

**PLANNING COMMITTEE - THURSDAY, 29TH SEPTEMBER, 2022**

**UPDATES FOR COMMITTEE**

**Agenda No    Item**

6.     **Presentation on Planning Applications** (Pages 3 - 158)

7.     **Committee Updates** (Pages 159 - 162)

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# Planning Committee

29 September 2022

# Planning Committee 29 September 2022 Applications Presentations

 <p><b>Planning Committee App No 21/10052</b></p> <p>LAND TO WEST OF WHITSBURY ROAD, FORDINGBRIDGE. Schedule 3a</p> <p>3 3a 21/10052</p>	 <p><b>Planning Committee App No 19/11321</b></p> <p>Plot 1 Goodwin Industrial Park Parvington Schedule 3b</p> <p>35 3a 19/11321</p>	 <p><b>Planning Committee App No 21/10668</b></p> <p>2 Nursery Road, Ringwood BH24 1NQ Schedule 3c</p> <p>44 3c 21/10668</p>
 <p><b>Planning Committee App No 21/11530</b></p> <p>Land adjoining 2a, Highfield Road Ringwood BH24 1RQ Schedule 3a</p> <p>76 3a 21/11530</p>	 <p><b>Planning Committee App No 22/10148</b></p> <p>2, Park Road Fordingbridge SP6 1EQ Schedule 3a</p> <p>91 3a 22/10148</p>	 <p><b>Planning Committee App No 22/10838</b></p> <p>MWINGO, Green Lane Blackfield SO45 1YQ Schedule 3f</p> <p>106 3f 22/10838</p>
 <p><b>Planning Committee App No 22/10878</b></p> <p>169 Water Lane Totton SO40 3GU Schedule 3g</p> <p>120 3g 22/10878</p>	 <p><b>Planning Committee App No 22/10746</b></p> <p>9A BELSTONE ROAD, TOTTON SO40 8DY Schedule 3h</p> <p>132 3h 22/10746</p>	 <p><b>Planning Committee App No 21/11633</b></p> <p>Amross Park, Amross Lane Lymington Schedule 3i</p> <p>140 3i 21/11633</p>

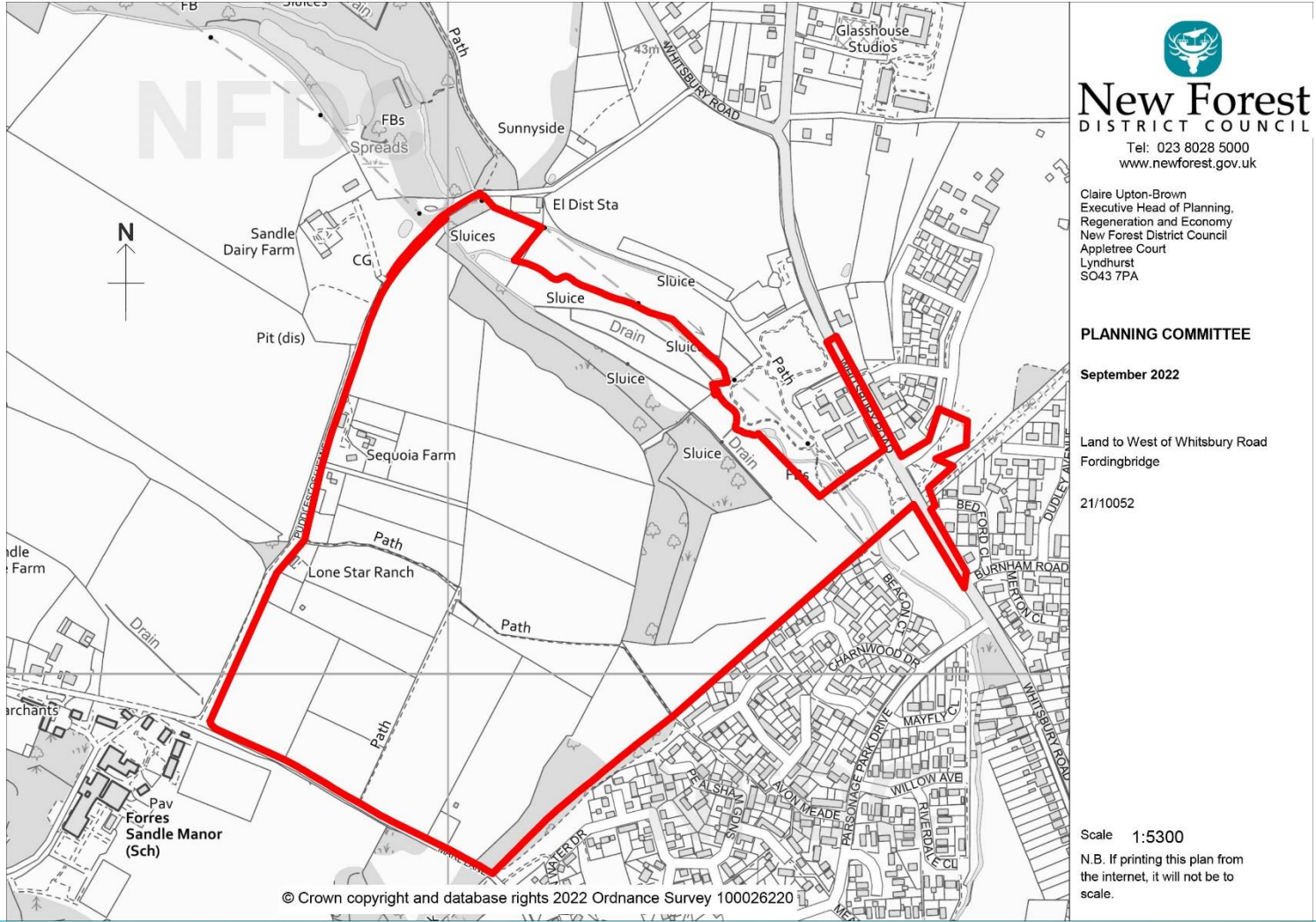
4

# Planning Committee

## App No 21/10052

LAND TO WEST OF WHITSBURY ROAD,  
FORDINGBRIDGE.  
**Schedule 3a**

# Red Line Plan



**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**

September 2022

Land to West of Whitsbury Road  
Fordingbridge

21/10052

Scale 1:5300





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

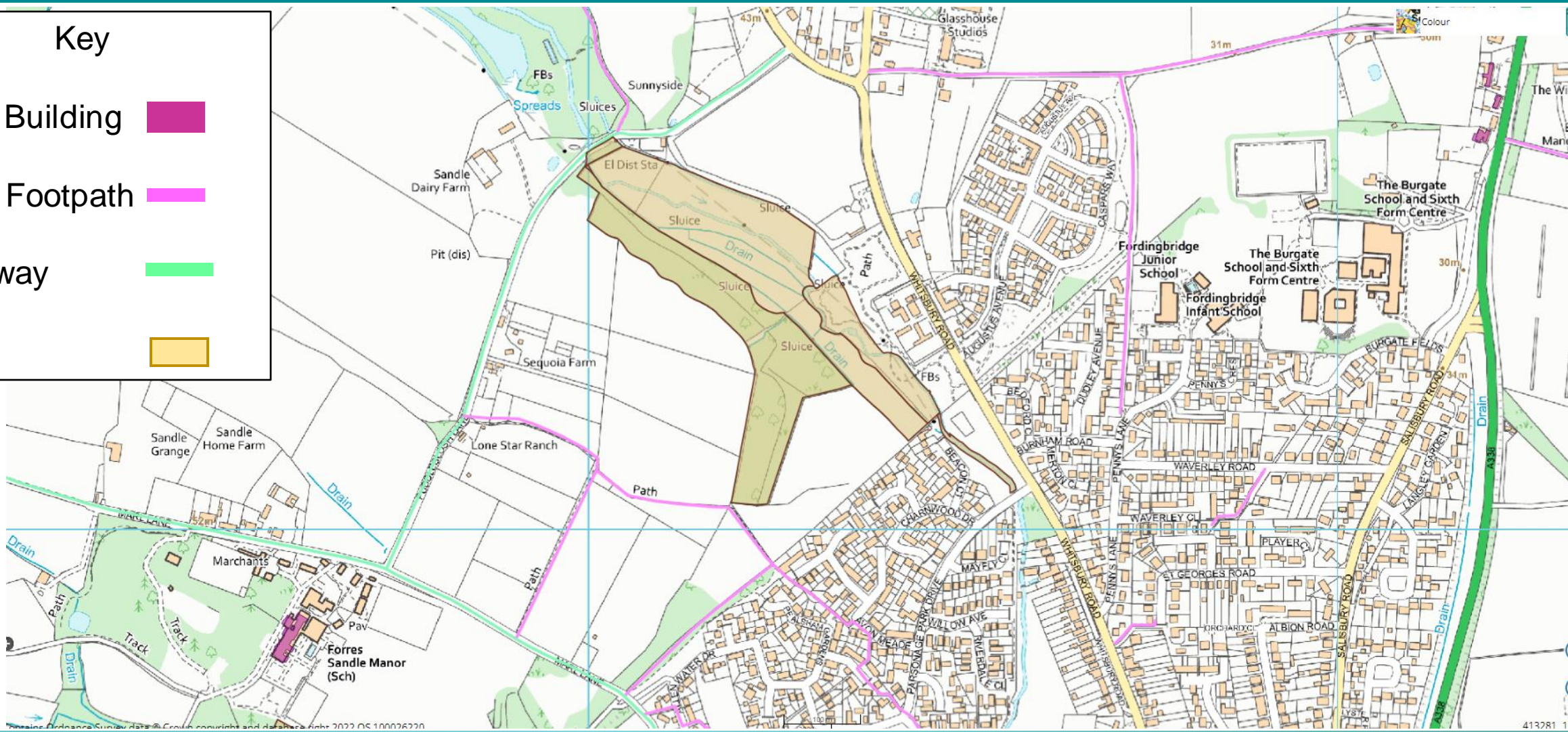
# Application Site and Local Context



# Context Plan 2

**Key**

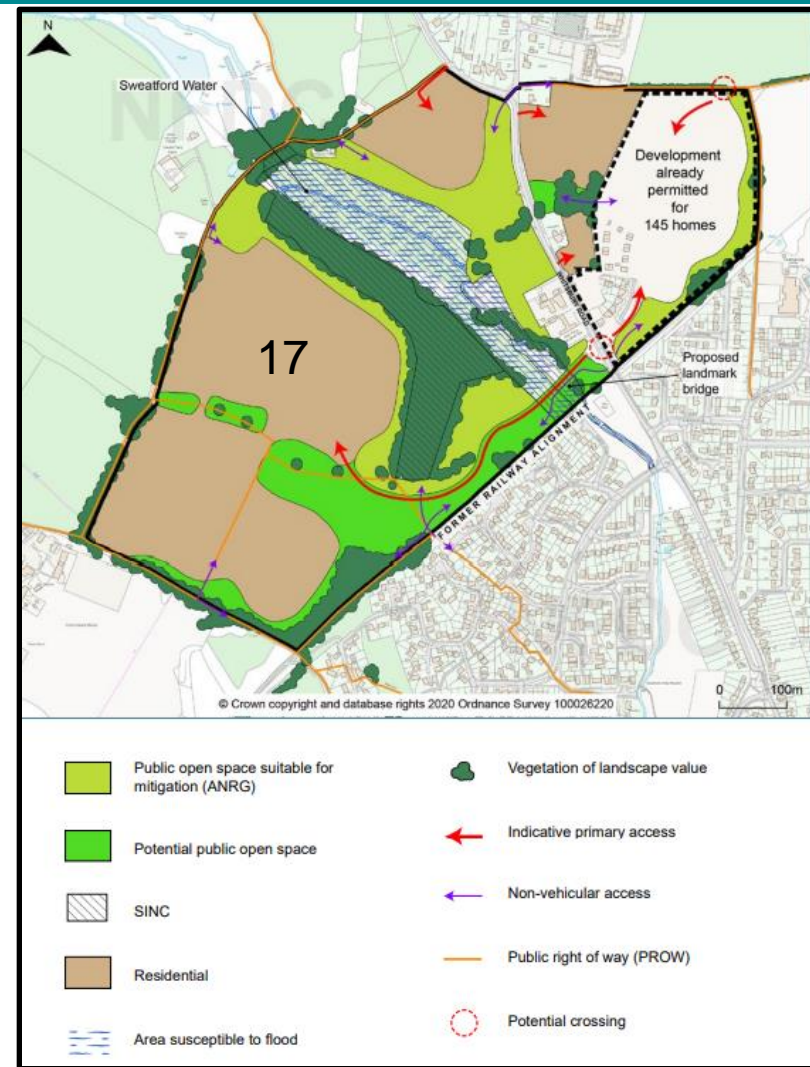
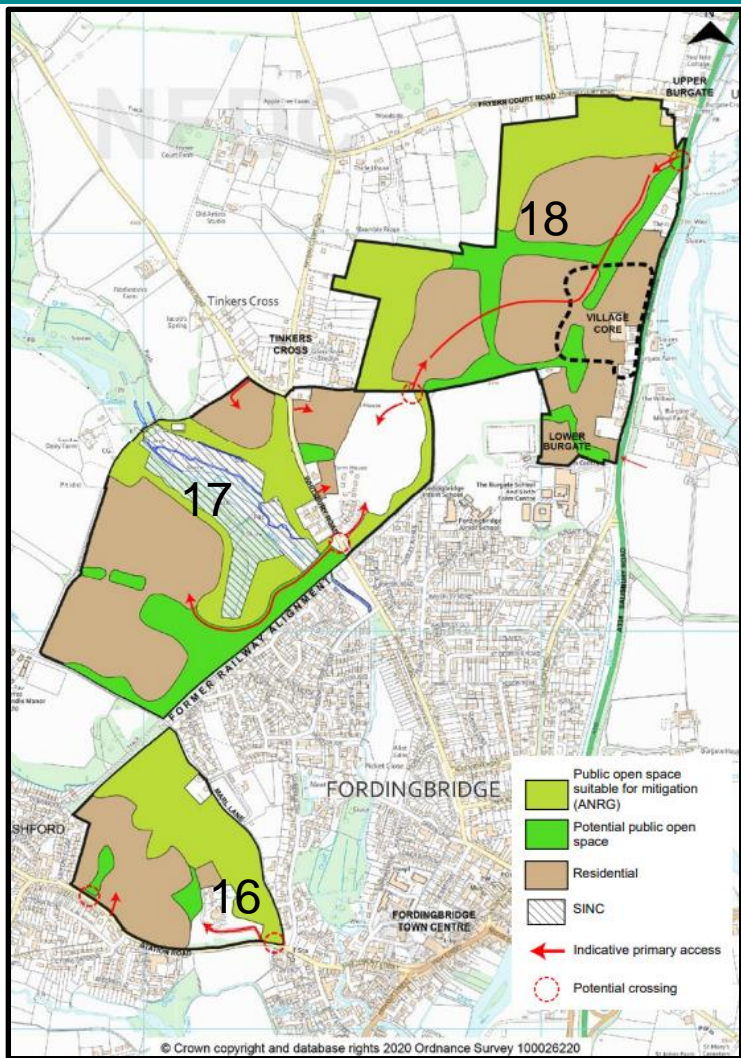
- Listed Building 
- Public Footpath 
- Bridleway 
- SINC 





# Local Plan allocated sites

6

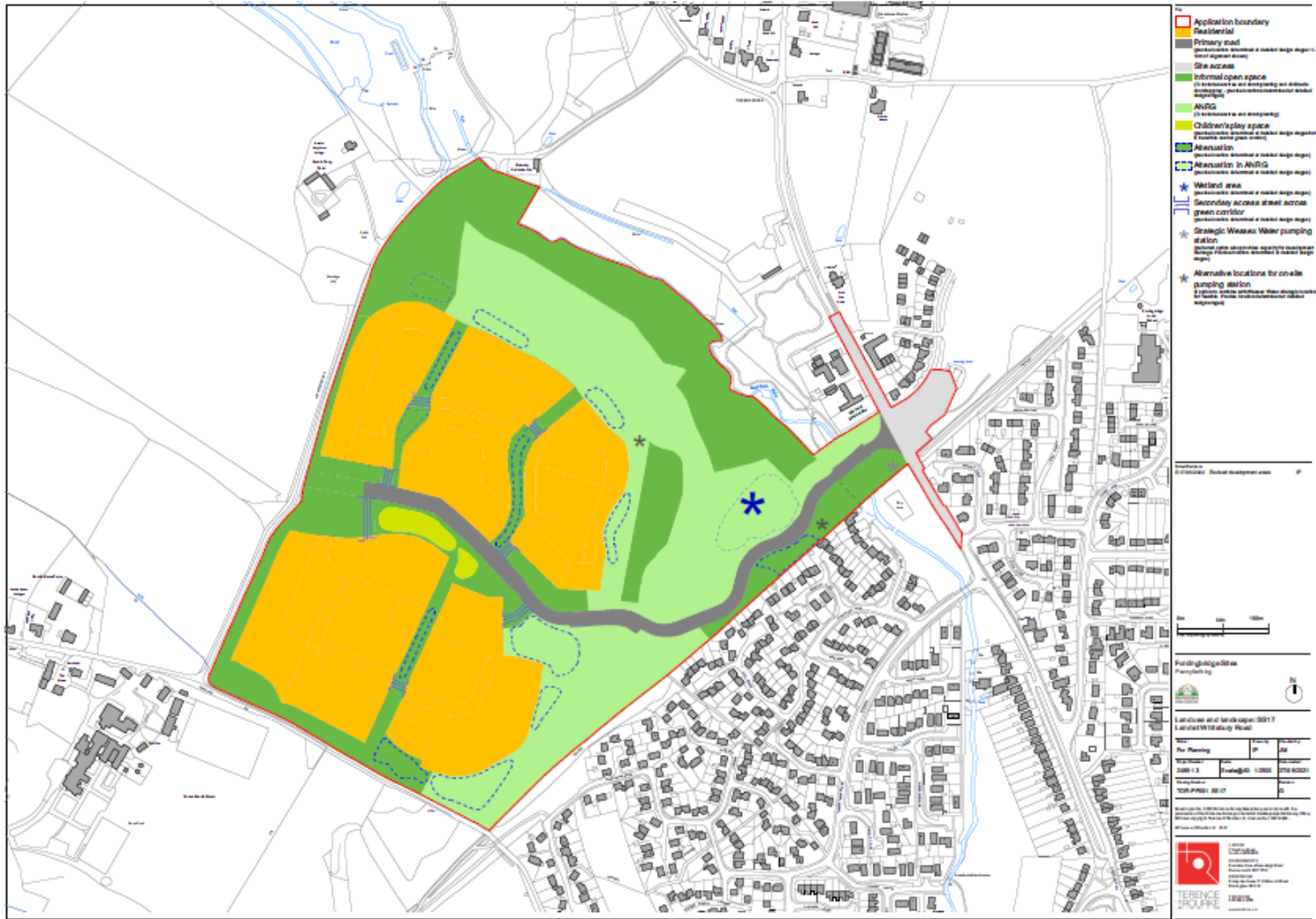


7

3a 21/10052

# Parameter plan Land use and Landscape

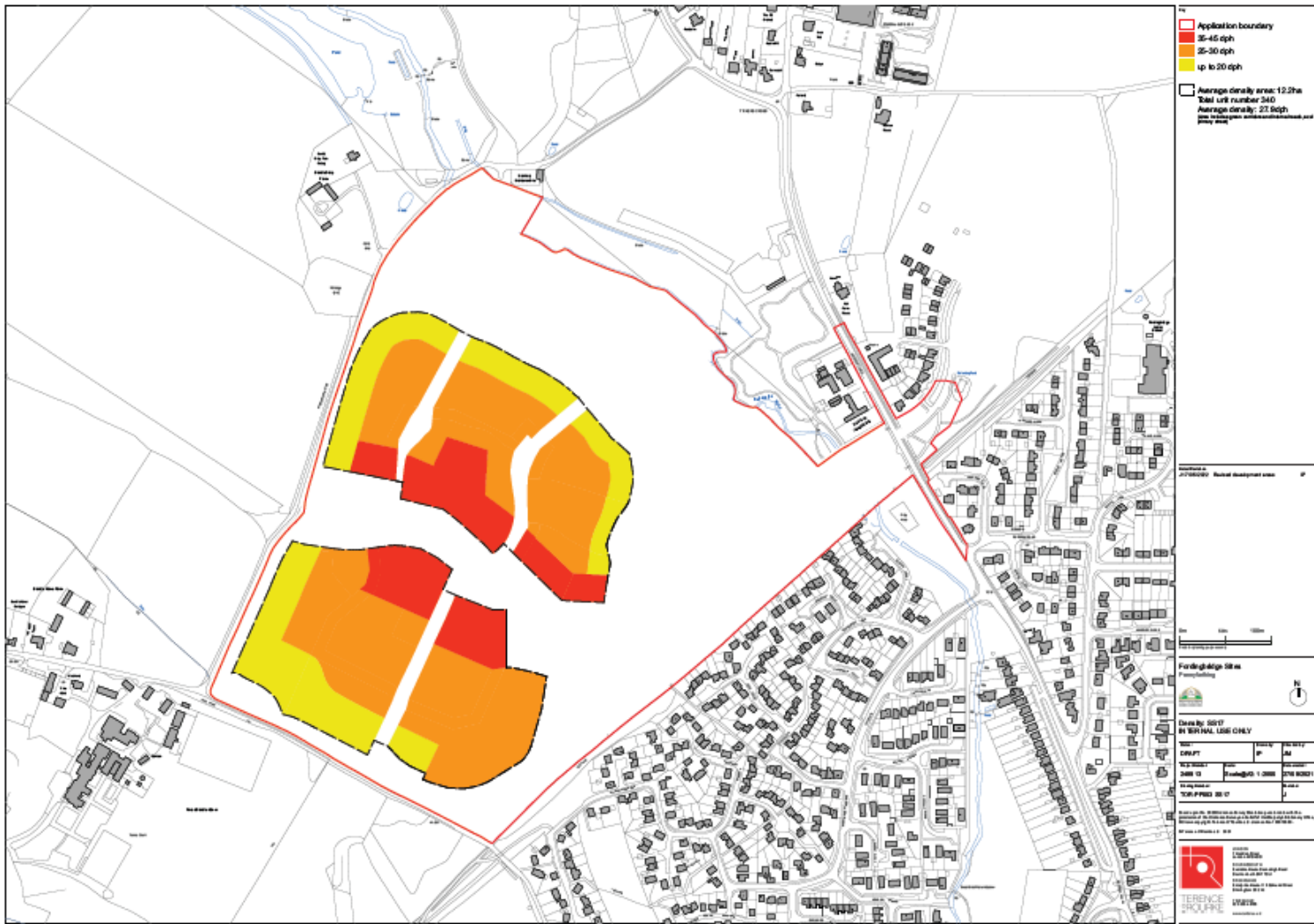
10








-  Application boundary
-  Residential
-  Primary road  
(precise location determined at detailed design stages +/- 10m of alignment shown)
-  Site access
-  Informal open space  
(To include new tree and shrub planting and children's doorstep play - precise locations determined at detailed design stages)
-  ANRG  
(To include new tree and shrub planting)
-  Children's play space  
(precise location determined at detailed design stages but to be within central green corridor)
-  Attenuation  
(precise location determined at detailed design stages)
-  Attenuation in ANRG  
(precise location determined at detailed design stages)
-  Wetland area  
(precise location determined at detailed design stages)
-  Secondary access street across green corridor  
(precise location determined at detailed design stages)

# Parameter plan Density

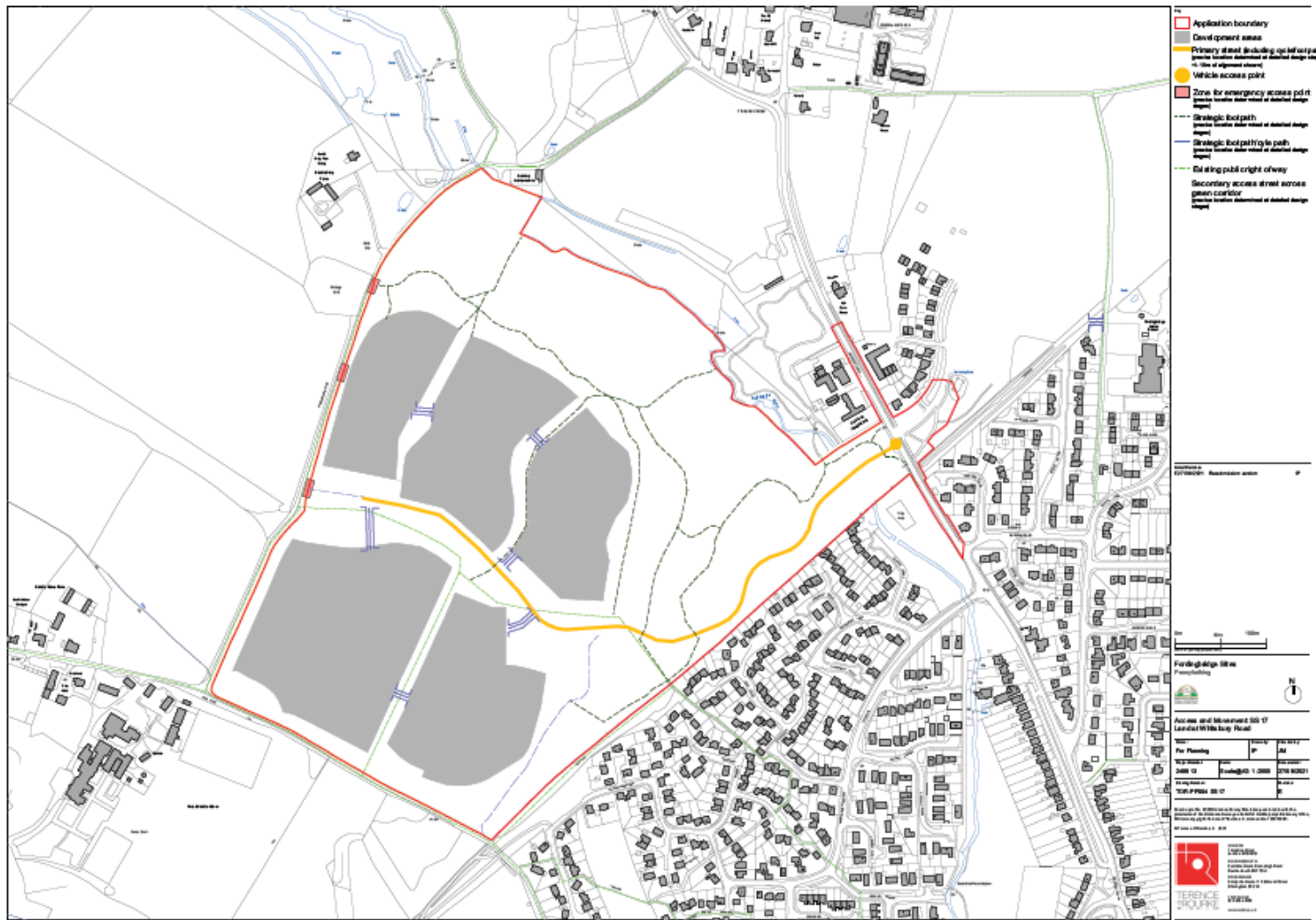
11



-  Application boundary
-  35-45 dph
-  25-30 dph
-  up to 20 dph
  
-  Average density area: 12.2ha  
Total unit number 340  
Average density: 27.9dph  
(Area includes green corridors and internal roads, excl primary street)

# Parameter plan Access and Movement

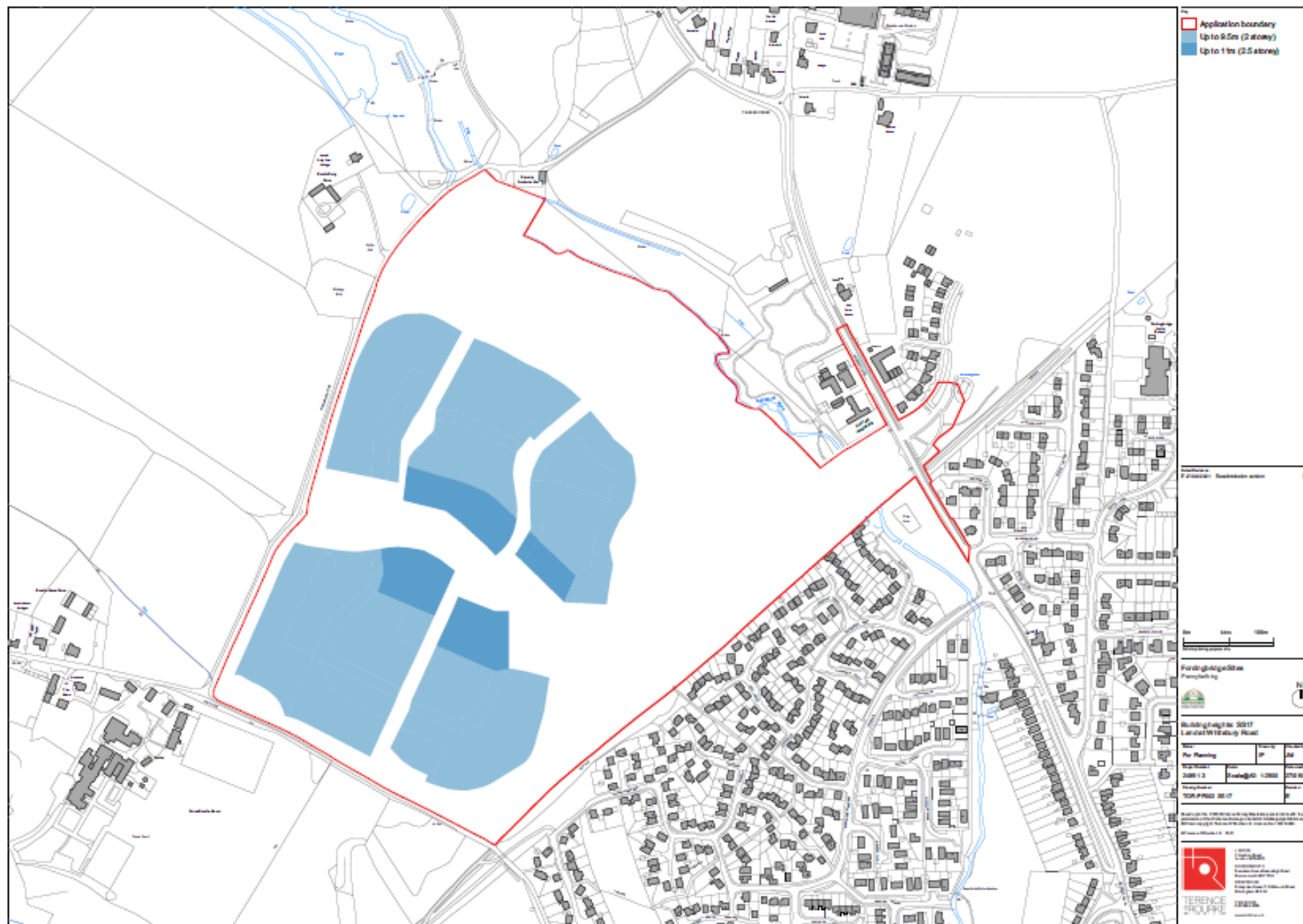
12



-  Application boundary
-  Development areas
-  Primary street (including cycle/foot path)  
(precise location determined at detailed design stages  
+/- 10m of alignment shown)
-  Vehicle access point
-  Zone for emergency access point  
(precise location determined at detailed design stages)
-  Strategic footpath  
(precise location determined at detailed design stages)
-  Strategic footpath/cycle path  
(precise location determined at detailed design stages)
-  Existing public right of way
-  Secondary access street across green corridor  
(precise location determined at detailed design stages)

# Parameter plan Building Heights

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- Application boundary
- Up to 9.5m (2 storey)
- Up to 11m (2.5 storey)

# Illustrative Masterplan comparison

Original scheme  
403 dwellings



Amended scheme  
342 dwellings



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# Local plan and applicant's masterplan



# Access road and landscape plan

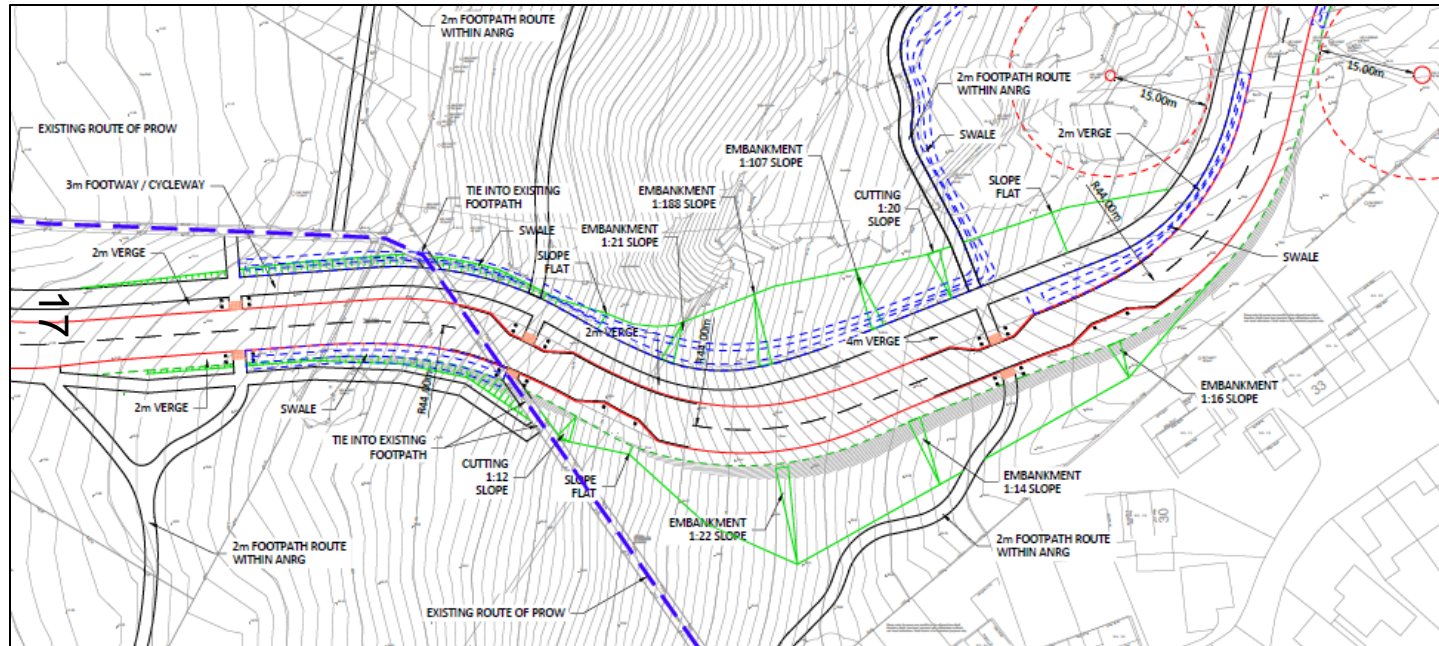
-  Existing public right of way
-  Hoggin Footpath
-  Gravel / Bark footpaths
-  Timber boardwalk
-  Gravel surface
-  Gilt timber post and rail fence 1.2m high with stock proof fencing
-  Proposed timber gate
-  Existing trees retained
-  Existing hedgerow and scrub planting retained
-  Existing trees removed
-  Existing vegetation to be removed
-  Proposed large species tree
-  Existing hedgerow
-  Proposed native hedgerow
-  Amenity Grass verges (A22)
-  Proposed woodland habitat enhancement planting
-  Proposed wet thicket planting
-  Wildflower meadow mix (WFG2)
-  Wildflower meadow (wat) for flood compensation areas (WFG3) and swales/open channels
-  Proposed ornamental planting
-  Proposed marginal planting
-  Reinforced grass paving
-  Existing grass
-  Gabion drainage walls
-  Proposed timber bollards
-  Proposed information board
-  Proposed dog waste bin
-  Lighting columns
-  Proposed timber bench / picnic bench



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# Access road crossing point details



Shows a typical road narrowing and crossing point





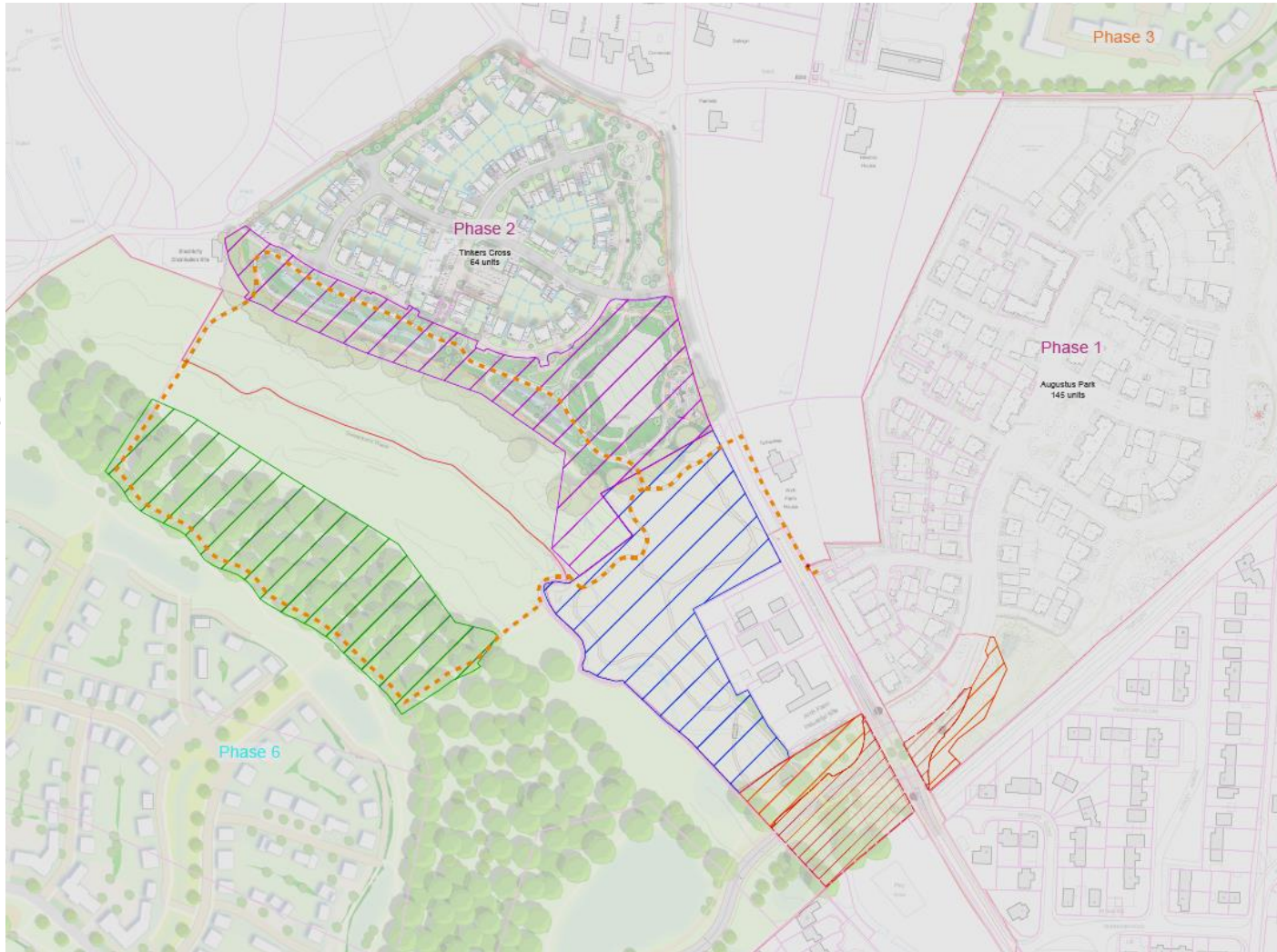
# ANRG and BNG landscape plans



20

# Ford 1 replacement SANG/ANRG plan

21



## Key

-  Tinker's Cross ANRG - 1.582 ha
-  Ford 1 ANRG - 1.421 ha
-  SS17 ANRG - 1.535 ha
-  Temporary ANRG loss - 0.286 ha
-  ANRG lost - 0.42 ha
-  Alternative Route - 1046m



# Typical density plans

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Example illustration one



**Areas**

Medium density area: 0.41ha  
 High density area: 0.78ha  
 Total area: 1.19ha

**Units**

Medium density @ 30 dph =	12 dwellings
High density @ 45 dph =	35 dwellings
Total =	47 dwellings
Average density =	39.5 dph
Shown in illustration =	49 dwellings



Figure 3.5: Illustrative layout: area 1

# Typical density plans

Example illustration two



Area

Medium density area: 0.44ha

Low density area: 0.12ha

Total area: 0.56ha

Units

Medium density @ 30 dph = 13 dwellings

Low density @ 20 dph = 2 dwellings

Total = 15 dwellings

Average density = 26.8 dph

Shown in illustration = 15 dwellings



Figure 3.7: Illustrative layout: area 2



# Typical density plans

Example illustration three



**Area**

Low density area: 0.78ha

Medium density area: 0.55ha

**Units**

Low density @ 20 dph = 15 dwellings

Medium density @ 30 dph = 16 dwellings

Total = 31 dwellings

Average density = 23.3 dph

Shown in illustration = 32 dwellings

Area used for calculations



Figure 3.9: Illustrative layout: area 3

# Site Photographs

Looking towards Whitsbury Road and point of new roundabout and site access from Augustus Park



Site of new roundabout and current entrance to Augustus Park



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# Site Photographs

Looking north-westwards from Whitsbury Road



Looking south-westwards to site of foul storage tank



# Site Photographs

Site of foul  
water storage  
tank and  
current Ford 1  
Sang area  
entrance from  
Whitsbury  
Road



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# Photographs

Roundabout and accommodation works



Westwards towards site



Current Ford 1 Sang area



Current river crossing and boardwalks



# Site photographs



North eastwards towards river  
and Augustus Park



North-eastwards to river  
crossing point



Looking east along line of  
fenced public right of way

# Site photographs



Looking west along line of fenced public footpath



From eastern edge of site looking towards Arch Farm Industrial estate



Looking westwards along southern edge of woodland

# Puddleslosh Lane photograph selection

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# Affordable Housing mix and tenures

<p><b>30% = 103 units split as follows</b></p>	<p><b>26 x First Homes</b> 26 x 2 bed homes</p>	<p><b>16 x Affordable Rent</b> 7 x 1 bed flats 4 x 2 bed flats 5 x 3 bed homes</p>	<p><b>61 x Shared ownership</b> 23 x 1 bed flats 18 x 2 bed flats 20 x 3 bed homes</p>
<p><b>27% = 93 units split as follows</b></p> <p>33</p>	<p><b>23 x First Homes</b> 23 x 2 bed homes</p>	<p><b>31 x Affordable Rent</b> 31 x 1 bed flats</p>	<p><b>39 x Shared ownership</b> 12 x 2 bed flats 2 x 2 bed homes 25 x 3 bed homes</p>
<p><b>25% = 85 units split as follows</b></p>	<p><b>21 x First Homes</b> 21 x 2 bed homes</p>	<p><b>24 x Affordable Rent</b> 15 x 1 bed flats 4 x 2 bed flats 3 x 2 bed homes 2 x 3 homes</p>	<p><b>40 x Shared ownership</b> 8 x 2 bed flats 6 x 2 bed homes 26 x 3 bed homes</p>
<p><b>20% = 69 units split as follows</b></p>	<p><b>17 x First Homes</b> 17 x 2 bed homes</p>	<p><b>27 x Affordable Rent</b> 16 x 1 bed flats 5 x 2 bed flats 5 x 2 bed homes 1 x 3 bed homes</p>	<p><b>25 x Shared ownership</b> 7 x 2 bed flats 3 x 2 bed homes 15 x 3 bed homes</p>

# 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 those matters set out in Section (L) of this report; such agreement to be completed by end of June 2023
  - (ii) the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Executive Head of Planning, Regeneration and Economy, having regard to the continuing Section 106 discussions

# Local plan and applicant's masterplan





# New Forest

DISTRICT COUNCIL

# Planning Committee

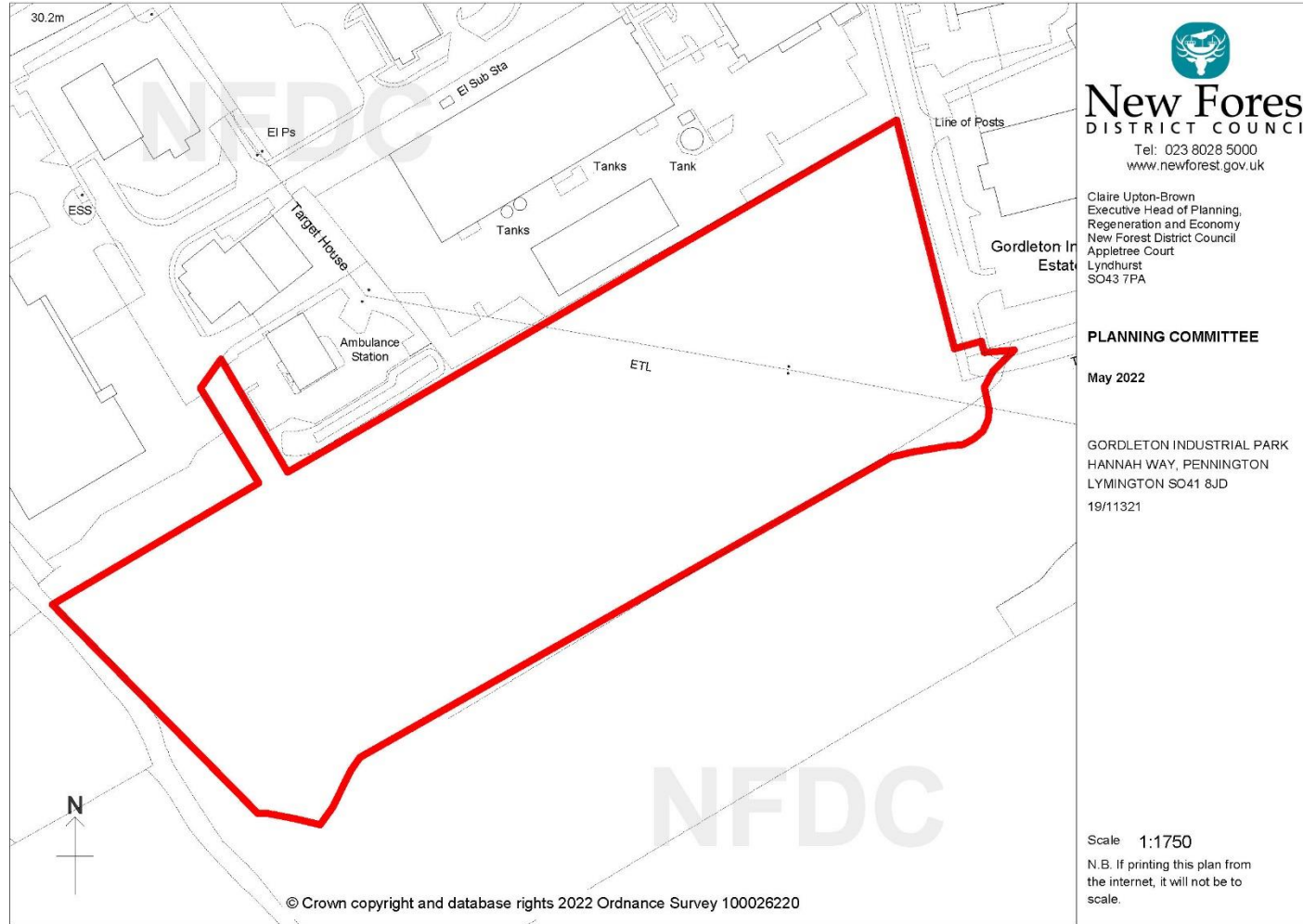
## App No 19/11321

Plot 1  
Gordleton Industrial Park  
Pennington

**Schedule 3b**

# Red Line Plan

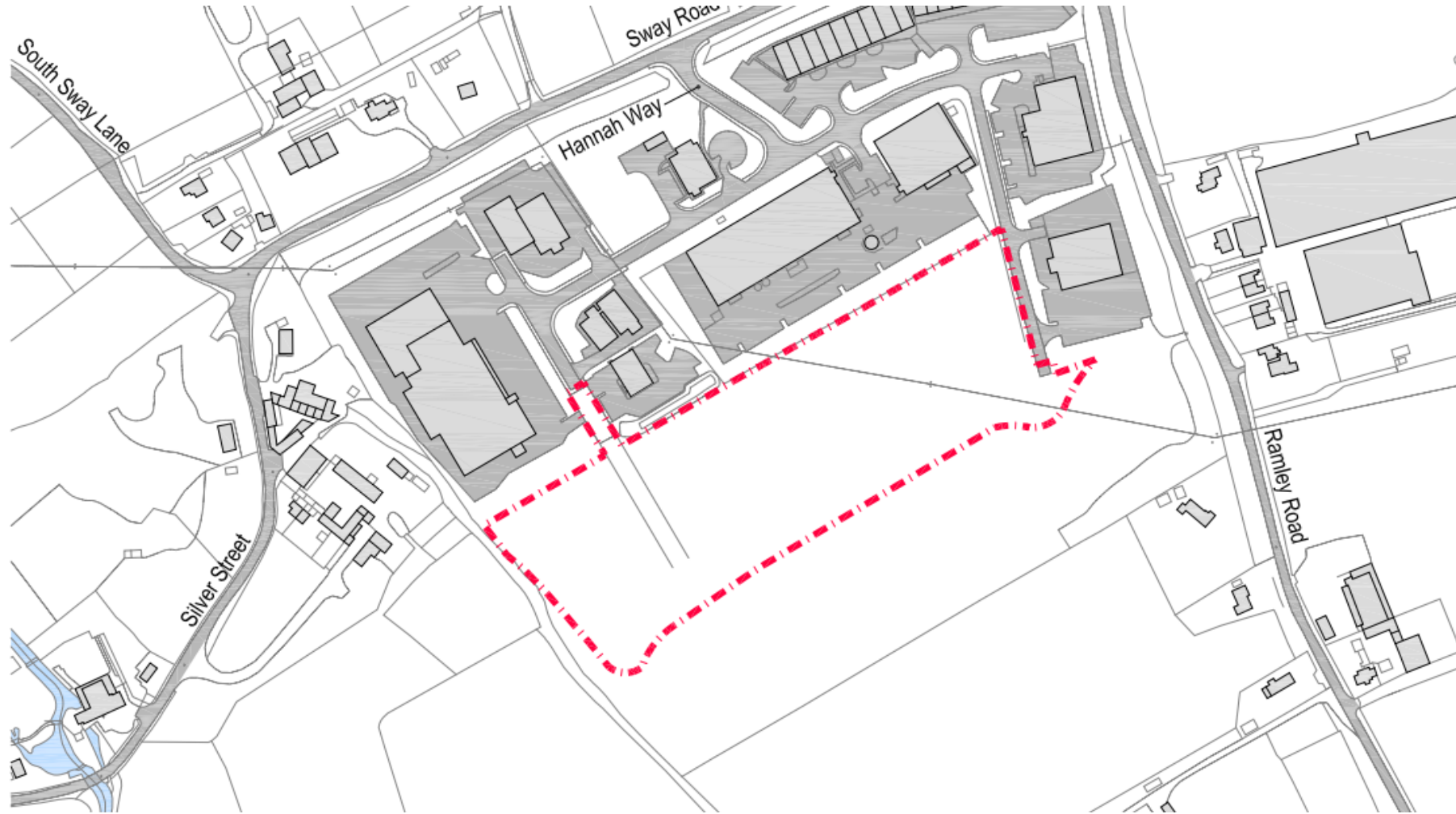
38



# Aerial image



# Site Plan



40



# Plan

41

Plot 1



# Site photographs



# Site photographs



# Recommendation

- The principle of industrial development has previously been established on this site by the outline permission
- The only matters to consider are whether BREEAM excellent needs to be achieved and whether the s.106 can be varied
- On balance it is considered that sufficient evidence and information has been put forward by the applicant to demonstrate why BREEAM excellent cannot be achieved and that the development would make good use of available land to bring significant benefits to the local economy in terms of new employment opportunities and highway improvements, which weighs in its favour
- Furthermore, it is considered that the transfer of the land at the rear, into the ownership of the council is not necessary to make this development acceptable and therefore it would be unreasonable to require this through a legal agreement

**The application is recommended for APPROVAL, subject to a S106 agreement to secure highway improvements and conditions**



# New Forest

DISTRICT COUNCIL

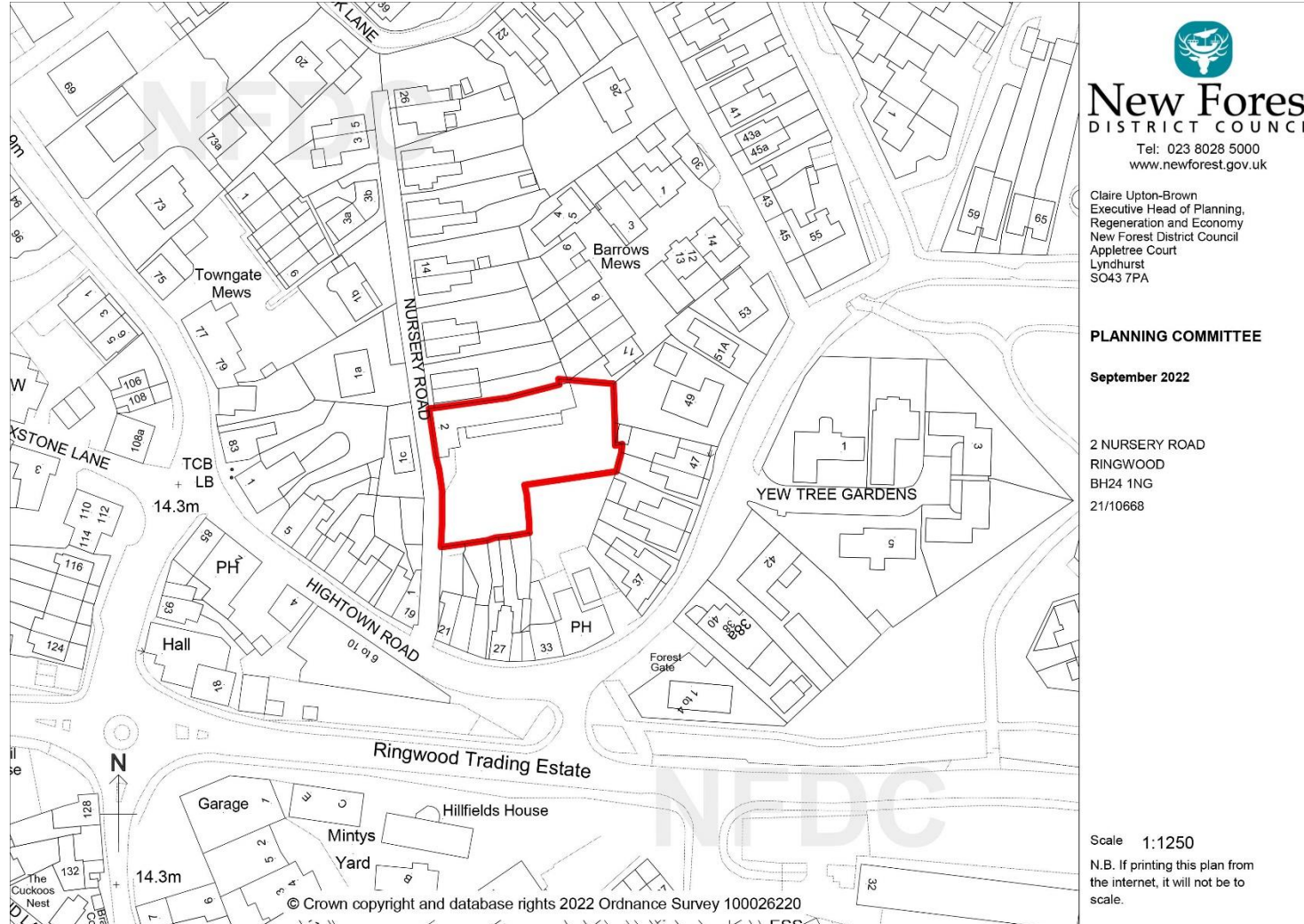
# Planning Committee

## App No 21/10668

2 Nursery Road,  
Ringwood  
BH24 1NG  
**Schedule 3c**

# Red Line Plan

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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**

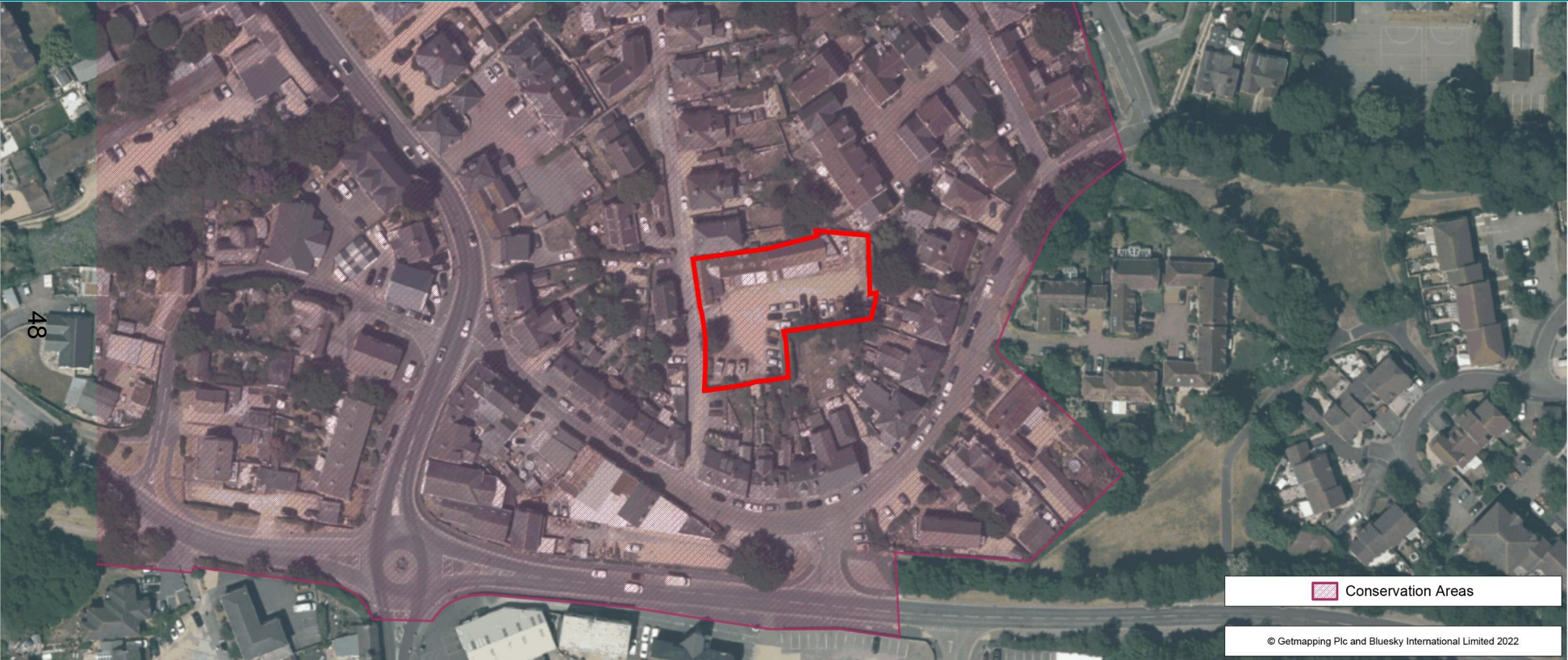
September 2022

2 NURSERY ROAD  
RINGWOOD  
BH24 1NG  
21/10668

Scale 1:1250

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

# Aerial photograph



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 Conservation Areas

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# Photographs: Existing street scene

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# Photographs: Existing access

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# Existing plans, Site and Block Plan

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**NOTES**

1. All work shall be in accordance with the Building Regulations.
2. The proposed development shall be in accordance with the Building Regulations.
3. The proposed development shall be in accordance with the Building Regulations.
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18. The proposed development shall be in accordance with the Building Regulations.
19. The proposed development shall be in accordance with the Building Regulations.
20. The proposed development shall be in accordance with the Building Regulations.

**LEGEND**

- EXISTING BUILDING SURVEY PROVIDED BY CES SURVEYS
- MATERIALS TO BE REFINISHED AS PER EXISTING WHERE POSSIBLE
- EXISTING AREA OF BUILDING TO BE CONVERTED TO:
  - 1. RESIDENTIAL / 480 SQM
  - 2. RESIDENTIAL / 287.7 SQM / 2525 SQFT

10m @ 1:100

No.	Revision	Date	By
1	Issue for Planning	12.04.21	JC
2	As Issued	16.03.21	JC

**PROPOSED DEVELOPMENT,**  
2 HERSEY ROAD,  
RINGWOOD,  
HAMPSHIRE,  
BH24 1NG.

**EXISTING FLOOR PLANS & ELEVATIONS**

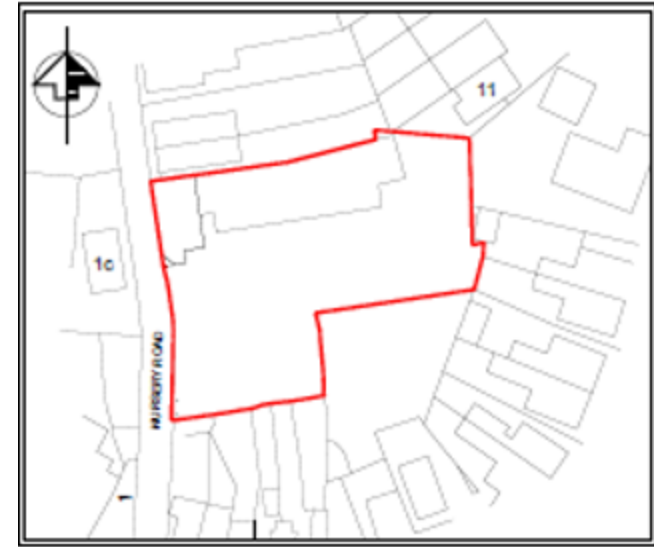
Scale	AS SHOWN @ A1	Checked	JR
Date	APRIL 2021	Drawn	JC

**9315/206**

**ARC Architecture Ltd.**

Chapel Studio, 14 Purwell,  
Chichester, Dorset, BH20 1BP

Tel: +44 (0) 1202 479676  
Email: enquiries@arcarchitecture.co.uk  
Web: www.arcarchitecture.co.uk



**BLOCK PLAN**  
SCALE 1:500  
BASED ON O.S INFORMATION  
D.L. (CINCY HAMPTON 13350796)



**LOCATION PLAN**  
SCALE 1:1250  
BASED ON O.S INFORMATION  
D.L. (CINCY HAMPTON 13350796)

# Photographs: Existing frontage building to be converted ( Plot 1 )

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# Photographs: Existing vacant workshop buildings to be demolished

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# Proposed Layout Plan

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SITE PLAN  
SCALE 1:200  
BASED ON O.S INFORMATION

# Proposed Plot 1: Elevations

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# Proposed Plot 2: Elevations

**Towards courtyard**



REAR (NORTH) ELEVATION  
SCALE 1:100

**Towards 4 Nursery Road  
(Northern boundary)**

**Side towards Plot 1**



SIDE (WEST) ELEVATION  
SCALE 1:100



SIDE (EAST) ELEVATION  
SCALE 1:100

**Side towards Plot 3**

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# Proposed Plots 3 and 4: Elevations

**Towards courtyard**



**Plot 3: Towards Barrow Mews (Northern boundary)**



SIDE ( NORTH ) ELEVATION

**Towards Hightown Road  
(Western boundary)**



**Plot 4: Towards Hightown Road (Southern boundary)**



SIDE ( SOUTH ) ELEVATION  
SCALE 1:100

# Proposed Plots 5 to 7: Elevations

**Towards courtyard**



1) ELEVATION

**Plot 5: Towards Plot 4**



SIDE ( EAST ) ELEVATION



1) ELEVATION



SIDE ( WEST ) ELEVATION

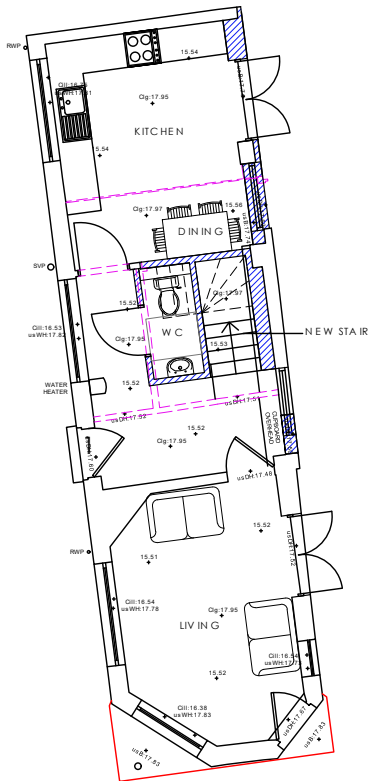
**Towards Hightown Road (southern boundary)**

**Plot 7: Towards Nursery Road**

58

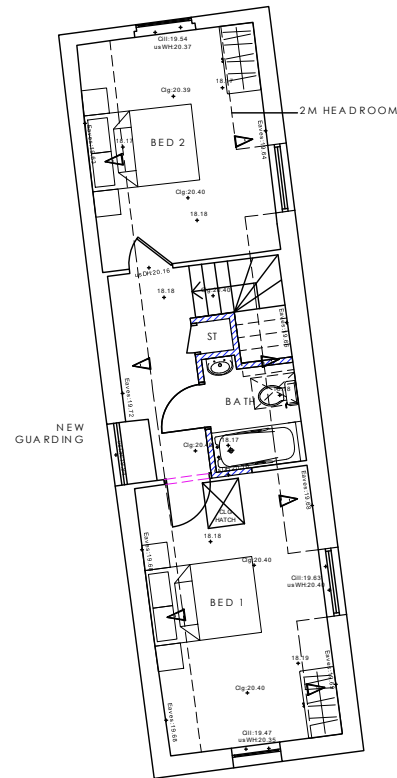
# Proposed Plot 1 and 2 : Floorplans

## PLOT 1

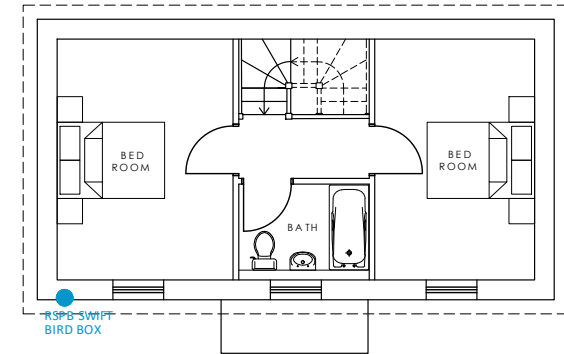


GROUND FLOOR PLAN  
SCALE 1:100

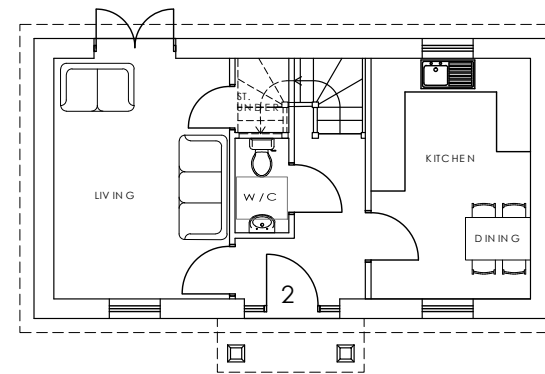
## PLOT 2



FIRST FLOOR PLAN  
SCALE 1:100



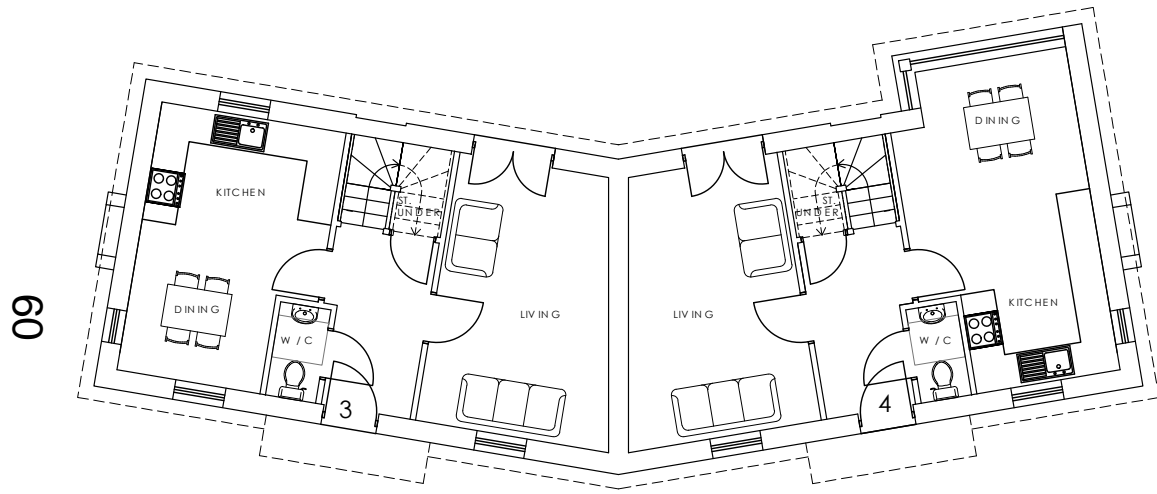
FIRST FLOOR PLAN  
SCALE 1:100



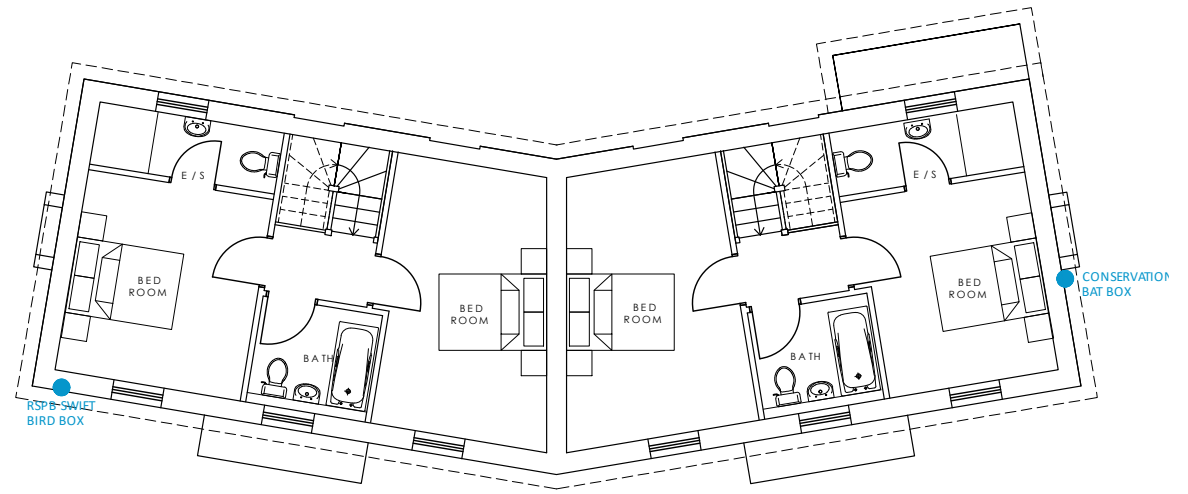
GROUND FLOOR PLAN  
SCALE 1:100

59

# Proposed Plots 3 and 4: Floorplans

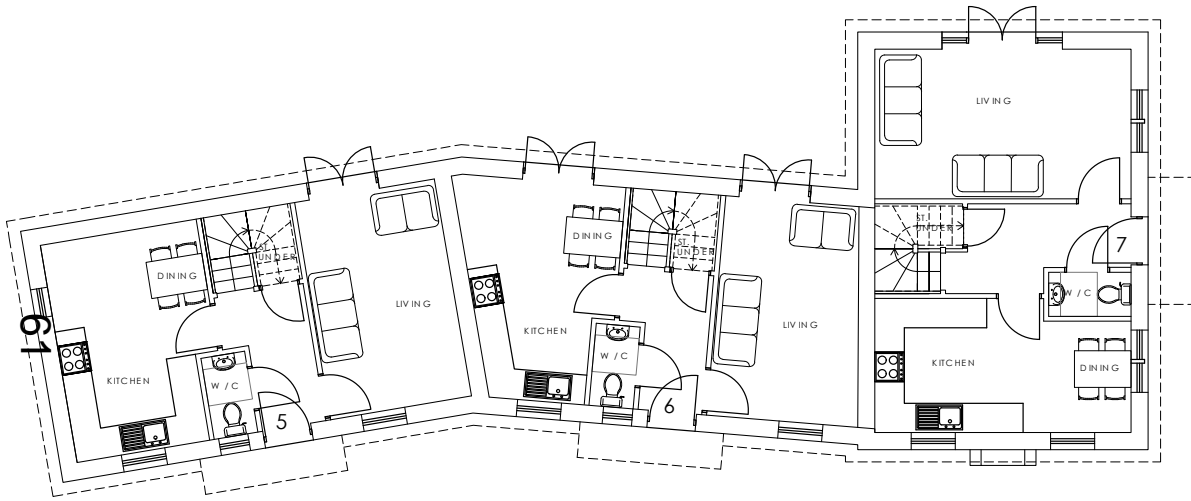


GROUND FLOOR PLAN  
SCALE 1:100

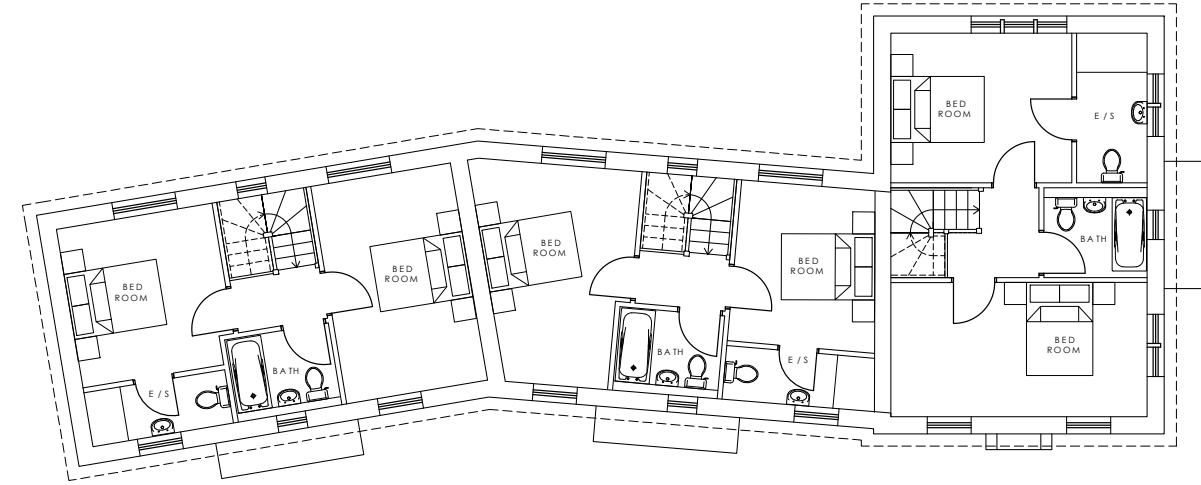


FIRST FLOOR PLAN  
SCALE 1:100

# Proposed Plots 5 to 7: Floorplans



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

# Proposed Street scene

## Facing Nursery Road



PROPOSED STREET SCENE (NURSERY ROAD)  
FOR INDICATIVE PURPOSES ONLY  
SCALE 1:100

## Facing courtyard



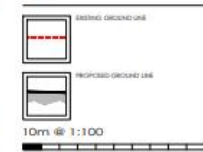
PROPOSED STREET SCENE (PLOTS 1, 2 AND 7)  
FOR INDICATIVE PURPOSES ONLY  
SCALE 1:100

### NOTES

1. All dimensions are in millimetres unless otherwise stated.
2. All work shall be in accordance with the Building Regulations.
3. All work shall be in accordance with the relevant British Standards.
4. All work shall be in accordance with the relevant local authority requirements.
5. All work shall be in accordance with the relevant planning requirements.
6. All work shall be in accordance with the relevant health and safety requirements.
7. All work shall be in accordance with the relevant environmental requirements.
8. All work shall be in accordance with the relevant fire safety requirements.
9. All work shall be in accordance with the relevant accessibility requirements.
10. All work shall be in accordance with the relevant energy efficiency requirements.
11. All work shall be in accordance with the relevant sustainability requirements.
12. All work shall be in accordance with the relevant quality management requirements.
13. All work shall be in accordance with the relevant risk management requirements.
14. All work shall be in accordance with the relevant communication requirements.
15. All work shall be in accordance with the relevant documentation requirements.
16. All work shall be in accordance with the relevant record keeping requirements.
17. All work shall be in accordance with the relevant reporting requirements.
18. All work shall be in accordance with the relevant review requirements.
19. All work shall be in accordance with the relevant improvement requirements.
20. All work shall be in accordance with the relevant compliance requirements.

Under no circumstances shall this drawing be used for any purpose other than that for which it was prepared without the prior written consent of the author.

### LEGEND



10	Planning officer changes	20.04.21	EC
11	Planning officer changes	10.04.21	EC
12	Revised drawings	20.02.21	EC
13	ACC checks	04.02.21	EC
Rev	Revised	date	by

PROPOSED DEVELOPMENT,  
2 NURSERY ROAD,  
RINGWOOD,  
HAMPSHIRE,  
BH24 1NG.

### PROPOSED STREET SCENES

scale: AS SHOWN @ A1

date: JUNE 2021

9315/205

ARC Architecture Ltd.

Chapel Studios, 14 Purwell,  
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1302 479910  
Email: [info@arcarchitecture.co.uk](mailto:info@arcarchitecture.co.uk)  
Web: [www.arcarchitecture.co.uk](http://www.arcarchitecture.co.uk)

# REFUSED SCHEME 20/10666

## Site layout plan: Proposed eight dwellings



### Reasons for refusal (Summary)

1. Detrimental impact on the character and appearance of the Conservation Area.
2. Amenity impacts – overlooking, loss of light and over dominant impact.
3. Parking shortfall.
4. Lack of mitigation of recreational habitat and air quality impacts.
5. Lack of mitigation of impact on phosphates in River Avon SAC.

# Comparison site plans

## Current scheme 21/10668



## Refused scheme 20/10666



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# Summary of changes following refusal 20/10666



- **Reduction in the number of dwellings**  
(previously 8 now 7)
- **Reduction in size of dwellings proposed :**  
(Previously 6 no. 3 bed and 2 no. 2 bed now ALL 2 bed units)
- **Amendments to the layout of courtyard and design of dwellings.**
- **Provision of 10 unallocated parking spaces with ½ space shortfall.**  
(Previously 11 parking spaces with 3.4 space shortfall)
- **Additional tree planting:** 11 new trees (advance nursery stock)
- **Plots 3 and 4:**
  - Reduced gable depth
  - Reduced ridge length with hipped ends.
  - Increase separation to northern boundary
- **Plot 7:**
  - Re-orientated to front Nursery Road.
  - Increases separation to southern boundary

# Photographs: Application site – looking from Eastern boundary

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# Photographs: South boundary from Nursery Road

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# Photographs: Towards south boundary Hightown Road

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# Photographs : Towards west boundary with Railway Inn



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# Photographs: Towards north and west boundaries

70



# Photographs : Towards west boundaries with 45 and 47 Hightown Road



# Photographs: Towards north boundary with 11 Barrow Mews

72





# Photographs: From adjoining properties: 11 Barrow Mews



73

# Photographs: From adjoining properties: 45 Hightown Road



74

# Photographs: From adjoining properties 47 and 49 Hightown Road

From No. 47



From No. 49



75

# Recommendation

- The current proposals are considered to address the previous reasons for refusal
- The scheme would respect the amenity of existing residential properties and would be of an appropriate scale, form and quality in the Ringwood Conservation area
- The marginal parking shortfall can be accepted given the other site constraints
- This scheme would provide new homes on previously developed land in a sustainable location and would make a valuable contribution towards the Council's housing land supply
- A legal agreement is required to secure habitat mitigation and air quality and suitable projects are now place to secure mitigation against impacts on phosphate levels in the River Avon catchment
- **The recommendation is for APPROVAL subject to a legal agreement and the planning conditions set out in the report**

76

77



# New Forest

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

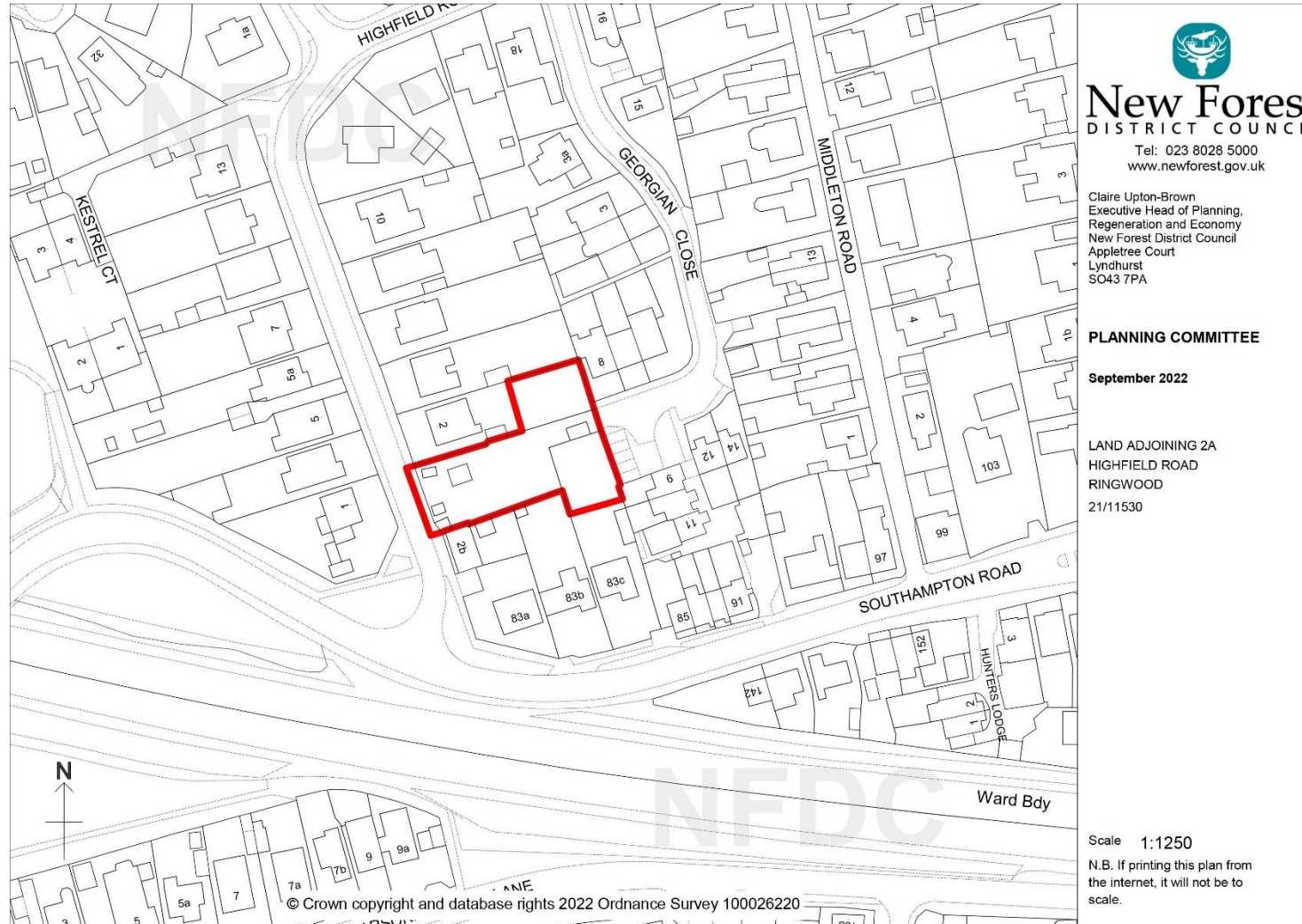
# Planning Committee

## App No 21/11530

Land adjoining 2a, Highfield Road  
Ringwood  
BH24 1RQ  
**Schedule 3d**

# Red Line Plan

79



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DISTRICT COUNCIL

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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**

**September 2022**

LAND ADJOINING 2A  
HIGHFIELD ROAD  
RINGWOOD  
21/11530

Scale 1:1250

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

# Proposed block plan

80

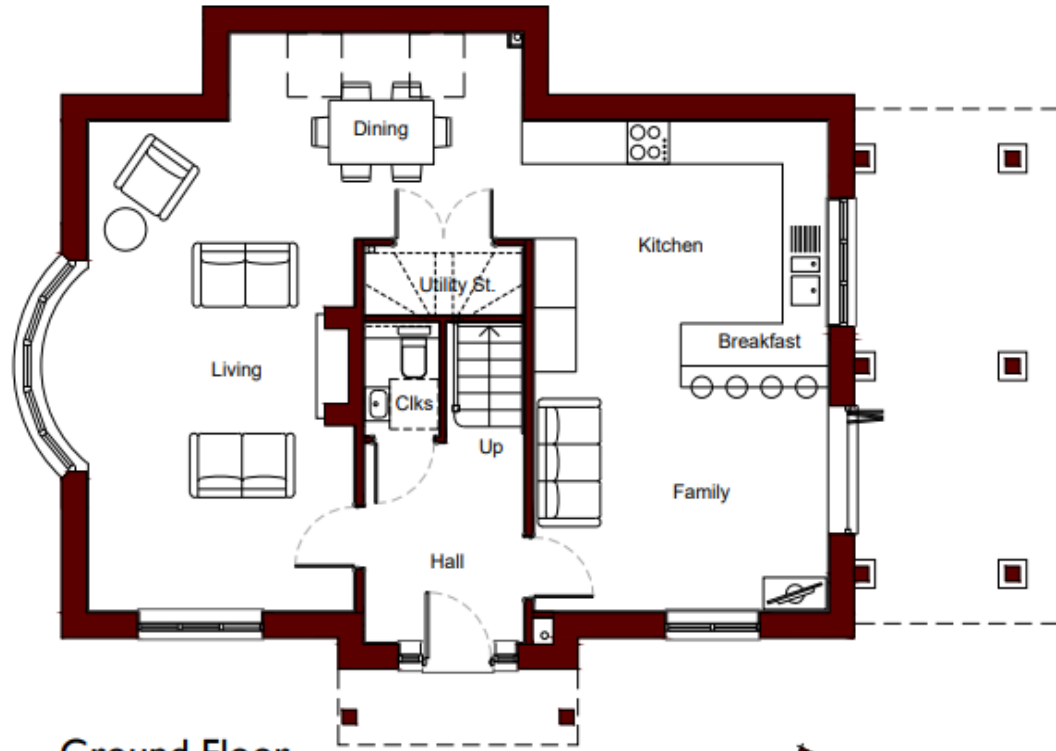


Site Layout  
2a Highfield Road, Ringwood



# Plot 1 floor plans

81



Ground Floor

81.62sqm  
879 SQ. FT.



First Floor

68.39sqm  
736 SQ. FT.

# Plot 1 elevations



Front Elevation



Side Elevation



Rear Elevation



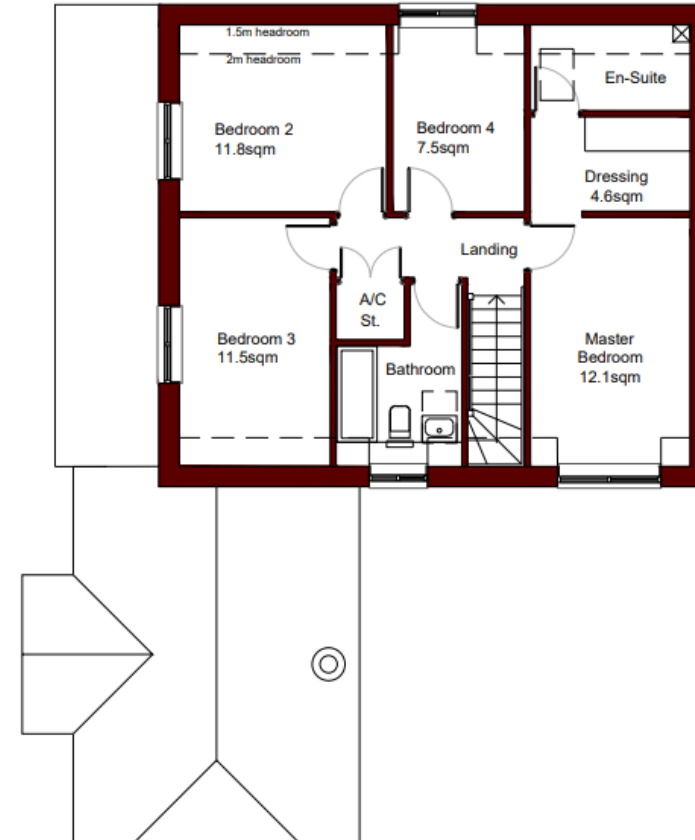
Side Elevation

82

# Plot 2 floor plans



Ground Floor



First Floor

83

# Plot 2 elevations

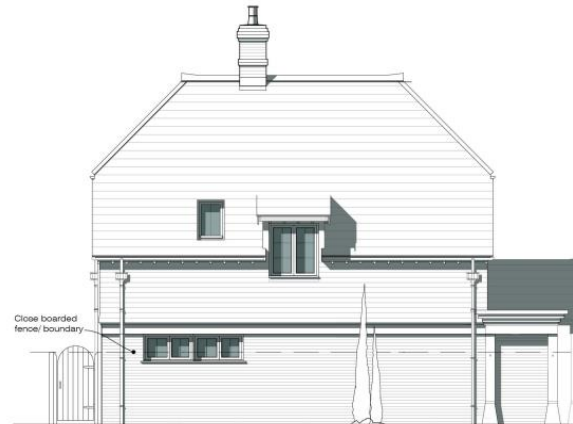


Front Elevation

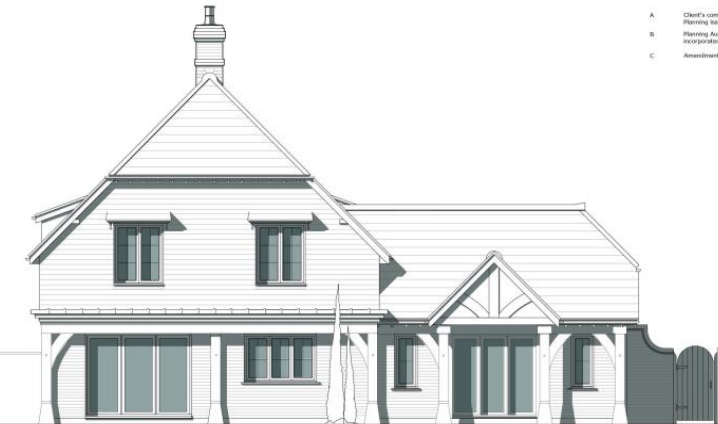


Side Elevation

REV.	DT
A	CS
B	PS
C	GS
	MS
	AS



Rear Elevation



Side Elevation

A	Client's common Planning mark
B	Planning Authority incorporation
C	Revised mark as

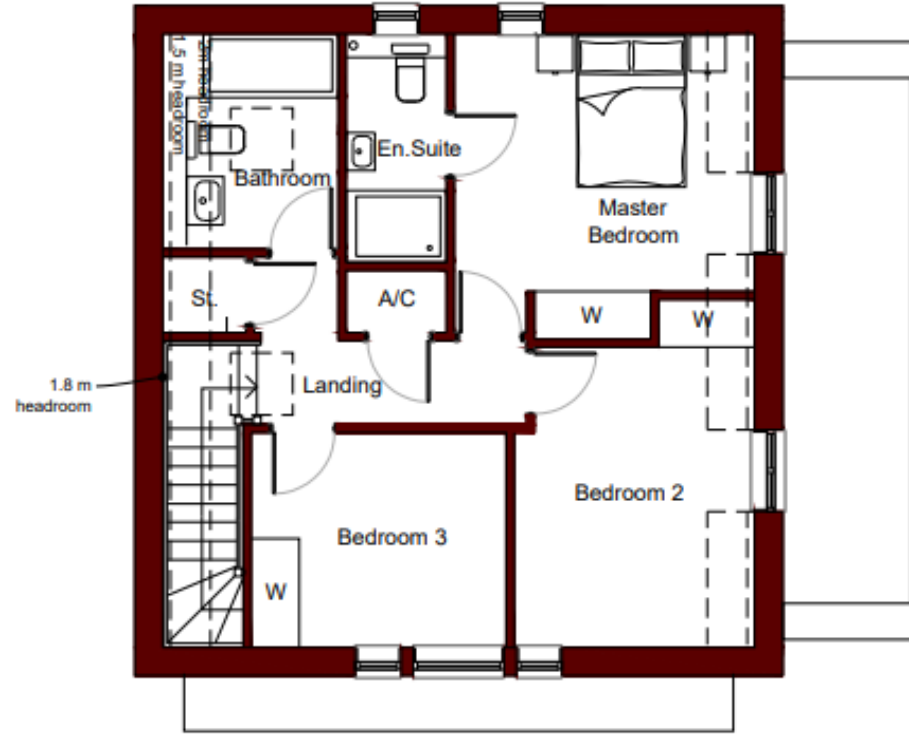
# Plot 3 floor plans

85



Ground Floor

56.9SQM  
612 SQ. FT.



First Floor

55.4SQM  
597 SQ. FT.

# Plot 3 elevations



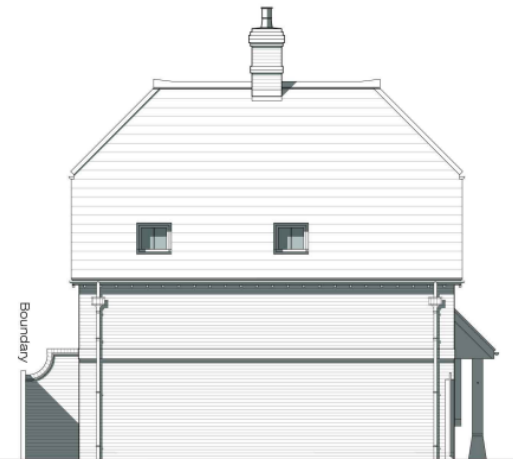
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

# Street scene

87



No. 4 Highfield Road  
Section A-A

No. 2 Highfield Road

Plot 1  
The Site

Access Road

No. 2b Highfield Road

# Street scene photograph

Towards 2a



Towards nos.4 & 6





# Rear boundary photograph

Georgian Close garages



No.8 Georgian Close



# Access/site photograph

Existing access



View from entrance gate



06

# Recommendation

- The proposal makes good use of an otherwise underutilised space
- It would have an appropriate impact on the street scene
- The scheme includes adequate parking provision
- With the imposition of the stated conditions, the proposal would have a limited impact on residential amenity
- Approval is recommended subject to conditions and the completion of a legal agreement

91



# New Forest

DISTRICT COUNCIL

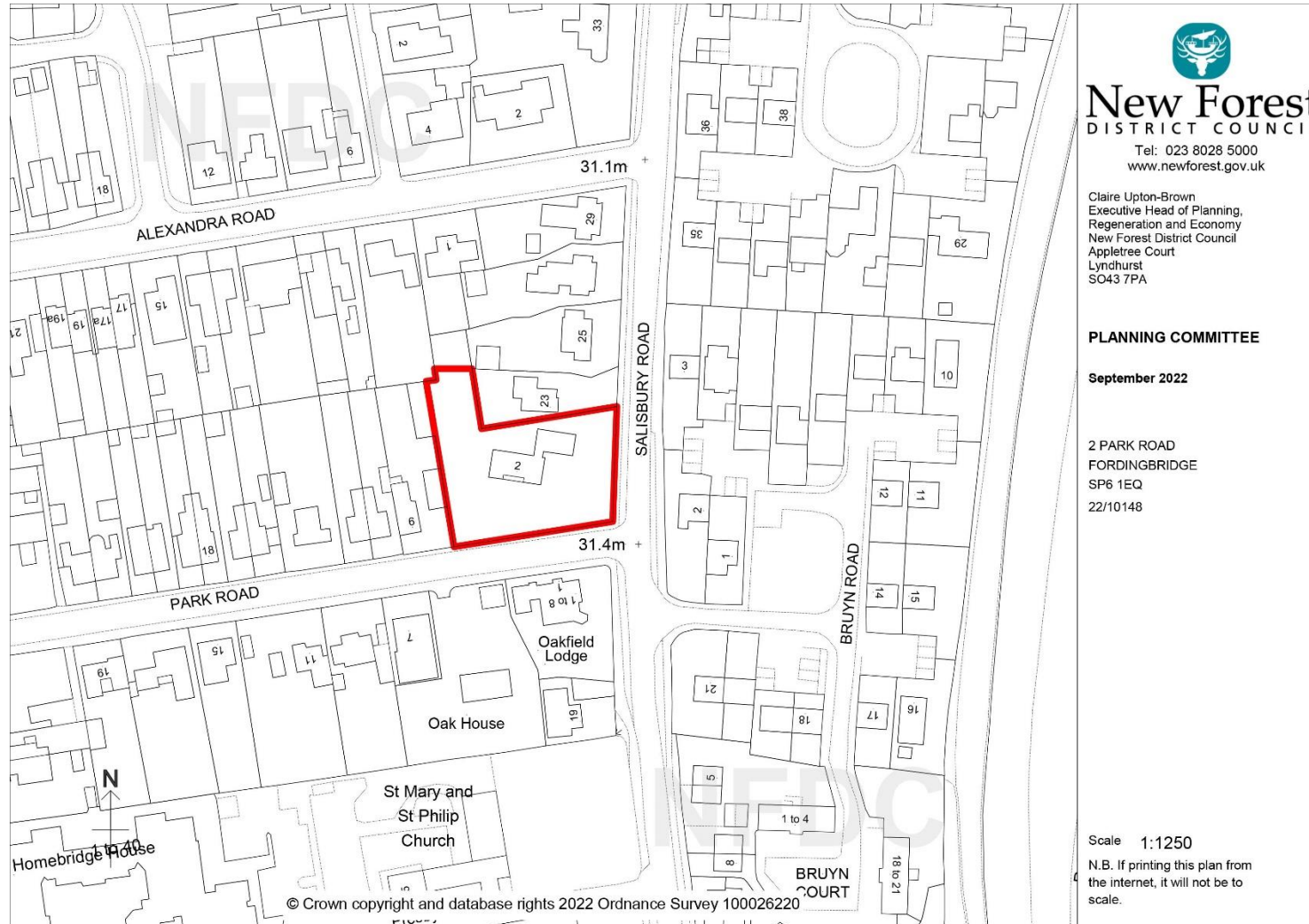
# Planning Committee

## App No 22/10148

2, Park Road  
Fordingbridge  
SP6 1EQ  
**Schedule 3e**

# Red Line Plan

94



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SO43 7PA

**PLANNING COMMITTEE**

September 2022

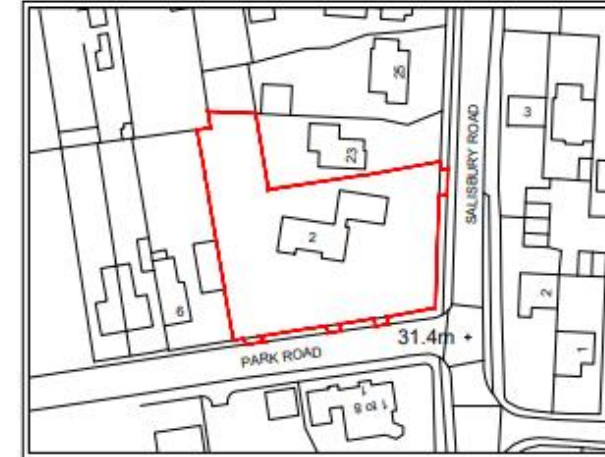
2 PARK ROAD  
FORDINGBRIDGE  
SP6 1EQ  
22/10148

Scale 1:1250

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

# Site location and proposed block plans

95



EXISTING BLOCK PLAN  
SCALE 1:500  
BASED ON ORDNANCE SURVEY EXTRACT  
(OS LICENCE NUMBER: 100007080)



EXISTING LOCATION PLAN  
SCALE 1:1250  
BASED ON ORDNANCE SURVEY EXTRACT  
(OS LICENCE NUMBER: 100007080)



# Plots 1 & 2



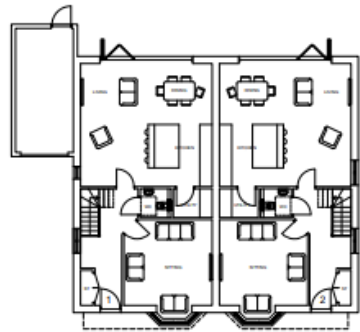
PROPOSED FRONT / SOUTH ELEVATION  
SCALE 1:100

PROPOSED SIDE / EAST ELEVATION  
SCALE 1:100

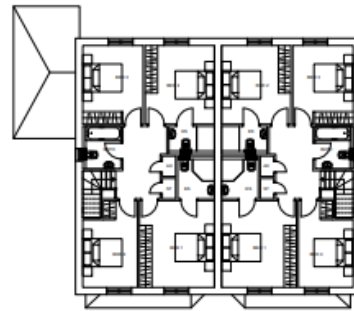


PROPOSED REAR / NORTH ELEVATION  
SCALE 1:100

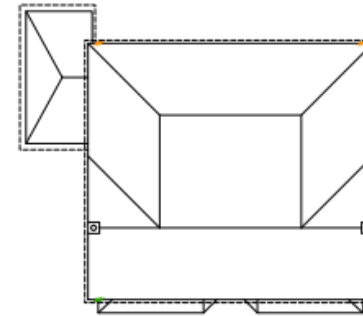
PROPOSED SIDE / WEST ELEVATION  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100

96



# Plots 3 & 4

97



PROPOSED FRONT / SOUTH ELEVATION  
SCALE 1:100

PROPOSED SIDE / EAST ELEVATION  
SCALE 1:100

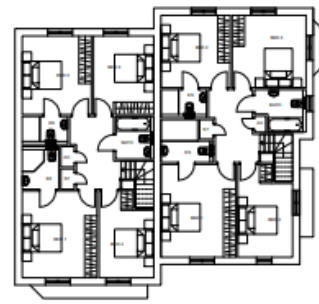


PROPOSED REAR / NORTH ELEVATION  
SCALE 1:100

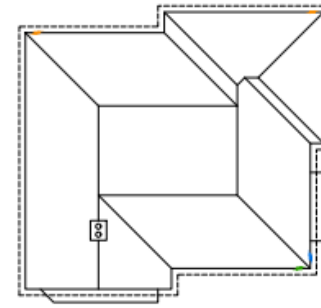
PROPOSED SIDE / WEST ELEVATION  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100

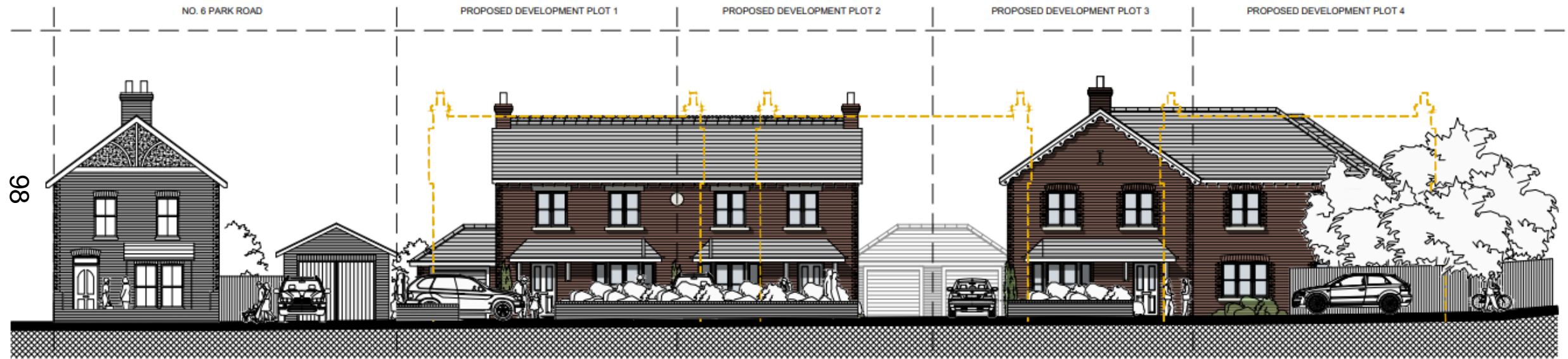


PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100

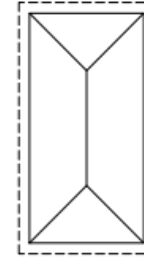
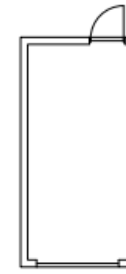
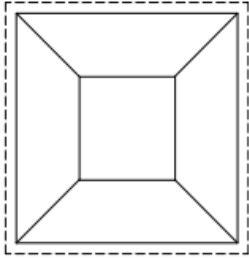
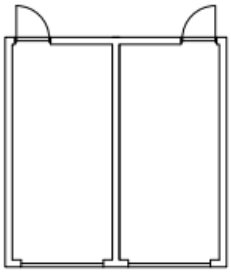
# Proposed street scene



PROPOSED STREET SCENE - FOR INDICATIVE PURPOSES ONLY  
SCALE 1:100

# Proposed garages

66



PROPOSED GARAGE PLANS  
SCALE 1:100

# Larger proposed block plan

100



# Park Road boundary



# Salisbury Road boundary



# Salisbury Road street scene

103



# Relationship with 23 Salisbury Road

Southern elevation of no.23



Rear elevation of existing house



104



# Relationship with 6 Park Road

No.6 from the site



105

The site from outside no.6



# Rear (north) of existing house

106



# East side of house

107



105

3e 22/10148

# Recommendation

- The proposed development is considered to be more in character with other properties in Park Road than the existing dwelling
- It includes adequate parking provision for the proposed dwellings
- There is no harm to residential amenity
- Approval is recommended subject to the completion of a legal agreement and the stated conditions

108



# New Forest

DISTRICT COUNCIL

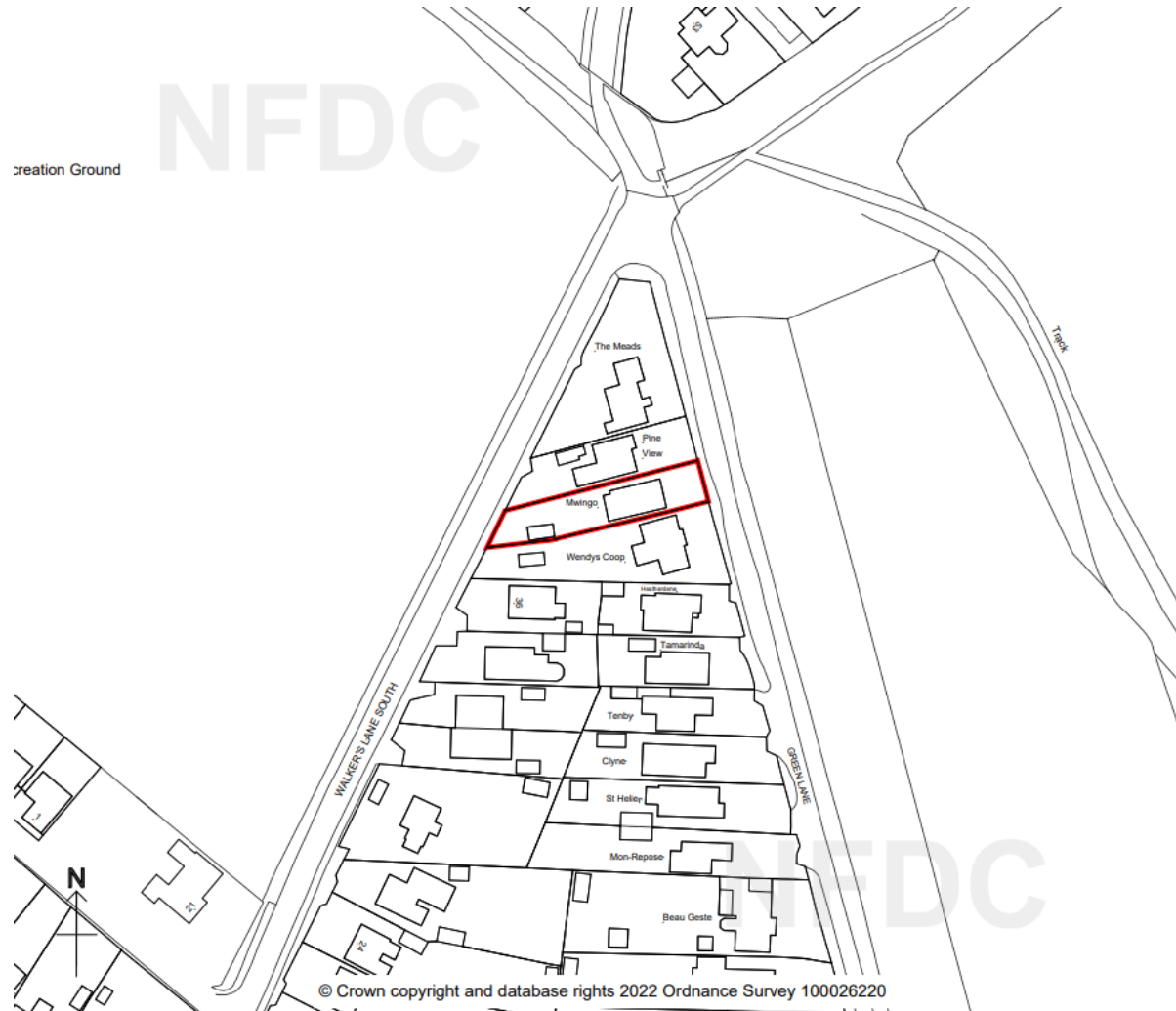
# Planning Committee

## App No 22/10838

Mwingo, Green Lane  
Blackfield  
SO45 1YG  
**Schedule 3f**

# Red Line Plan

111



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New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**September 2022**

MWINGO, GREEN LANE  
BLACKFIELD, FAWLEY  
SO45 1YG  
22/10838

Scale 1:1250

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scale.

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# Aerial photograph



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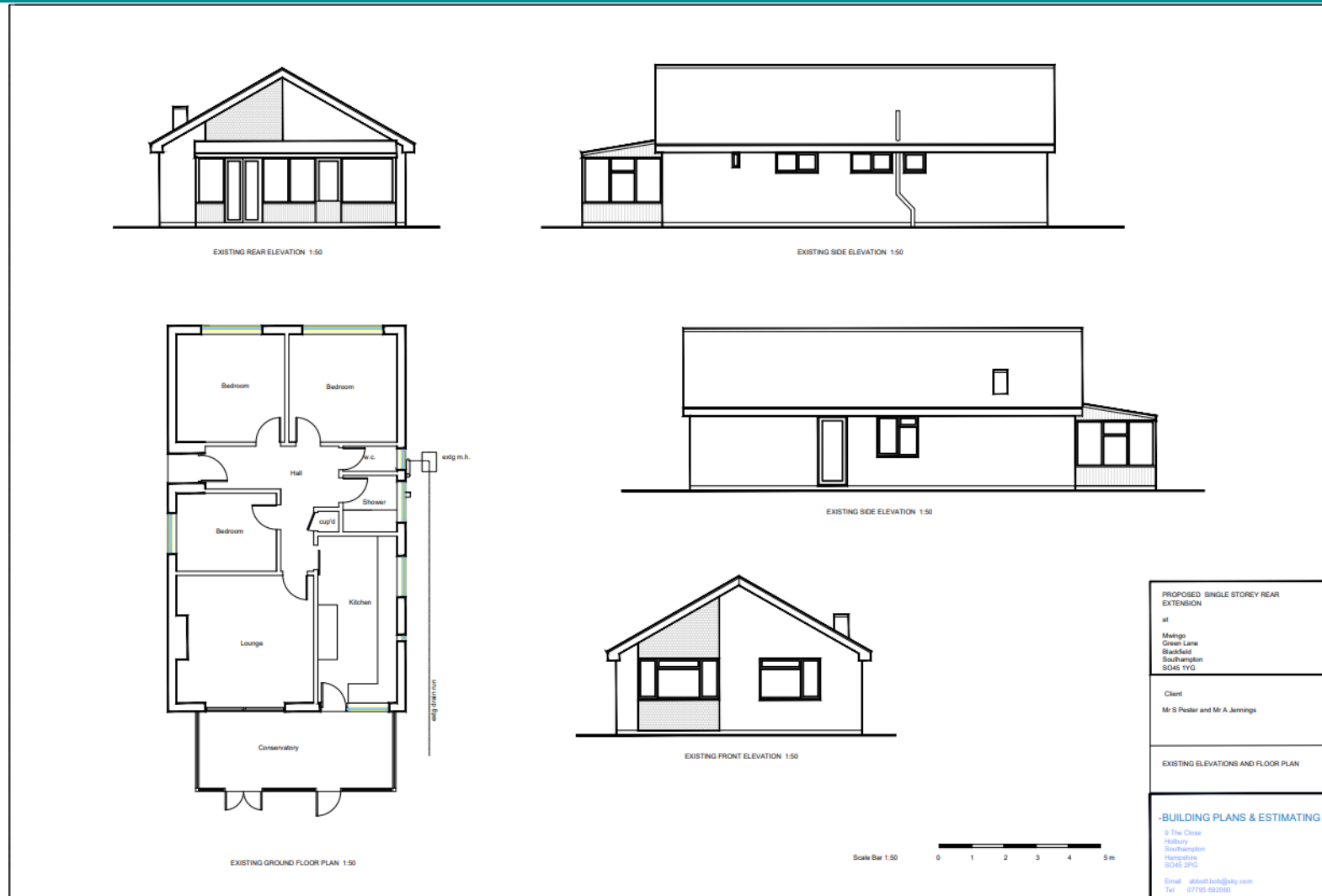


# Site plan



113

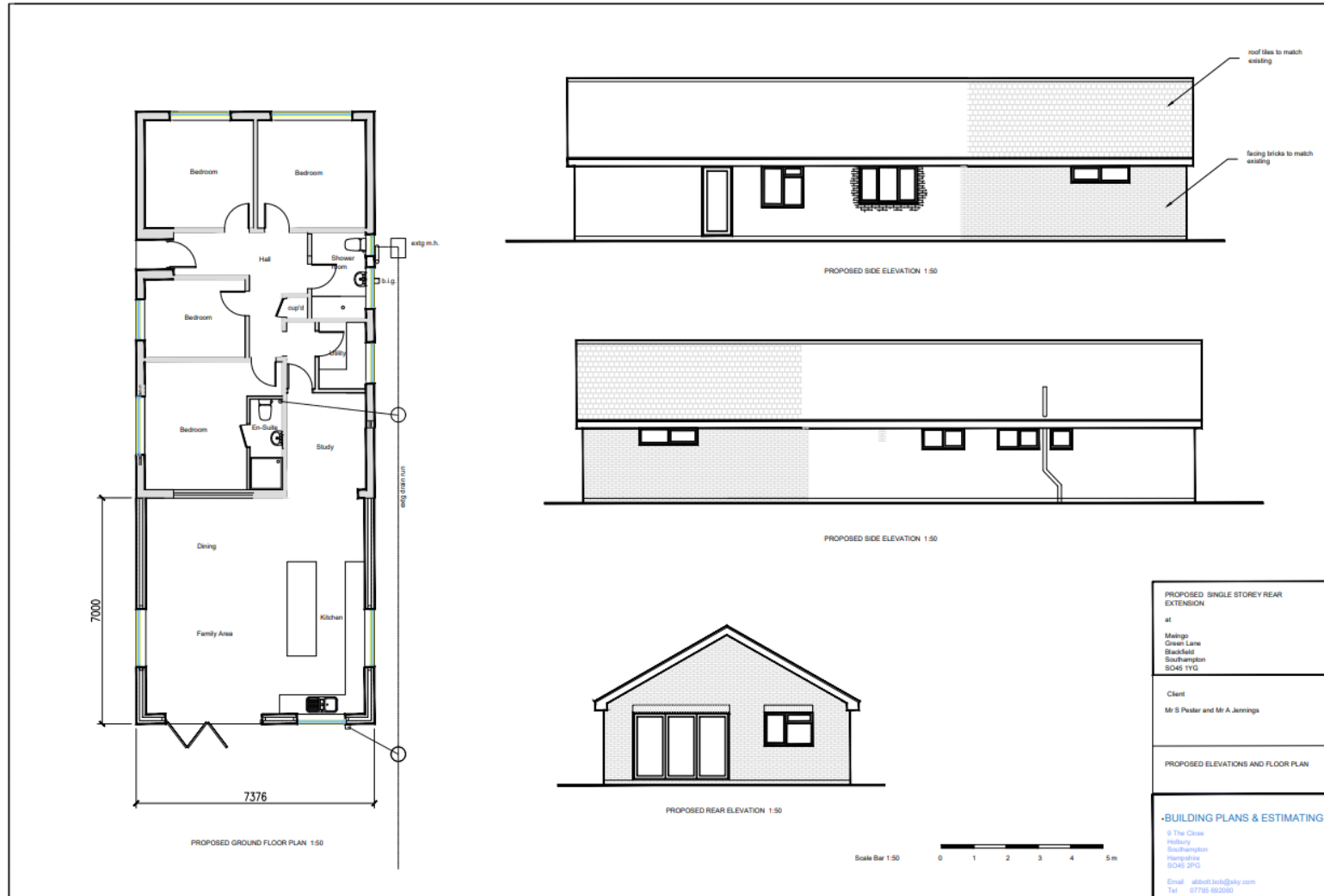
# Existing plans



114

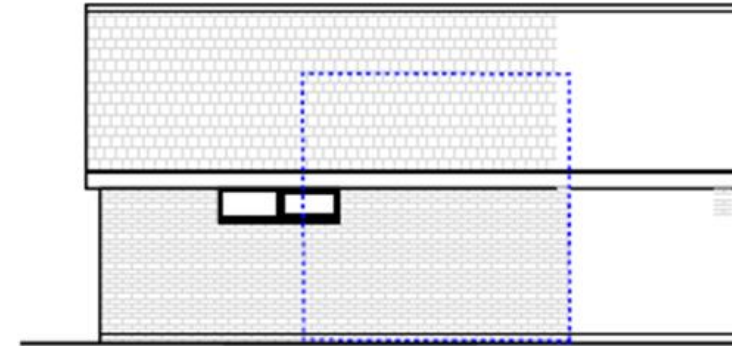
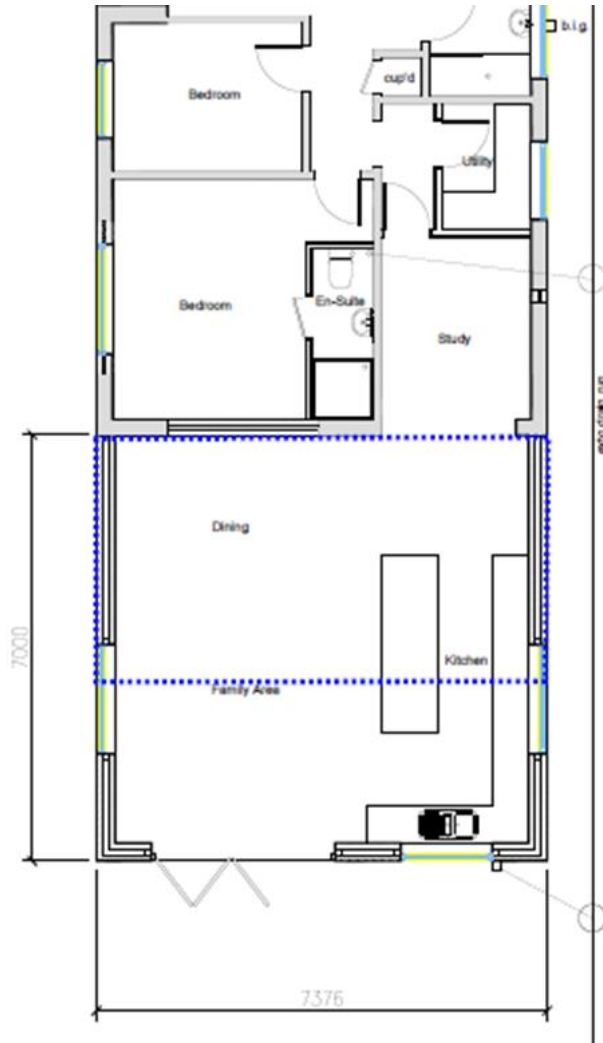
# Proposed plans

115

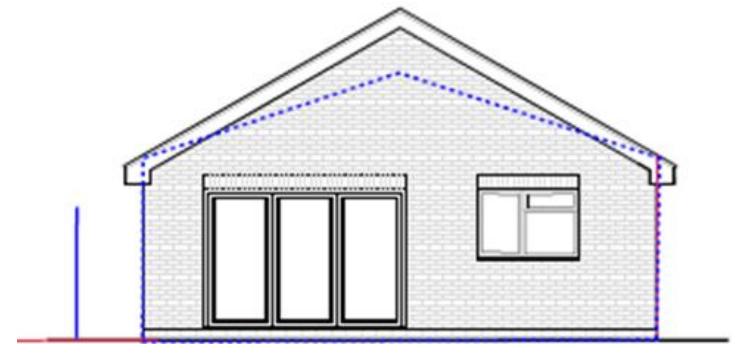


# Proposed plans – indicative annotations

116



PROPOSED SIDE E



# Site photographs

117



# Site photographs

118



# Site photographs

119



117

3f 22/10838

# Recommendation

- Grant planning permission subject to conditions

120





# New Forest

DISTRICT COUNCIL

# Planning Committee

## App No 22/10878

169 Water Lane  
Totton  
SO40 3GU  
**Schedule 3g**

# Red Line Plan

123



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SO43 7PA

**PLANNING COMMITTEE**

**September 2022**

169 Water Lane  
Totton  
SO40 3GU  
22/10878

# Aerial photograph



124

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# Site photographs

125



123

3g 22/10878

# Site photographs

126



# Block plan



# Site frontage plan

128





# Existing elevation

129

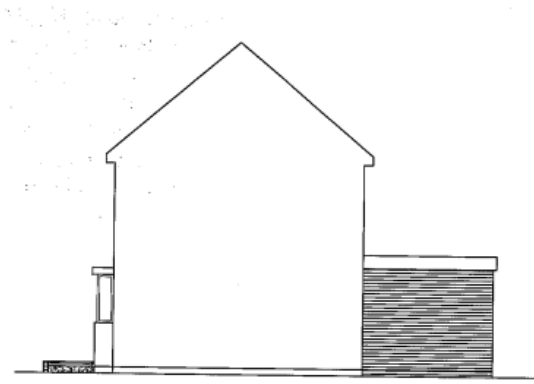


# Proposed elevation

130



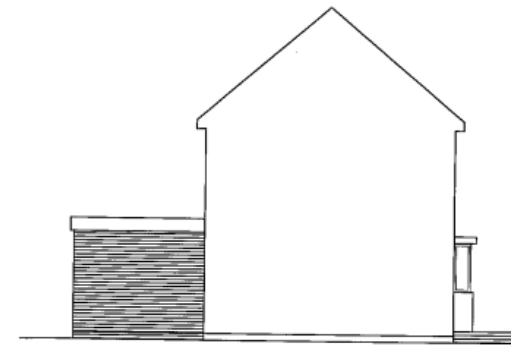
Rear Elevation.



Side Elevation.



Front Elevation.

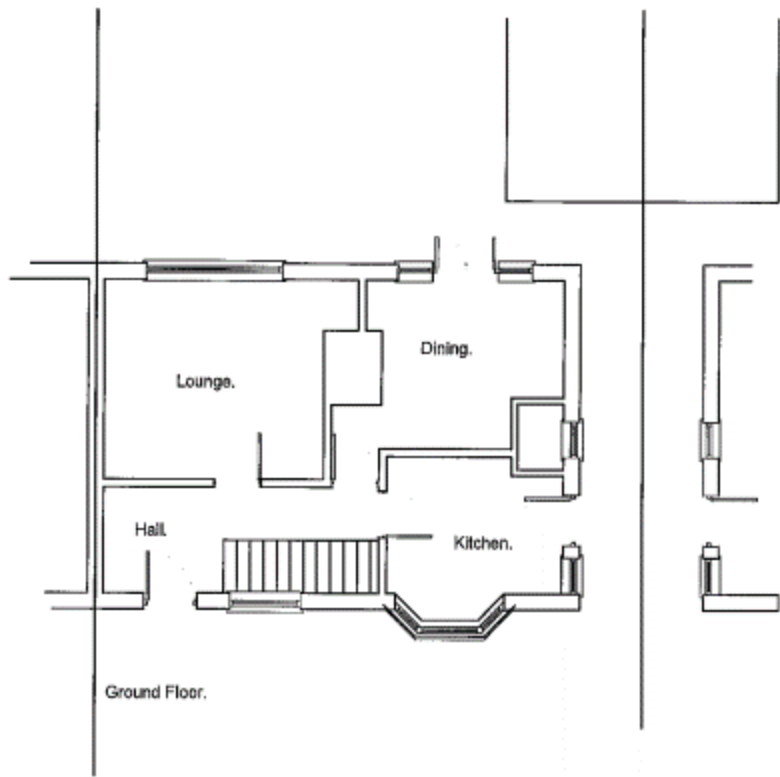


Side Elevation.

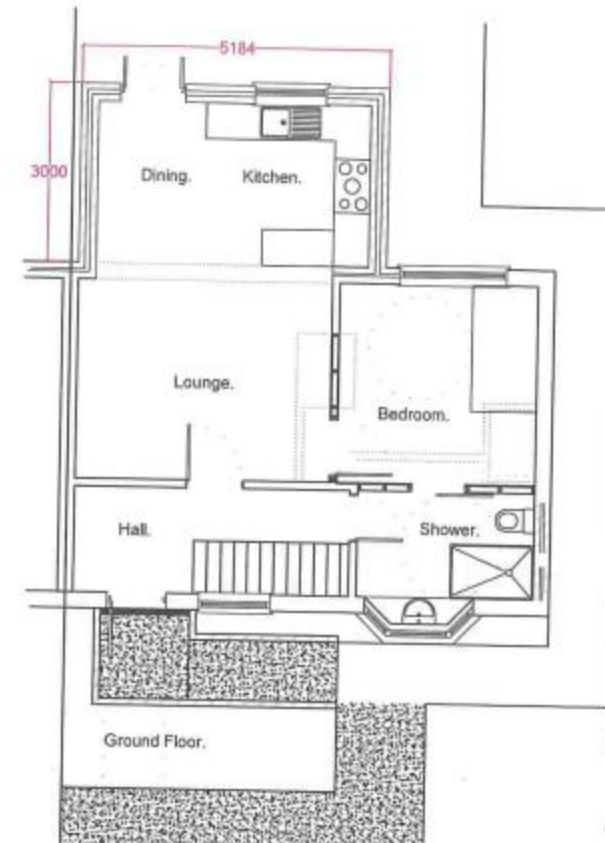
# Existing and proposed floor plans

131

## Existing



## Proposed



# Recommendation

- Grant planning permission subject to conditions



# New Forest

DISTRICT COUNCIL

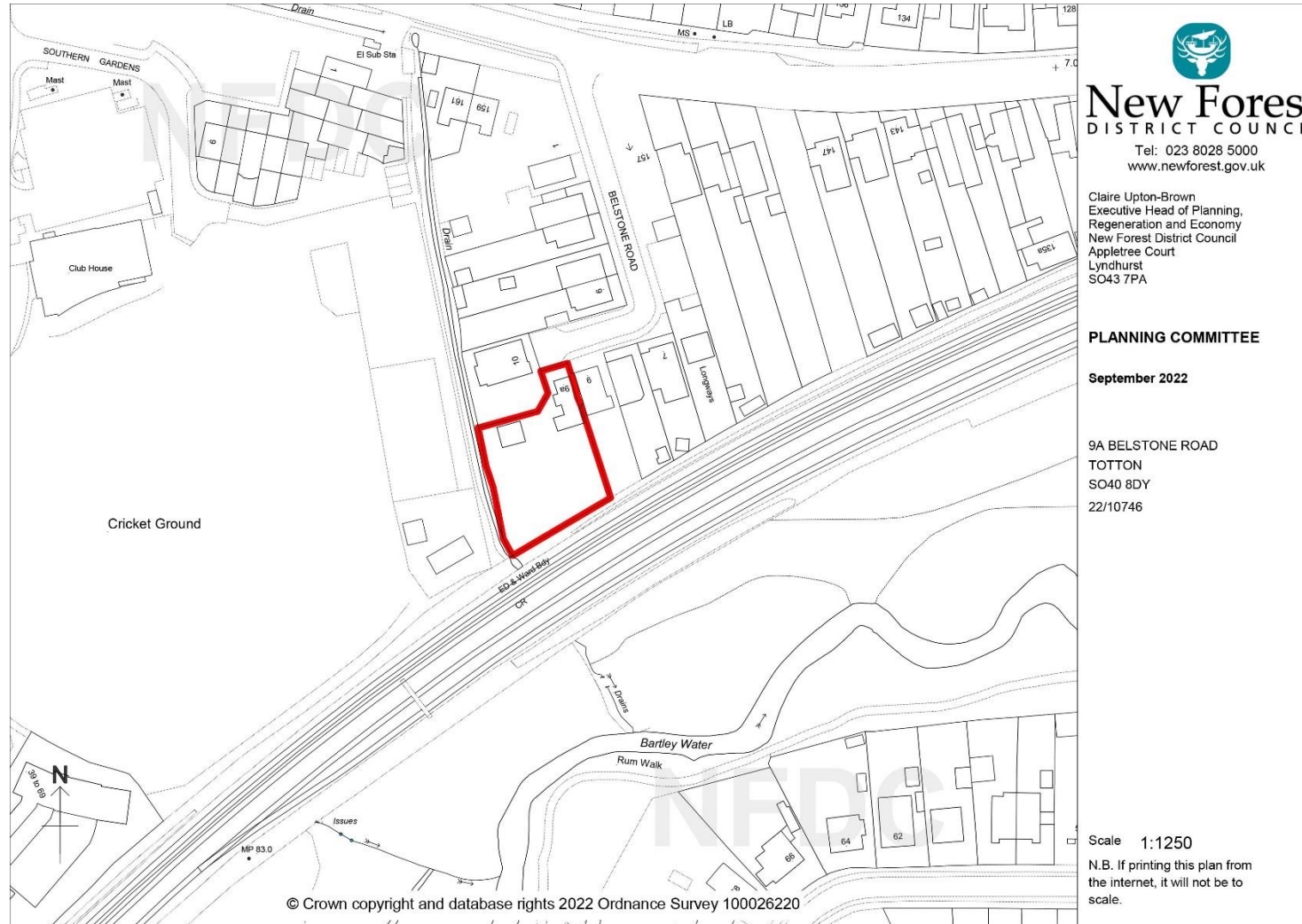
# Planning Committee

## App No 22/10746

9A BELSTONE ROAD,  
TOTTON  
SO40 8DY  
**Schedule 3h**

# Red Line Plan

135



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

**PLANNING COMMITTEE**

**September 2022**

9A BELSTONE ROAD  
TOTTON  
SO40 8DY  
22/10746

# Aerial photograph



136

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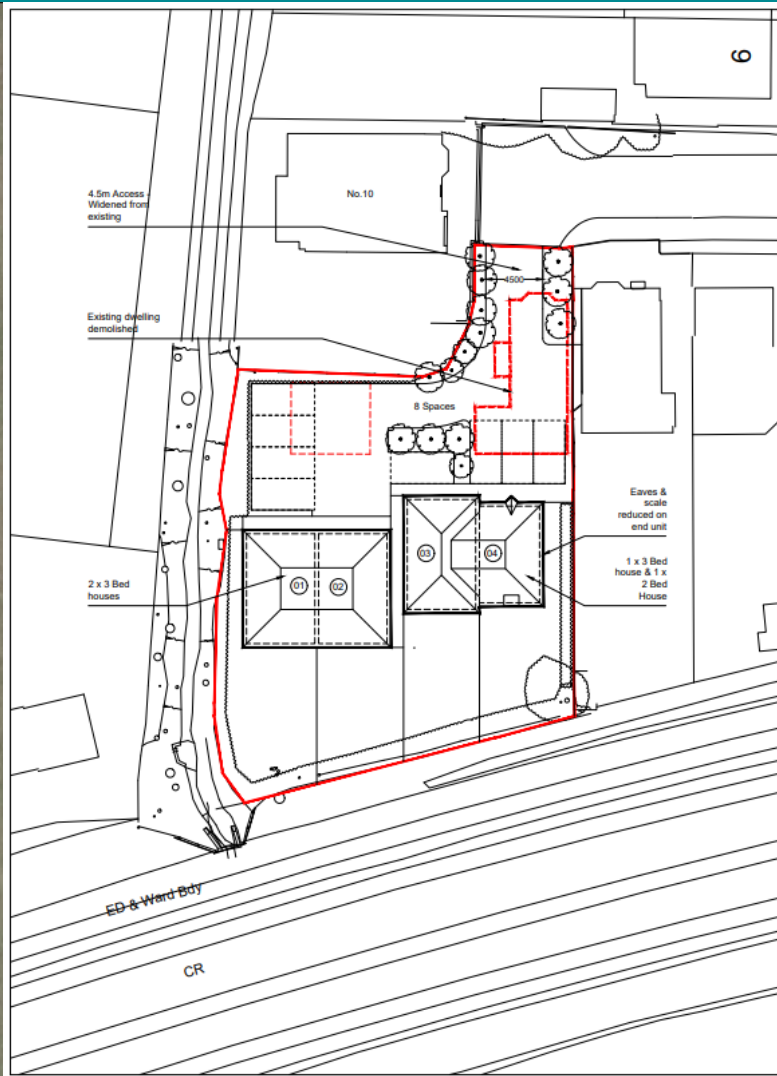
134

3h 22/10746



# Proposed site/block plan

137



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# Site photograph Belstone Road street scene



# Site access



# Within rear garden



# Within rear garden



# Within rear garden

142



140

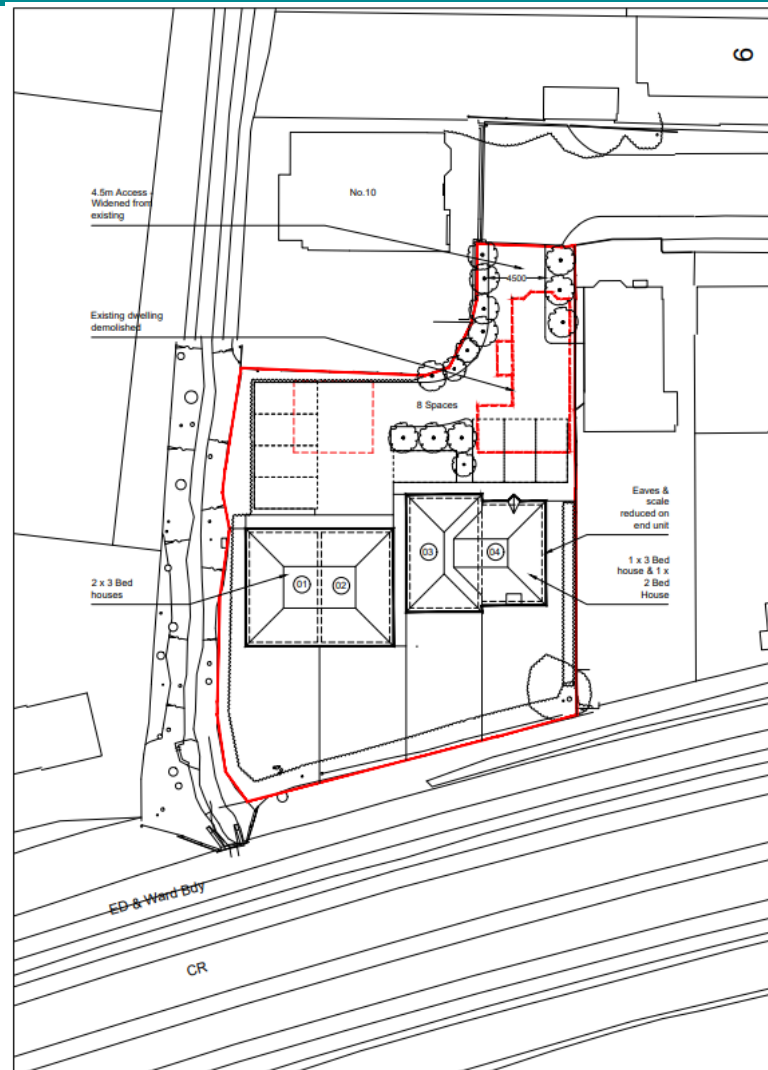
3h 22/10746

# Photographs



# Proposed site plan

144





# Proposed elevations



North Elevation

1:100



South Elevation

1:100



East Elevation - Unit 1&2

1:100



West Elevation - Unit 1&2

1:100



East Elevation - Unit 3&4

1:100



West Elevation - Unit 3&4

1:100

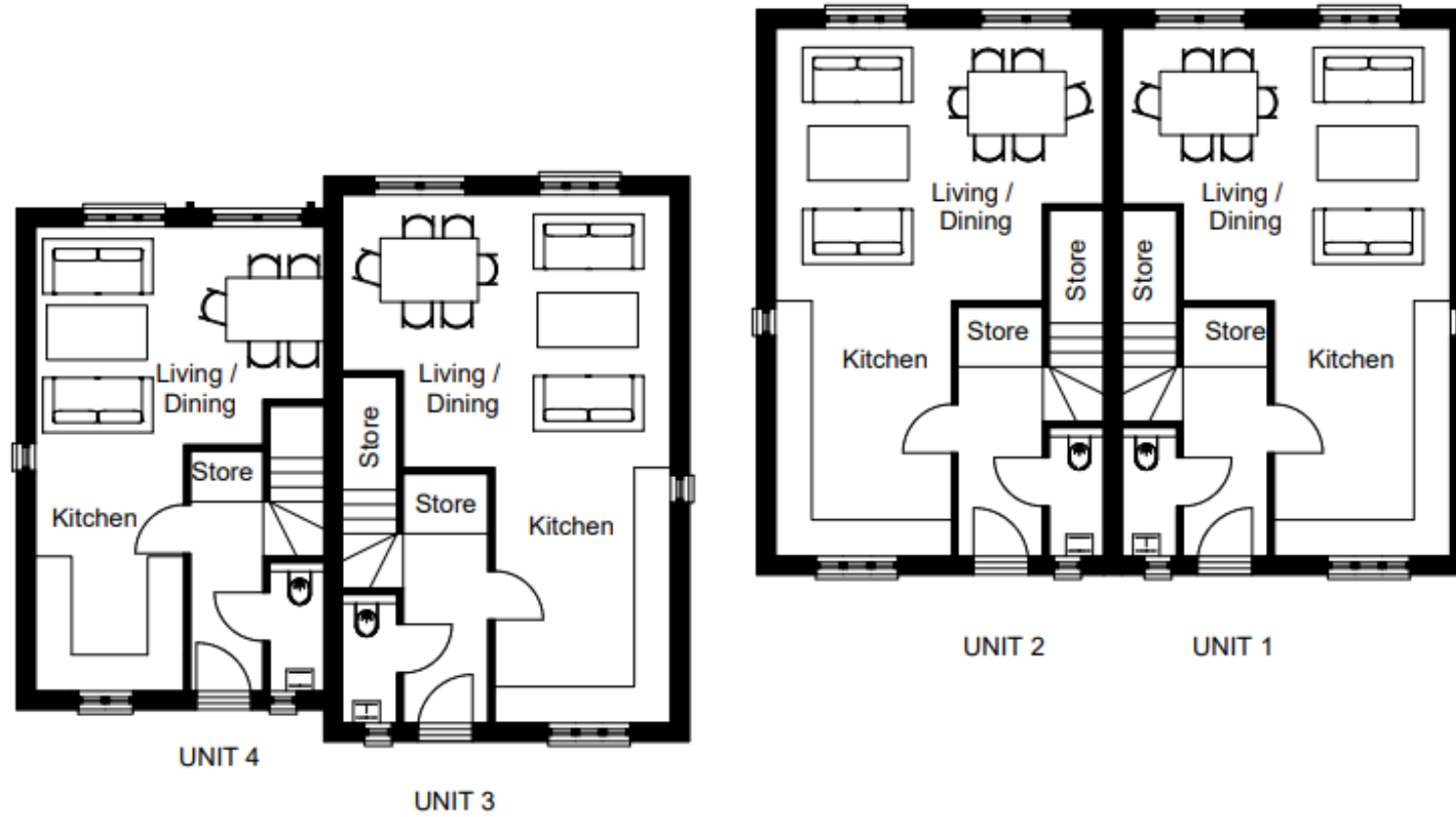
145

# Proposed front (north) elevations



# Proposed ground floor plans

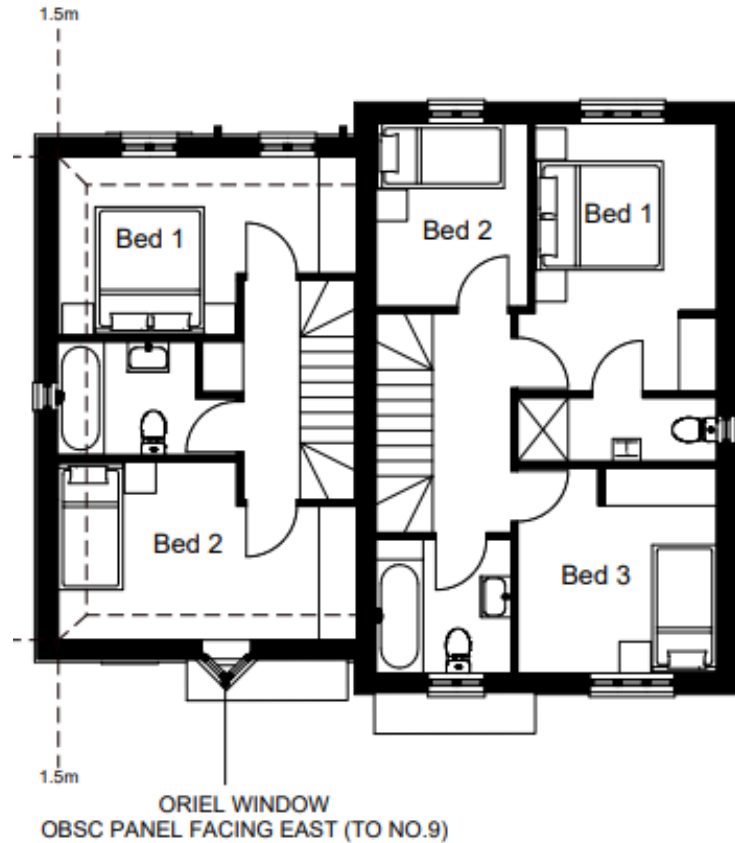
147



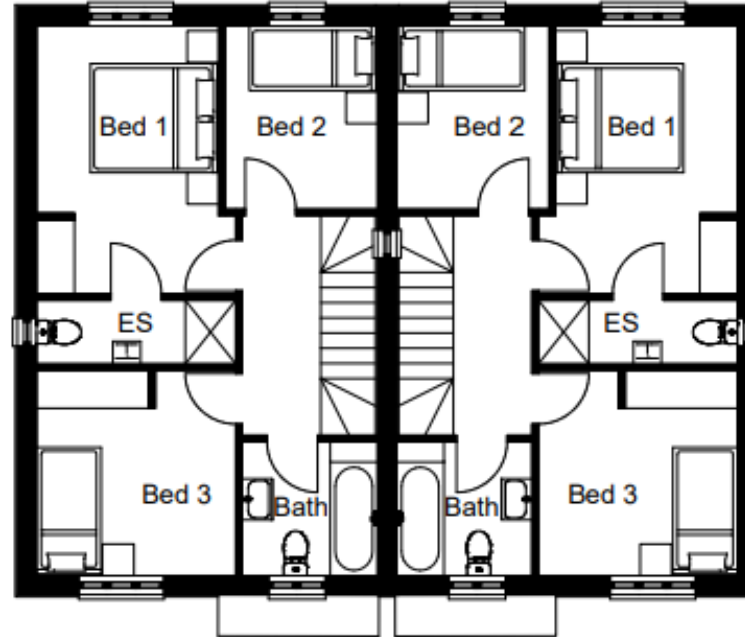
Ground Floor Plan

# Proposed first floor plans

148



First Floor Plan



# Recommendation

- Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to GRANT PERMISSION subject to:
  - i) the completion by the landowner of a planning obligation entered into by way of a Section 106 Agreement (or unilateral undertaking) to secure appropriate contributions with respect to habitats mitigation (as set out in the officer report to Committee), and
  - ii) the imposition of the conditions set out in the report

149



# New Forest

DISTRICT COUNCIL

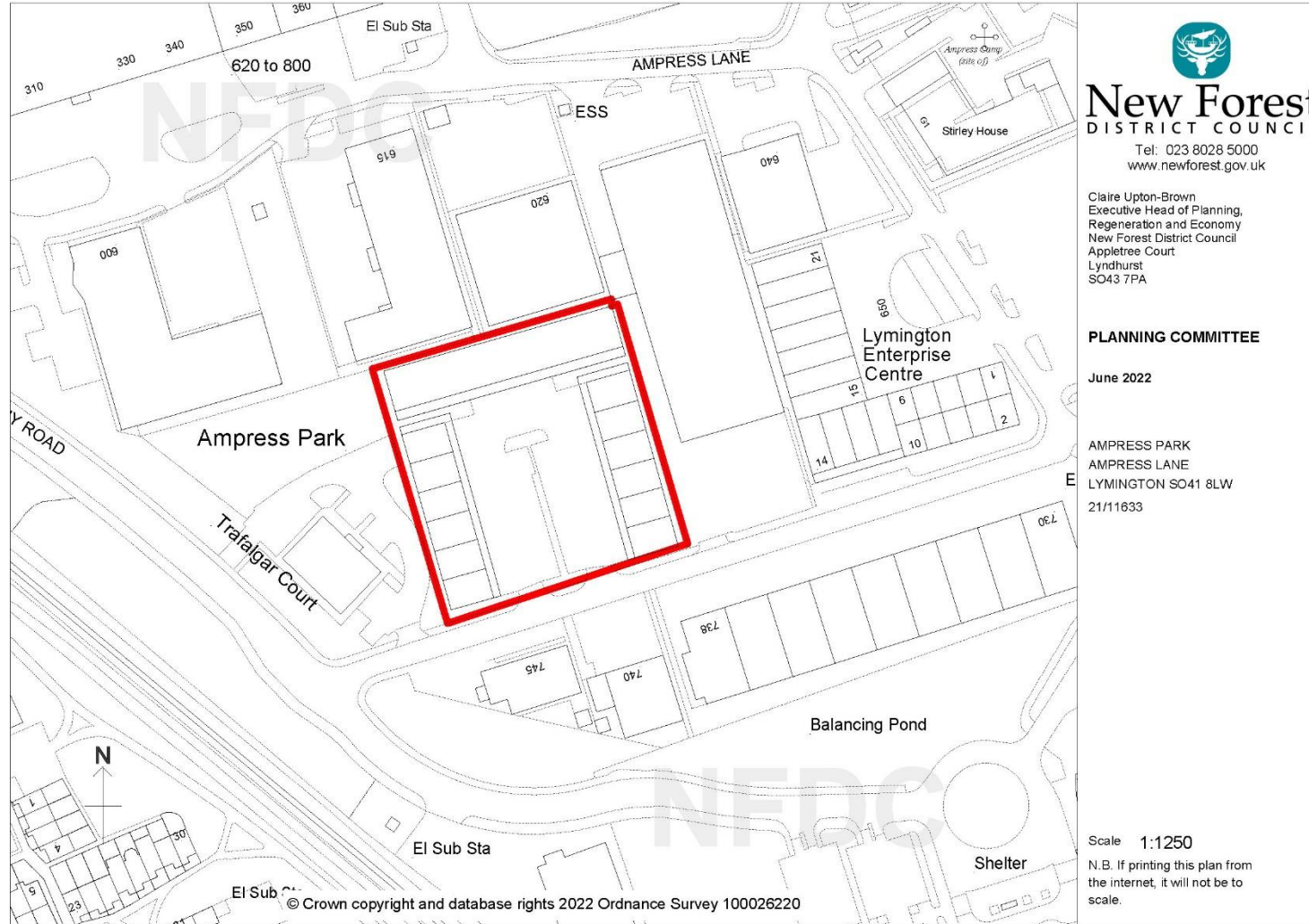
# Planning Committee

## App No 21/11633

Ampress Park,  
Ampress Lane  
Lymington  
**Schedule 3I**

# Red Line Plan

152



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#### PLANNING COMMITTEE

June 2022

AMPRESS PARK  
AMPRESS LANE  
LYMINGTON SO41 8LW  
21/11633

Scale 1:1250

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the internet, it will not be to  
scale.



# Aerial photograph



153

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# As built site photographs

154



# Planning History



2010 Planning permission for:

- the erection of 26 offices (1 building) (Use Class B1)
- 12 workshops (2 buildings) (Use Classes B1 & B2)
- Industrial Unit (1 building (New Forest Ice Cream)) (Use Classes B1, B2 and B8)
- associated external works

Linked by S.106 agreement to development at Webbs Chicken factory/Lymington Shores as small, short term tenancy, start up units.

# Proposed Uses

B2: General Industrial

B8: Storage & Distribution

E: Commercial, Business and Service.

Including:

a) ~~Shops~~

b) Food and drink which is mostly consumed on the premises

c) Services principally to visiting members of the public i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality

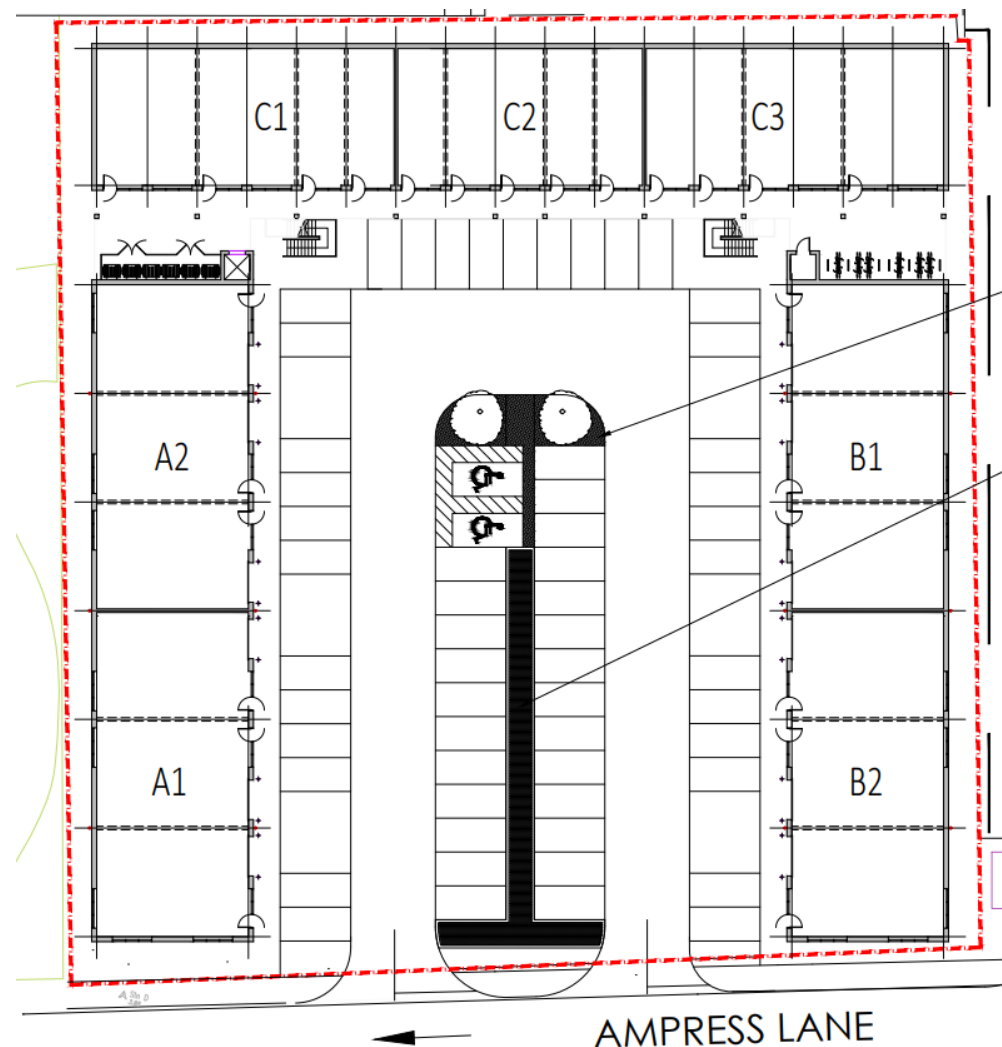
d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms)

e) Medical services not attached to the residence of the practitioner

f) Non-residential creche, day centre or nursery

g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)

156



# Recommendation

- Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to GRANT PERMISSION subject to:
  - i) the completion, within 6 months of the date of this resolution, of a planning obligation entered into by way of a Section 106 Agreement to secure a deed of variation to the 2012 S.106 agreement
  - ii) the imposition of the conditions set out in the report

157



# New Forest

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

PLANNING COMMITTEE – 29 SEPTEMBER 2022

## COMMITTEE UPDATES

**Item 3a: Land to West of, Whitsbury Road, Fordingbridge (Application: 21/10052)  
(Pages 7-74)**

### 8. CONSULTEE COMMENTS

#### Hampshire County Council Highways

Letter dated 13 September 2022 confirms acceptance of amended highway plan for new road, subject to three conditions already set out in the report.

In addition, the Highway Authority have provided a detailed rebuttal of the objections raised by the Fordingbridge Town Council. The consultation letter can be found online received as of the above date.

#### NFDC Urban Design and Landscape

Final comment - I have read the letter responding to these issues and seen the amended landscape drawing. Some issues are explained, others I find must be dealt with under landscape conditions as the applicant proposes.

Given the level of concern by neighbours I had invited the applicant to add in further planting to screen car headlights and views of traffic in some sensitive areas at this stage (as well as some other improvements) as well as landscape bunding that would ameliorate some noise. The applicant has declined to add these at this stage.

I remain disappointed that these cannot be fully accommodated as they would have further improved the scheme. Nevertheless, I recognise that the applicant has made some improvements and I am satisfied with the good design indicated through the D&AS and within the application. Overall, this will not only provide many new homes in a high-quality living environment but also deliver considerable amenity benefits for existing residents through good design.

Therefore, I find there are no design-based grounds for objection that cannot be resolved through applying landscape conditions and awaiting reserved matters to be resolved in accordance with the D&AS where appropriate.

#### Wessex Water

Satisfied that amended plan and suggested condition meets their requirements.

### 9. REPRESENTATIONS

Four further letters received from local objectors re-iterating points set out in the report, with one letter expressing need for relief road through Site 18 and that such a road should be extended to link with Site 17 and Site 16.

## 10. PLANNING ASSESSMENT

### J) AFFORDABLE HOUSING AND PROPOSED HOUSING MIX/TENURES

The report refers to a 3<sup>rd</sup> offer for 103 units with a tenure mix as set out including a significant number of 1 bed shared ownership flats and a skew towards shared ownership rather than affordable rent. Following discussions with the Council's Housing Manager and late information provided particularly with regard to the tenure mix and potential difficulties of registered providers achieving such a mix we have asked the applicants to look again at the tenure mix.

#### 4<sup>th</sup> offer

This has resulted in a further 4<sup>th</sup> offer which whilst it has reduced the overall number of units and percentage of affordable housing from 103 units (30%) to 85 units (25%), is considered to be a more appropriate tenure mix that better meets local housing need and makes it more likely that a registered provider will be able to take on the units offered to them, as well as making the offer more closely match with Local Plan policy. This fourth offer has been assessed by the Council's independent advisor who has confirmed this is soundly based in terms of the viability exercise carried out. This matter will be covered in the Officer's presentation to Committee.

The recommended offer tenure split is now set out below as an amendment to that contained in the report and recommendation.

#### **First Homes – 21 units**

- 21 x 2 bed homes

#### **Affordable rent - 24 units**

- 15 x 1 bed flats
- 4 x 2 bed flats
- 3 x 2 bed homes
- 2 x 3 bed homes

#### **Shared ownership – 40 units**

- 8 x 2 bed flats
- 6 x 2 bed homes
- 26 x 3 bed homes

### L) SECTION 106 REQUIREMENTS

Amend first bullet point as follows

- **Affordable housing** – provision of affordable housing including future monitoring costs, as set out in the applicant's 4<sup>th</sup> revised offer (detailed in the update note).



### 13. RECOMMENDATION

(i) Change end of April 2023 to end of June 2023 for completion of S106

#### Amend conditions as follows

**Condition 5** – amend revision number typos on approved plans to correct as follows:

- 70061334-WSP-17-DR-C-611 - P08 – Southern Access & Wetland Area Layout
- DR WS 0001 rev P06 Surface water drainage strategy

**Condition 9** - replace with unexpected contaminated land condition as follows:

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the [Local] Planning Authority in writing, until an investigation and risk assessment has been undertaken in accordance with Environment Agency's technical Land Contamination Risk Management (LCRM) guidance. Where remediation is necessary a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

**Item 3d: 2A Highfield Road, Ringwood (Application 21/11530) (Pages 115-128)**

Further comments have been received from a local resident concerned with the loss of parking spaces for the adjacent office building and that the character of Georgian Close is not relevant to the Highfield Road street scene.

An Air Quality Statement has been requested.

**Item 3e: 2, Park Road, Fordingbridge (Application 22/10148) (Pages: 129-140)**

A local resident has provided photographs showing cars parked on both sides of the road outside this site.

An Air Quality Statement has been requested.

**Item 3h: 9A Belstone Road, Totton (Application 22/10746) (Pages: 153-168)**

Update to ecology survey:

The applicant has submitted a Preliminary Ecological Assessment (Ecosupport, dated 24th August 2022, with subsequent update for Badger survey results dated 16th September 2022) within which a scheme of mitigation and enhancement measures to provide BNG is provided. A further 28 day survey for Badgers has been undertaken, with a negative result.

The scheme of mitigation and enhancement for BNG is considered acceptable and in accordance with the Council's Ecology and Biodiversity Net Gain – Interim Advice and Information Note and can be secured by a planning condition.

Proposed condition 10 is amended as follows:

Development shall be carried out in accordance with the recommendations for biodiversity mitigation and opportunities for enhancement set out within Section 6 of the submitted Preliminary Ecological Appraisal (Ecosupport, dated 24th August 2022 and 16th September 2022).

Reason: To ensure provision for biodiversity net gain for the development, in accordance with the Council's Ecology and Biodiversity Net Gain - Interim Advice and Information Note (July 2021).

**Item 3i: Ampress Park, Ampress Lane, Lymington (Application 21/11633) (Pages 169-177)**

**Additional representations received:**

One letter from a business on the high street raises concerns regarding the impact on the viability of the town centre and re-iterating the importance of the restriction to prevent use as retail.

The Lymington Society support the application for making the site more accessible for occupation and agree with the Councils proposed stance to limit retail uses.