

PLANNING COMMITTEE - WEDNESDAY, 11TH MAY 2022

## UPDATES FOR COMMITTEE

**Agenda No    Item**

5.     **Presentation on Planning Applications** (Pages 3 - 156)
  
6.     **Committee Updates** (Pages 157 - 158)

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# Planning Committee

11 May 2022

# Planning Committee 11 May 2022

## Applications Presentations

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

Land south of Derritt Lane,  
Bransgore

Schedule 3a

3 3a 21/11097



**Planning Committee**  
**App No 20/11192**

Land south Of Milford Road,  
Pennington  
Lymington

Schedule 3b

56 3b 20/11192



**Planning Committee**  
**App No 21/11036**

Courtvale Farm,  
Damerham

Schedule 3c

99 3c 21/11036



**Planning Committee**  
**App No 19/11321**

Plot 1  
Gordleton Industrial Park  
Pennington

Schedule 3d

112 3d 19/11321




**Planning Committee**  
**App No 22/10237**

1 Malwood Road  
Hythe  
SO45 5FB

Schedule 3e

121 3e 22/10237



**Planning Committee**  
**App No 22/10218**

39 Newbridge Way,  
Pennington  
Lymington  
SO41 8BG

Schedule 3f

133 3f 22/10218

# Planning Committee

## App No 21/11097

Land south of Derritt Lane,  
Bransgore

**Schedule 3a**

# Introduction

## **March 2022 Committee (previous presentation)**

- Members will recall that this application was previously considered at the March Committee.
- Members were generally supportive of the proposal but raised concerns about the flood risk assessment, noting that the area currently experienced problems with flooding. It was felt that further technical information should be submitted to further demonstrate that development would not cause flooding in or around the proposed development.

## **Post March 2022 Committee actions and developments (new presentation)**

- An explanation of the different flood zones and how this affects the proposed development and the decision-making process
- Details of any historic flooding incidents on the site or within the vicinity of the site and how this effects the development site
- Further clarification of the proposed drainage strategy and how the proposed development can result in betterment on and off the site for both surface water management in the long term and flooding, including the effect of climate change
- A response to representations made during the application process and comments made at committee in relation to surface water and flooding

Previous presentation for 22/11097 from March 9 2022  
Planning Committee

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**New Forest**  
DISTRICT COUNCIL

# The proposal

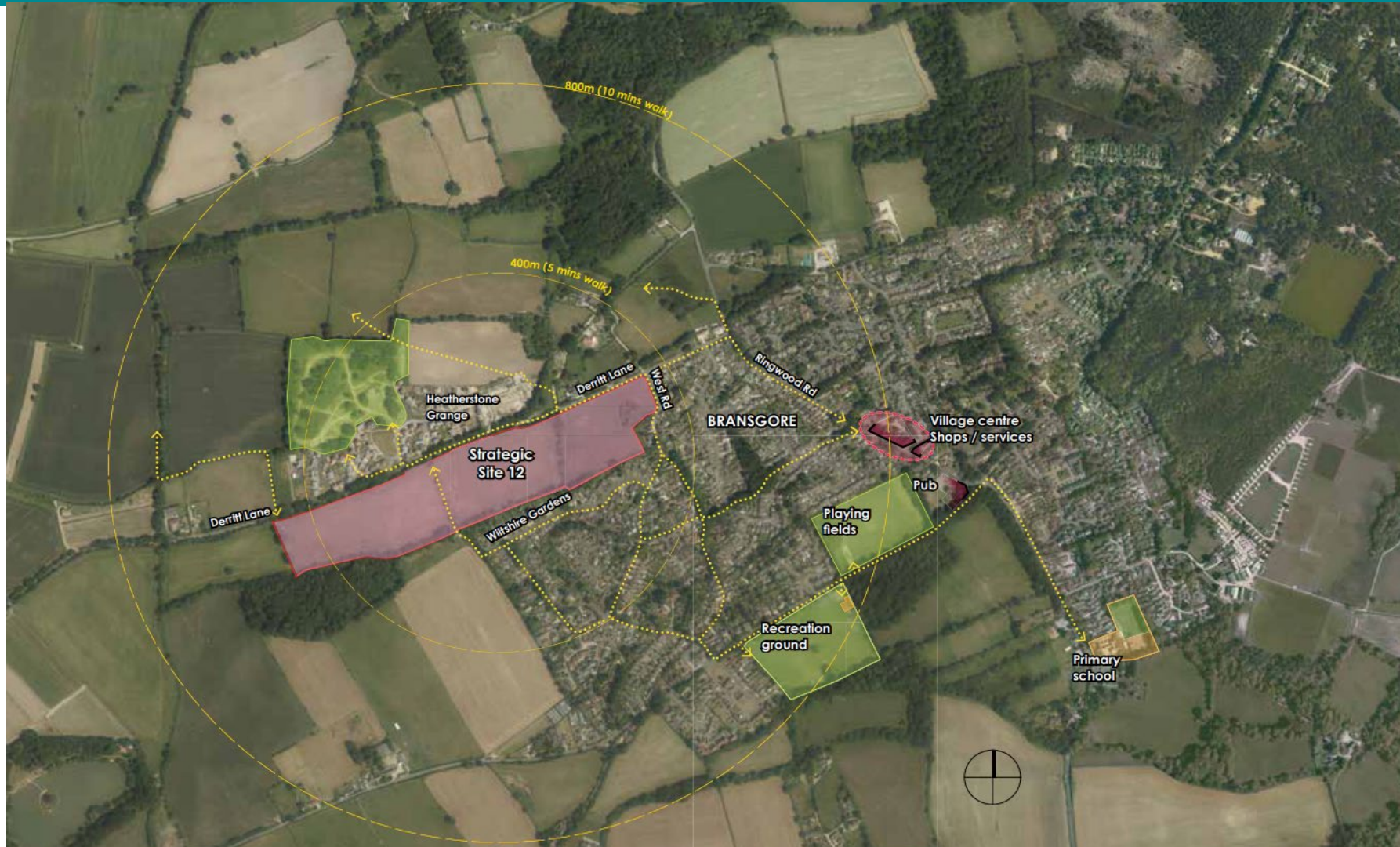
This planning application relates to a proposal for the following:

- 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.





# Site Context Plan



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# 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

12



# Illustrative masterplan

13



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

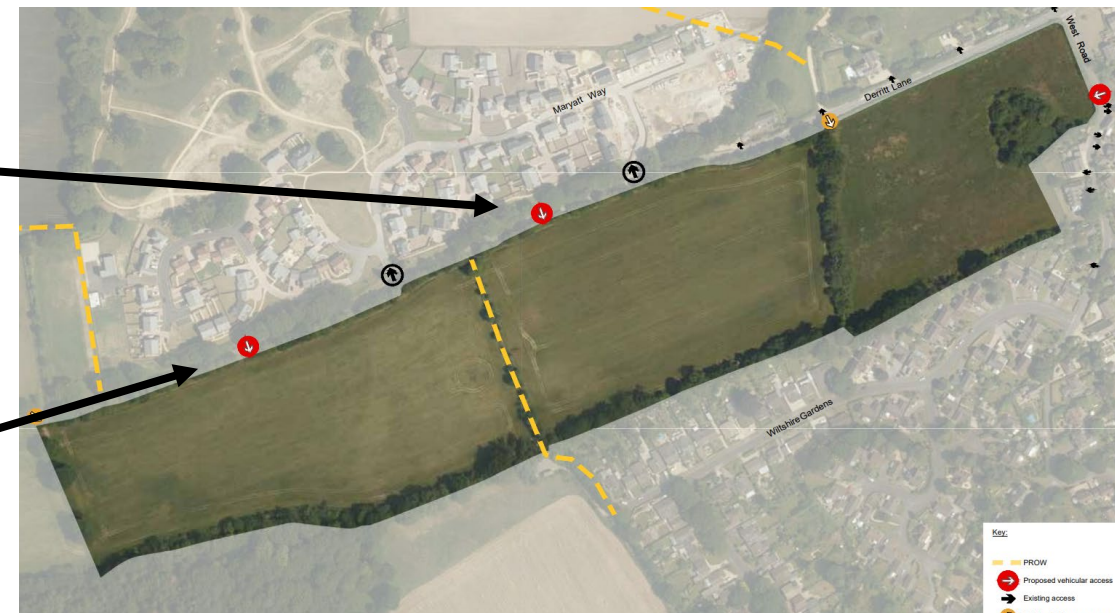
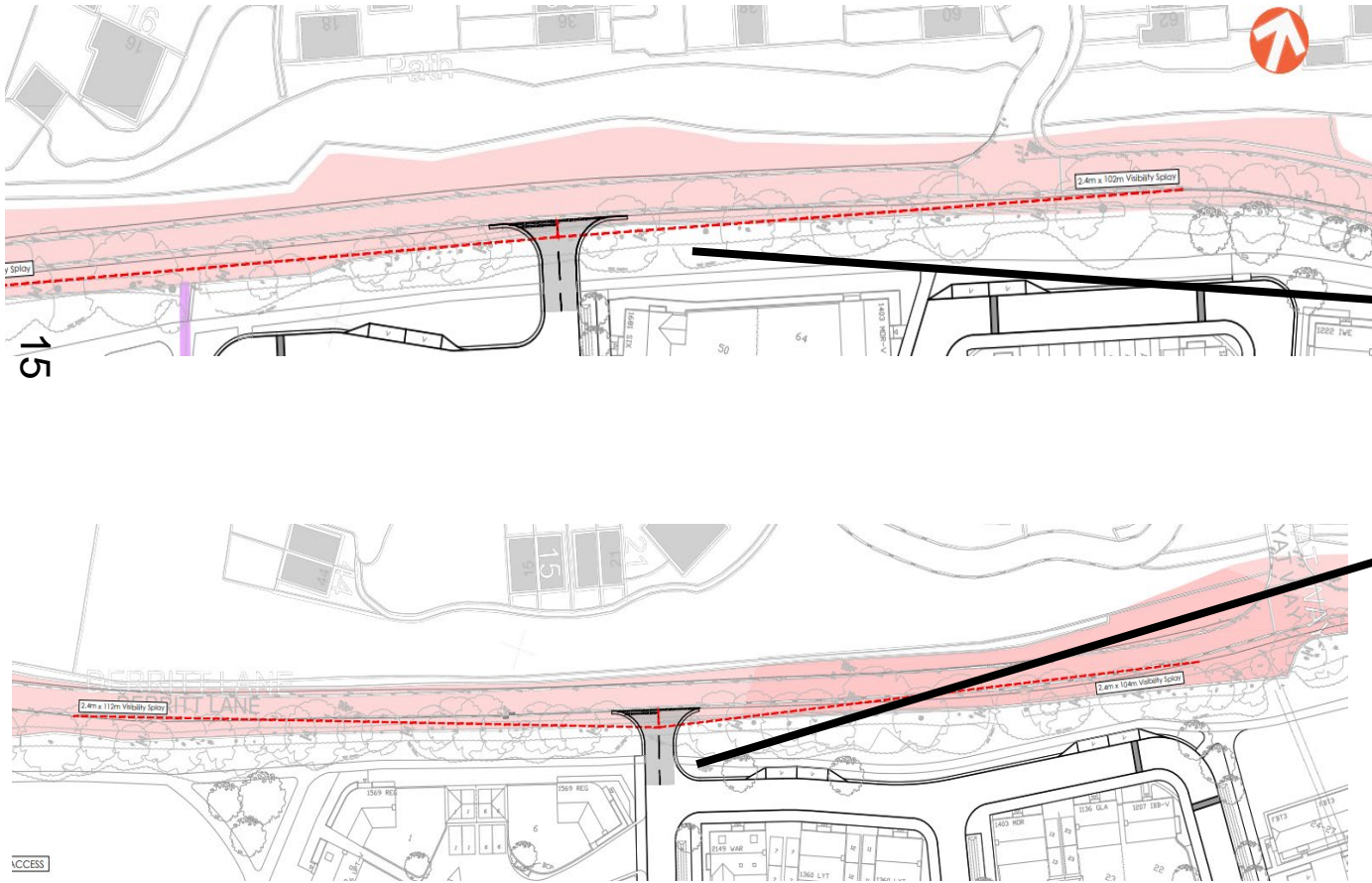
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Folke, Dorset BH14 4JH  
www.newforest.gov.uk

# Illustrative masterplan in context

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# Derritt Lane Access detail



# Photographs of Derritt Lane and Access

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Eastern access

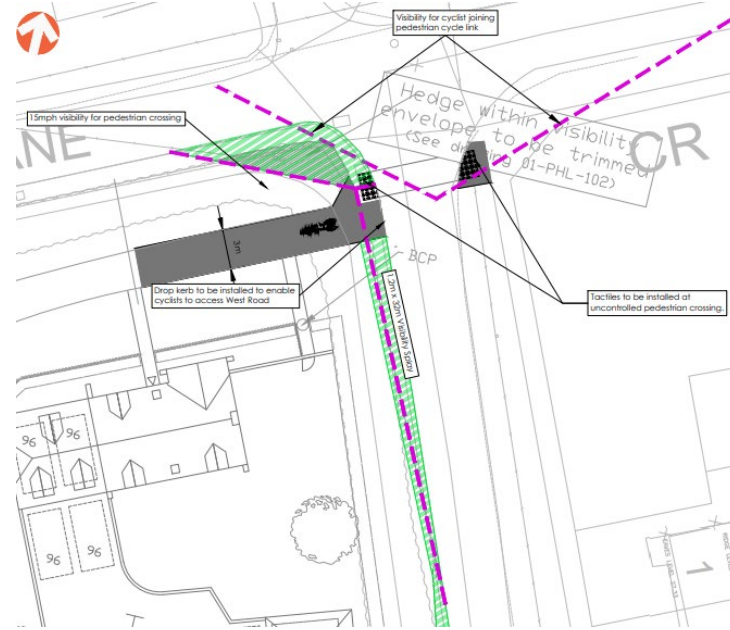


Western access





# 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



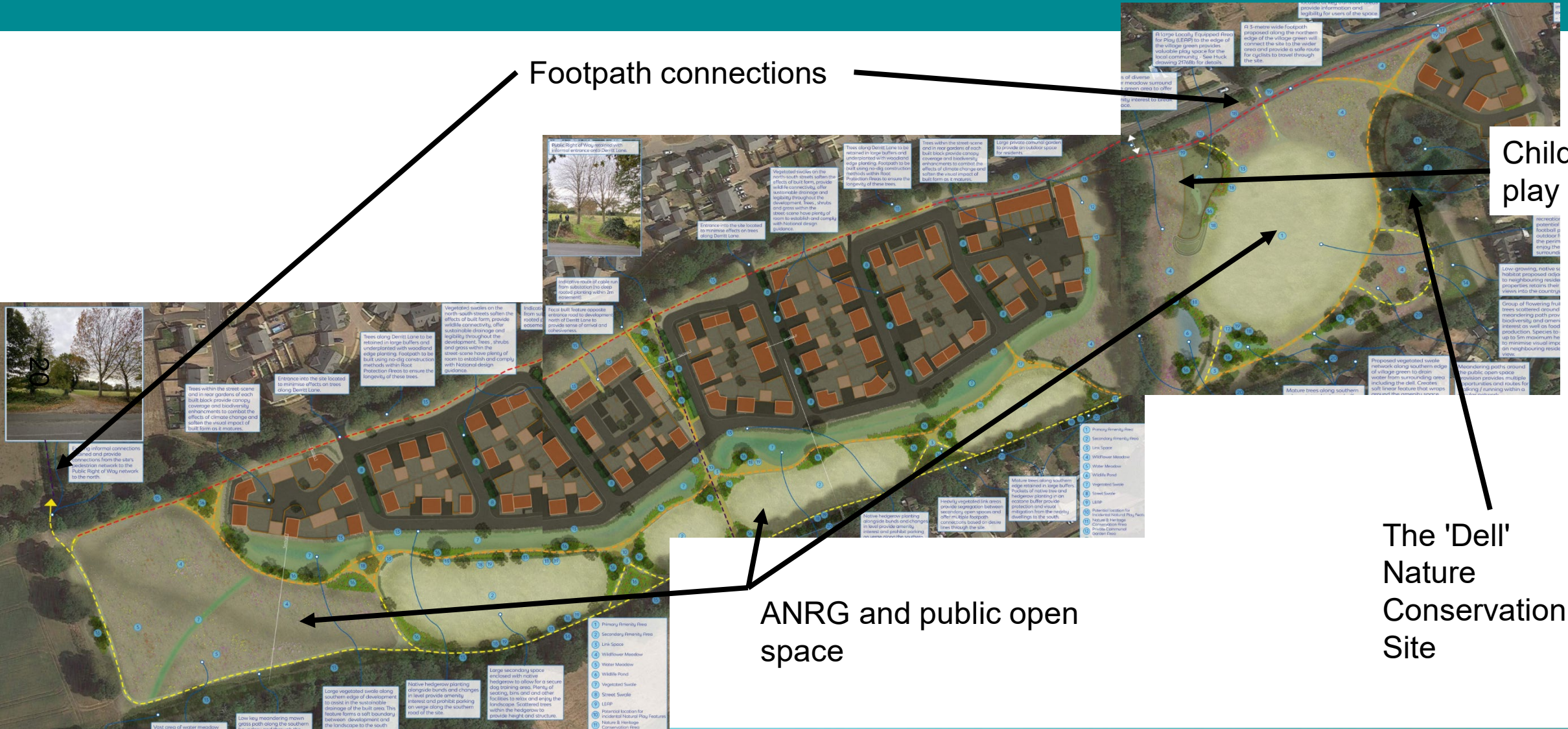
# ANRG, Public Open Space and Landscape Strategy

Footpath connections

Children's play area

ANRG and public open space

The 'Dell' Nature Conservation Site



# Character/ location of built development

Proposed  
five houses



Local Plan Concept master plan shows area as  
possible ANRG



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# Character/ location of built development



# Proposed five houses to east of site

23

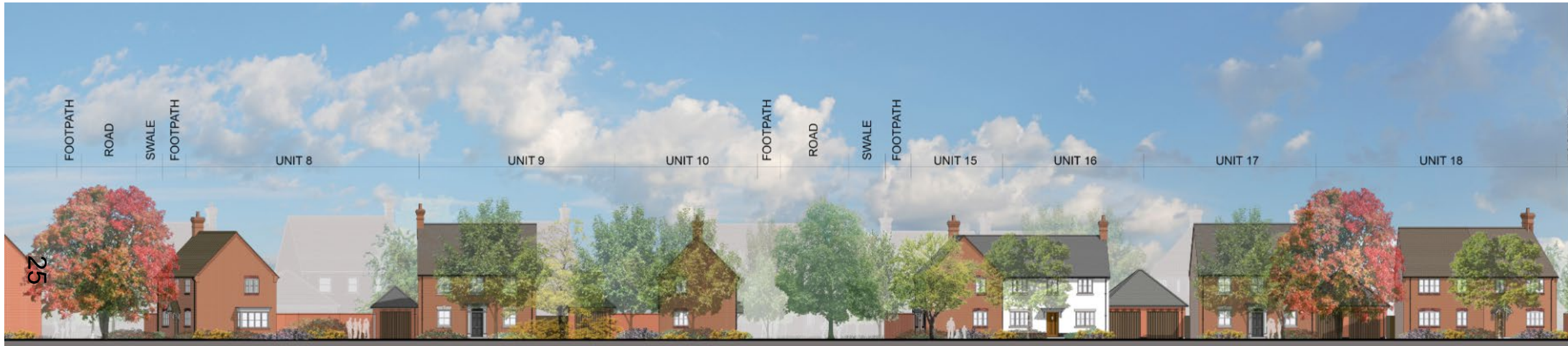


# Views towards proposed five dwellings from West Road

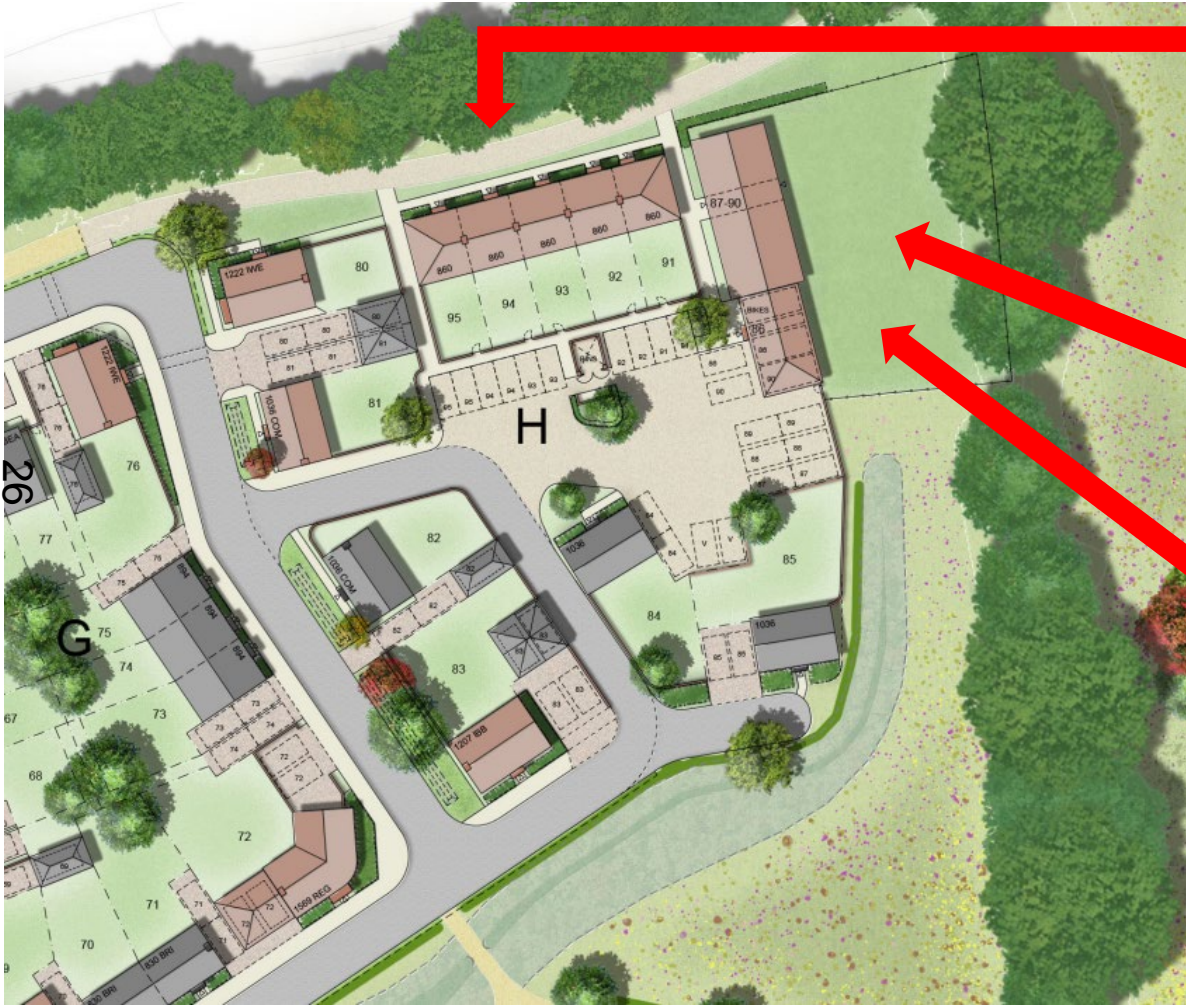




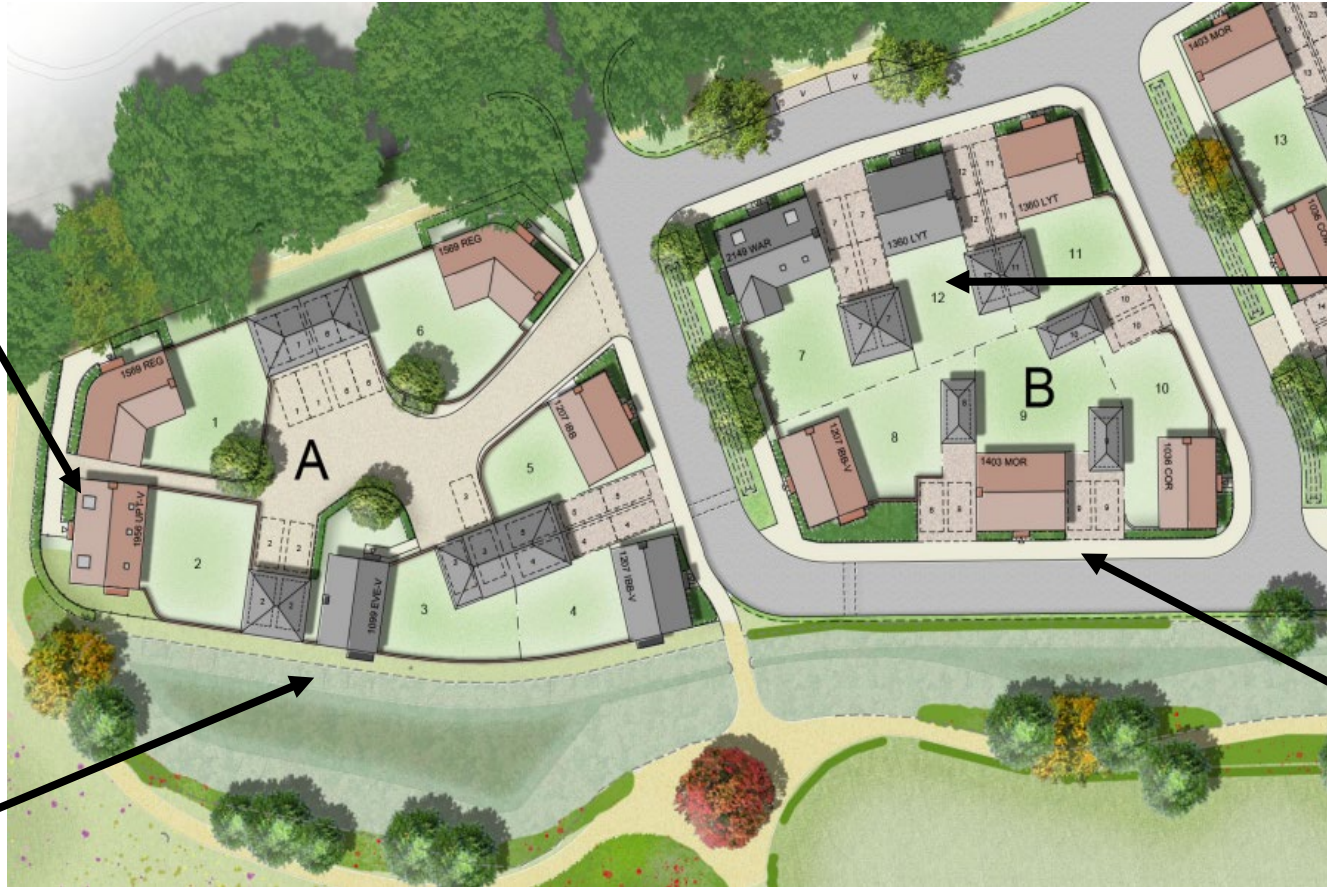
# Street scene



# Character areas



# Character areas



# Housing types



28



26

3a 21/11097

# Local context



West Road



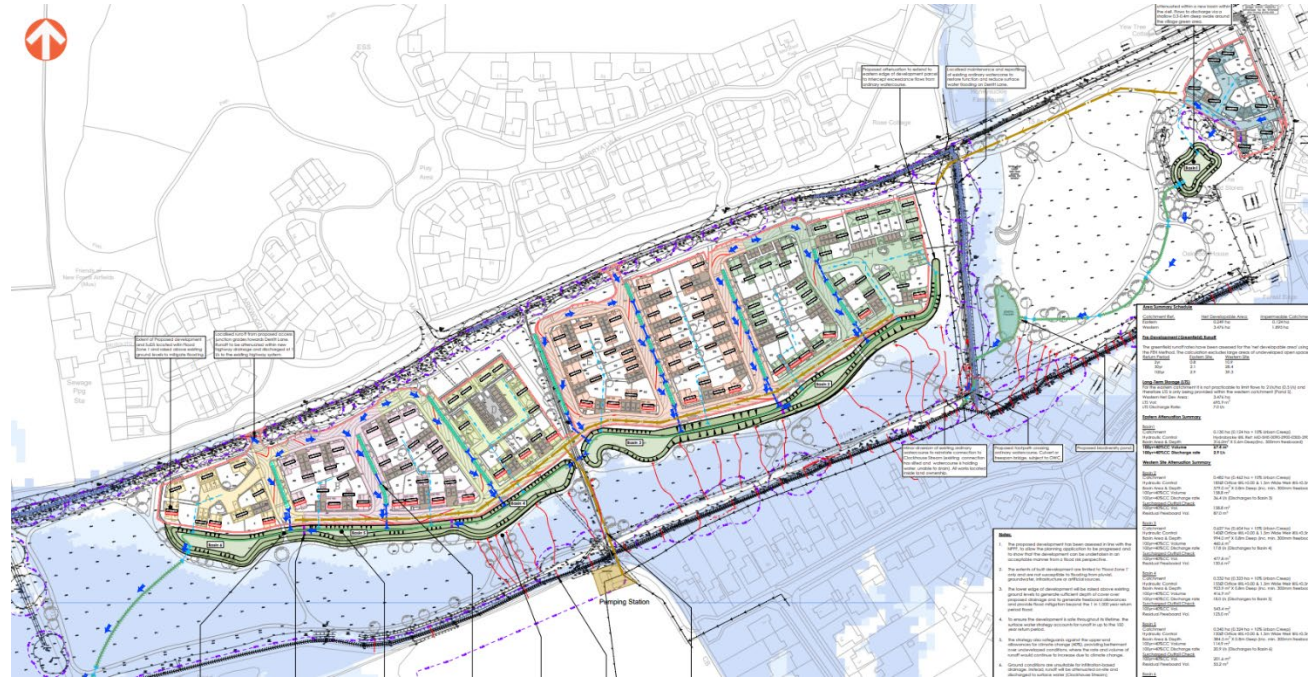
Heatherstone Grange



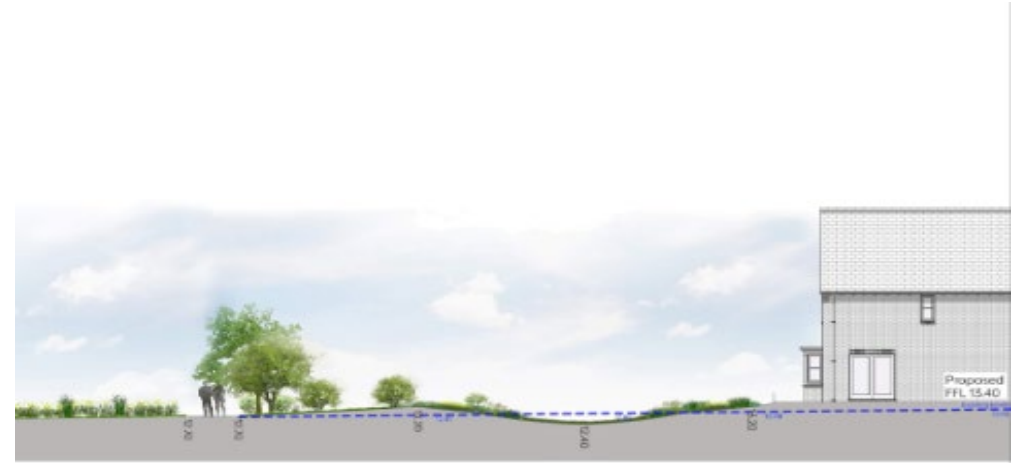
Wiltshire Gardens



# Flooding and Drainage



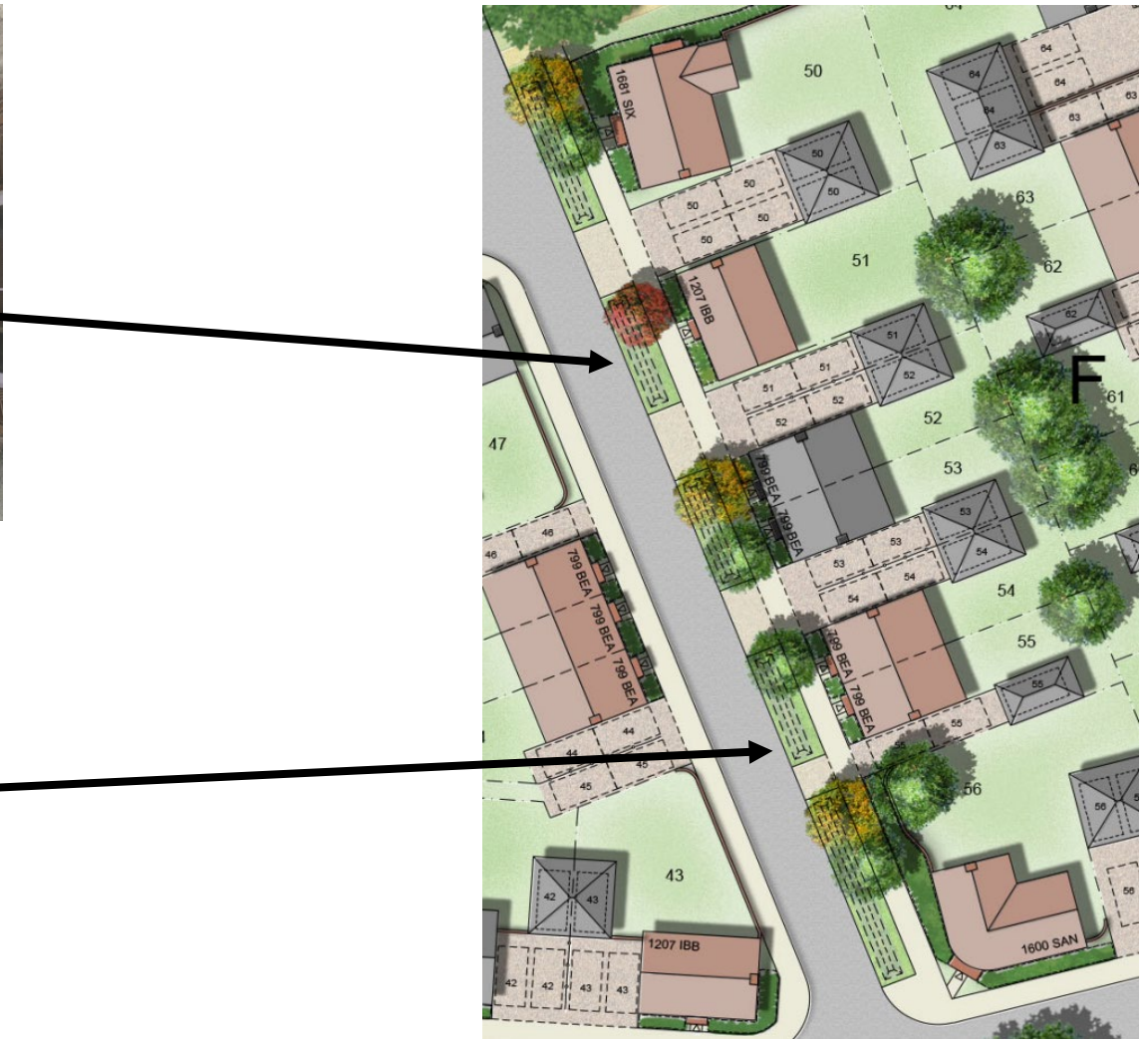
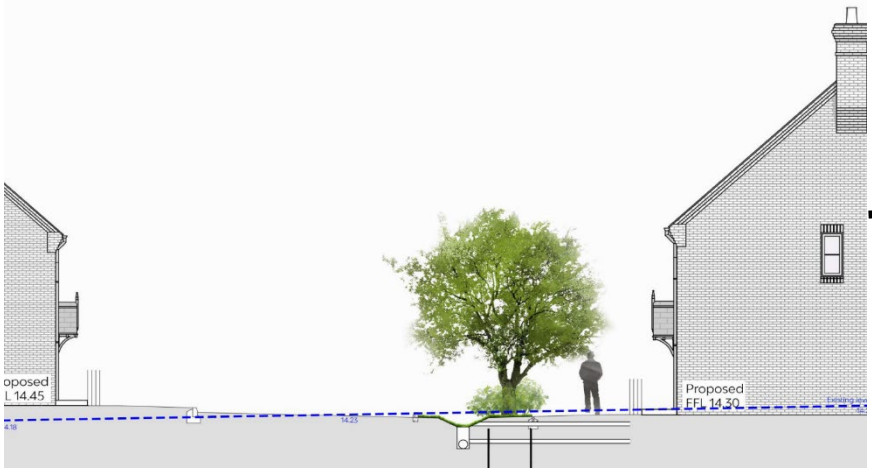
# Surface water drainage features



# Street swales

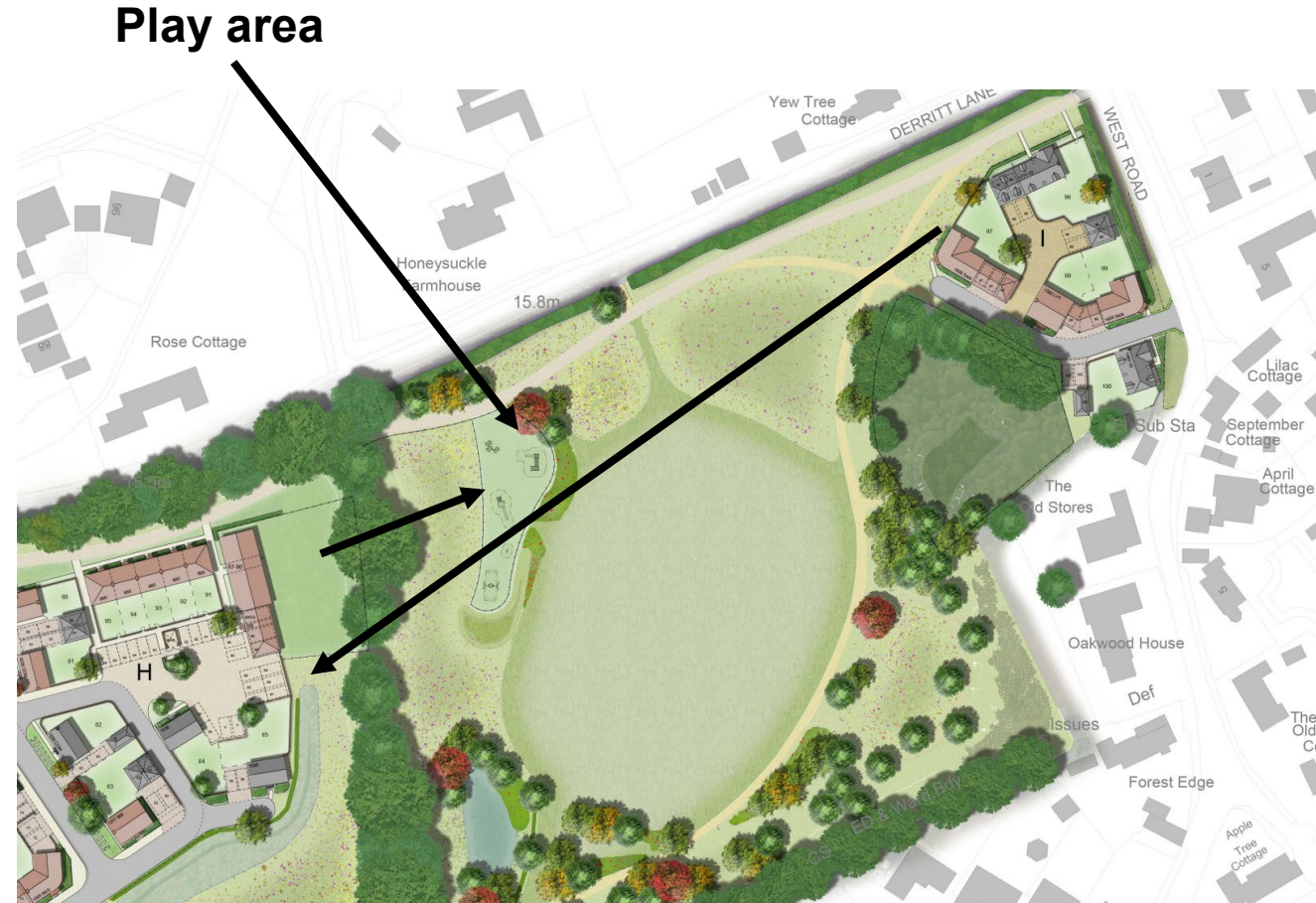
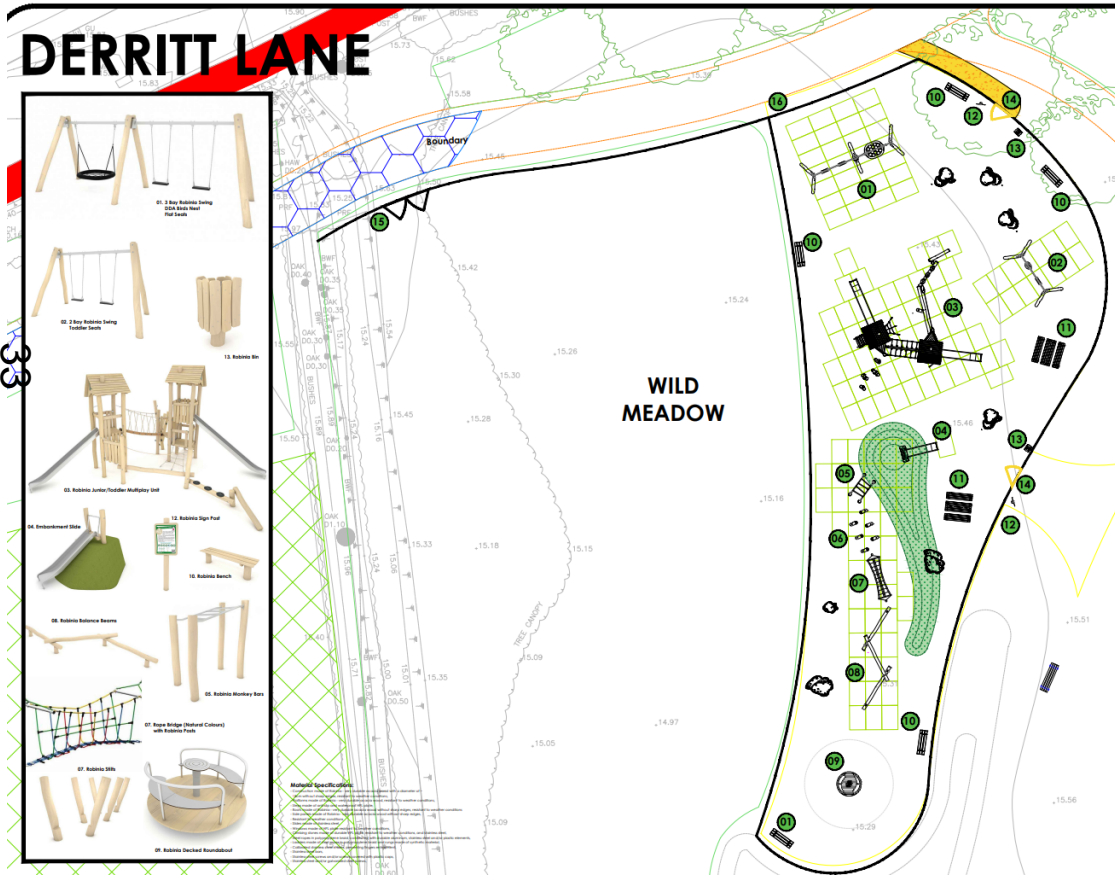


32





# Play area



# Character area

34



32

3a 21/11097

# Affordable housing

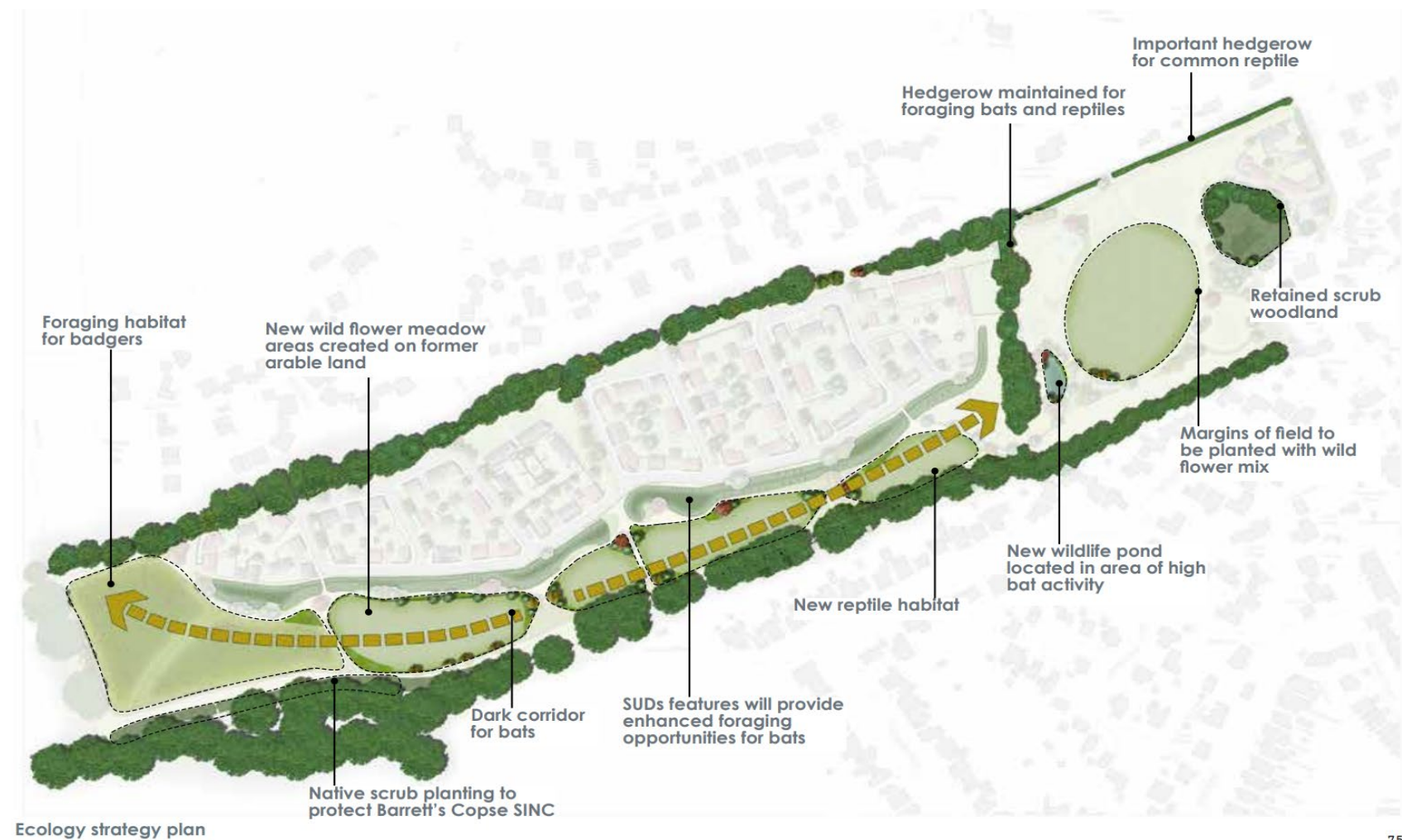
- Affordable 30 units (30%)
- 19 Affordable rent
- 11 Shared ownership



35

# 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



# Tree and hedgerow loss

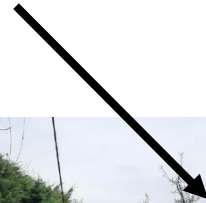


# Site photographs

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
- ∞ • 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 previous presentation for 22/11097 from March 9  
2022 Planning Committee

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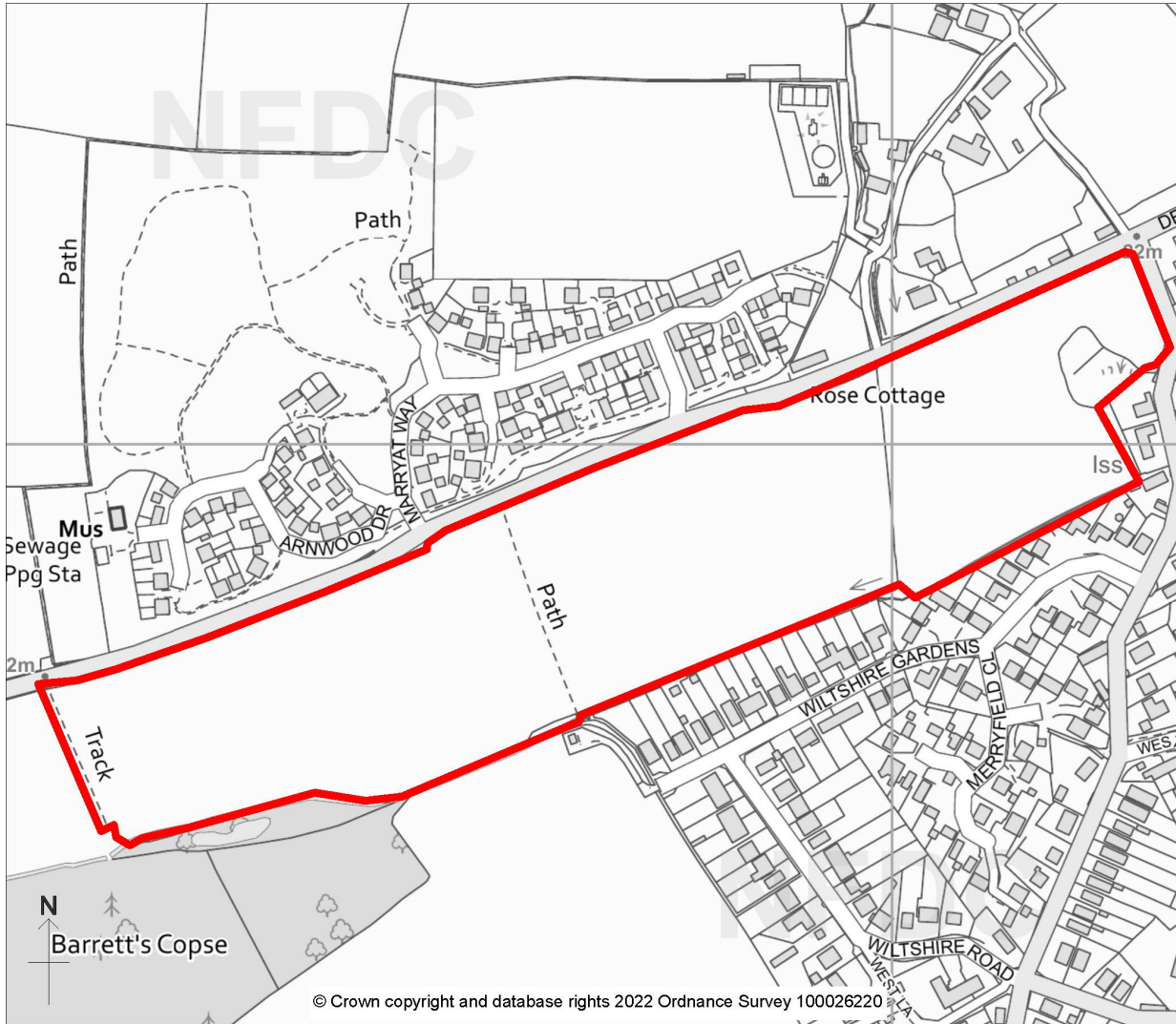
41



# New Forest

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# 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

May 2022

LAND SOUTH OF, DERRITT LANE  
SOPLEY  
BH23 8AT  
21/11097

Scale 1:3750

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the internet, it will not be to  
scale.

# Introduction

## **Post March 2022 Committee actions and developments**

- An explanation of the different flood zones and how this affects the proposed development and the decision-making process
- Details of any historic flooding incidents on the site or within the vicinity of the site and how this effects the development site
- Further clarification of the proposed drainage strategy and how the proposed development can result in betterment on and off the site for both surface water management in the long term and flooding, including the effect of climate change
- A response to representations made during the application process and comments made at committee in relation to surface water and flooding

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# Flood Zones

- Flood Zones are created by the Environment Agency and used within planning process
- Flood Zones relate to how likely (probability) somewhere is to flood
- The validation of the Flood Zones factored in climate change scenarios, and accordingly, the Flood Zones are based upon future increases in rainfall events and associated river levels
- Flood Zones are categorised into three areas:
  - **Flood zone 1** is the lowest area of flood risk and covers all areas of the country not affected by flood zones 2 and 3 including land at the top of a hill. Less than 0.1 % chance of flooding in any year (Less than 1 in 1000 annual probability)
  - **Flood zone 2** is medium risk and is land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (0.1% to 1% chance of flooding each year), in this case from the Clockhouse stream (i.e. instances where the stream breaches the bank)
  - **Flood zone 3** is high probability and is land having a 1 in 100 (1%) chance of flooding each year in this case from the Clockhouse stream (i.e. instances where the stream breaches the bank)

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# NSFRA MAP – Flood Zones

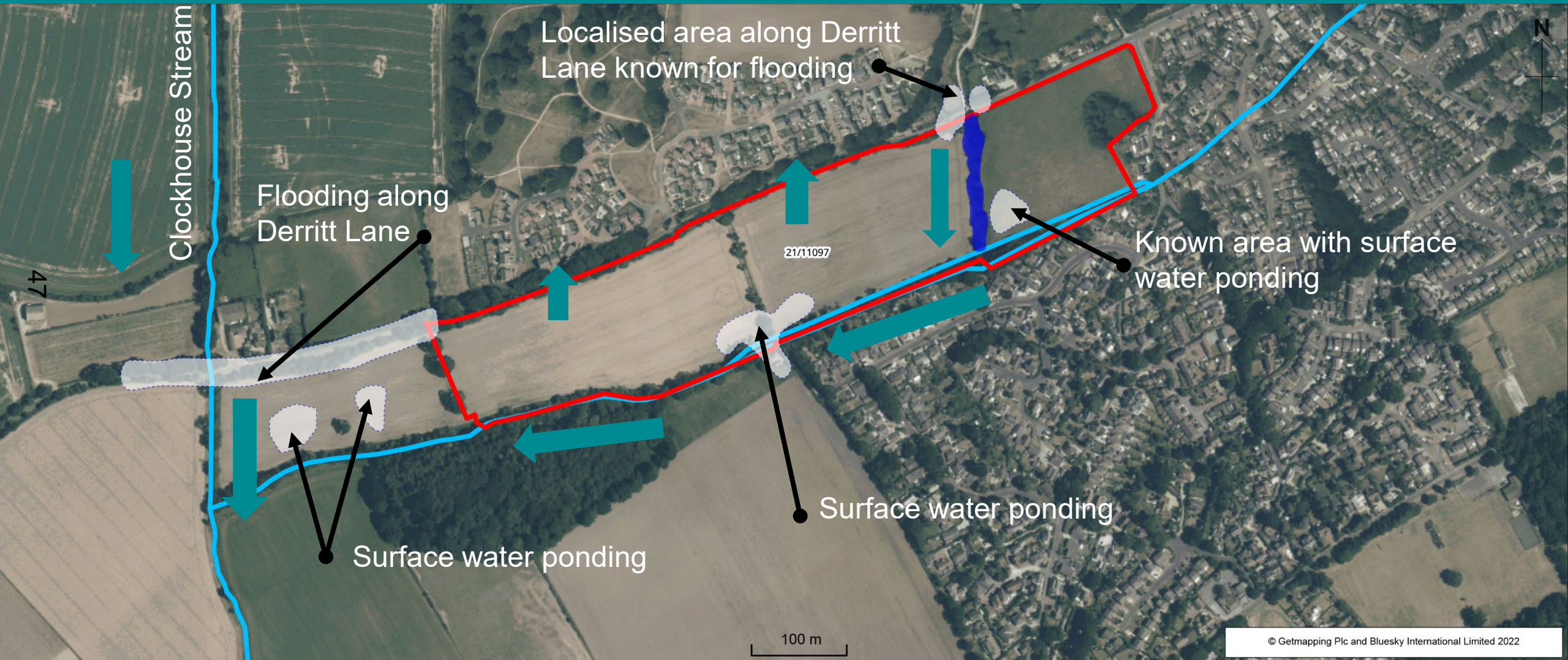


# Proposed development and Flood Zones

- The Flood Zones affecting the southern and western edge of the application site relate to potential risk of flooding from Clockhouse Stream
- Local and National policy make it clear that residential development is located within areas at the lowest risk from flooding, which is defined as Flood Zone 1. FZ1 is the lowest risk area and there is no other land categorised as having a lower risk than Flood Zone 1.
- In this case, all built development (houses, gardens, road, drainage infrastructure) is proposed within Flood Zone 1. This fully accords with the local and national policy which specifically states that the residential element of the development is directed to Flood Zone 1
- Although part of the site (the open space area but none of the new homes) falls within land classified as Flood Zones 2 and 3, this does not mean that the land is constantly under water or unusable. It just means that there is a higher probability or risk of flooding within these areas.

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# Local reported Flooding

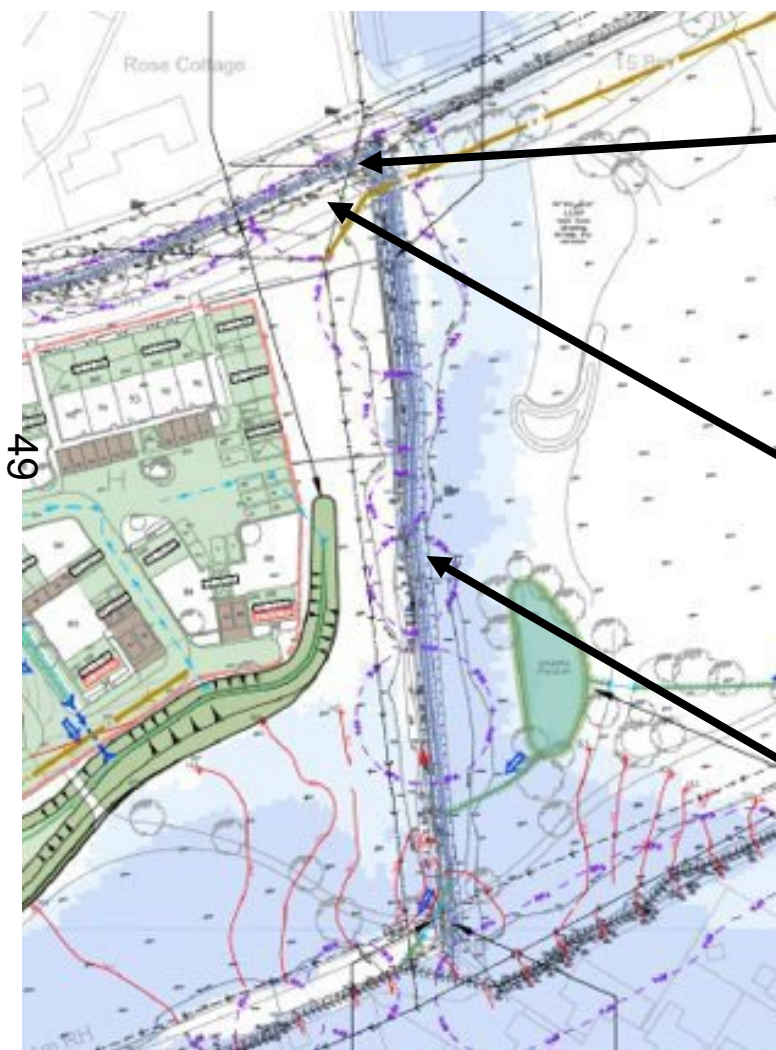


# Derritt Lane – Areas effected by Flooding incidents





# Derritt Lane – localised Flooding incidents



● Flood incidents along Derritt Lane

● Highway ditch overgrown/silted

● Watercourse – to be re-profiled



# Site photographs

Highway ditch



Ditch/ watercourse running through the site



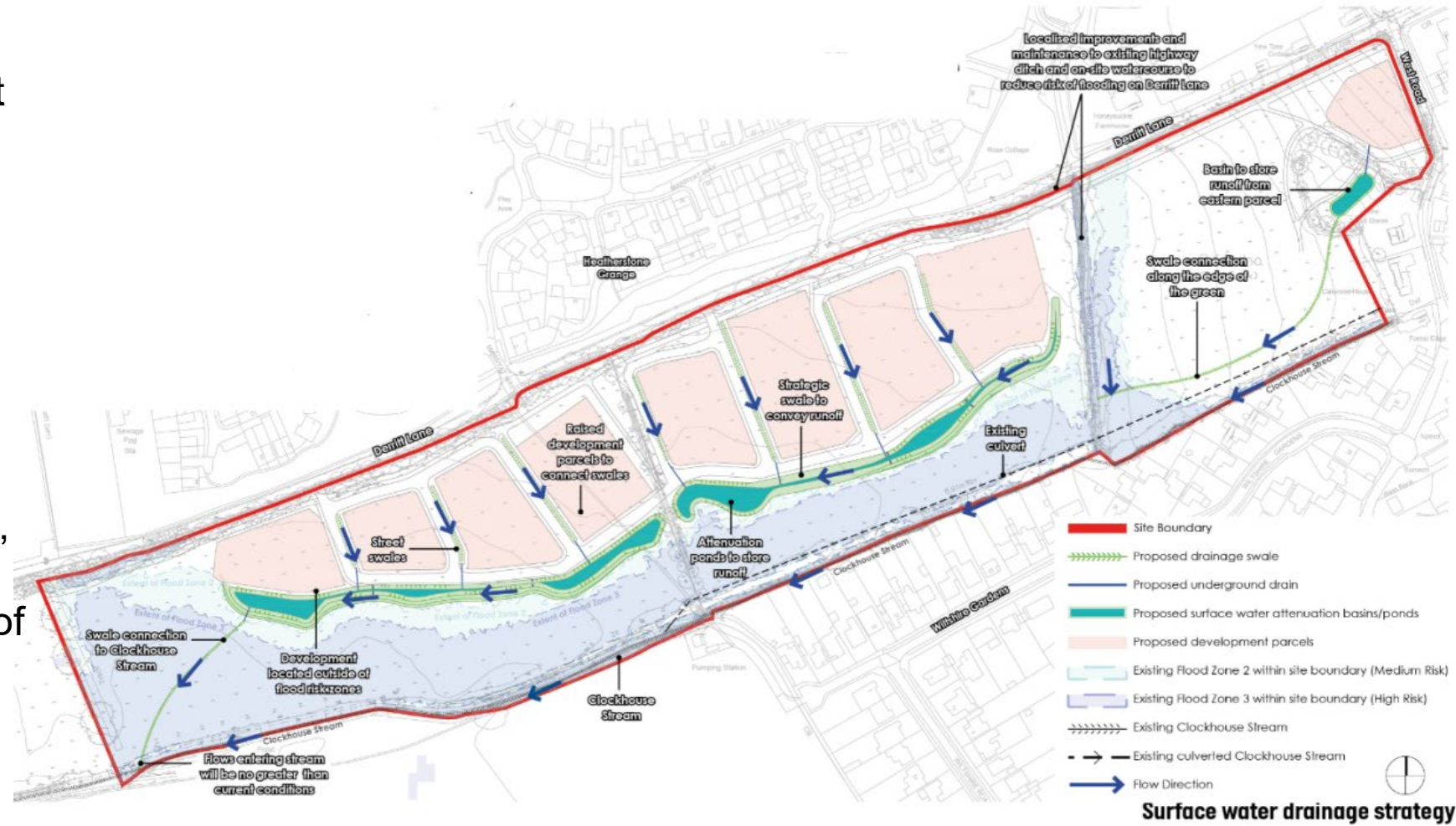
# Streams and watercourses

51



# Proposed strategy for flooding and surface water

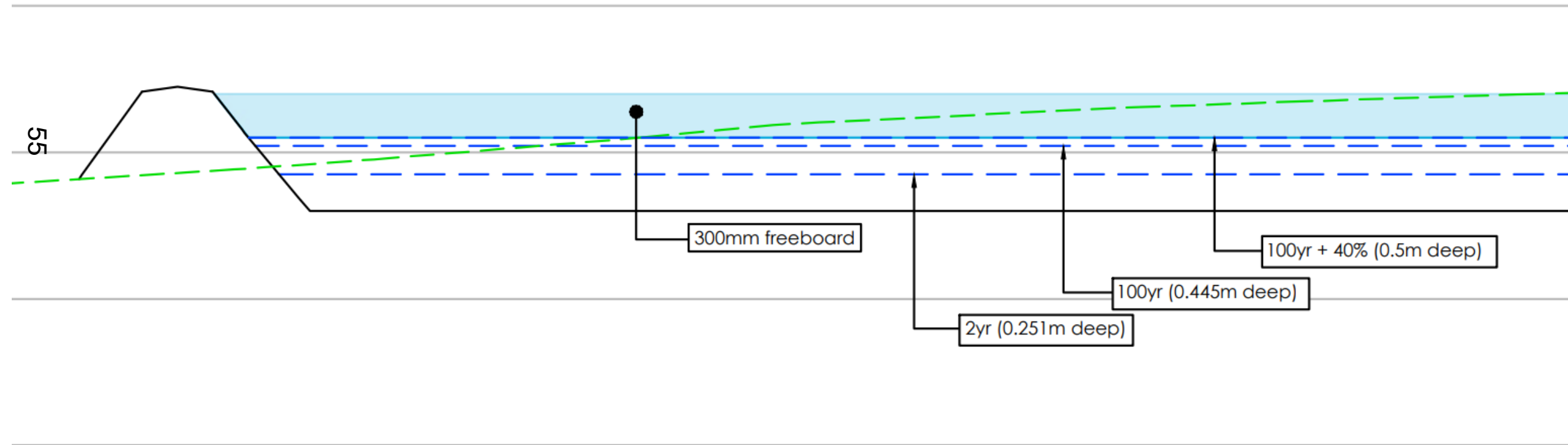
- Designed to enable all runoff from the development in up to the 1 in 100 year return period storm event
- A 40% allowance for the predicted effects of climate change
- An additional 10% allowance for urban creep
- Additional freeboard capacity to capture any excess runoff or to allow for potential abnormalities (sewer blockage etc)
- Flows would be captured and held, with a controlled discharge to the Clockhouse Stream, downstream of Wiltshire Gardens
- The proposed drainage system slows down the rate of surface water run off on the site







# Section of Swale



# Summary and Recommendation

- Officers have carefully considered the concerns raised by Members at the March Committee. Whilst these concerns are fully understood, ultimately the Committee's decision is one based on a technical matter relating to flooding and drainage.
- The Committee must therefore give significant weight to the professional advice received from the relevant flooding and drainage consultees.
- Officers continue to maintain that the proposed flooding and drainage scheme is acceptable and can therefore see no reason to amend the original recommendation (other than the amendment of the timescale to complete S106 Agreement), which is to grant planning permission subject to conditions, as set out in the previous March Committee report.





# New Forest

DISTRICT COUNCIL

# Planning Committee

## App No 20/11192

Land south Of Milford Road,  
Pennington  
Lymington  
**Schedule 3b**

# The Proposal

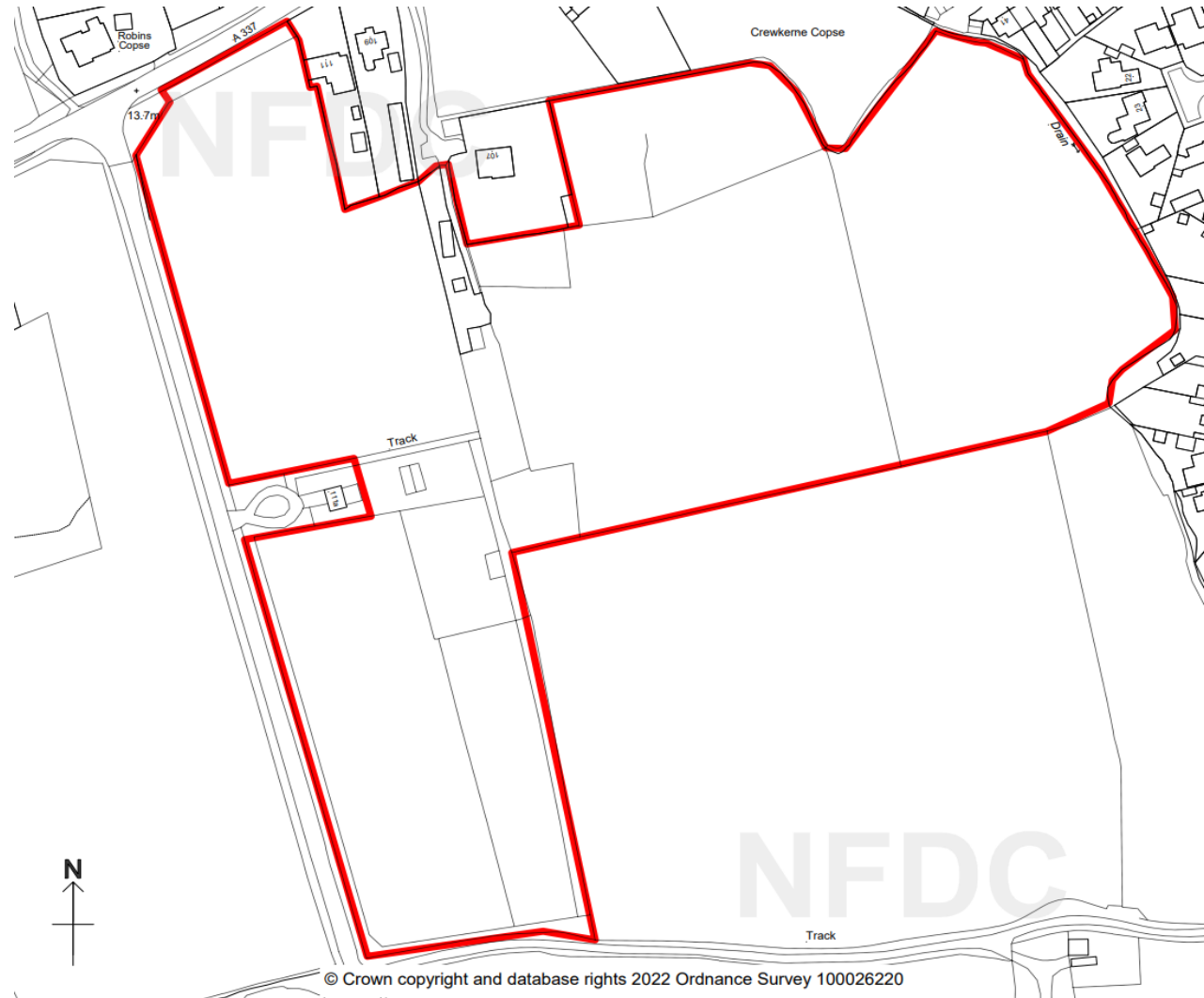
This planning application relates to a proposal for the following:

- Outline application with only matters of Access to be considered at this stage
- Up to 110 dwellings
- On site Public Open Space
- On site Alternative Natural Recreation Greenspace (ANRG)
- On site play areas
- Drainage infrastructure
- Retention of a Priority Habitat
- Vehicular access to be taken from the A337 and associated highway works

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# Red Line Plan

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

**PLANNING COMMITTEE**

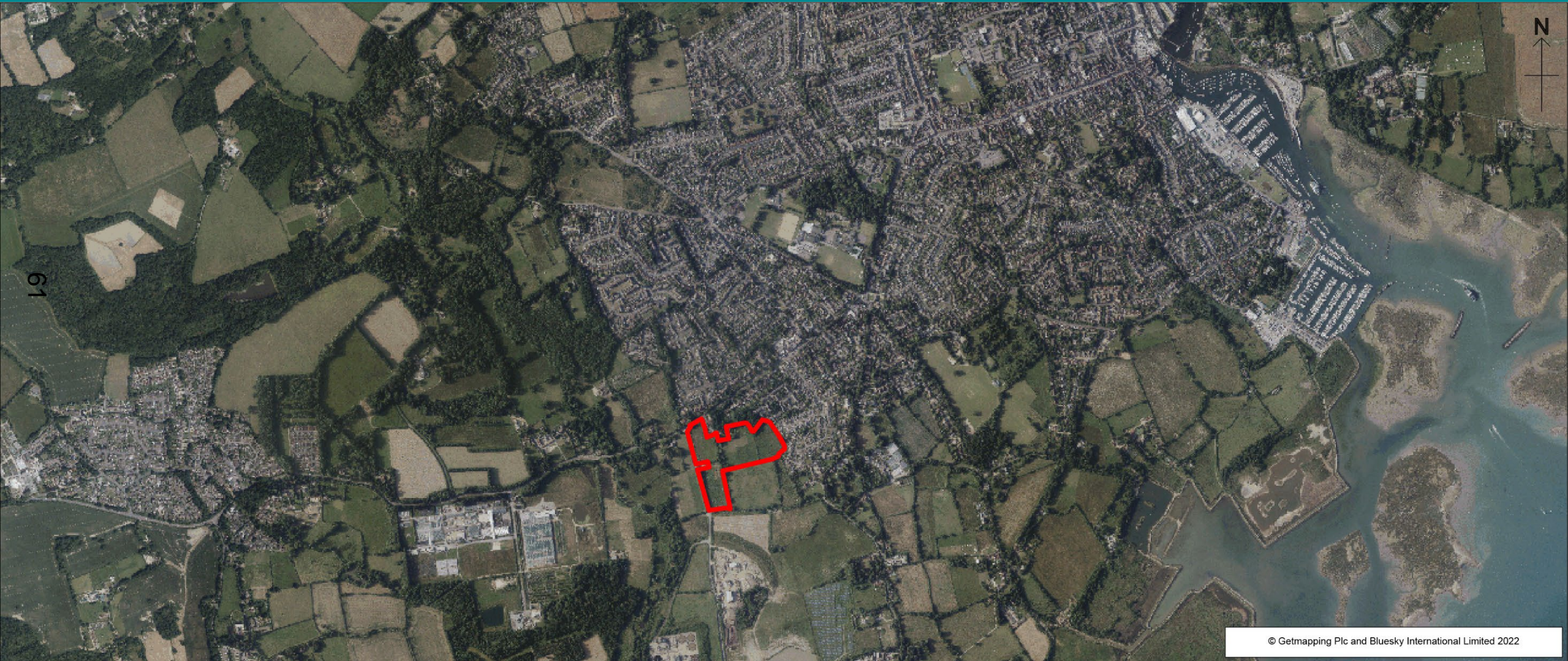
**May 2022**

LAND SOUTH OF, MILFORD ROAD  
PENNINGTON  
SO41 8DP  
20/11192

Scale 1:2000

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# Site Context Plan



# Site Context Plan



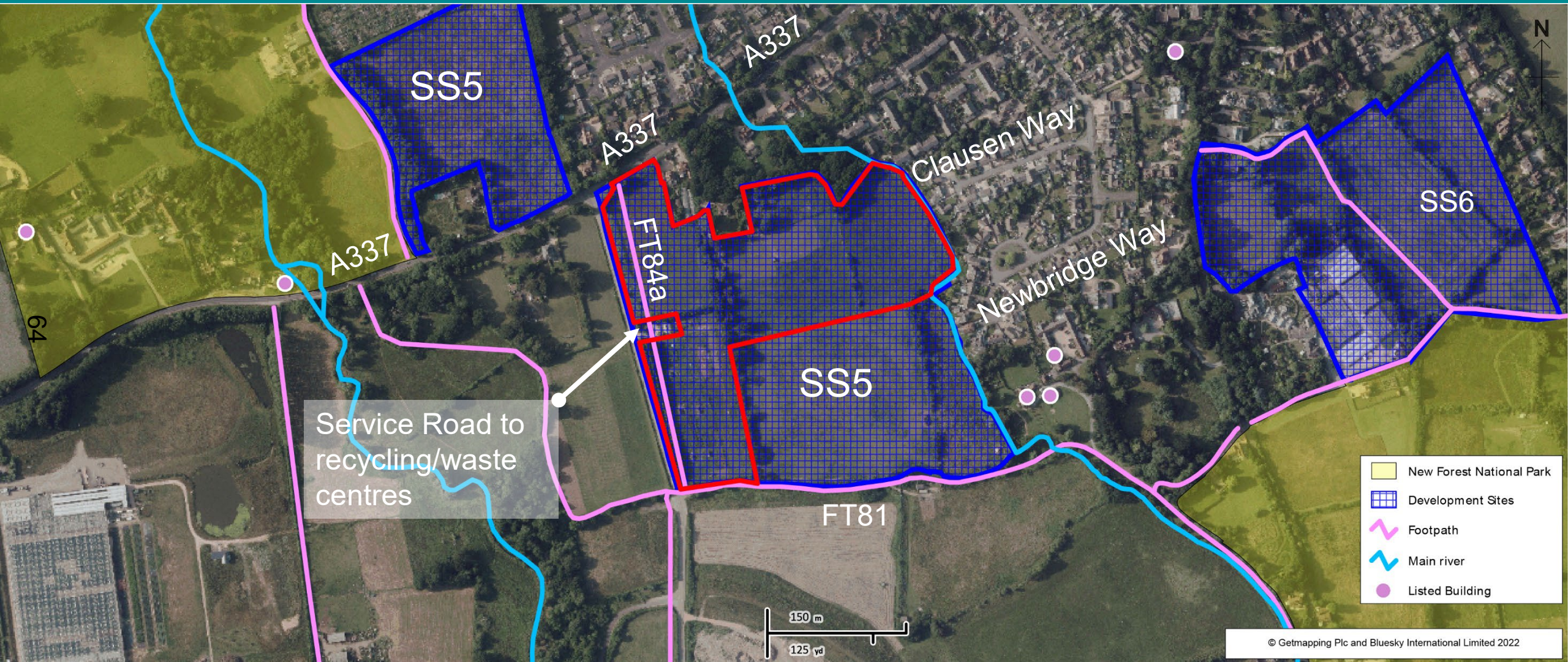
62

# Strategic Site Allocation SS5

- Allocated for residential development for at least 185 new homes
- Around 45 dwellings to the north of Milford Road
- Around 140 dwellings to the south of A337
- 63
- To plan and design the development of recreational green space to define a new rural edge and enhanced boundary to the Green Belt
- Retain tree belts and provide some green amenity space to buffer existing residential areas
- Design or provide appropriate measures to mitigate potential noise impacts from neighbouring uses



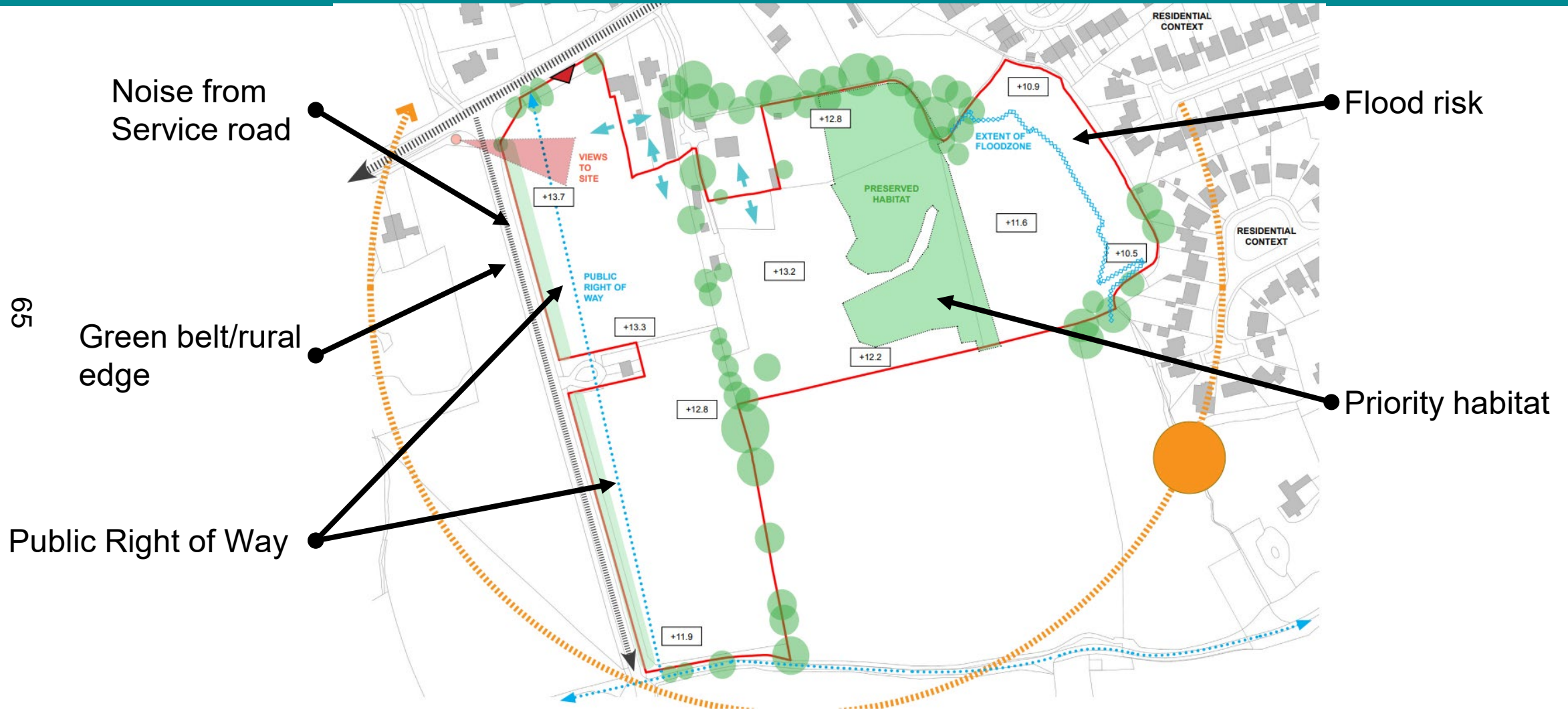
# Aerial image of site



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# Background to amendments/ site constraints



# Comparisons original/ amended proposals

Original scheme



Amended/current scheme



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# Parameter Plans

## Site Framework Plan



## Land Use Plan



# Parameter Plans

## Massing Plan



## Analysis Plan



# Illustrative Master Plan

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# Access Plans and Strategy

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# Access Plans and Strategy



Primary Access into site

Existing access to recycling centres

# Access Plans and Strategy



Access to Recycling centres



Re-alignment of road together with 'Right Hand Turn into Recycling Centre



# Access Plans and Strategy

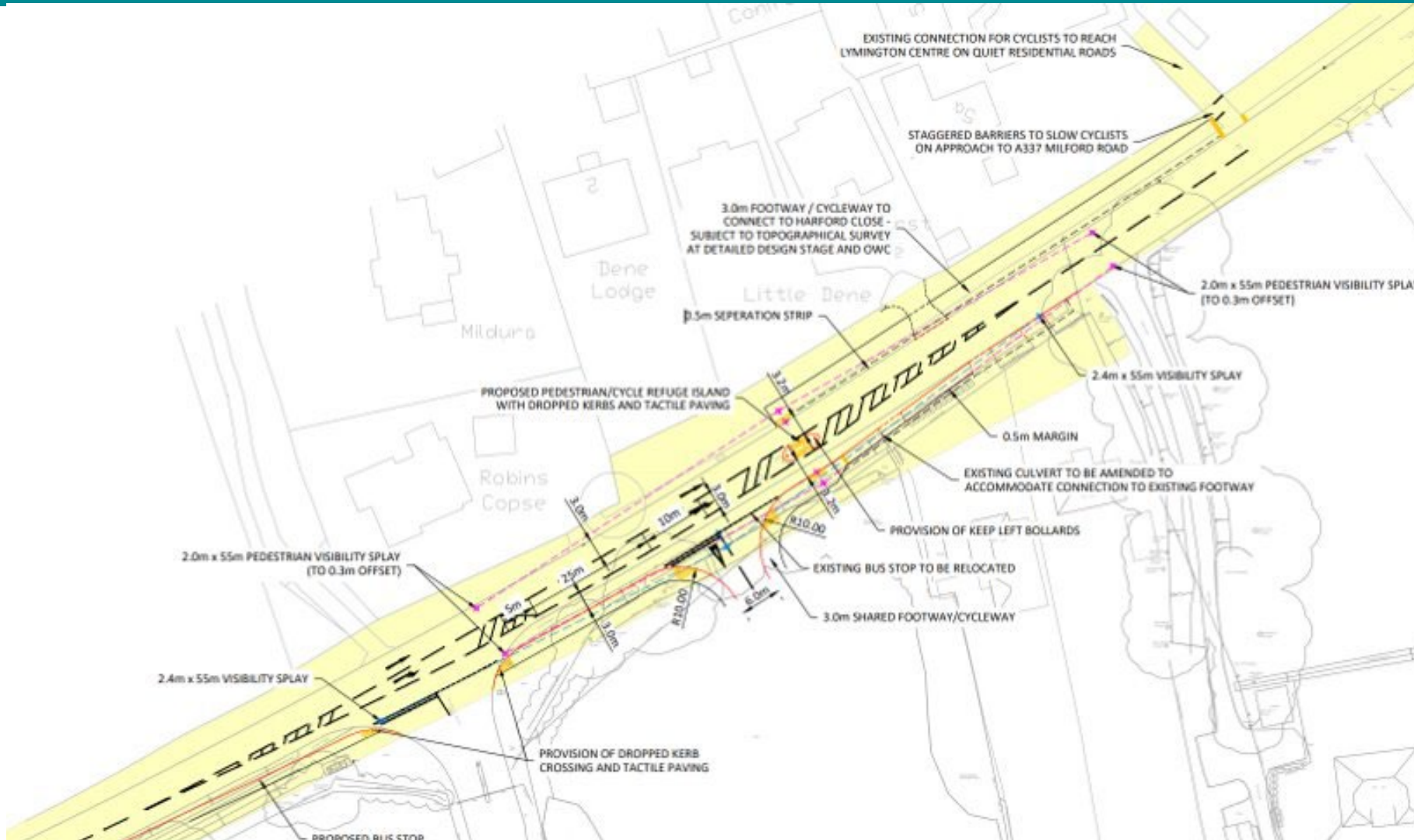


View from proposed access looking east towards Lymington Town Centre



View from proposed access looking west towards Everton

# Access Plans and Strategy



74

# Priority Habitat

Sympathetic boundary fencing



Public accessible grass path through habitat



Interpretation Board

75

Grassland habitat



# Character/ location of built development



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# Local Context



Larger detached dwellings  
along Milford Road



Examples of Three storey  
buildings along Milford Road



# Local Context



Terraces in Grafton Gardens



Clausen Way



Newbridge Way



# Character Areas



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# Character Area





# ANRG, Public Open Space and Landscape Strategy

Open space including footpaths and tree and hedgerow planting

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Open space and possible location of play areas

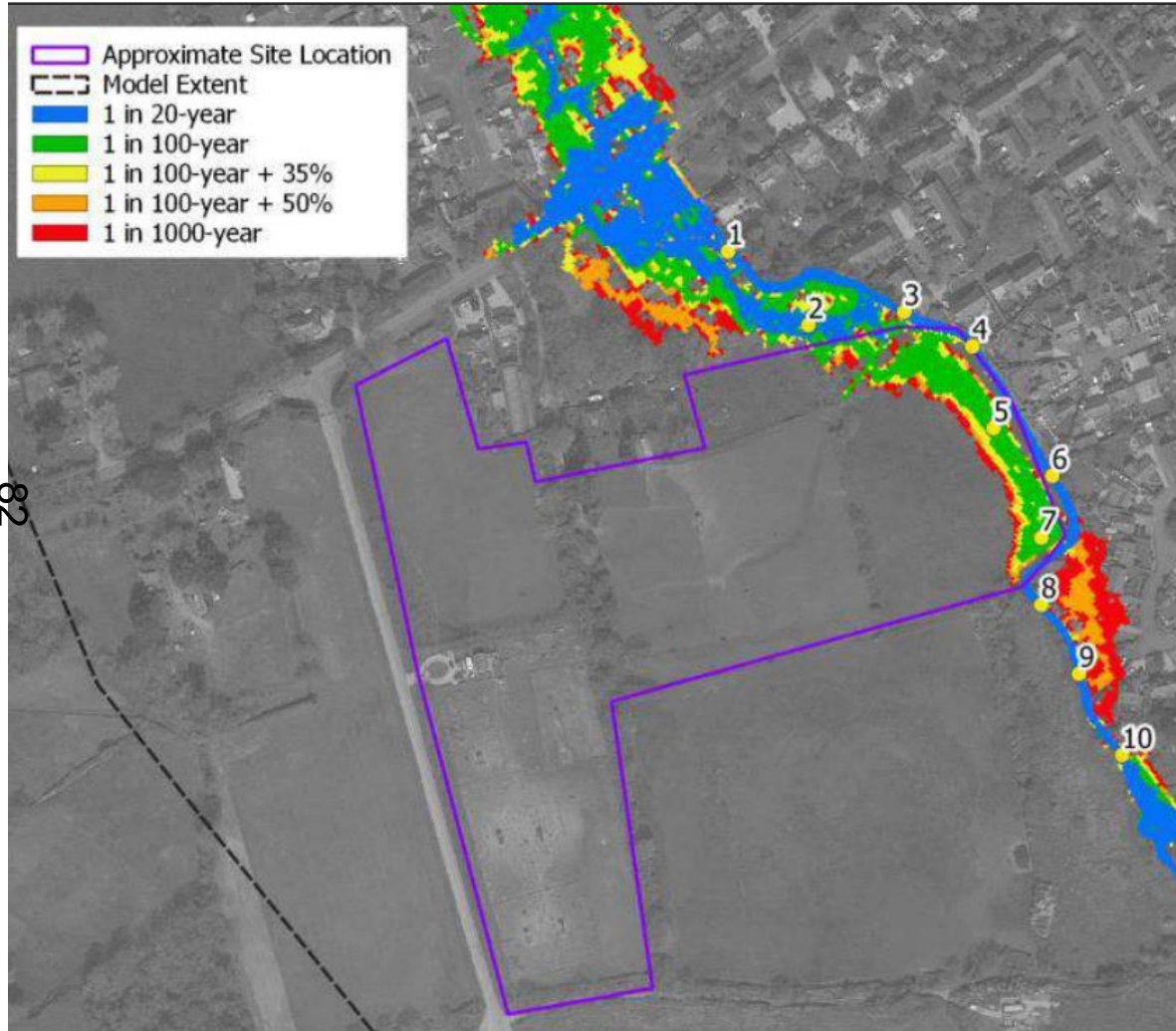
Connections to Public Right of Ways



Preserved Habitat with footpath connection

ANRG with footpaths

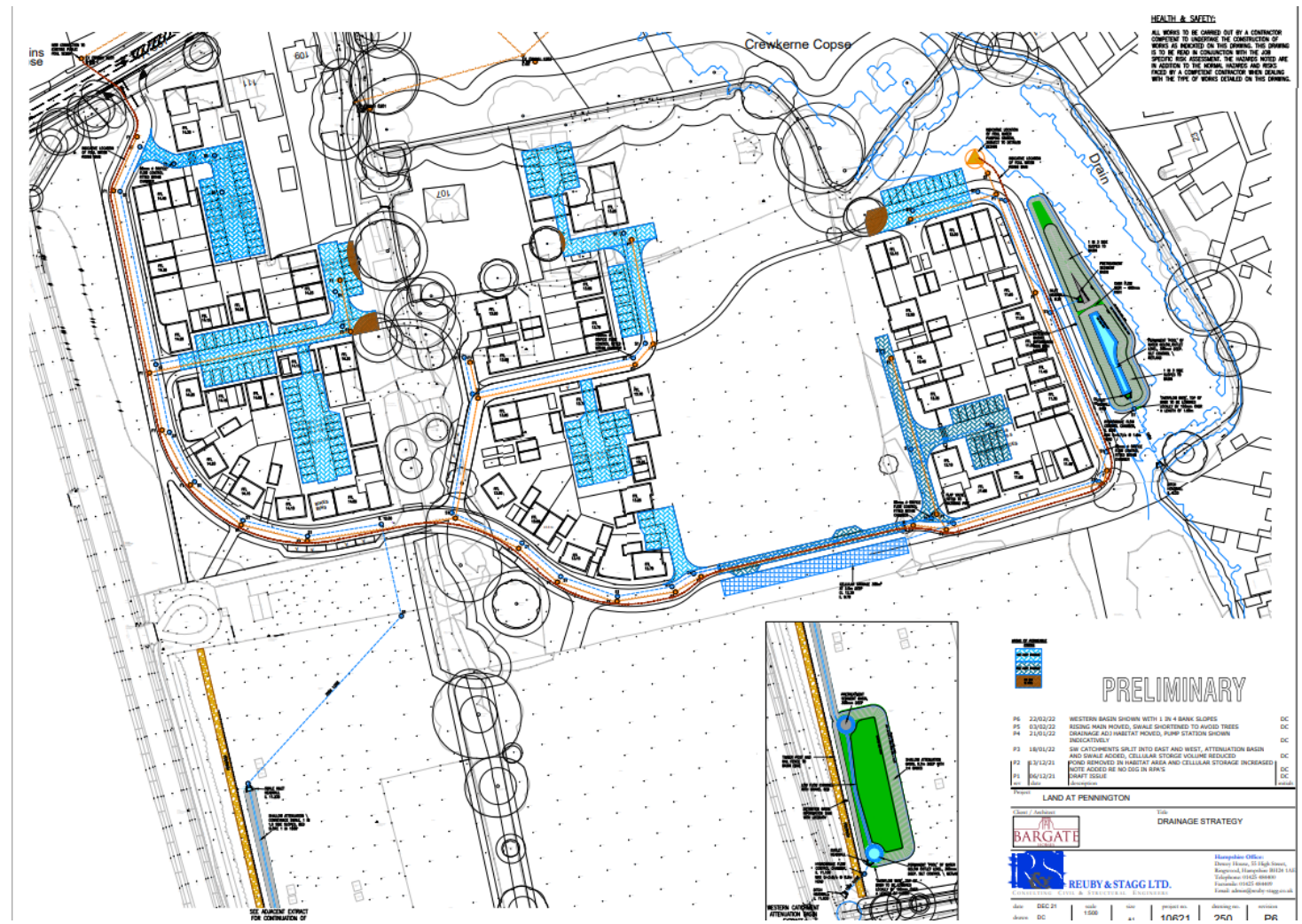
# Flooding and Drainage



# Flooding and Drainage

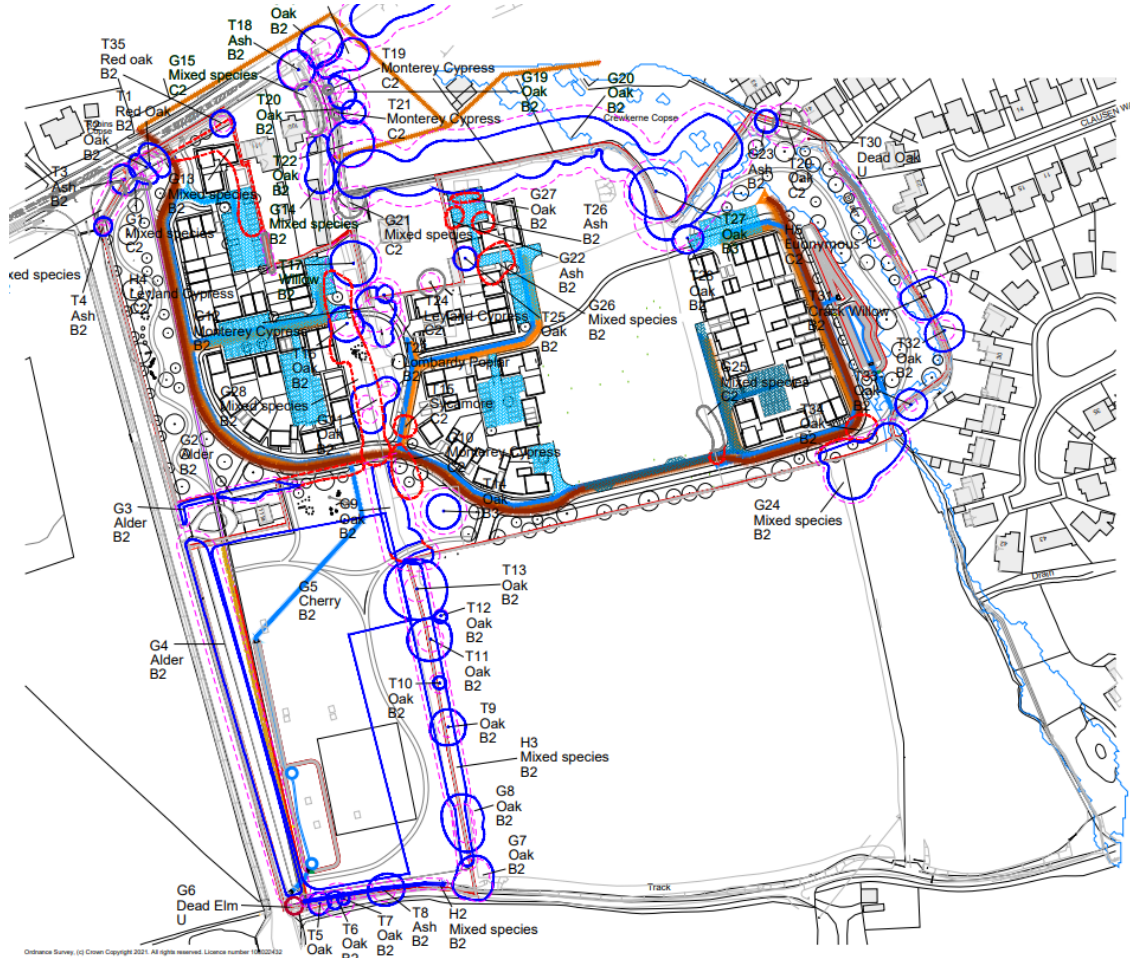


83



# Tree and hedgerow loss, Proposed Tree Strategy

84



# Site photographs



Site when viewed from Milford  
Road Service road

# Site photographs



View from within site looking towards residential properties in the north east corner of site



View of site from Public Footpath to south of site

# Summary and Recommendation

- The Officers report sets out the detailed planning assessment including planning balance.
- The site is allocated for a residential development in the Local Plan
- The proposal will also make a significant contribution towards the Council's five year land supply
- The proposals would provide 50% affordable houses (55 houses)
- 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 and play areas

# Other site photos





# Other site photos



# Other site photos



# Other site photos

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# Other site photos

92



# Other site photos



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# Other site photos



# Other site photos



# Other plans

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# Other Plans



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97

# Other Plans

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3b 20/11192

# Other Plans





# New Forest

DISTRICT COUNCIL

# Planning Committee

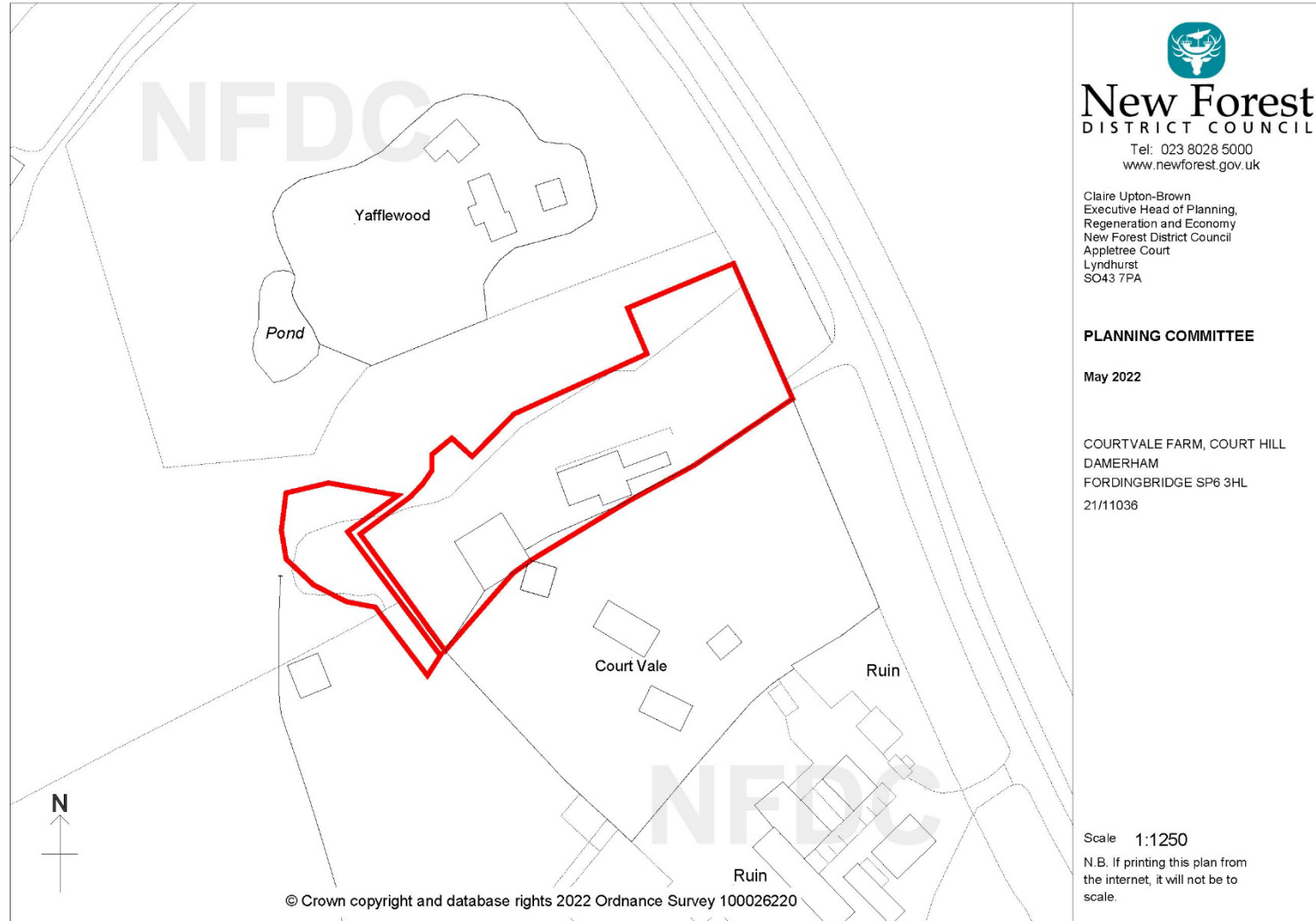
## App No 21/11036

Courtvale Farm,  
Damerham

**Schedule 3c**

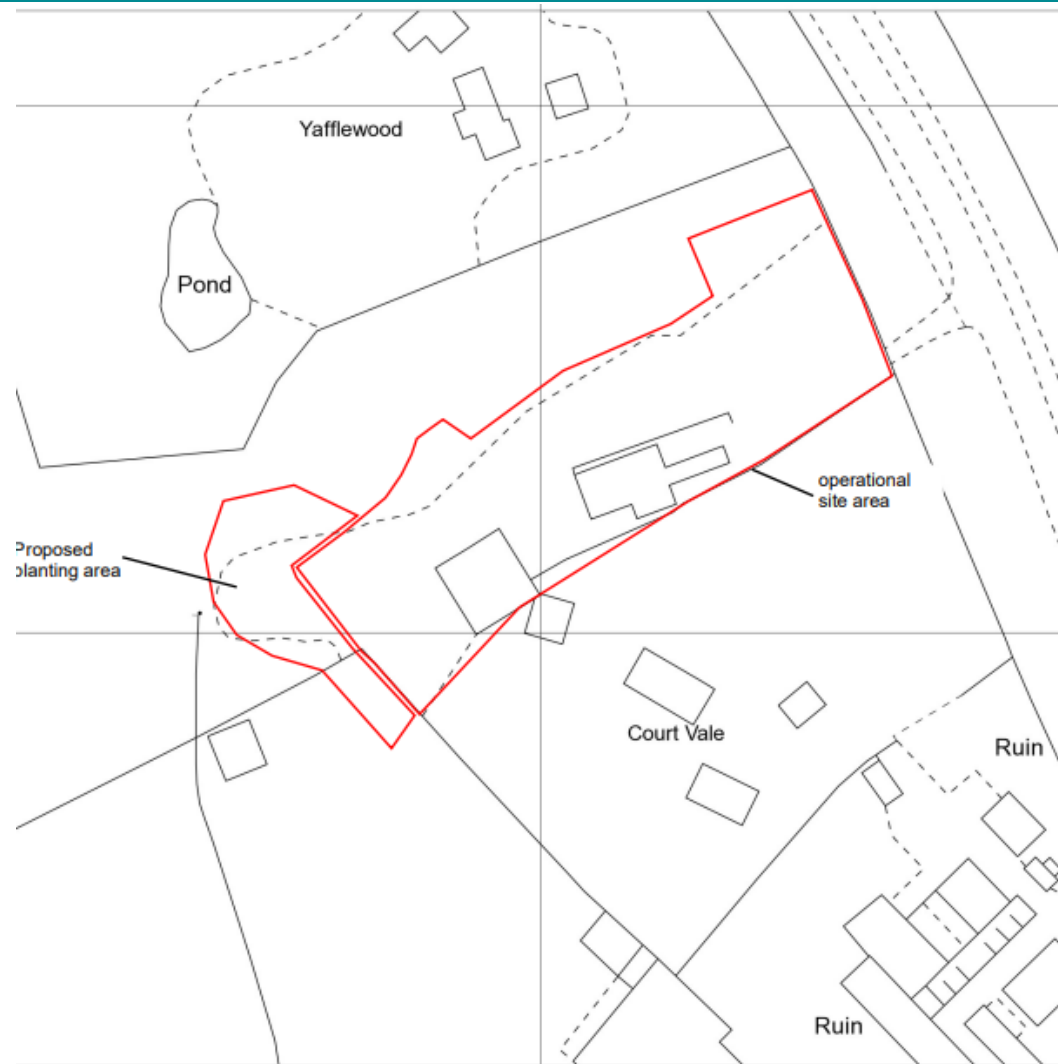
# Red Line Plan

102



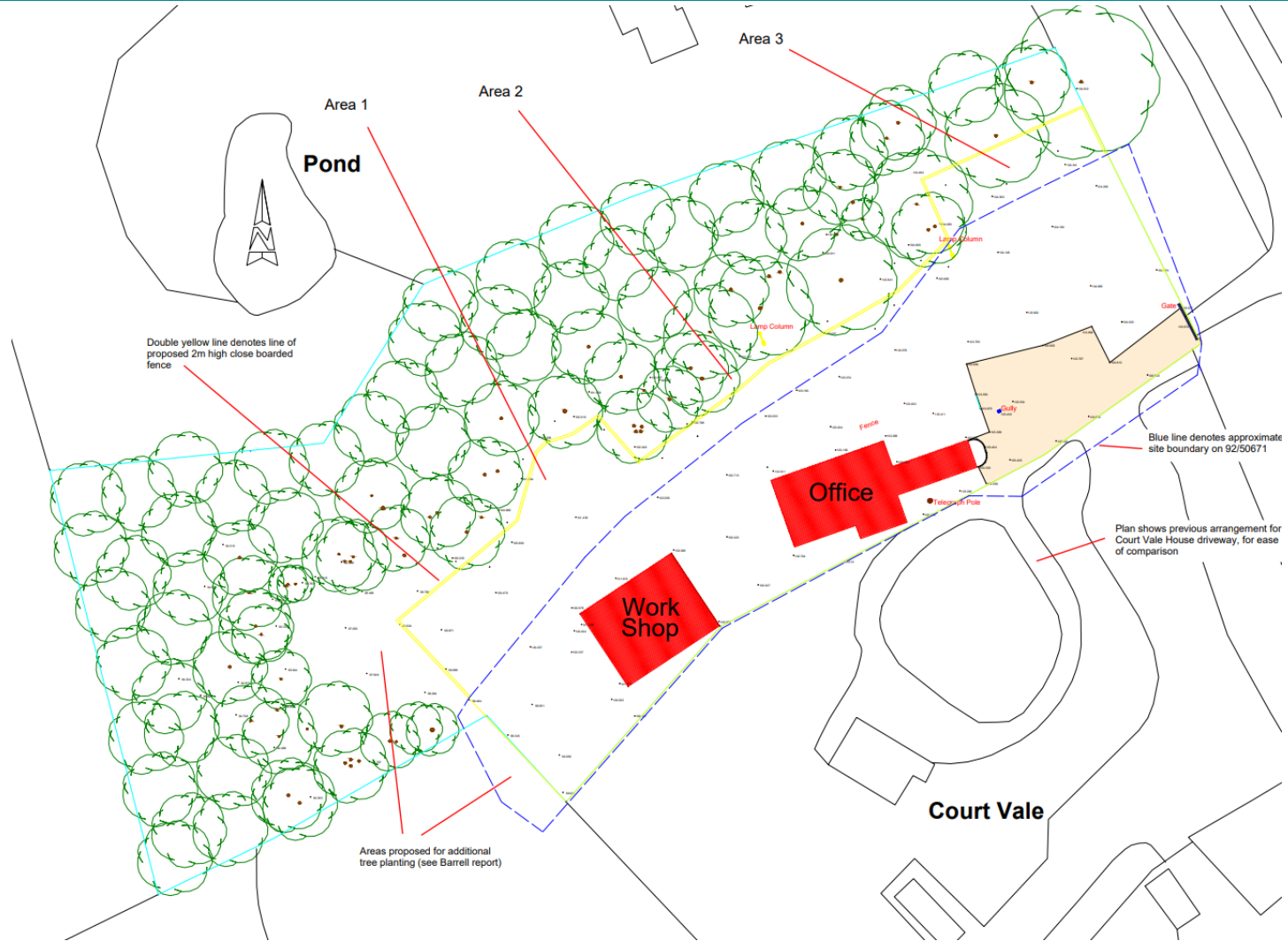
# Site Plan

103



# Site Plan: Areas

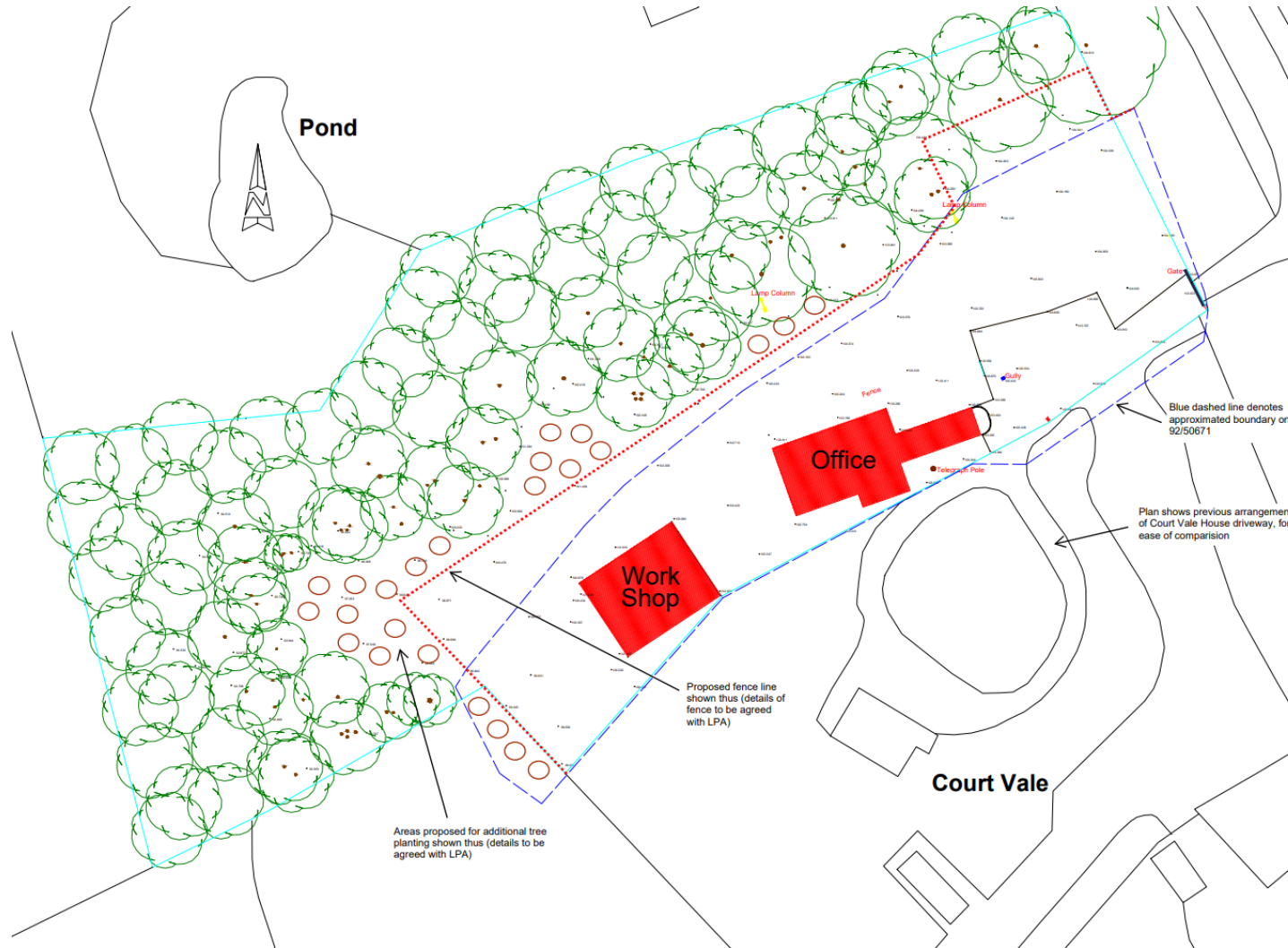
104





# Site Plan: Tree Planting

105



# Aerial image



106

150 m  
125 yd

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# Historic aerial images



Above left to right: Historic aerial images from 2000 and 2005; below left to right: images from 2014 and 2020 – blue line indicates extent of area annotated as 'approximate boundary' on 1993 planning permission



# Site photographs

108



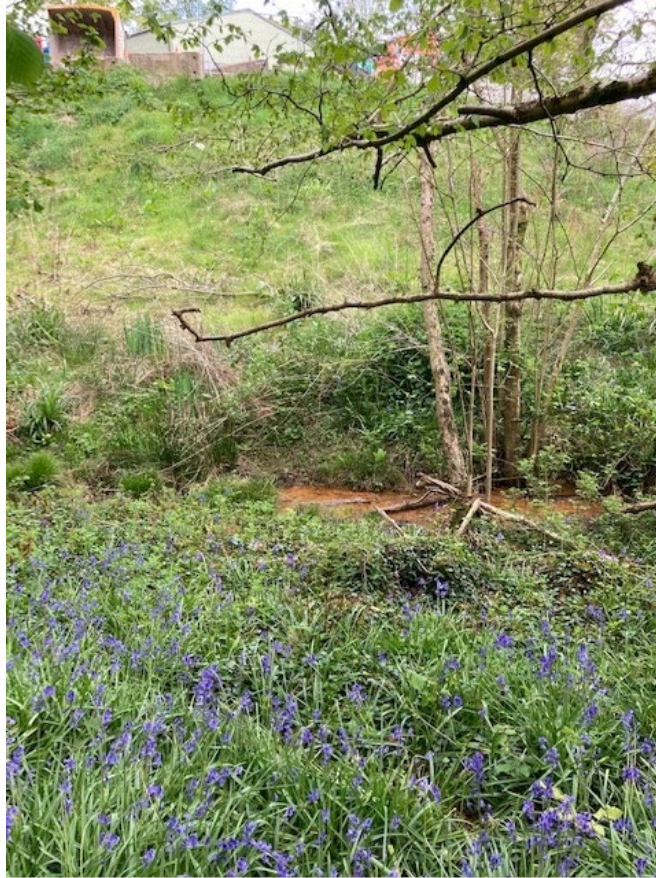
# Site photographs

109



# Site photographs

110



# Site photographs

111



# Recommendation

- Approve subject to conditions





# New Forest

DISTRICT COUNCIL

# Planning Committee

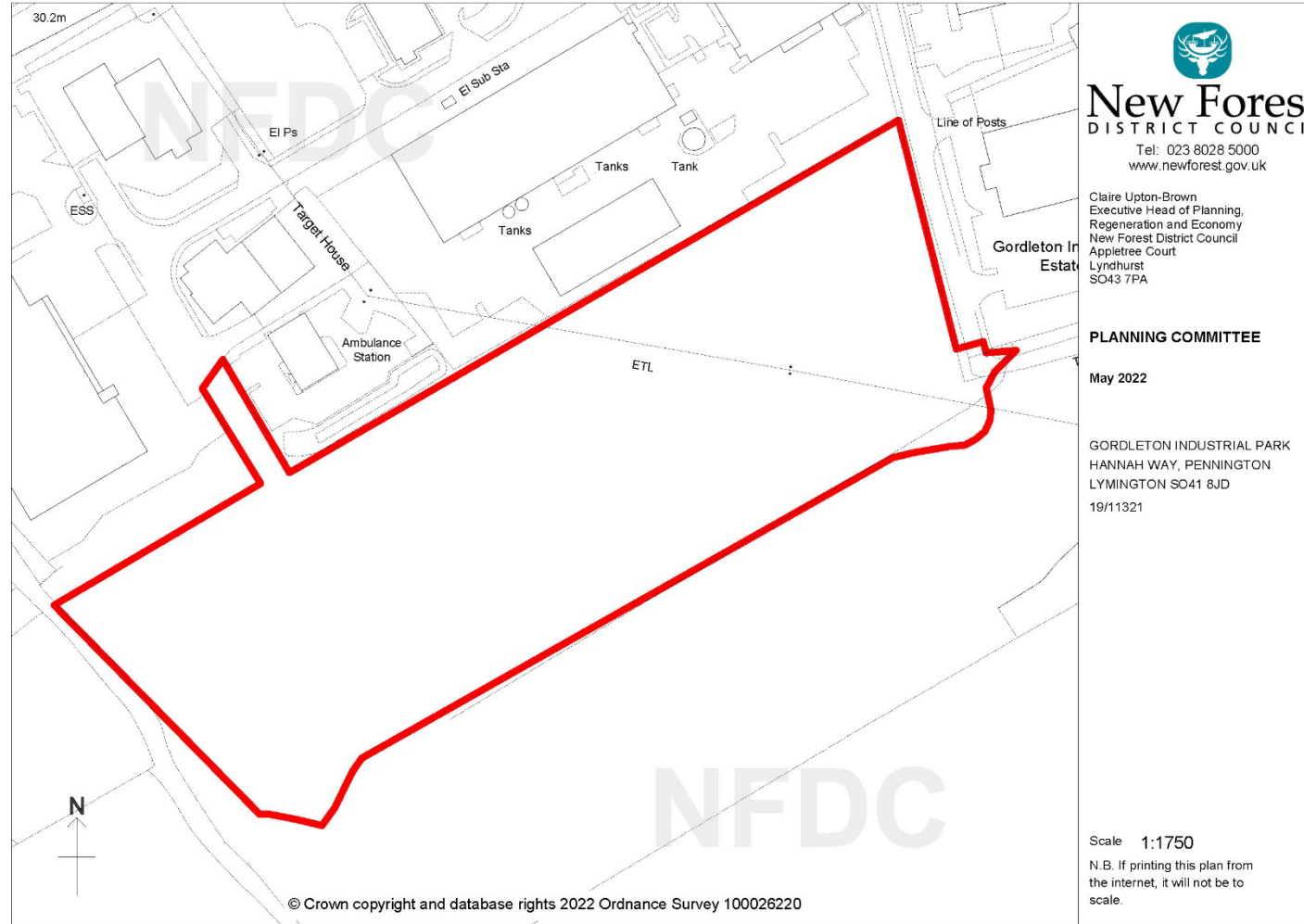
## App No 19/11321

Plot 1  
Gordleton Industrial Park  
Pennington

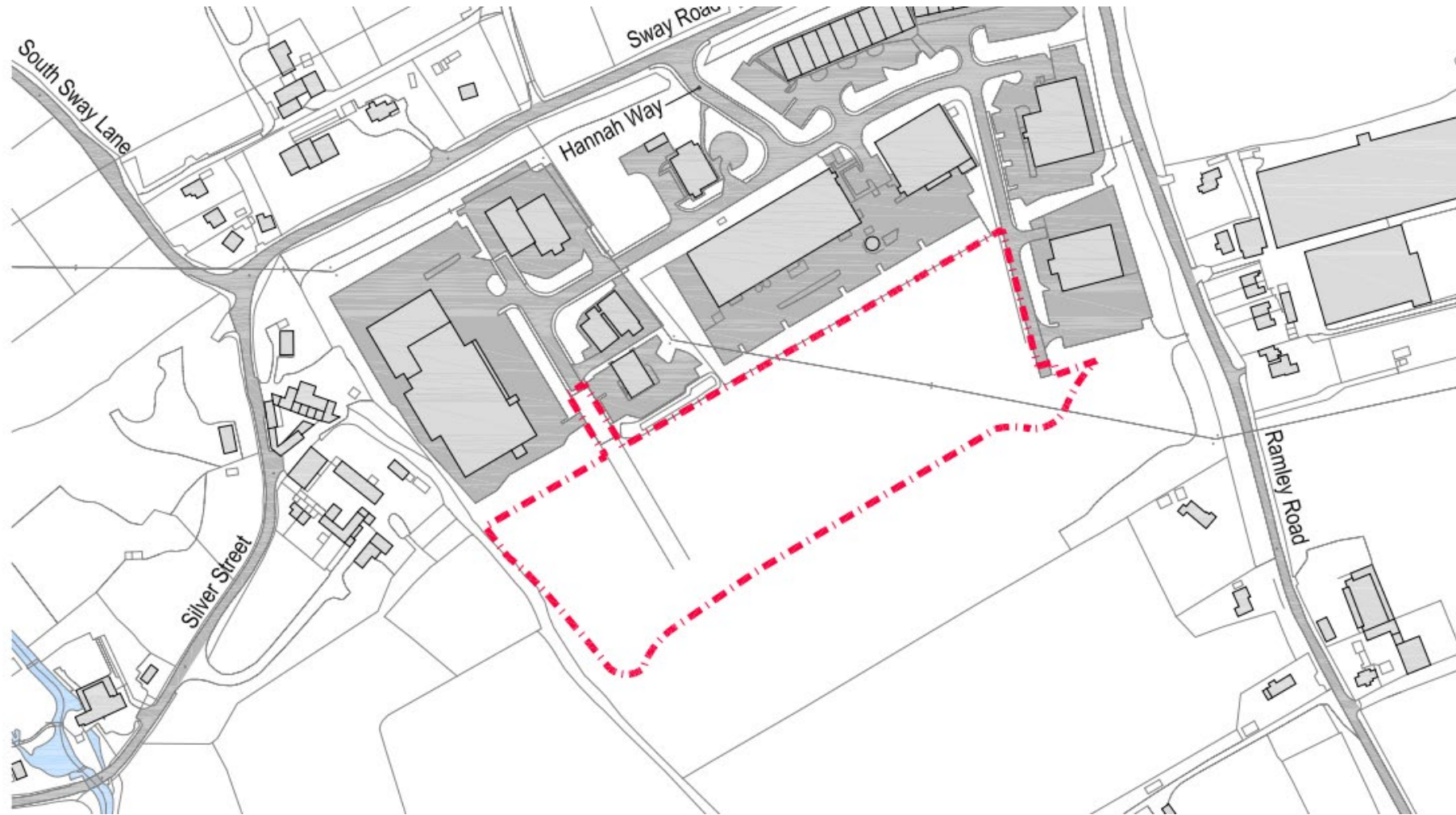
**Schedule 3d**

# Red Line Plan

115



# Site Plan



116

# Plan



117

# Aerial image



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# Site photographs

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117

3d 19/11321

# Site photographs

120





# Recommendation

- Defer decision on application

121



# New Forest

DISTRICT COUNCIL

# Planning Committee

## App No 22/10237

1 Malwood Road  
Hythe  
SO45 5FB

**Schedule 3e**

# Red Line Plan

124



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Regeneration and Economy  
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Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

May 2022

1 MALWOOD ROAD  
HYTHE  
SO45 5FB  
22/10237

Scale 1:1250

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# Block Plan

125



Site Plan  
AS PROPOSED  
Scale 1:500



Original Drawing Size: A4

No.	Description	Date



t. 02382 542011  
e. info@rs-studio.co.uk  
w. www.rs-studio.co.uk

Drawing Title:  
Site Plan  
AS PROPOSED

Project Title:  
1 Malwood Road,  
Hythe,  
SO45 5FB

Drawing No:  
**1242-P-103**

Date: March 2022

Scale: 1:500

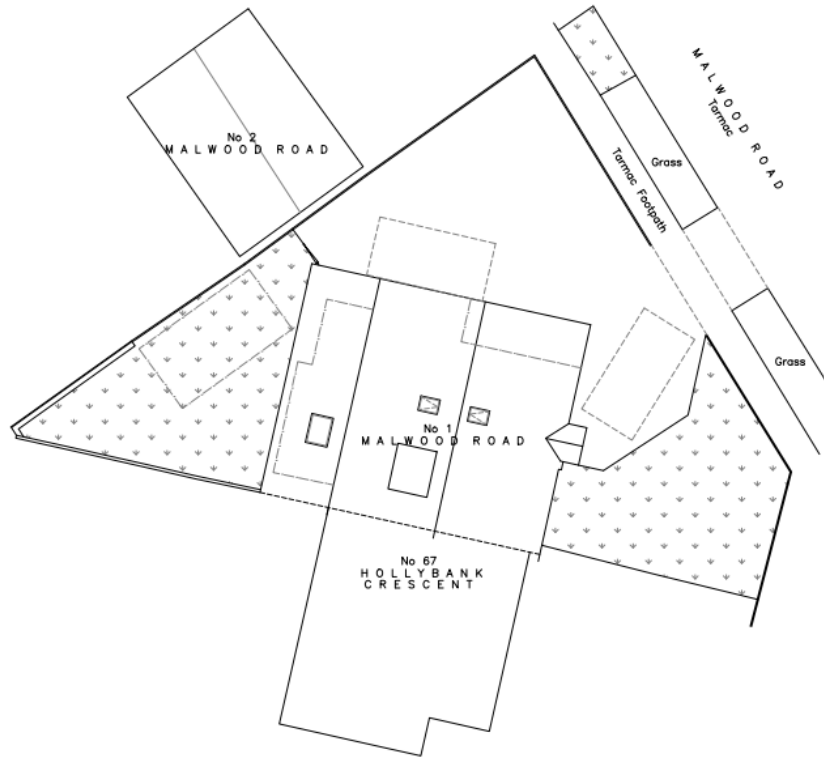
Drawn: LD

Checked: RS

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# Existing Site Plan

126



Original Drawing Size A2



No.	Description	Date

**rs studio**  
t: 02382 540011  
e: info@rs-studio.co.uk  
w: www.rs-studio.co.uk

Drawing Title:  
Plans  
AS EXISTING

Project Title:  
1 Malwood Road  
Hythe  
SO45 5FB

Drawing No:  
**1242-P-101**

Revision: -

Date: January 2022

Scale: Various

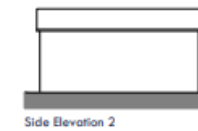
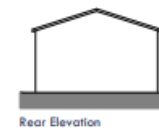
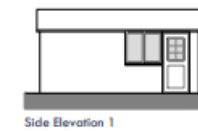
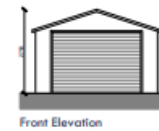
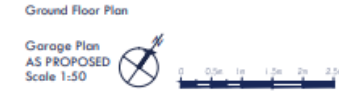
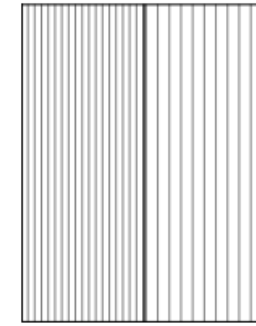
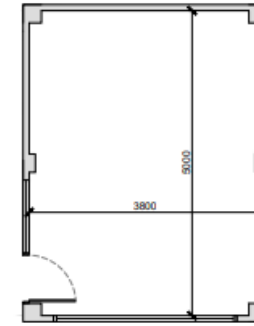
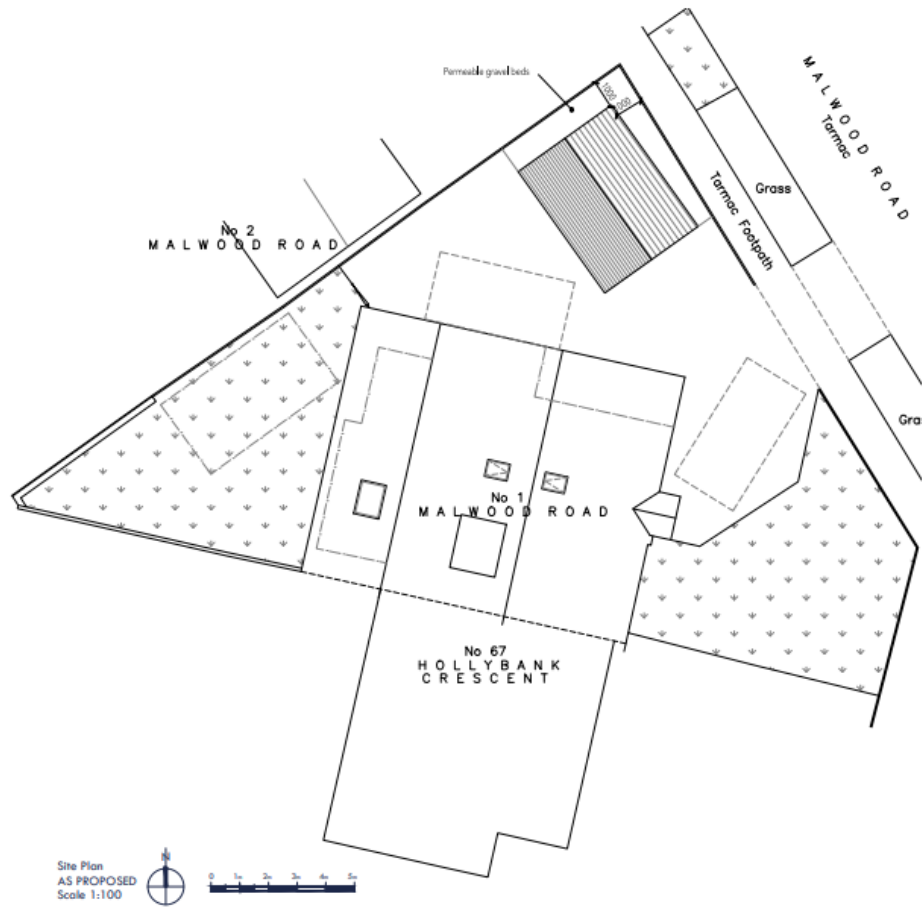
Drawn: LD

Checked: PS

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# Proposed Plans

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No.	Description	Date

**studio**

t. 02382 542011  
e. info@rsout.co.uk  
w. www.rs-studio.co.uk

Drawing Title:  
Plans  
AS PROPOSED

Project Title:  
1 Malwood Road  
Hythe  
SO45 5FB

Drawing No:  
1242-P-102

# Photos of property before extensions





# Photos of extended property



# Photo of street scene



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# Site photograph



131

# Photo street scene



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# Recommendation

- Recommend approval subject to conditions



# New Forest

DISTRICT COUNCIL

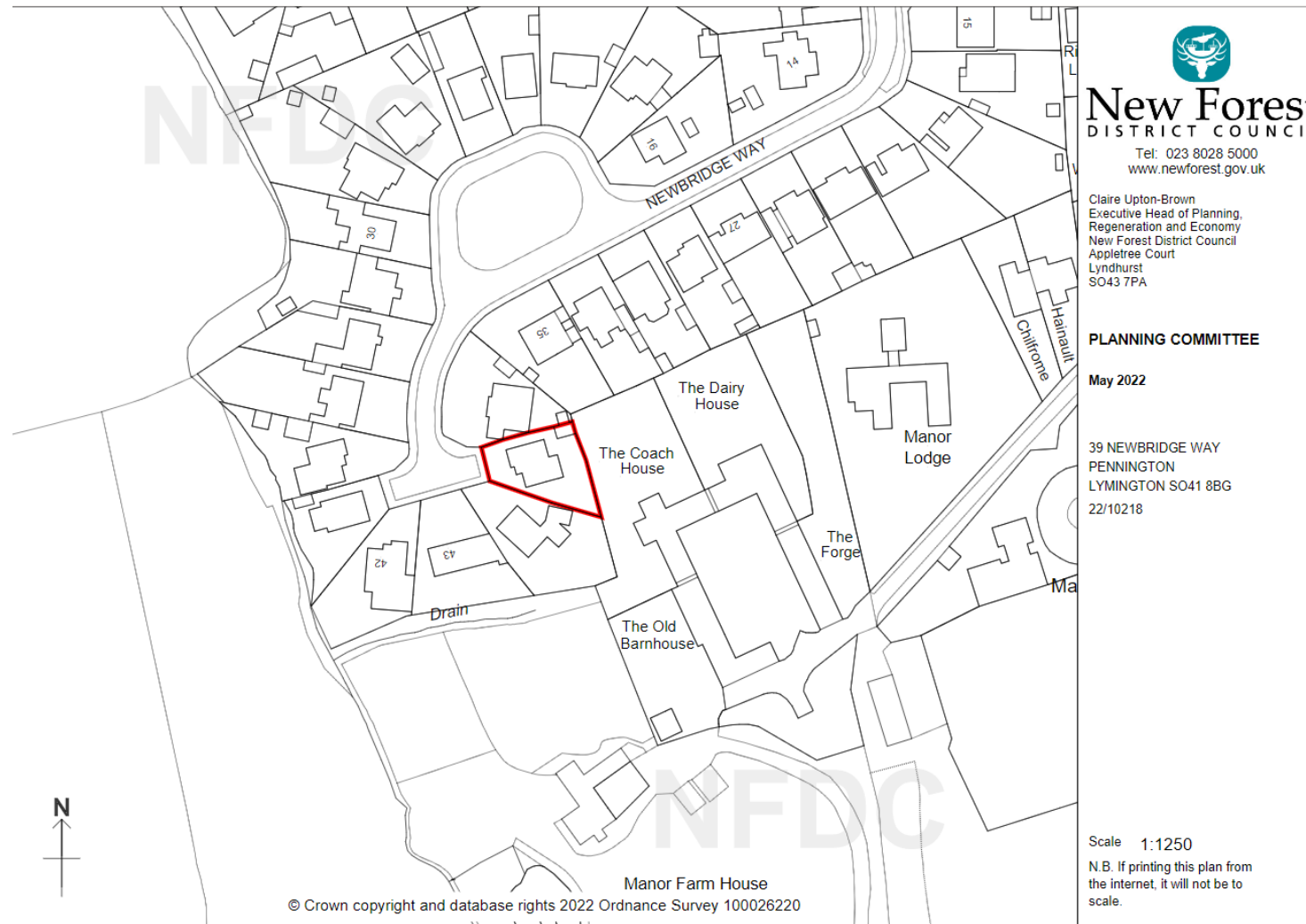
# Planning Committee

## App No 22/10218

39 Newbridge Way,  
Pennington  
Lymington  
SO41 8BG  
**Schedule 3f**

# Red Line Plan

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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**

**May 2022**

39 NEWBRIDGE WAY  
PENNINGTON  
LYMINGTON SO41 8BG  
22/10218

Scale 1:1250

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



# Aerial view of site and surrounding development



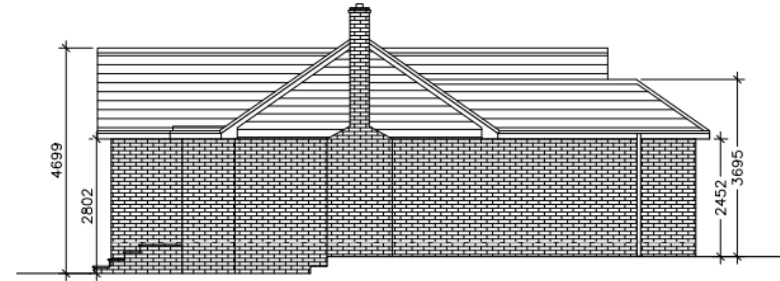
Imagery ©2022 Google, Imagery ©2022 Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2022

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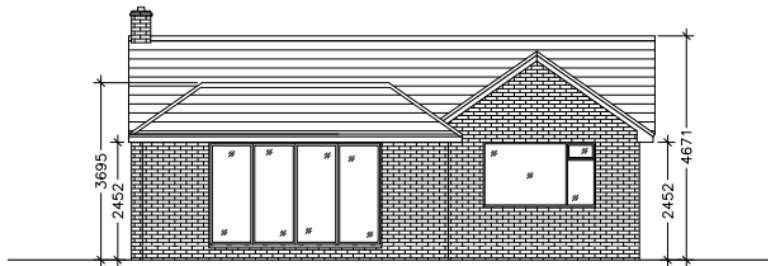
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1 EXISTING NORTH ELEVATION  
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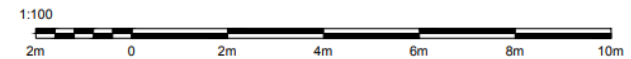
2 EXISTING SOUTH ELEVATION  
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3 EXISTING EAST ELEVATION  
Scale: 1:100



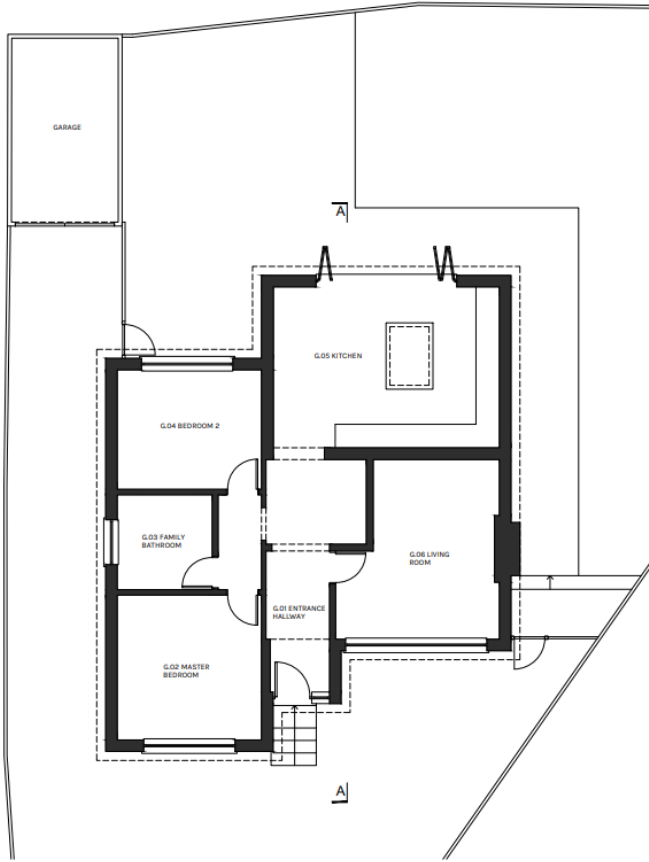
4 EXISTING WEST ELEVATION  
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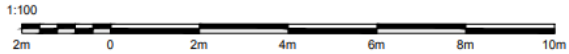
# Existing dwelling

139



1 EXISTING GROUND FLOOR PLAN

Scale: 1:100



# Existing streetscene



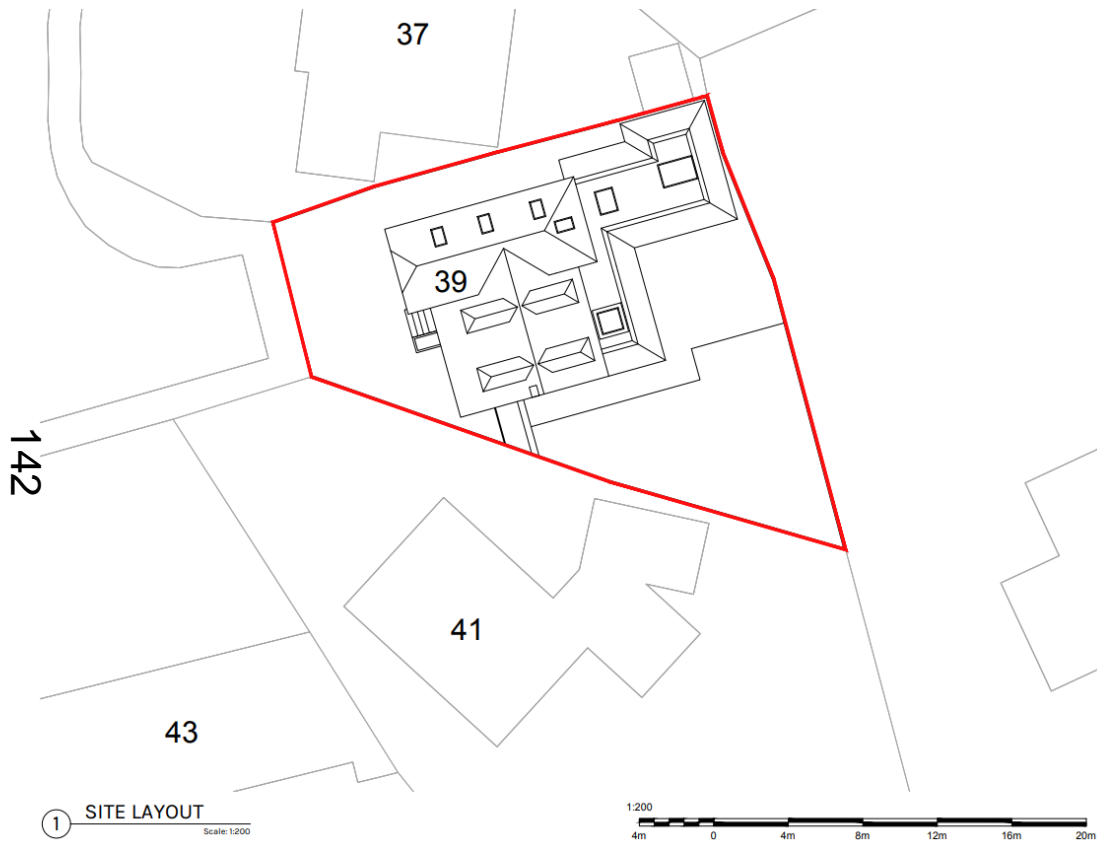
140

# Existing streetscene

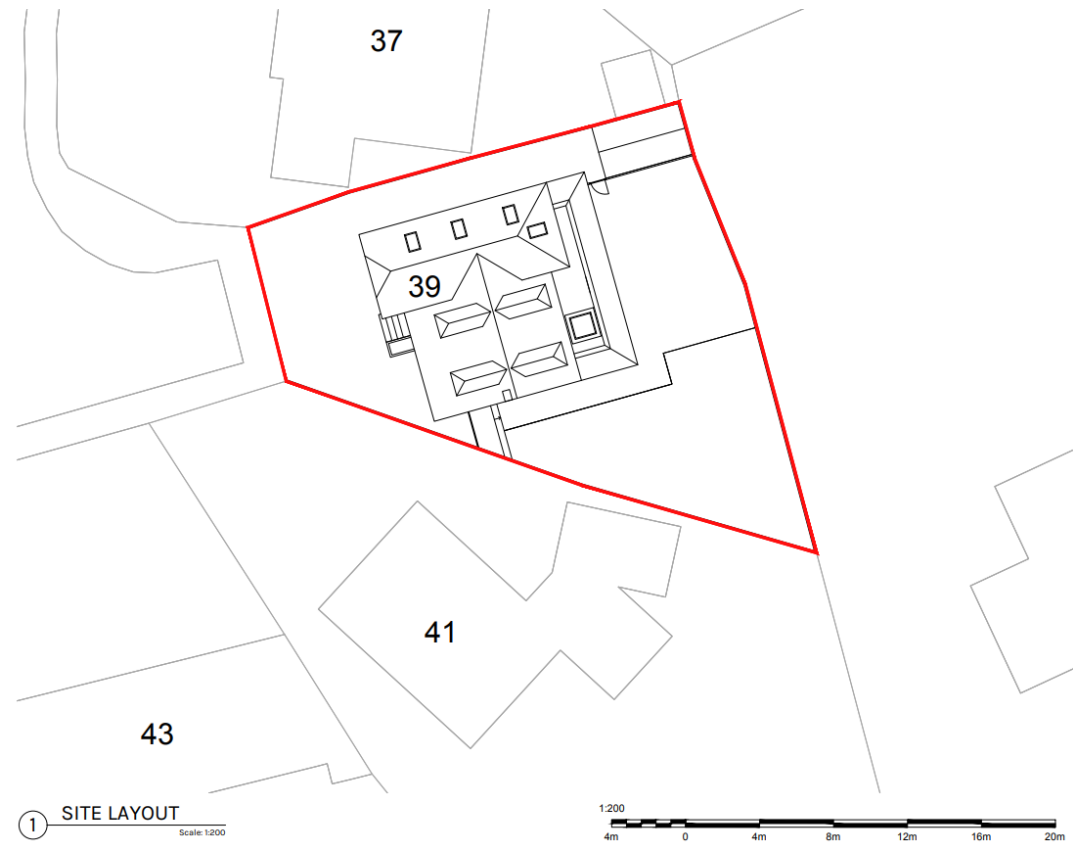


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# Proposed development – Site plans and amendments



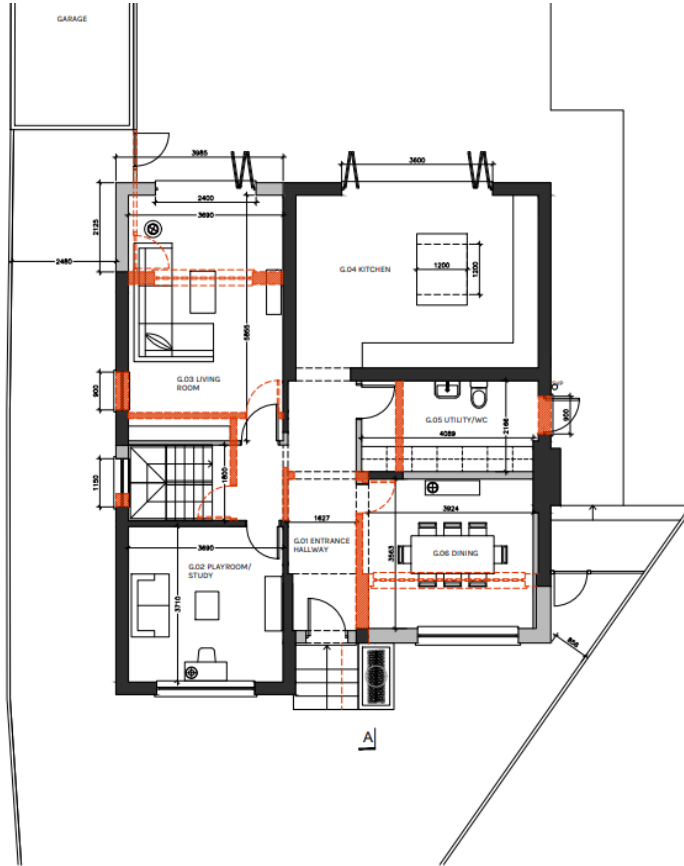
As originally submitted



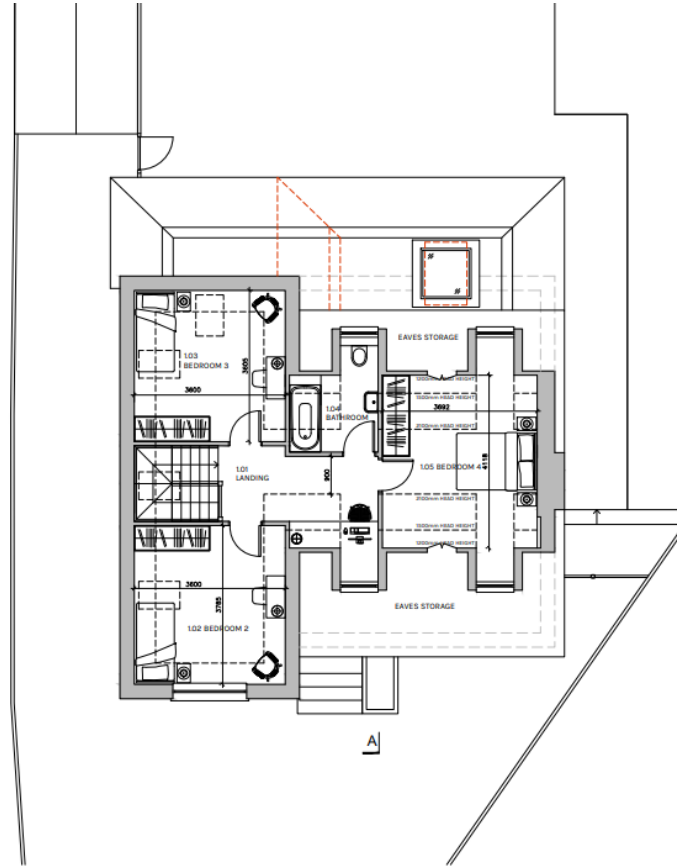
As currently proposed

# Proposed development – Plans

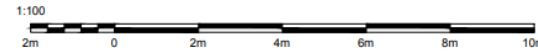
143



1 PROPOSED GROUND FLOOR PLAN  
Scale: 1:100



2 PROPOSED FIRST FLOOR PLAN  
Scale: 1:100



# Proposed development – Elevations 1



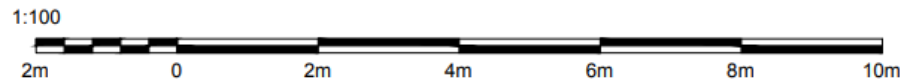
2 PROPOSED WEST ELEVATION

Scale: 1:100



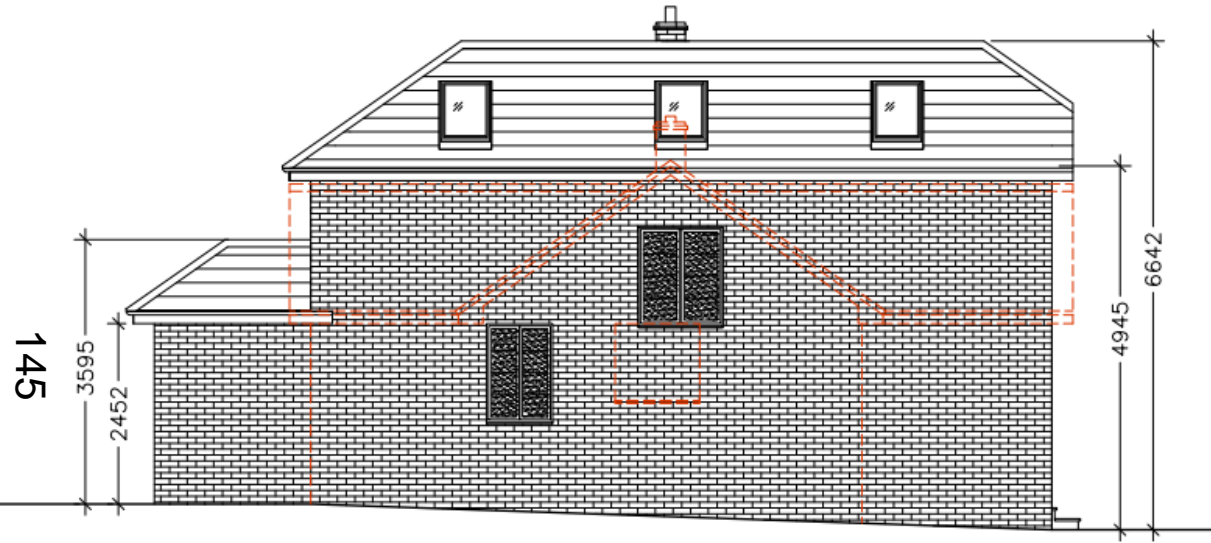
1 PROPOSED EAST ELEVATION

Scale: 1:100

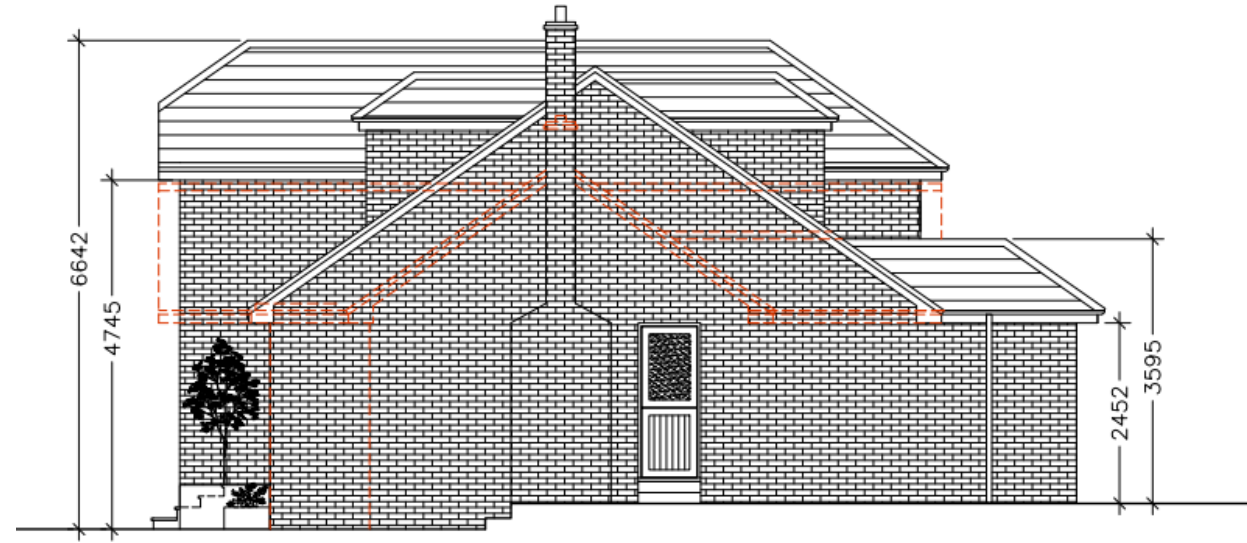




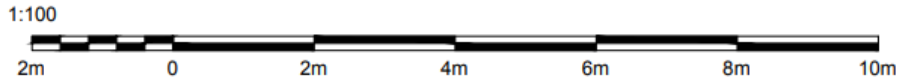
# Proposed development – Elevations 2



1 PROPOSED NORTH ELEVATION  
Scale: 1:100



2 PROPOSED SOUTH ELEVATION  
Scale: 1:100



# Impact on streetscene 1

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# Impact on streetscene 2

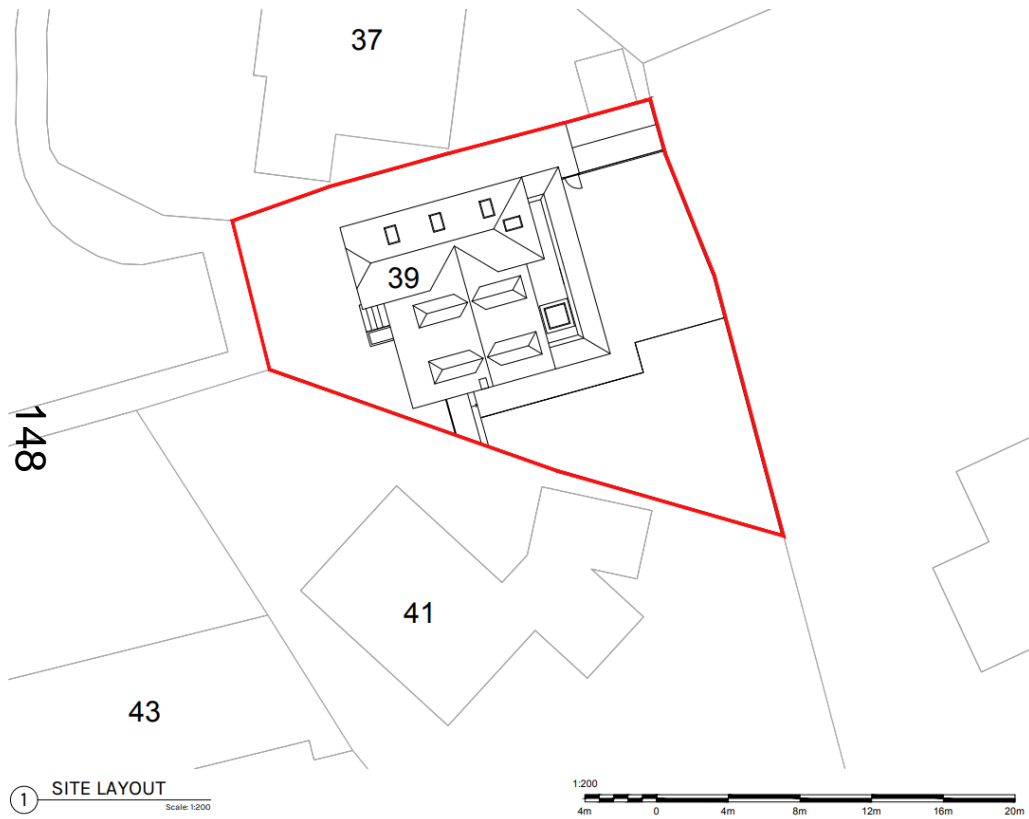


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No 40 – 12/98535  
No 42 – 14/10431  
No 43 – 01/73688



# Scale of development



# Neighbour amenity – overshadowing 1

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# Neighbour amenity – overshadowing 2

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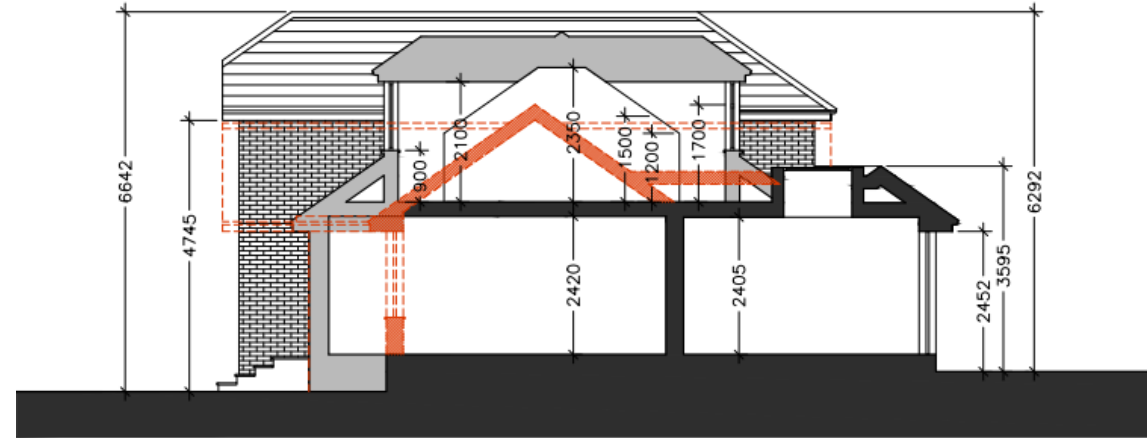
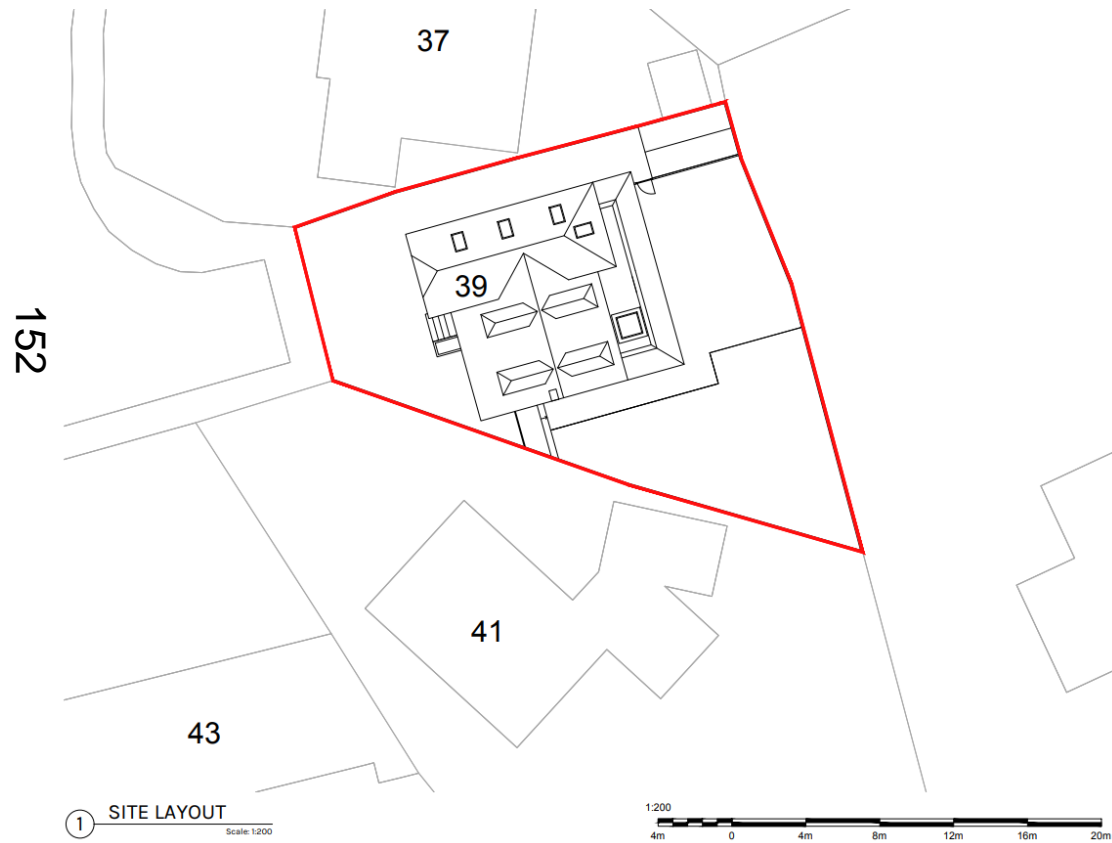


# Neighbour amenity – overshadowing 3

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# Neighbour amenity – overlooking





# Other matters

- Parking – no impact
  - Ecology – in-built enhancements
  - Flood risk – elevated location with no flood risk
- 
- Non-planning issues
    - Utilities
    - Noise
    - Party wall matters

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# Summary and Recommendation

## Summary of officer's view:

- Considered in keeping with the streetscene
- No loss of privacy from overlooking
- Impact of additional overshadowing considered acceptable

**Recommended for approval subject to conditions**

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# New Forest

D I S T R I C T C O U N C I L

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## PLANNING COMMITTEE – 11 MAY 2022

### COMMITTEE UPDATES

#### **Item 3a – Land south of, Derritt Land, Sopley (Application 21/11097) (Pages 5-88)**

Amendment in the wording of the committee resolution to:

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

- i. the completion by end of **31st March 2023**, of a planning obligation entered into by way of a Section 106 Agreement to secure the following contributions and other benefits

#### **Item 3b - Land south of, Milford Road, Pennington (NB: Proposed Legal Agreement (Application 20/11192) (Pages 89-168)**

Amendment in the wording of the committee resolution to:

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

- ii. the completion by end of **31st March 2023**, of a planning obligation entered into by way of a Section 106 Agreement to secure the following contributions and other benefits

#### **Item 3c: Courtvale Farm, Court Hill, Damerham, Fordingbrige (Application 21/11036) (Pages 169-182)**

NFDC Environmental Health (Pollution) - Following on from my previous comments and the response from the agent, as well as subsequent conversations with the Planning Officer regarding the application, this Departments comments are as follows:

This site is one that is of concern with regard to noise from the site, and complaints have been received in recent years regarding noise from the operations at this location, both on the previously approved area of the site as well as the new area requested as a civil engineering use as outlined in this application. As this stage, statutory nuisance has not been established, mainly as investigations have not been completed, a factor in that being the investigation of irregularities of the area used, which this application intends to formalise.

Clearly the majority of this site benefits from planning permission for its current use and the extension to the previously approved area is small. It is difficult to quantify the increase in noise levels that are attributable to this small area over and above the rest of the site. It is also worth noting that the area previously approved does not have any restrictions on its use, such as hours of use etc.

The proposed close boarded fence would regulate the boundary of the site. The design and access statement states that there would be 'acoustical benefits' associated with this fence, which have not been quantified, however these are not likely to be significant.

Having considered all the above, although we have concerns over the impact this current use has on neighbouring properties, the impact the proposal has is difficult to quantify and control. With this in mind this department does not intend to object to this application, however requests that the following advisory note be applied to any granted planning permission:

1. Should issues arise in relation to noise nuisance, the Council will carry out an investigation into the matter and request any necessary actions to be taken in order to mitigate any nuisance caused by the proposed activity. Therefore, the granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received”

Correspondence from Mr G Wilson correcting the height of the mound created, stated in earlier correspondence, from 3m to 8m.

**Item 3d – Plot 1, Gordleton Industrial Park, Hannah Way, Pennington, Lymington  
(Application 19/11321) (Pages 183-194)**

Defer decision on application