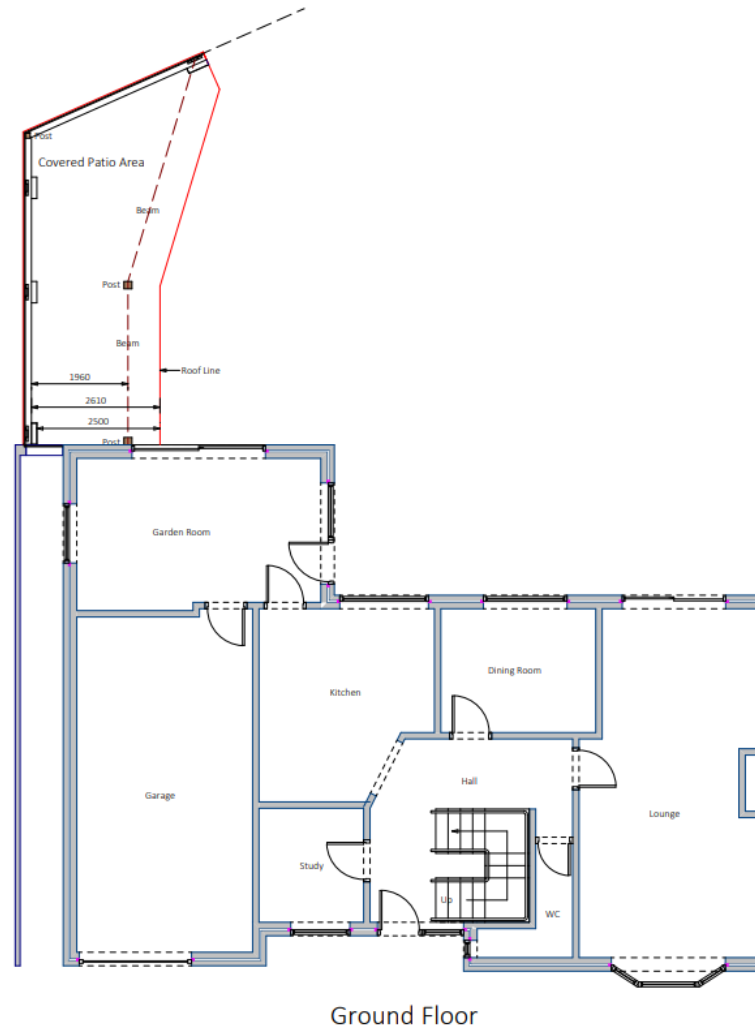
135





# Proposed floor plans

136



# Photo of rear and neighbour





# Photo of side and neighbour

138



136

3h 22/10018



# Photo from neighbour

139







# New Forest

DISTRICT COUNCIL

# Planning Committee

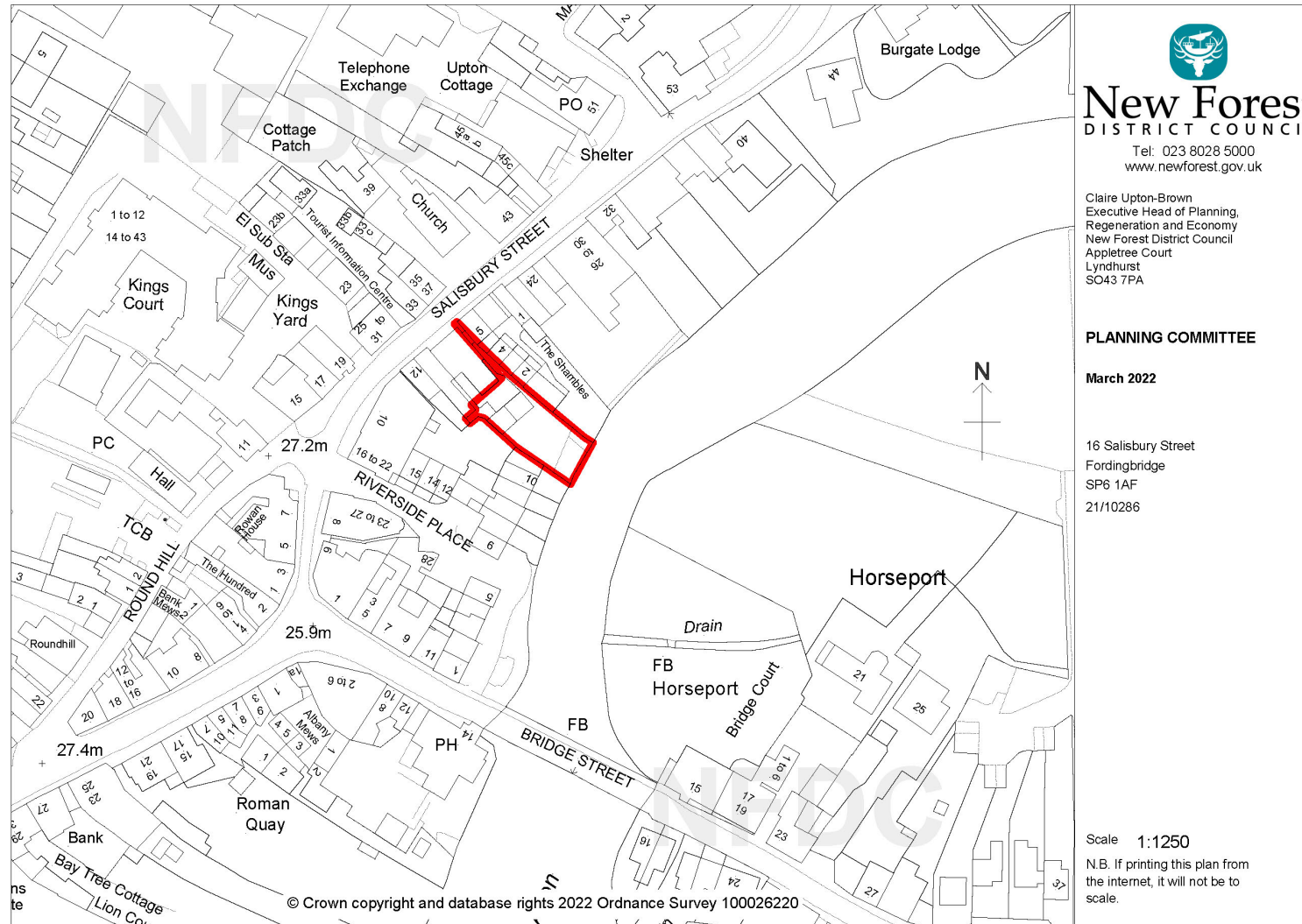
## 3i App No 21/10286

16 Salisbury Street,  
Fordingbridge



# Red Line Plan

142



# Site Location Plan

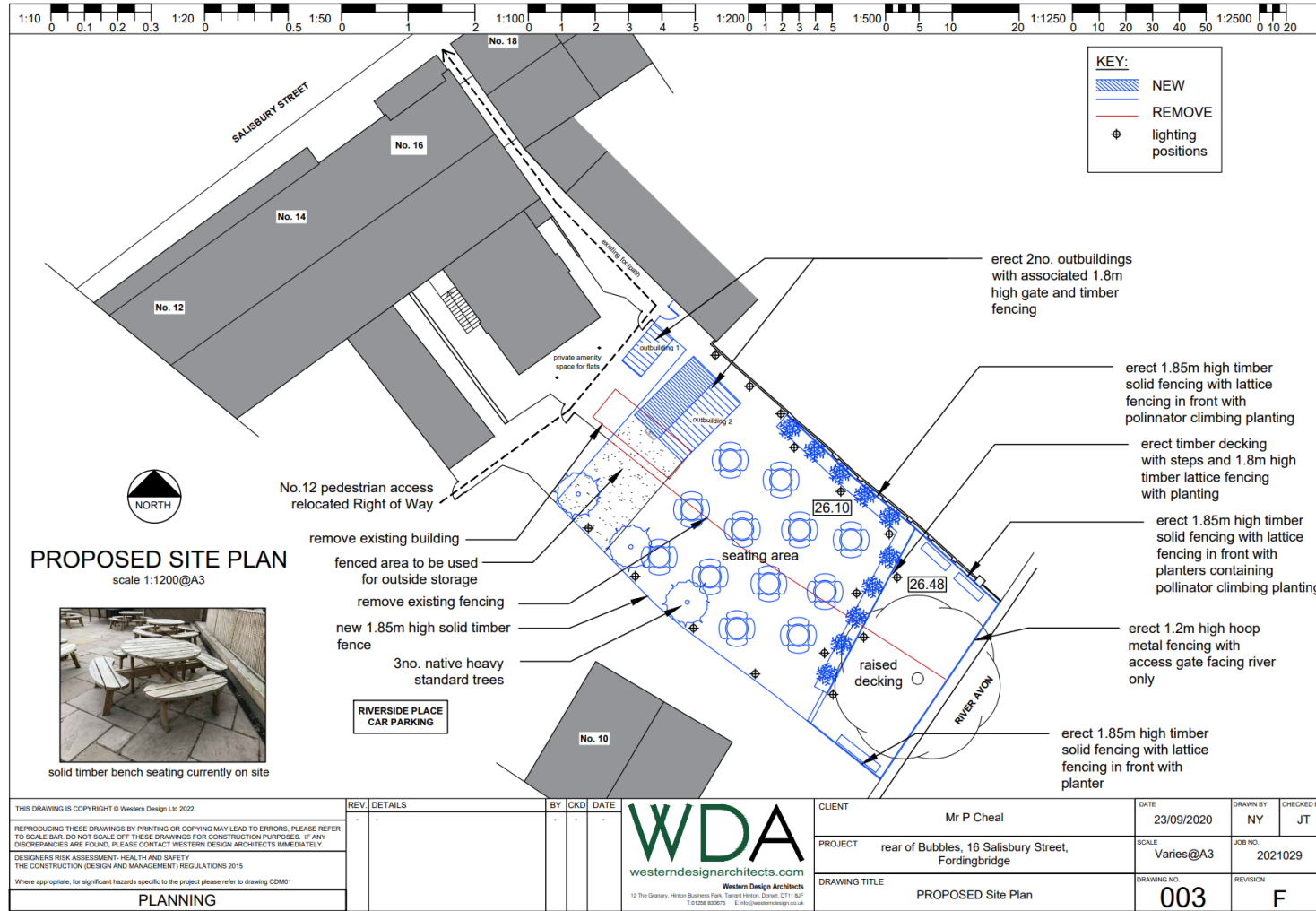
143





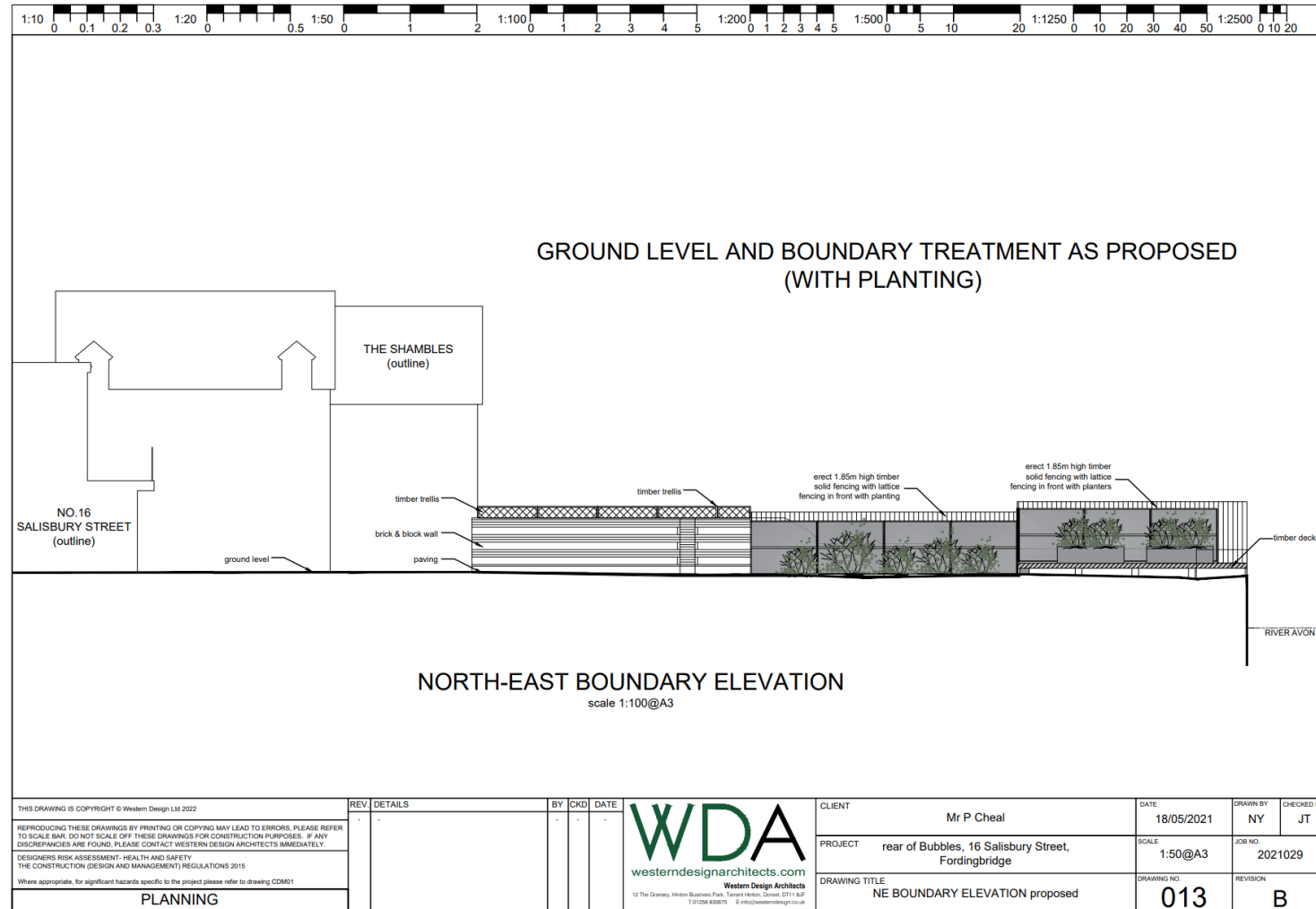
# Proposed site plan

144



# Proposed Northeast boundary elevation

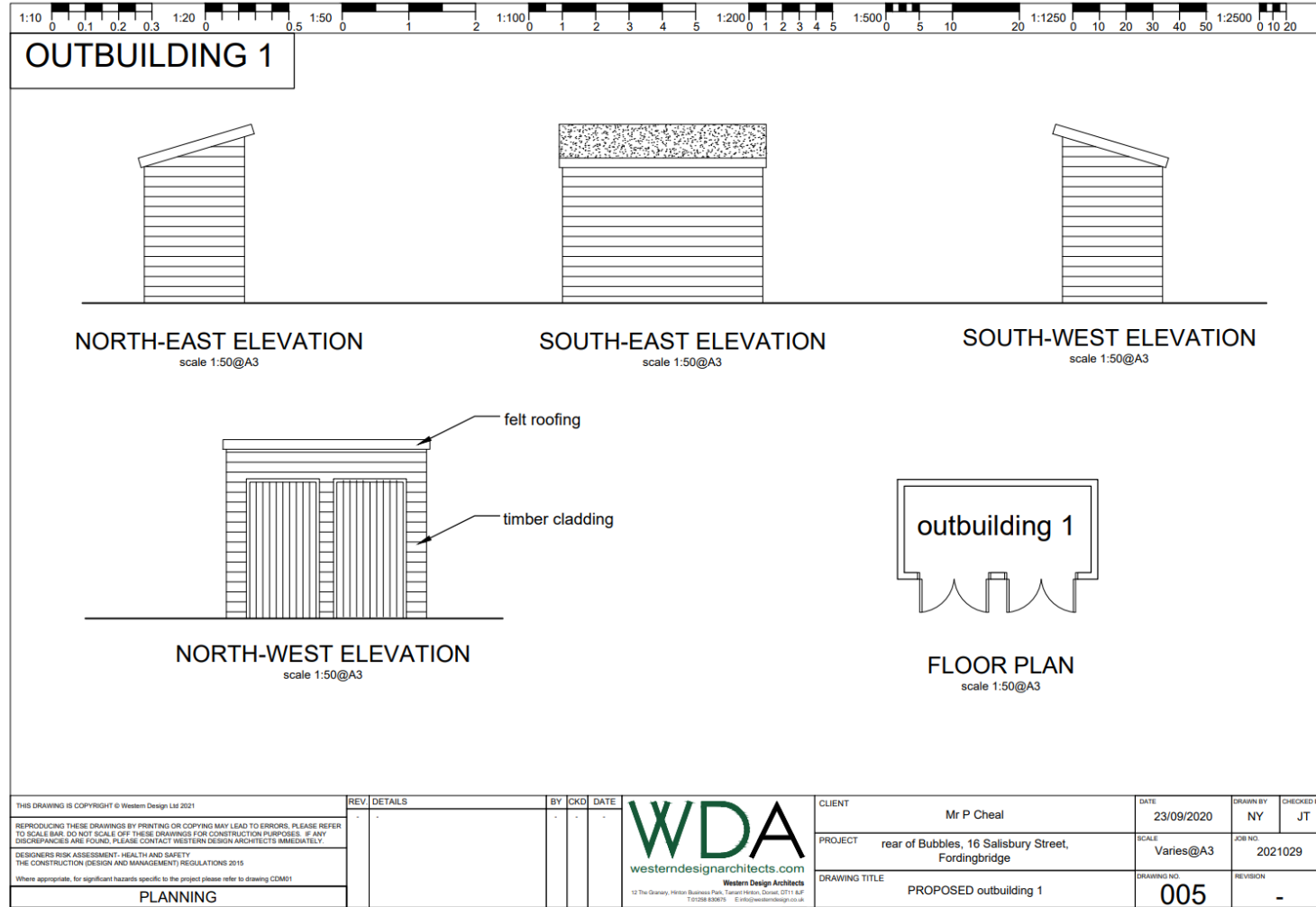
145



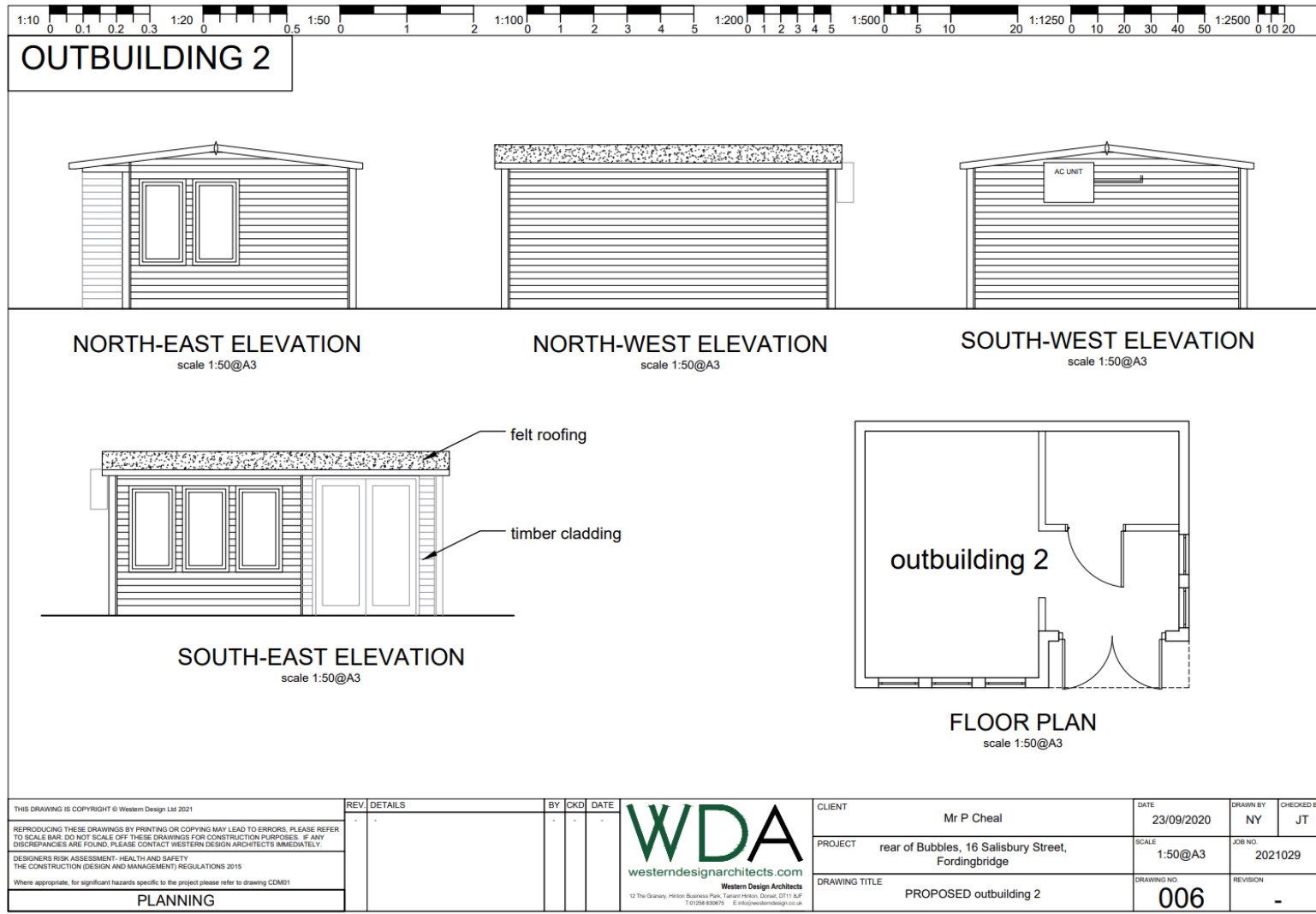


# Proposed outbuilding 1

146



# Proposed outbuilding 2



147



# Site Photographs

148



146

3i 21/10286





# Site Photographs



149



# Site Photographs

150



148

3i 21/10286



# Site Photographs

151



149

3i 21/10286





# New Forest

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# Planning Committee

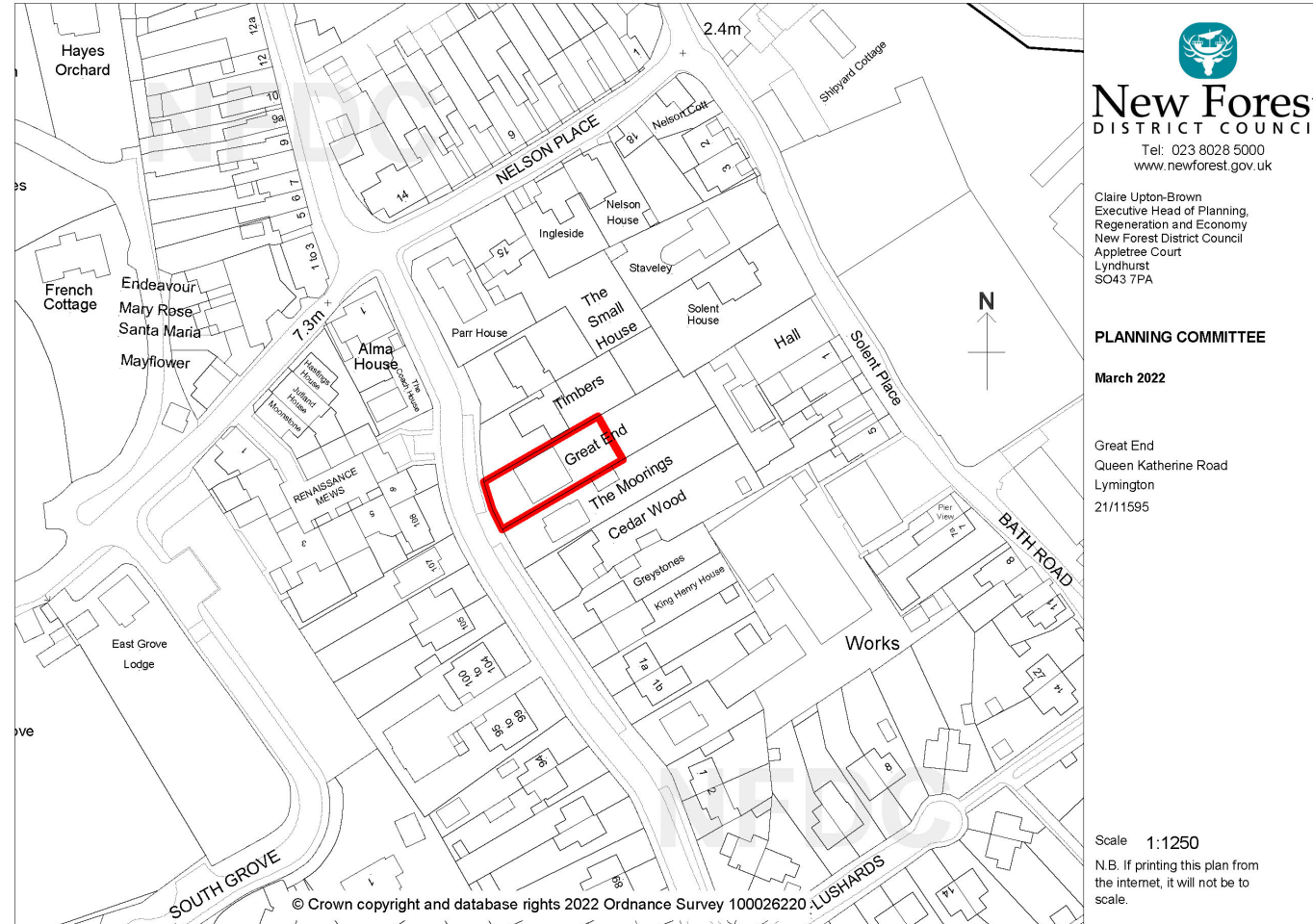
## 3j App No 21/11595

Great End,  
Queen Katherine Road  
Lymington  
SO41 3RY



# Red Line Plan

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# Existing dwelling



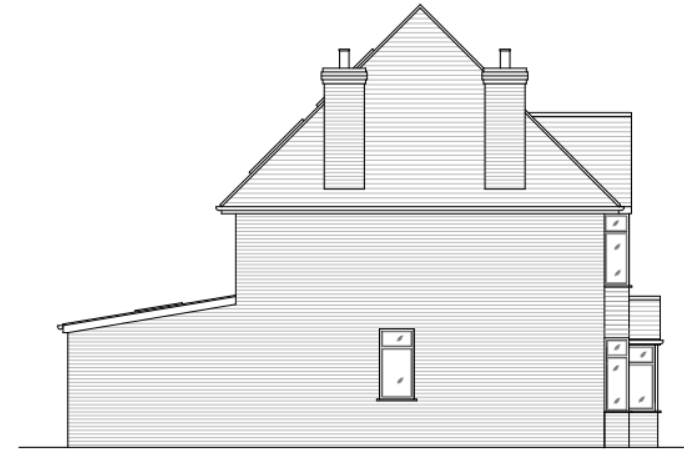
Front Elevation  
As Existing



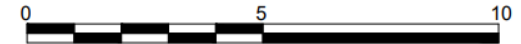
Right Side Elevation  
As Existing



Rear Elevation  
As Existing



Left Side Elevation  
As Existing





# Existing dwelling



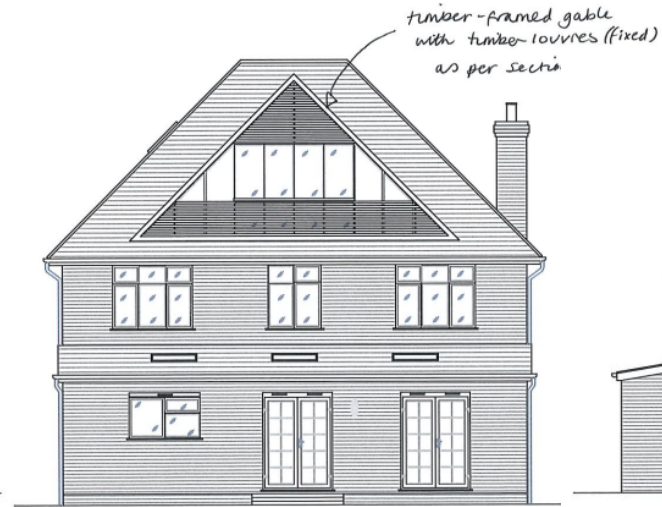
# Proposed development



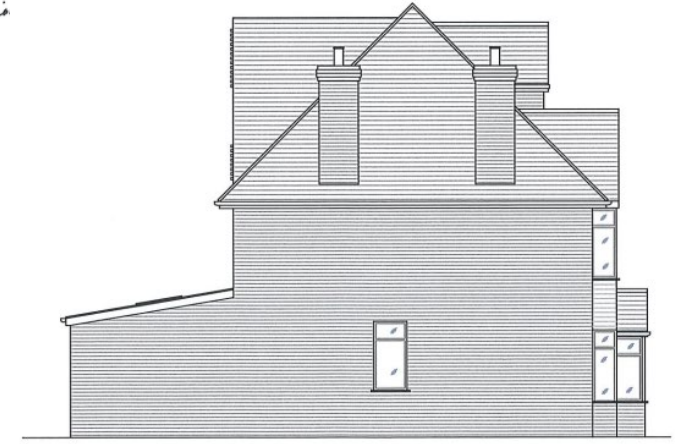
Front Elevation  
As Proposed



Right Side Elevation  
As Proposed



Rear Elevation  
As Proposed



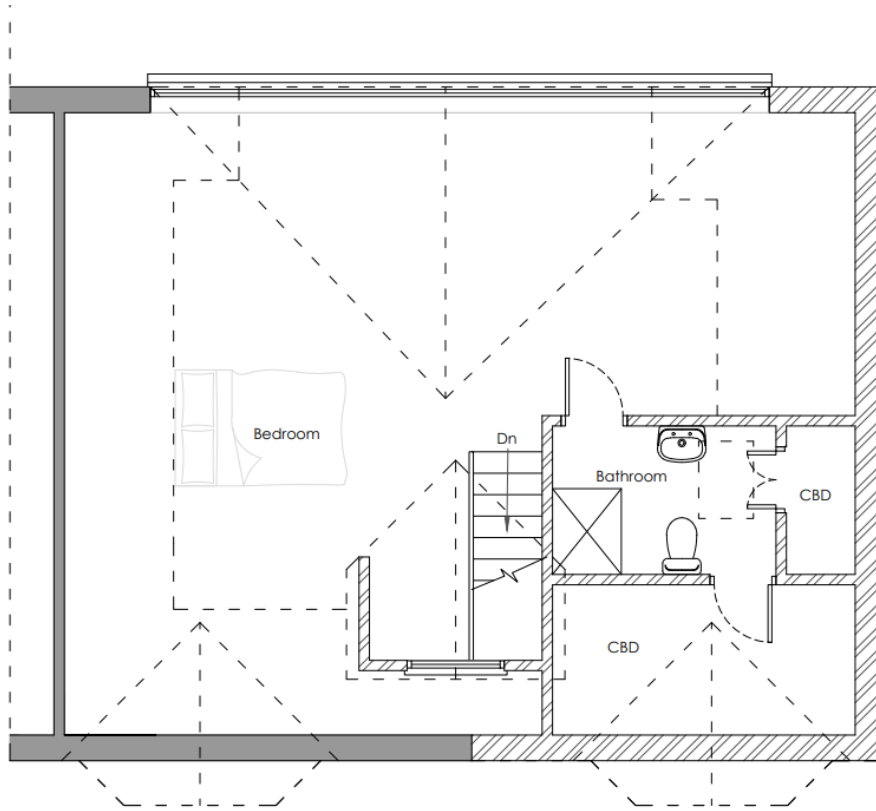
Left Side Elevation  
As Proposed



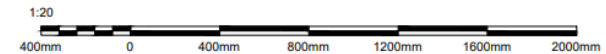
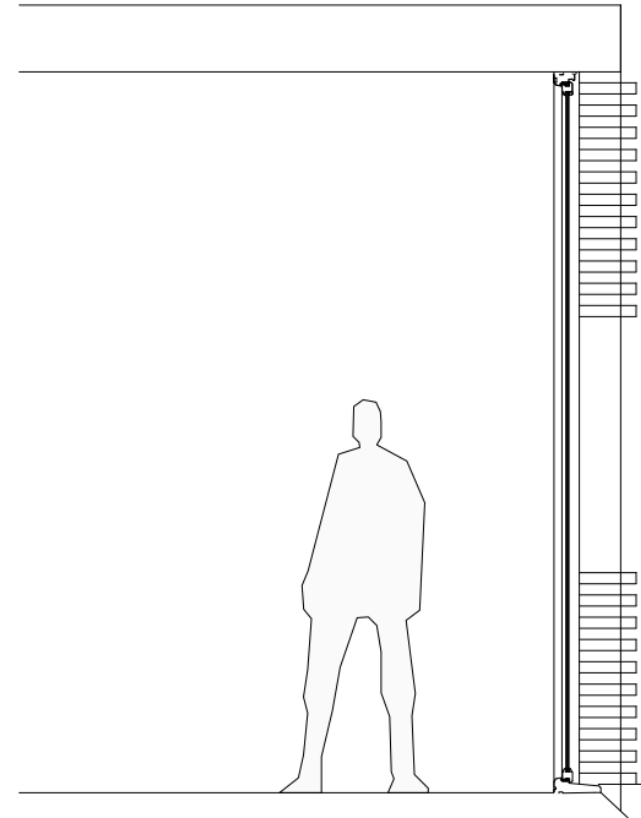


# Proposed development

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**Attic Floor Plan  
As Proposed**



# Impact on street scene, character of local area and Lymington Conservation Area



**View from boundary of conservation area**

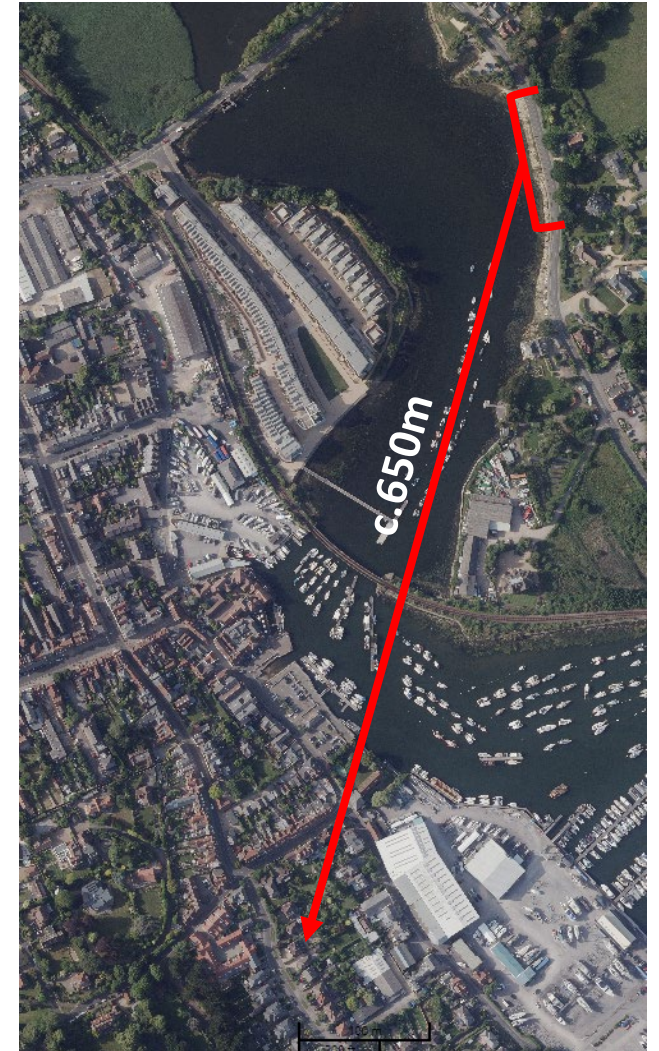


**View towards conservation area from SE**



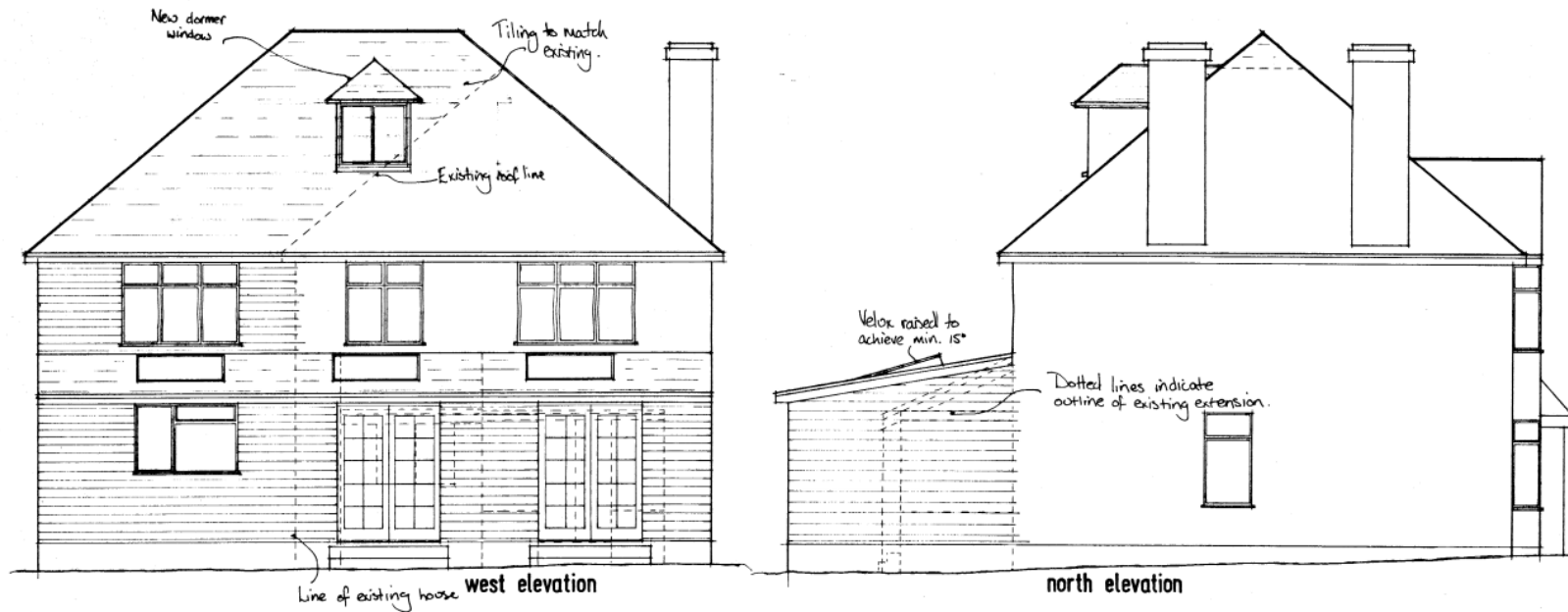
# Impact on street scene and conservation area

View from Undershore Road



# Impact on neighbour amenity

Extant part implemented permission 01/73433



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# Impact on 'The Moorings' neighbour amenity

**View from  
existing first  
floor**



**View from  
existing rooflight**



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# Impact on 'Timbers' neighbour amenity

**View from  
existing first  
floor**



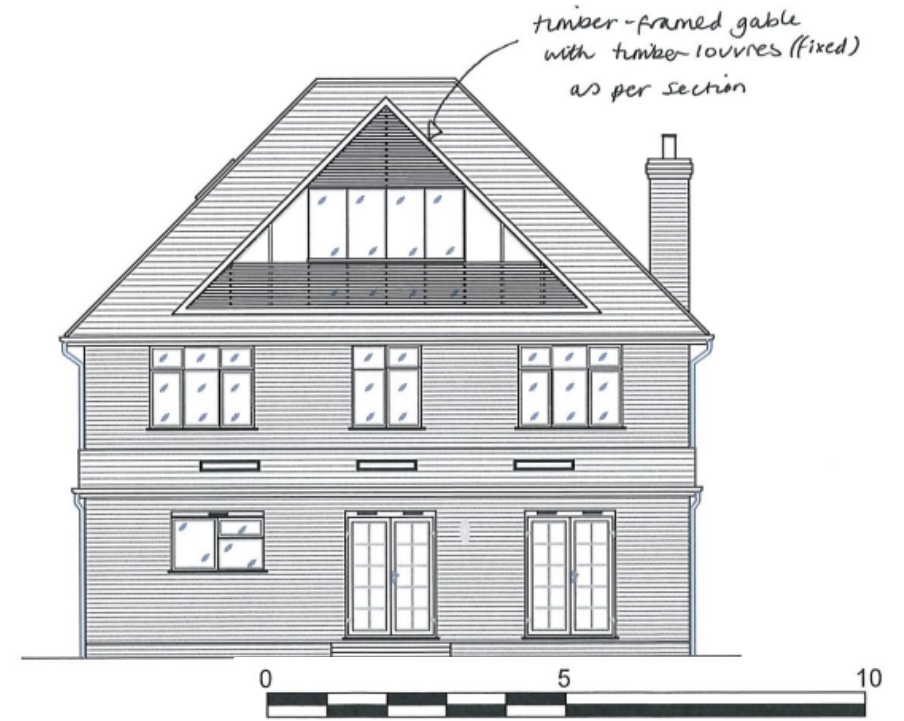
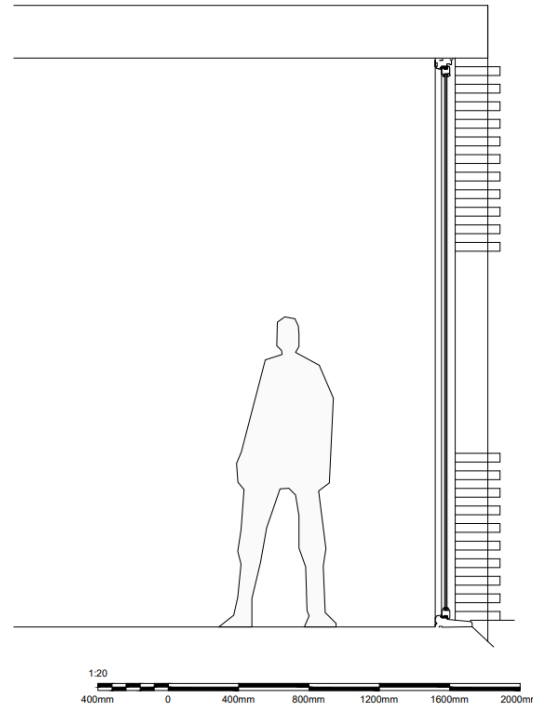
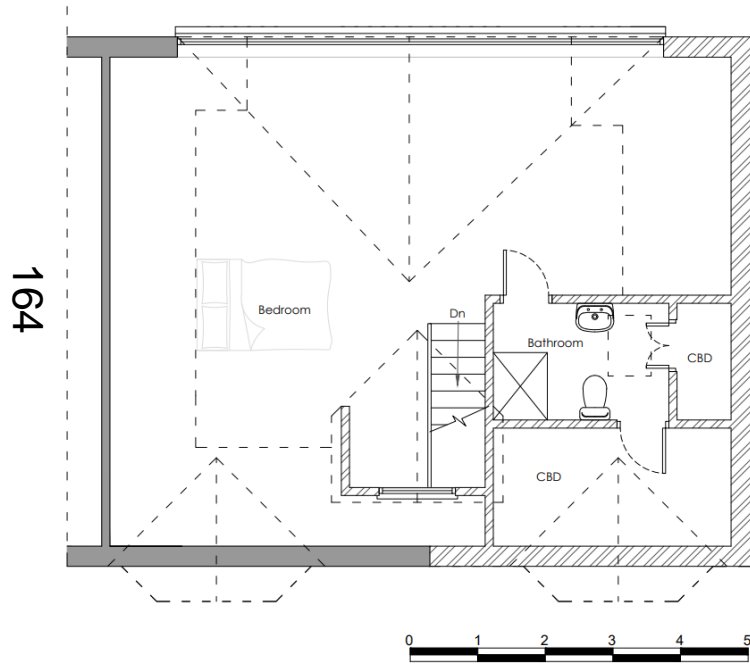
**View from  
existing rooflight**



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# Neighbour amenity – proposed louvres





# New Forest

DISTRICT COUNCIL



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## PLANNING COMMITTEE – 9 MARCH 2022

### COMMITTEE UPDATES

#### **Item 3a – Land South of, Derritt Lane, Sopley (Application 21/11097) (Pages 5-82)**

##### **2 updates**

##### **Councillor comment**

Comment from Cllr Frampton that does not object to the application subject to the development achieving 30% affordable housing. But does consider that there are errors and flaws in the flood risk assessment but does suggest that condition could overcome them

##### **Additional letters of objection**

7 Additional letters of objection concerned with lack of affordable housing, flooding, traffic, impact on schools, medical services, loss of Green Belt land, surface water features will not work. These comments are reflective of the representations made in the application/officers committee report.

#### **Item 3c – 196 Everton Road, Hordle (Application 21/11461) (Pages 91-96)**

##### **7. COUNCILLOR COMMENTS**

Objection received from Cllr Carpenter suggesting that the proposal would probably result in flooding to neighbours as well as the site and the application should be refused and applicants made to reinstate the watercourse.

##### **13. RECOMMENDATION**

Change of recommendation:

Recommendation is now one of DEFERRAL to allow further information to be obtained relating to drainage issues.

#### **Item 3f – 3 Arnwood Drive, Bransgore (Application 21/11673) (Pages 109-114)**

Letter in support of application received from neighbouring property.

#### **Item 3g – Little Toller, Chapel Lane, Langley, Fawley (Application 21/11674) (Pages 115-128)**

The final consultation response from HCC Highways has been received (03.03.22).

The Highways Authority raises no objection to the proposal, subject to conditions as follows and a standard Informative with respect to the provision of dropped kerb(s):

- Prior to construction of the development commencing visibilities splays of 2m. x 43m. to the north and 2m. x 31m. to the south shall be cleared of obstruction between 1m. and 3m. above the adjacent carriageway level and be kept clear at all times thereafter.



- Prior to construction commencing visibility splays of 2m. x 2m. either side of the access shall be cleared of any obstruction above 0.6m above the level of the adjacent footway and shall be kept clear at all times thereafter.

**Item 3i - 16 Salisbury Street, Fordingbridge (Application 21/10286) (Pages 135-146)**

Amended plans (drawing numbers 003-F and 013-B) and information received, which increase height of southern boundary fence to 1.85m, identify the number of benches on the site and show additional planting.

Alter the following conditions to reflect the amended plan numbers:

Condition 2 - The development shall be carried out/ retained in full accordance with the following approved plans: drawing no. 001 - Site Location and Block Plans, drawing no. 002 - Existing Site Plan, drawing no. 003 Rev F - Proposed Site Plan, drawing no. 004 - Existing Outbuilding, drawing no. 005 - Proposed Outbuilding 1, drawing no. 006 Rev A Proposed Outbuilding 2, drawing no. 013 Rev B - Proposed North East Boundary Elevation and the Planning and Heritage Statement submitted by WDA.

Reason: To ensure satisfactory provision of the development.

Condition 6 - External seating on the site shall be limited to 12 no. picnic benches, as shown on drawing number 003 Rev F - Proposed Site Plan, and no other external seating shall be provided without the prior written approval of the Local Planning Authority.

Reason: To minimise noise nuisance, in the interests of adjoining amenity and to comply with Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park.