

PLANNING COMMITTEE - WEDNESDAY, 13TH SEPTEMBER, 2023

UPDATES FOR COMMITTEE

Agenda No Item

- 3 a) **Former Police Station, Southampton Road, Lymington (Application 23/10282)**
(Pages 3 - 8)

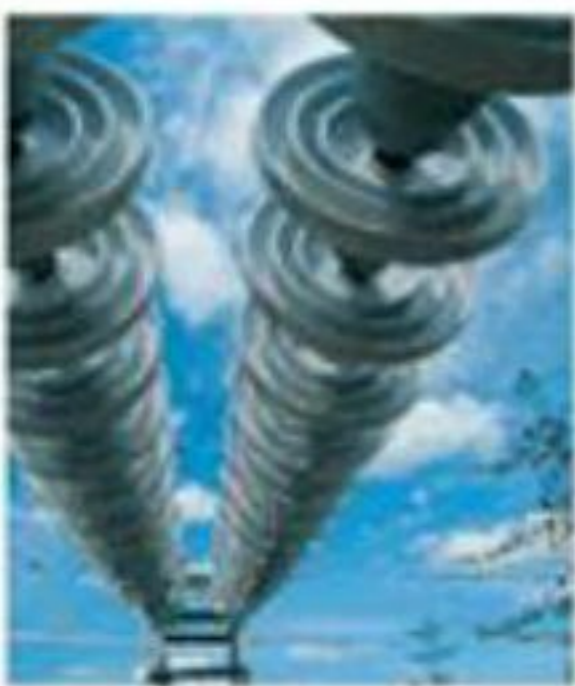
- 6. **Presentation on Planning Applications** (Pages 9 - 196)

- 7. **Committee Updates** (Pages 197 - 198)

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Committee Briefing Note – Former Police Station, Southampton Road, Lymington SO41 9GH (Affordable Housing/S.106 Contributions in respect of Application Ref – 23/10282)

Produced by Bruton Knowles LLP



Introduction

In accordance with New Forest District Council's (NFDC) instructions Bruton Knowles (BK) undertook a review of the Applicant's Financial Viability Assessment dated March 2023 in order to advise what appropriate affordable housing/S.106 contributions could be supported based on the delivery of the scheme under application reference 23/10282, having previously advised in respect of an application at the subject site in 2021 under reference 21/10938.

Following consideration by the planning committee to defer the decision NFDC has instructed BK to provide a high-level briefing note to inform members of the rationale for the differences in off-site affordable housing/s.106 contributions recommended in respect of the historic and current planning application.

This briefing note is to be read in conjunction with BK's Financial Viability Assessment of April 2023, and is further to email correspondence with planning officers and the Applicant thereafter. Our advice has been prepared in accordance with the National Planning Policy Framework, Planning Practice Guidance, RICS Valuation – Global Standards 2022 and RICS Professional Statement Financial viability in planning: conduct and reporting (1st Edition, May 2019).

Confidentiality/Sensitivity of this Document

This document is provided to assist the Committee's understanding of the evolution of negotiation over viability in relation to this planning application and includes sensitive commercial information from the perspective of the Council which should not be shared with the Applicant.

Evolution of Assessment/Negotiations

- 2021 –** It is understood that, further to Bruton Knowles' advice in 2021, a contribution in lieu of affordable housing was agreed at **£584,837**, only for the application at the time to be refused on another issue.
- March 2023 -** **Applicant's** Financial Viability Assessment submitted in support of its latest planning application confirmed that there is now **£zero** surplus available to support a financial contribution in lieu of on-site affordable housing provision.
- April 2023 -** **Bruton Knowles'** initial FVA Review concluded that the proposed scheme might support up to **£759,031** of offsite contributions.
- May 2023 -** **Applicant** provisionally conceded some valuation points and revised its viability conclusions to **£142,233** of offsite contributions, whilst critiquing some of Bruton Knowles' valuation approach.
- June 2023 -** **Bruton Knowles'** reconsidered some of its initial conclusions and revised its estimate to **c.£665,000** of offsite contributions, with an explanation how our conclusions were informed by the £2.2 million understood to already have been paid for the site by the Applicant.

July 2023 - Applicant countered with a further critique of Bruton Knowles' valuation methodology, in particular the approach a planning inspector might adopt when ultimately reviewing the issue at appeal.

July 2023 - **Bruton Knowles'** provided a further, without prejudice, commentary to the planning officers, explaining the subjectivity and nuances of this valuation negotiation. We concluded more cautiously that, after sensitivity testing of the valuation approaches, **£390,000** might be conceded as an offsite contribution.

July 2023 - The **Applicant** responded with an offer of **£300,000** for the offsite contribution.

Bruton Knowles subsequently re-iterated to officers how, particularly in the current deteriorating market, if the matters were to go to appeal purely on viability, then by the time submissions are in front of the planning inspector, Bruton Knowles may struggle to defend its higher surplus estimates for the site and the Council might take the view that £300,000 represents the majority Bruton Knowles' latest conclusion of £390,000.

Bruton Knowles' Background

The Committee may be aware that Bruton Knowles regularly provides financial viability assessment advice to local and unitary authorities in relation to planning applications and the ability of each proposed scheme to deliver affordable housing, or a contribution in lieu. This includes recommending viability as a reason for refusal and representing LPA's at appeal when Bruton Knowles considers the Applicant's conclusions to be incorrect.

With the subjectivity of valuation and the ultimate appeal determination of viability overseen by a planning inspector, there is something of a 'loss of control' over the ultimate conclusion. When acting for local government clients, Bruton Knowles has continually tried adapt the NPPF viability guidance to generate fair outcomes (as opposed to the outcome being skewed towards the Applicant), primarily by seeking to introduce transactional evidence of development land into the assessment, rather than the what, we consider, something of an 'over-reliance' by applicants on the residual appraisal approach to valuation. The latter outputting a 'residual' land value after estimating multiple inputs (end sales values, fees, construction costs, finance, profit, timescales). A residual appraisal is a very sensitive tool and the output of negotiated inputs may not reflect reality. Comparable transaction evidence reflects market reality, however its criticism is that it is generated by other unique sites, and cannot accurately be adjusted to reflect the subject site.

However, despite our efforts, the Financial Viability Assessment process tends towards focusing on the residual appraisal approach. For example, in the appeal at Astley House, Lewes (ref: 3269823/3295783), Bruton Knowles based its case on comparable development transactions, only for the planning inspector to seemingly disregard this approach and focus on the residual appraisal conclusions (which supported the applicant's position).

Valuation Approach

Within a viability appraisal the Residual Land Value (RLV) can be calculated by deducting overall development costs from the Gross Development Value. The RLV is then assessed against the Benchmark Land Value (BLV) to identify whether any surplus is generated – i.e. it is viable. The BLV in this instance is based upon an 'Alternative Use Value' (AUV) as a 9 dwelling residential scheme which would not generate affordable

housing provision. This is an increase on the 7 dwellings estimated by the Applicant in 2021. The 9 dwelling scheme presented by the Applicant appears as realistic a prospect as the original 7 dwelling proposal, and the increase in dwelling numbers mitigates the reduction in land value the 7 dwelling scheme would have suffered (see below for pressures on the residual valuation approach).

However, the proposed scheme remains broadly the same as that proposed in 2021. Since 2021, pressures have increased on the residual valuation inputs, as follows:

- *Gross Development Value* – We are now in a poor/deteriorating market, with very little evidence to support our estimated end sales values. Sales rates have reduced and housebuilders/retirement developers are now reporting an increased level of incentives are being offered to purchasers, meaning ‘net’ prices achieved are now lower. The slower sales rates (no. of units sold per month) result in unincreased finance costs and empty property costs.
- *Build Costs* – Within our assessment we have applied BCIS (Building Cost Information Service) Build Costs which are based on average costs within the New Forest District. Build cost inflation since 2021 has had a significant impact on the RLV output and impacting inputs within an appraisal including: base build costs, externals, contingency, professional fees and finance costs. The BCIS Build Costs adopted within Bruton Knowles’ appraisals have increased in the region of 17% between Q3 2021 and Q3 2023. In addition updates to building regulations have come into force since 2021 in relation to conservation of fuel and power within new build development and therefore additional costs are allowed within the appraisal for ‘Part L’ at £3,000 per unit.
- *Finance Costs* – Lending rates have increased significantly over the last 9 months. Since the December 2022 budget, the BoE have increased the base rate on a number of occasions, most recently to 5.25%.

After Bruton Knowles’ initial estimate that the site generated a surplus of up to £759,031, counter arguments from the Applicant caused us to concede on some points. Further, in an increasingly uncertain, and definitely deteriorating market, we were aware of the difficulty we would have in defending a surplus anywhere near this quantum when using the residual appraisal approach to valuation of the scheme – in a market where dwelling sales values are under pressure, costs have undergone months of inflation, finance costs have risen, and developers are factoring in higher profit to counter market risk.

However, in this case, there is the relatively unique scenario where the Applicant is already understood to have purchased the site for £2,200,000 in February/March 2023.

As articulated to the Council, on further review, we are reliant on this purchase price of £2.2m as evidence to underpin a viability conclusion that produces a reasonable quantum of offsite contribution. There is a risk (and precedent) that a planning inspector might disregard transaction evidence and focus on the residual approach, giving the Applicant a stronger position, but this is such a unique scenario where the transactional evidence in question is on the subject site, relates to a purchase by the Applicant and pre-dates the grant of planning consent.

However, notwithstanding that it does not accept the £2.2m as suitable evidence upon which to base an assessment of viability, the Applicant has made the argument (which it would also at appeal) that the market has deteriorated further since February/March 2023. By exploring how increased costs and finance might since have affected the £2.2m purchase price, Bruton Knowles' conclusion at £390,000 represents a sensitivity tested and cautious conclusion (as at July 2023), albeit one which assumes that the planning inspector accepts the £2.2m purchase price as relevant evidence.

Our reservation is that, if the planning inspector were to, for whatever reason, disregard the £2.2m purchase price, then the financial contribution outcome at appeal could be below £390,000 and we could face an Applicant returning to its position to £zero surplus in appeal submissions.

The above informed our advice that, whilst the Council might consider the Applicant's latest offer of £300,000 to be low, it does constitute over 75% of Bruton Knowles' latest estimate, and might be concluded as palatable if it facilitates a prompt conclusion to the application.

This valuation is particularly subjective and being negotiated in the context of a deteriorating market. Ultimately we would expect to be able to defend £300,000 surplus, have some chance of defending £390,000, but are not confident of maintaining the £584,837 agreed in 2021.

Whatever the contribution level accepted, the Council might consider a review mechanism to extract additional contributions, should the proposed scheme perform better than reviewed. However, the difficulty here is that BK and the Applicant are not formally agreed on any of the valuations and the £300,000 offered by the Applicant is purposefully 'without prejudice' and in excess of/not justified by its own valuation submissions to date.

Bruton Knowles LLP

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Planning Committee

13 September 2023

Planning Committee 13 September 2023 Applications Presentations


**Planning Committee
App No 23/10282**

Former Police Station,
Southampton Road
Lymington SO41 9GH
Schedule 3a

3 3a 23/10282


**Planning Committee
App No 23/10692**

Maplefield Farm,
Martin Road
Martin SP6 3LR
Schedule 3b

39 3b 23/10692


**Planning Committee
App No 23/10558**

The Promenade Seawall,
South of Hurst Road
Milton-on-Sea
Schedule 3c

51 3c 23/10558


**Planning Committee
App No 23/10307**

Springbourne Farm,
Rockbourne
SP6 3NS
Schedule 3d

63 3d 23/10307


**Planning Committee
App No 23/10586**


Nevis,
Nelson Place
Lymington SO41 3RT
Schedule 3e

89 3e 23/10586


**Planning Committee
App No 23/10593**

Nevis,
Nelson Place
Lymington SO41 3RT
Schedule 3f

94 3f 23/10593


**Planning Committee
App No 23/10778**

28 Beech Crescent,
Hythe
SO45 3QG
Schedule 3g

108 3g 23/10778


**Planning Committee
App No 23/10003**


NFDC Car Park,
The Furlong
Ringwood BH24 1AT
Schedule 3h

119 3h 23/10003


**Planning Committee
App No 23/10490**

24/26 Moorland Avenue,
Barton on Sea
New Milton
BH25 7DD
Schedule 3i

122 3i 23/10490


**Planning Committee
App No 23/10420**

Higher Farm,
Martin Road
Martin SP6 3LN
Schedule 3j

141 3j 23/10420


**Planning Committee
App No 23/10766**

10 Heath Road
Hordle
SO41 0GG
Schedule 3k

153 3k 23/10766


**Planning Committee
App No 23/10780**

Andrew Lane,
Ashley
New Milton
Schedule 3l

175 3l 23/10780

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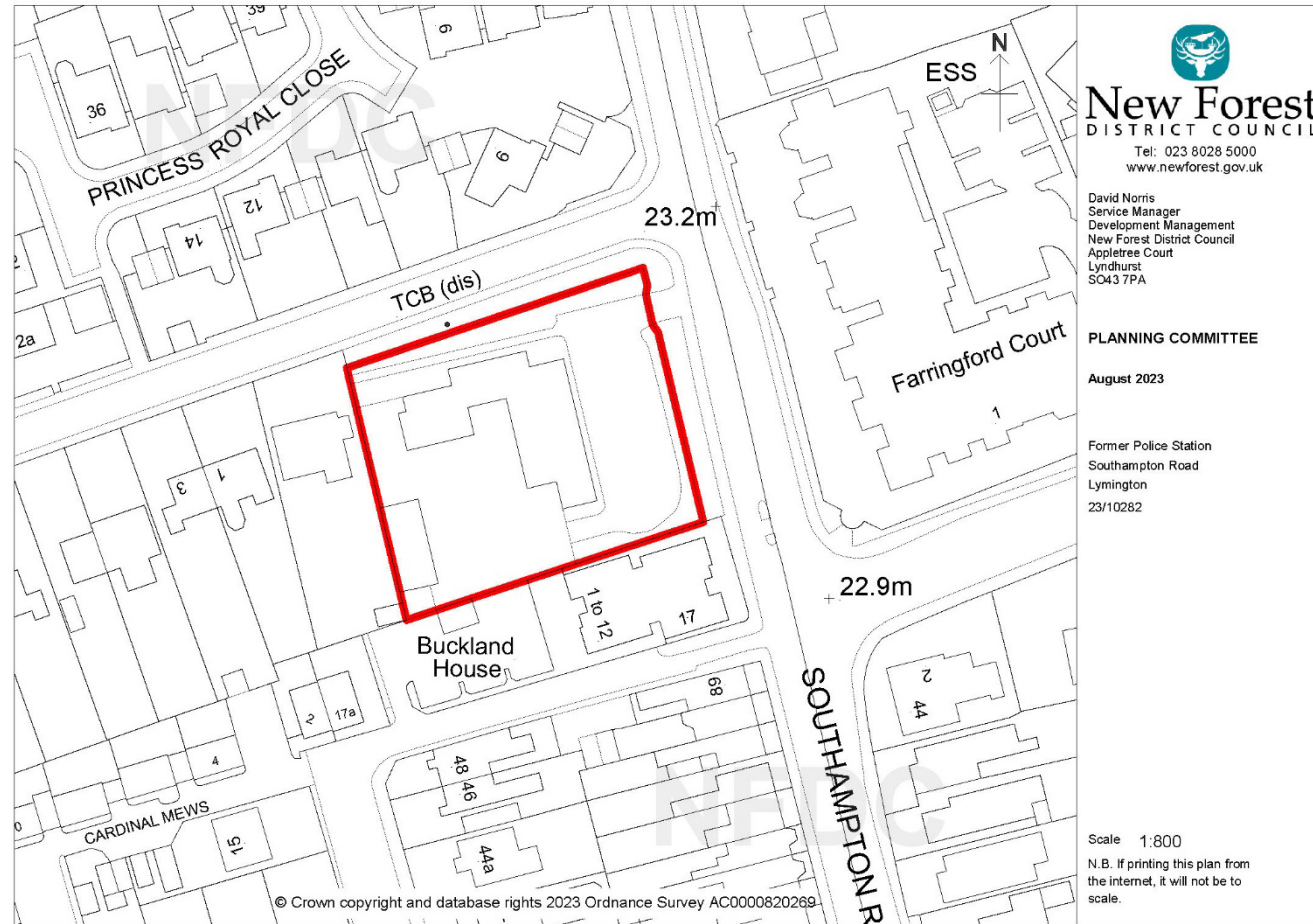
Planning Committee

App No 23/10282

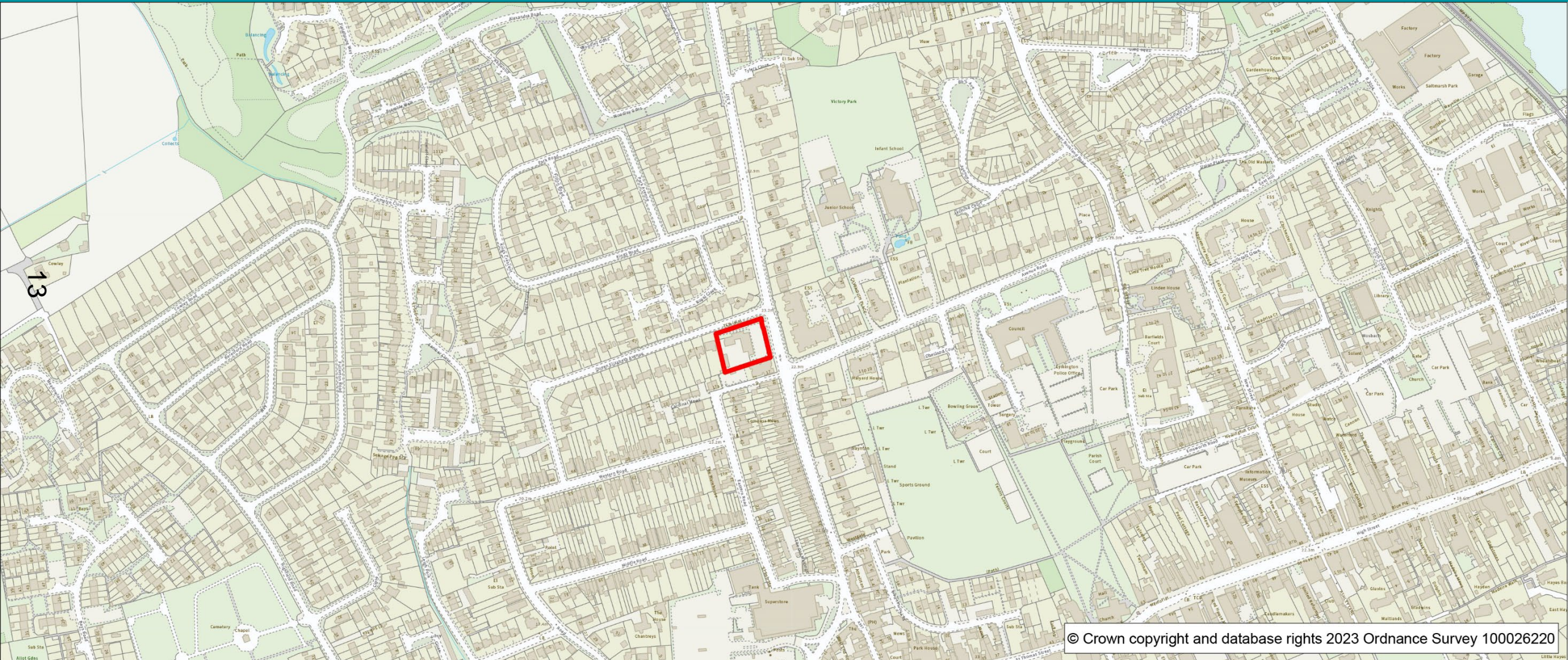
Former Police Station,
Southampton Road
Lymington SO41 9GH
Schedule 3a

Red Line Plan

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Wider context



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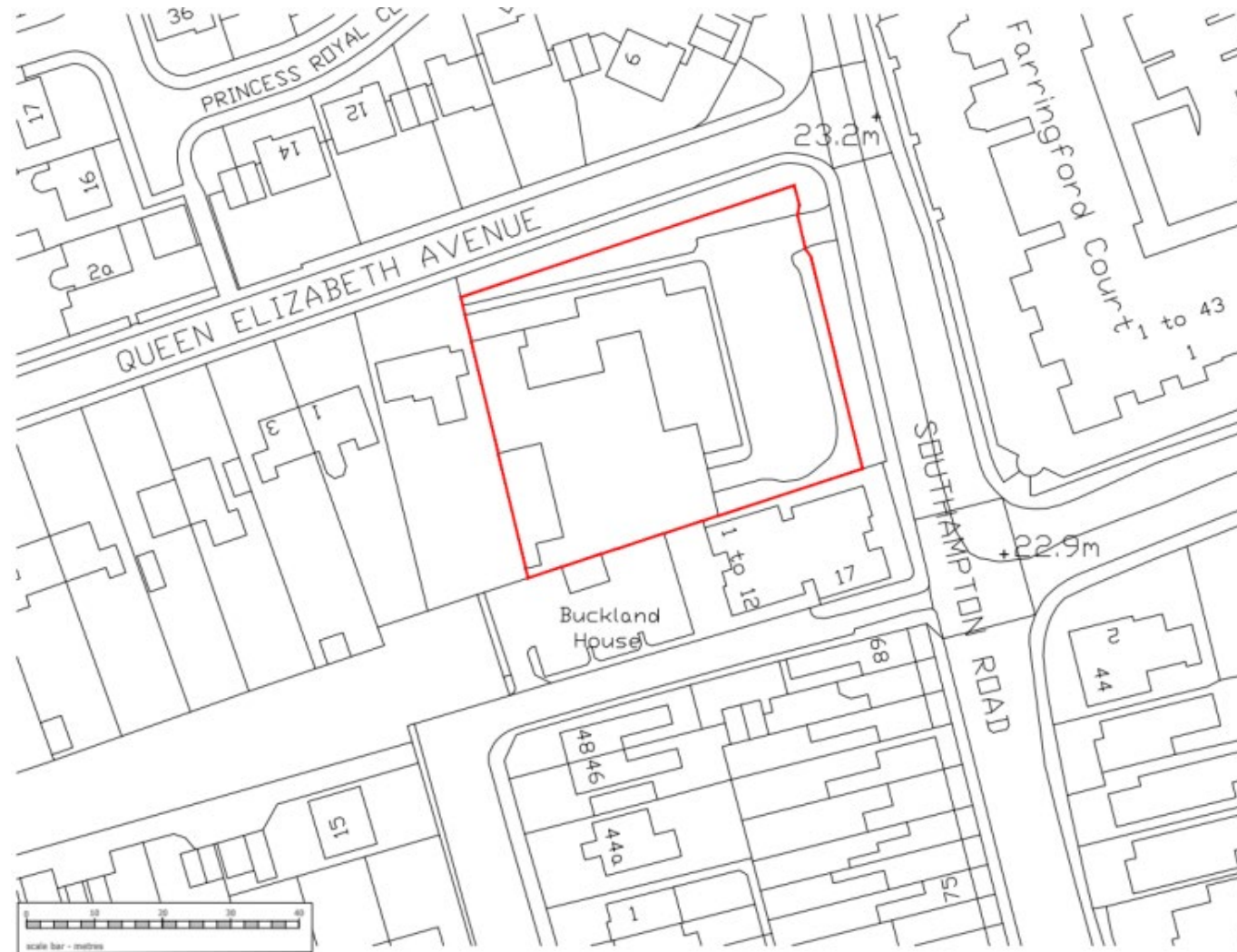
Aerial view

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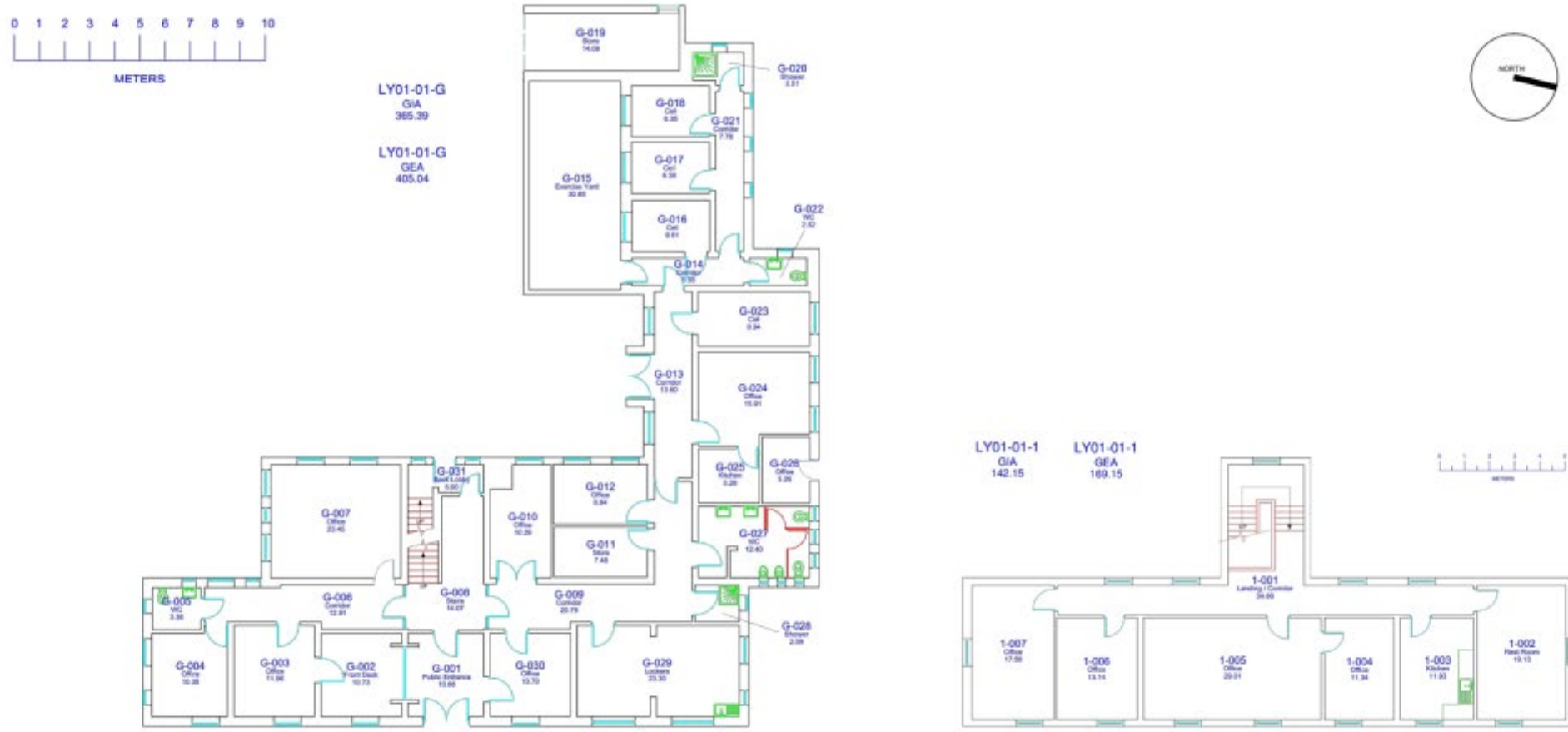


Site plan as existing

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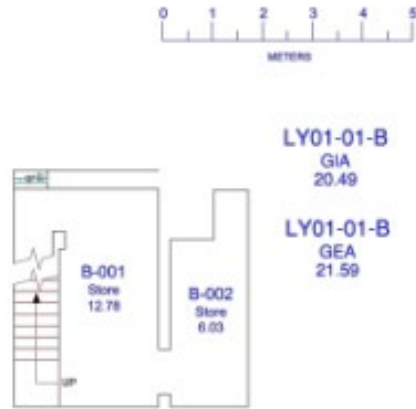
Floor plans as existing



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Floor plans as existing

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LY01-01-B
GIA
20.49

LY01-01-B
GEA
21.59

BASEMENT PLAN 1:100



LY01-02-G
GIA
82.16

LY01-02-G
GEA
91.26

GARAGE PLAN 1:100

Front elevation



18



Front yard area looking south (showing Buckland House)

19



Looking west across the northern end

20



Front yard area looking north

21



Looking towards The Old Police House

22



Looking west across the southern end

23



Garaging within the rear yard



Looking east from Queen Elizabeth Ave

25



Looking south along Southampton Road



Looking north along Southampton Road



Looking north from Eastern Road towards rear of site



Looking north from Eastern Road

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Buildings are now demolished (photographs 06.09.23)



Proposed site plan



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Proposed Southampton Road street scene elevation

REVISIONS

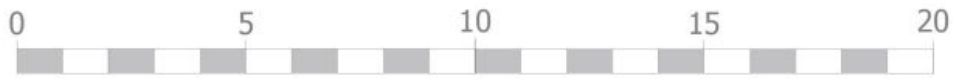
Rev. Date By



Proposed Southampton Road street scene elevation



East Elevation



scale bar - 1:100

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Proposed Queen Elizabeth Avenue street scene

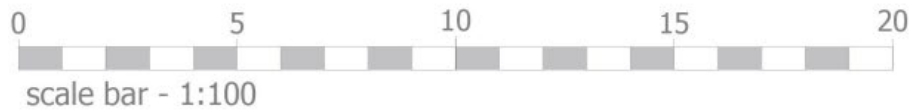


Proposed elevation

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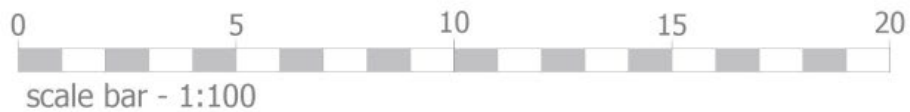
North Elevation



Proposed elevation



South Elevation

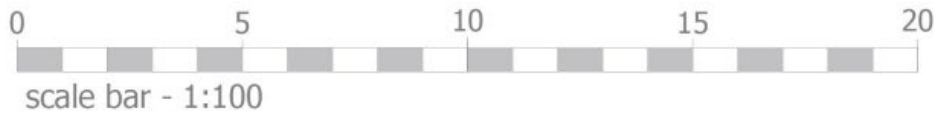


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Proposed elevation



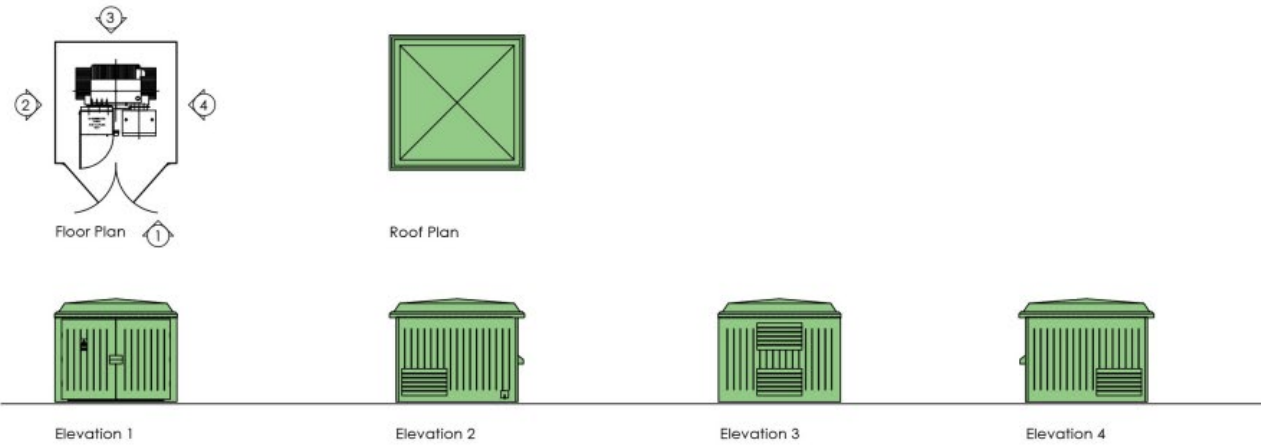
West Elevation



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Proposed substation and outbuilding

Substation - Plans & Elevations

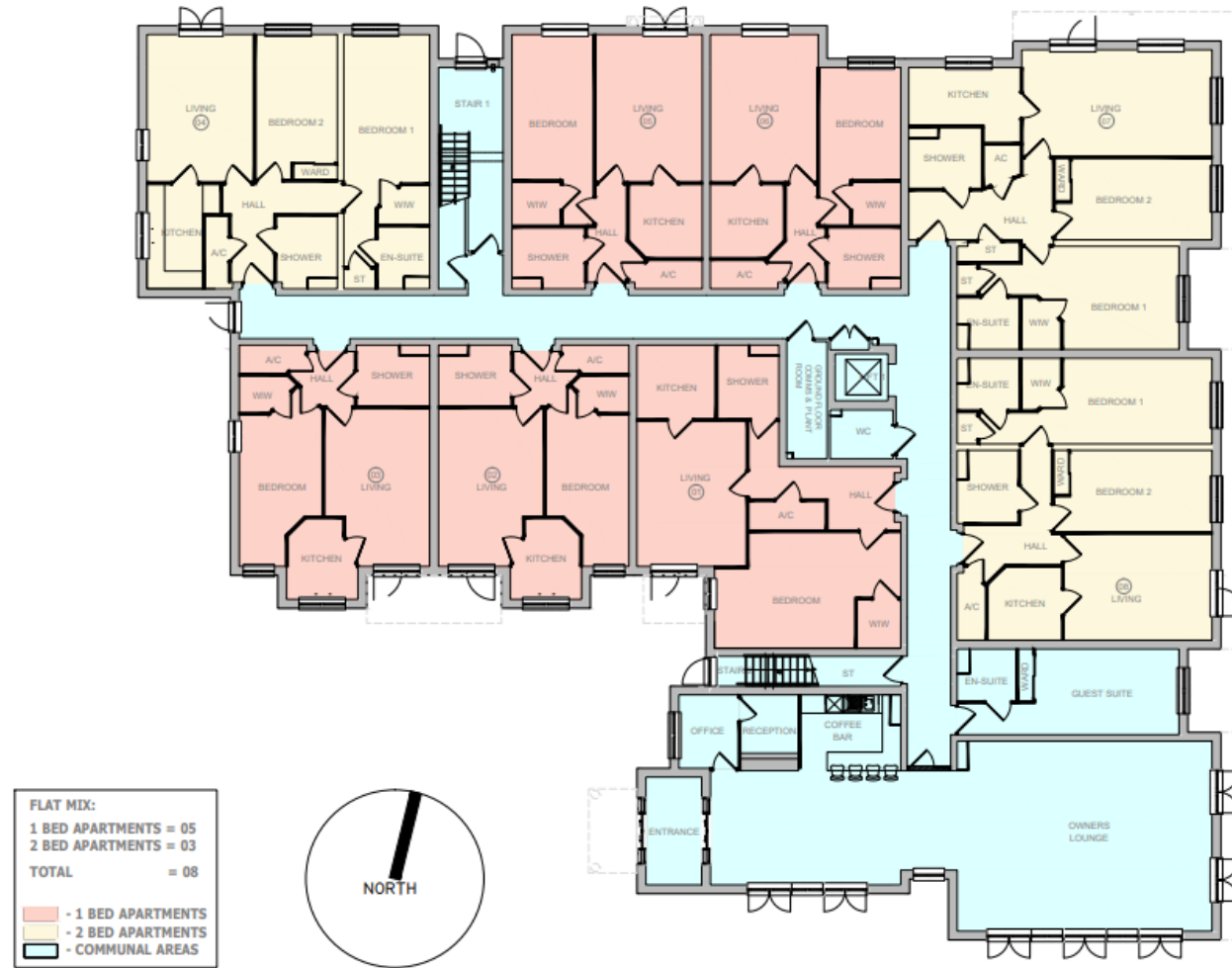


Bin Store - Plans & Elevations



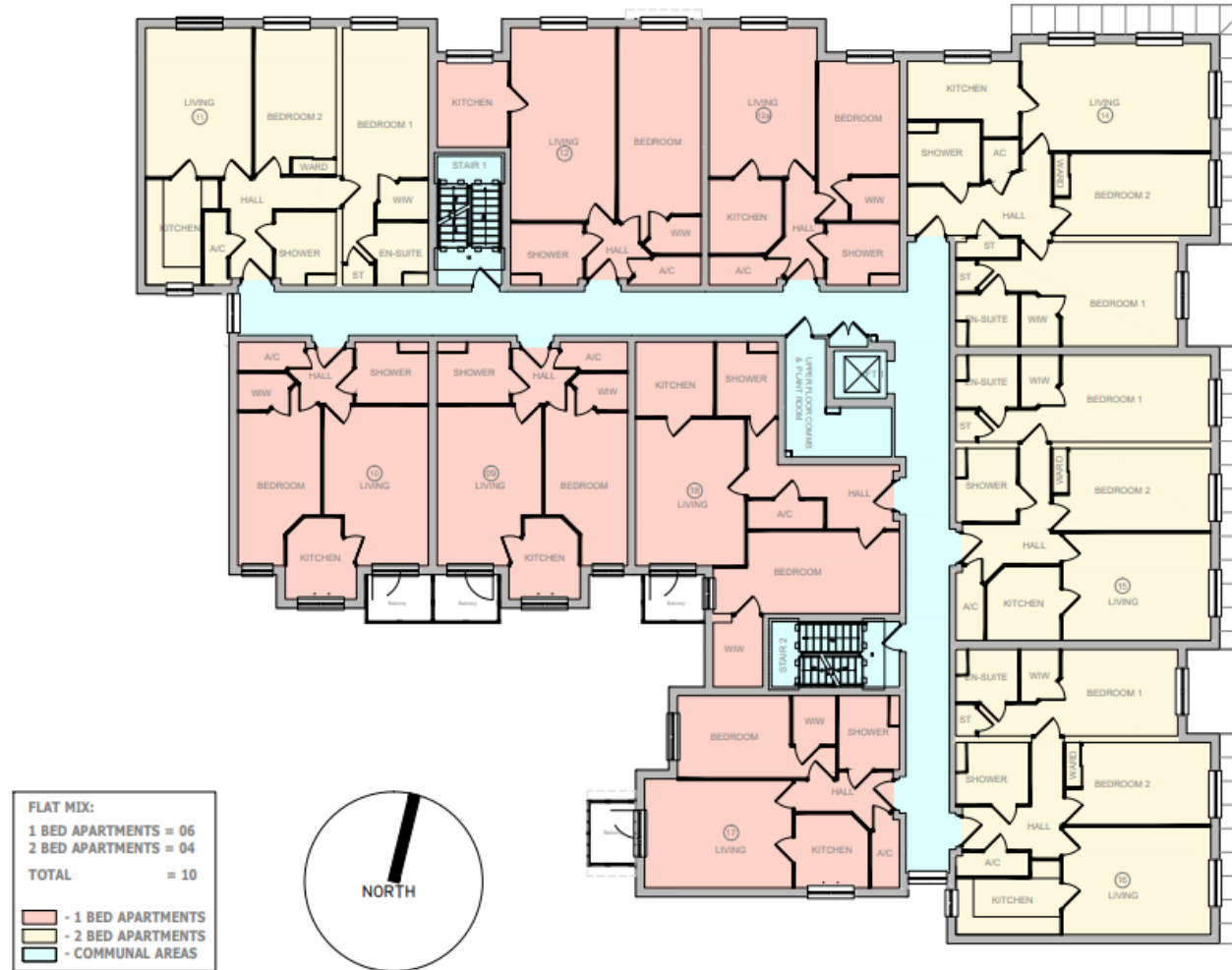
Proposed ground floor plan

39



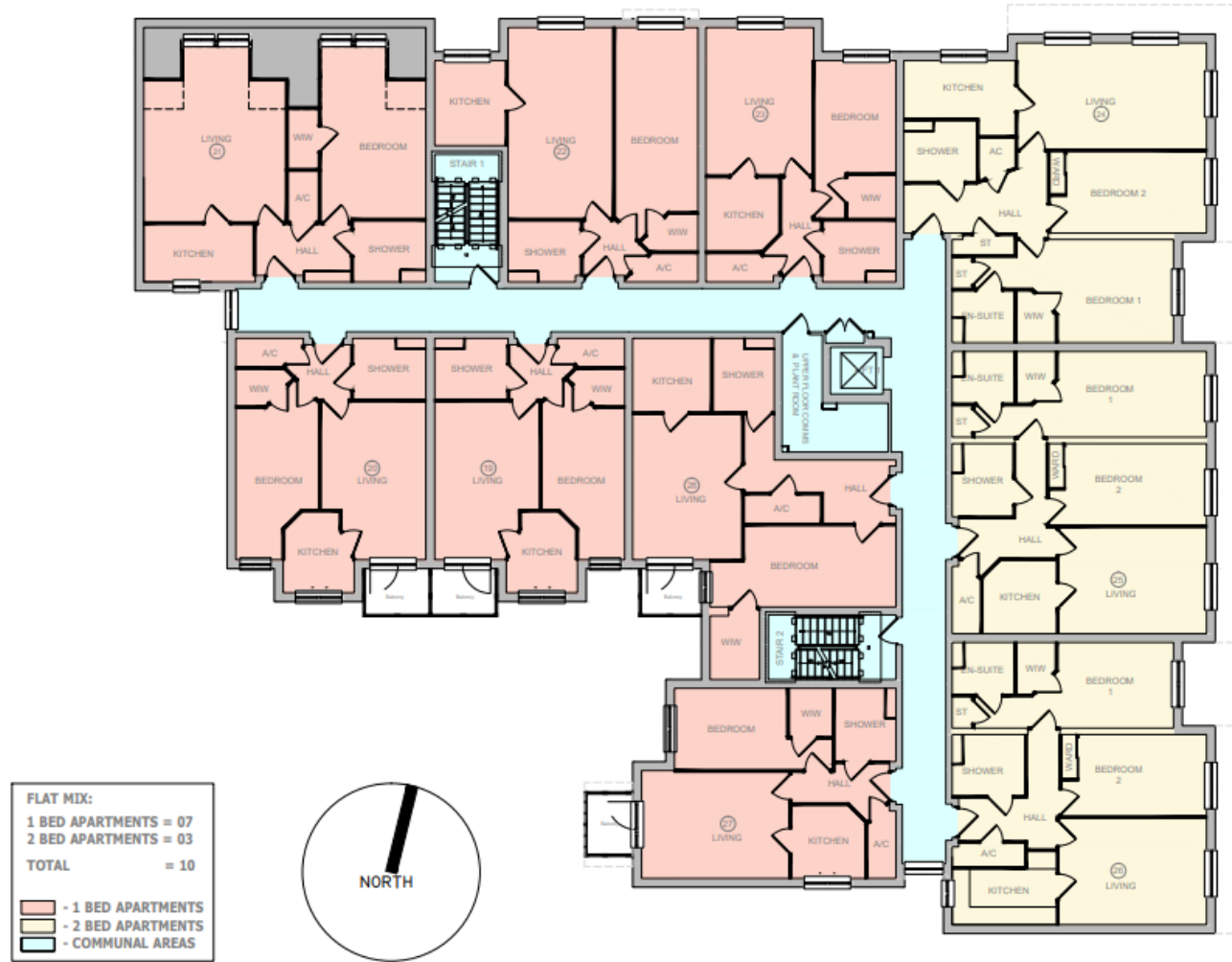
Proposed first floor plan

40



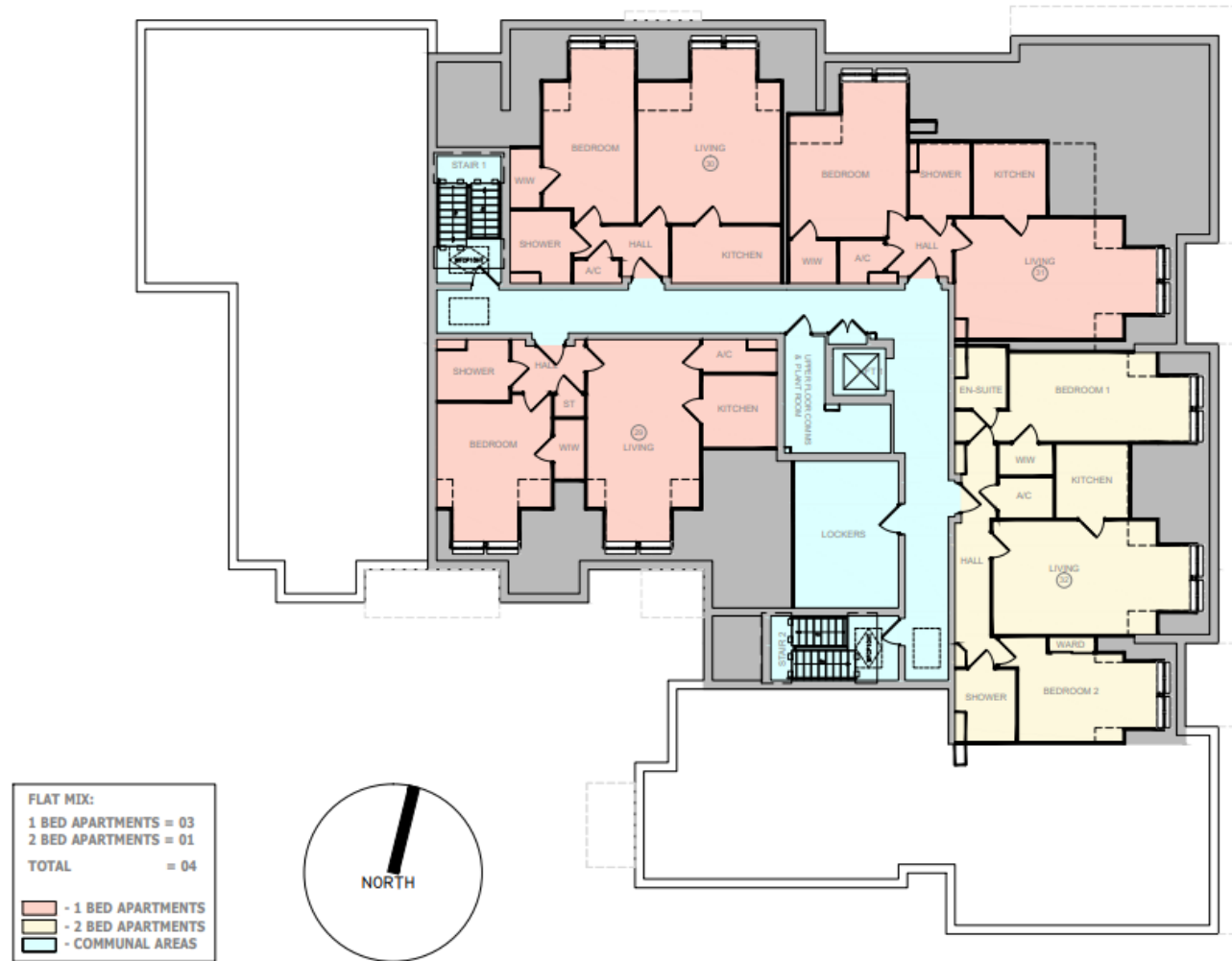
Proposed second floor plan

41



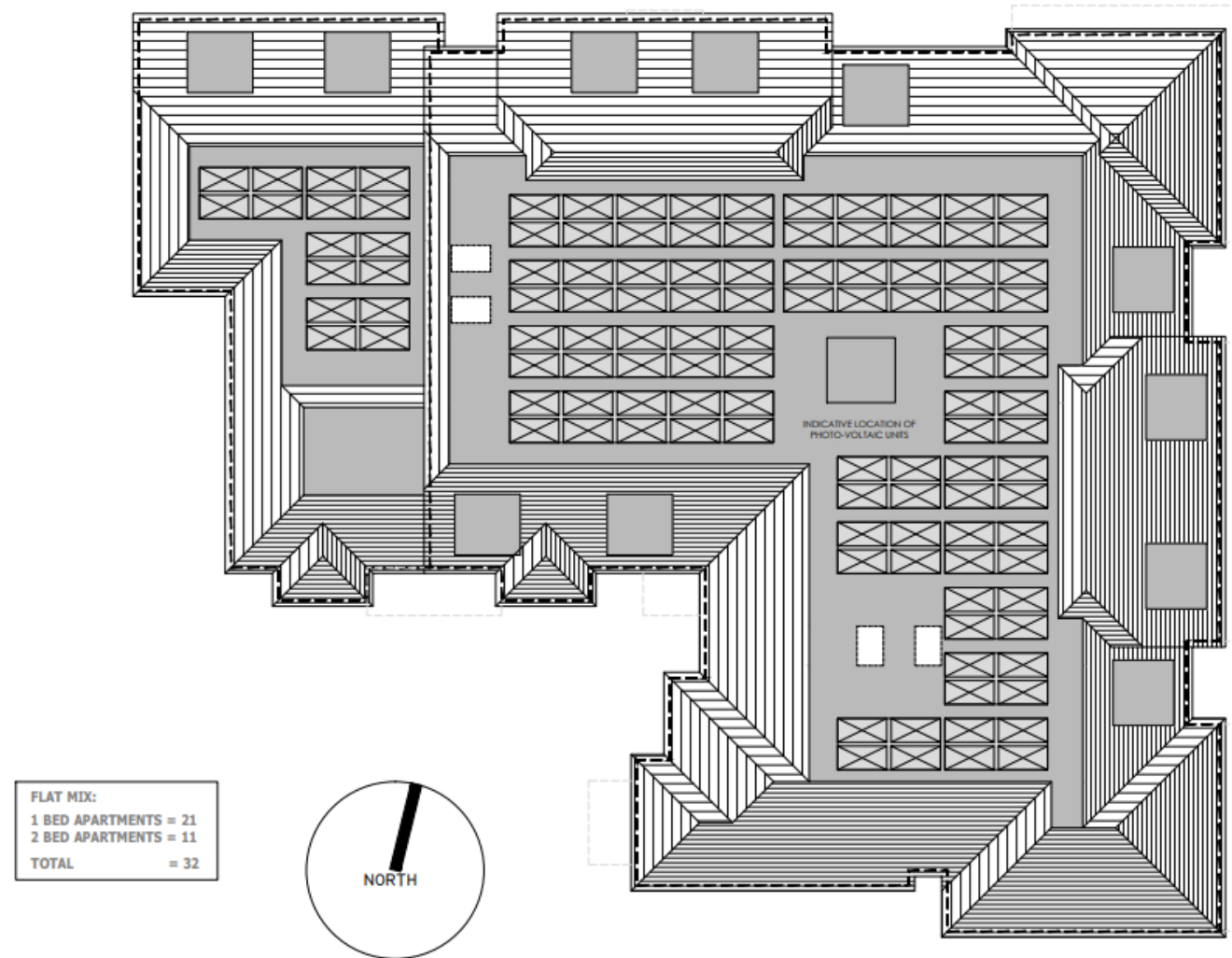
Proposed third floor plan

42



Proposed roof plan

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Landscape strategy



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Recommendation

- That delegated Authority be given to the Service Manager to GRANT PERMISSION subject to the conditions as set out in the officer report, and subject to the prior completion by the applicant/land owner of a planning obligation entered into by way of a Section 106 Agreement to secure:
 - i. appropriate habitats mitigation contributions (as identified in the officer report), and
 - ii. an appropriate contribution towards the off-site provision of affordable housing

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End of 3a 23/10282 presentation

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New Forest
DISTRICT COUNCIL

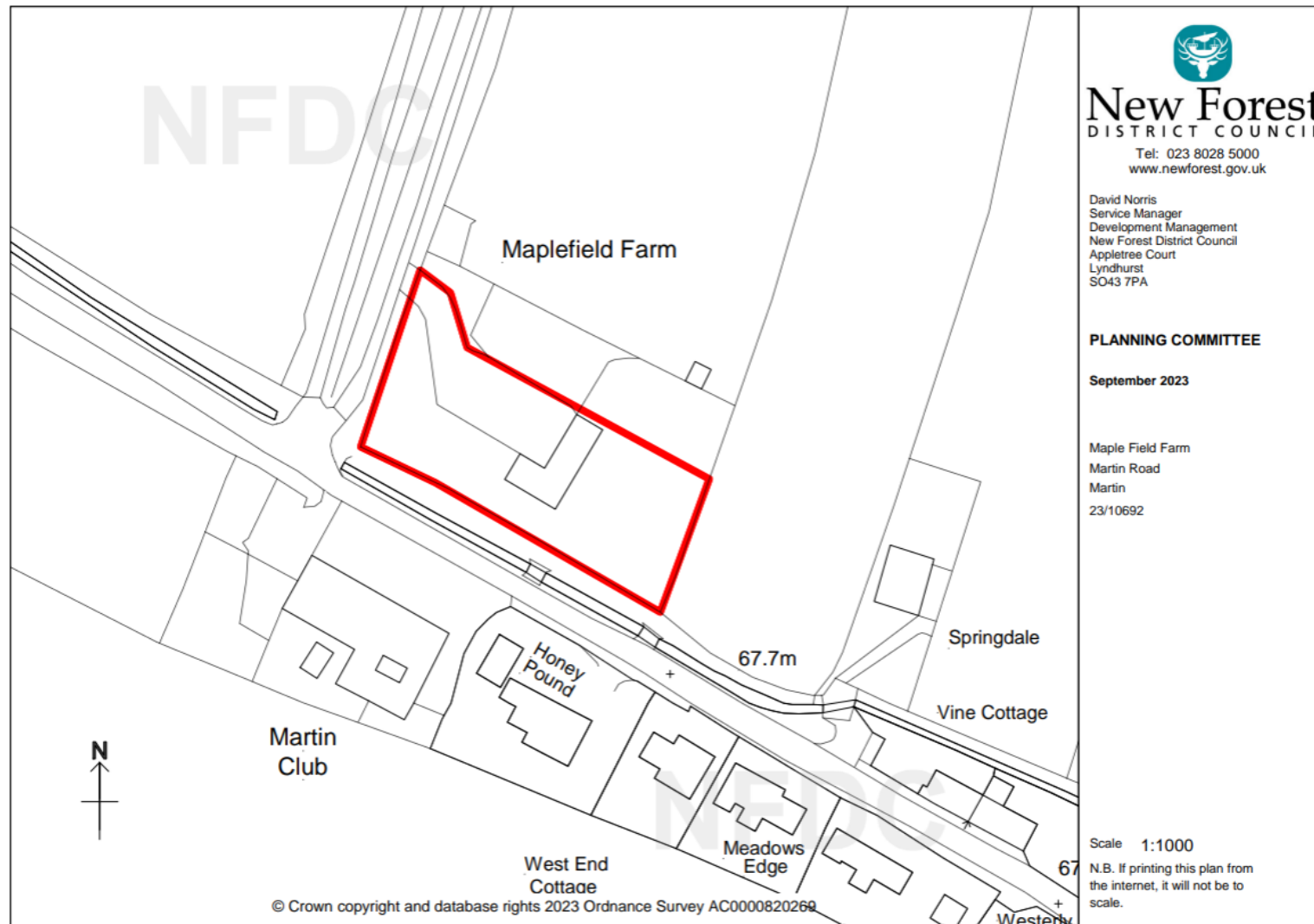
Planning Committee

App No 23/10692

Maplefield Farm,
Martin Road
Martin SP6 3LR
Schedule 3b

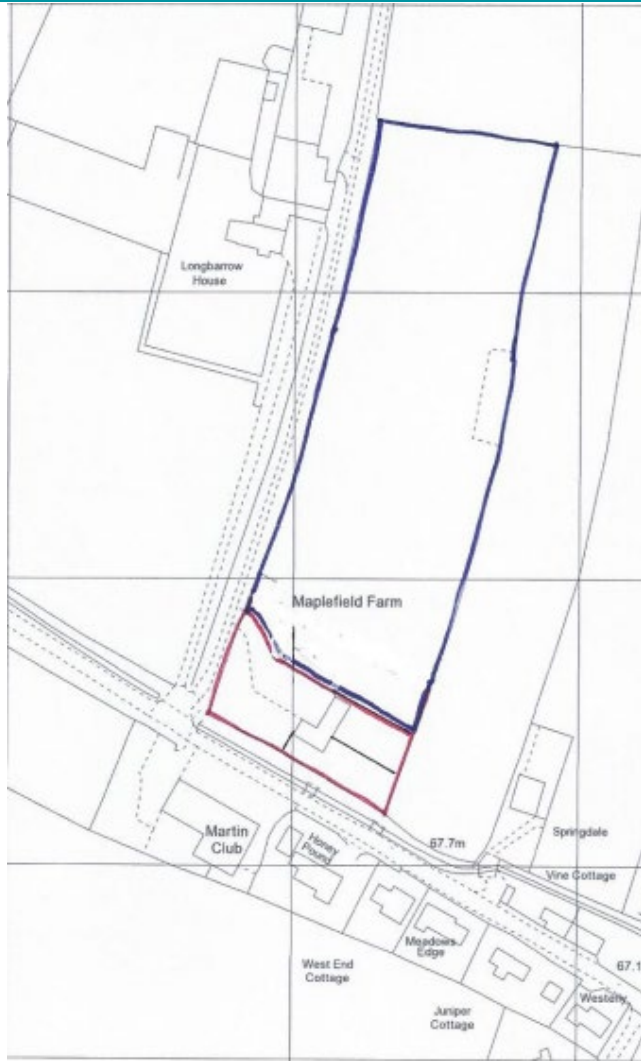
Red Line Plan

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Site location

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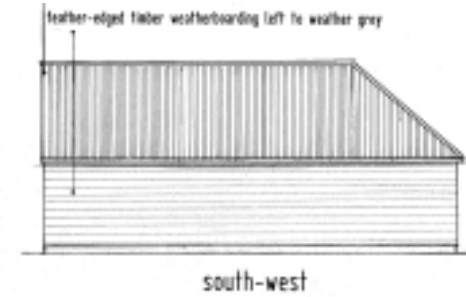
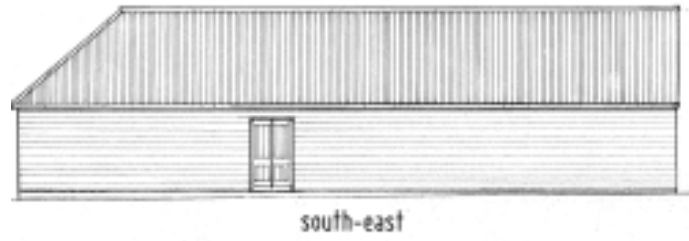
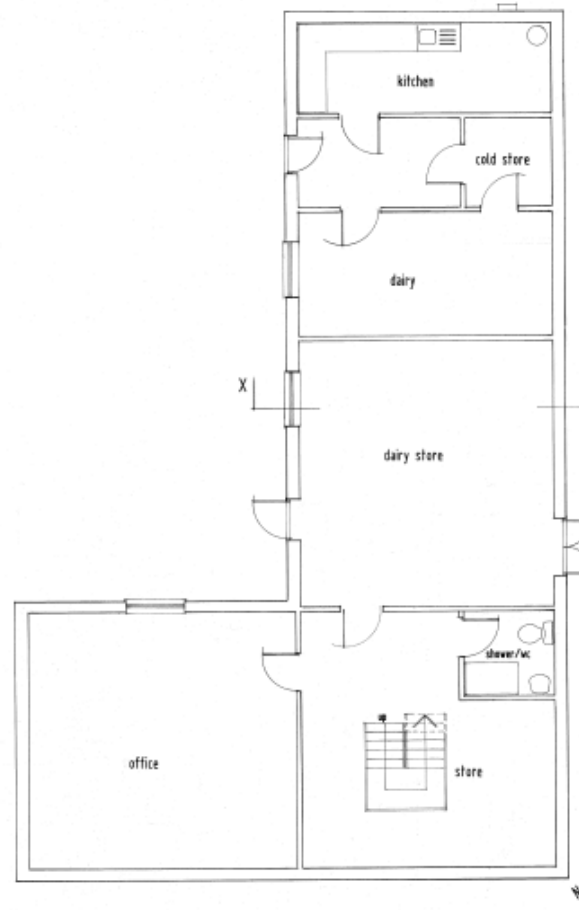
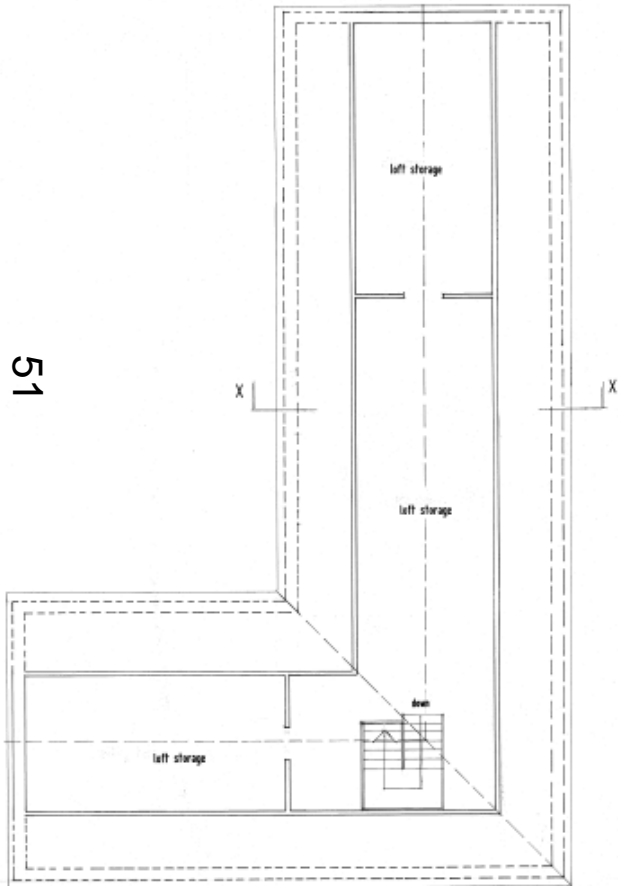
3b 23/10692

Site



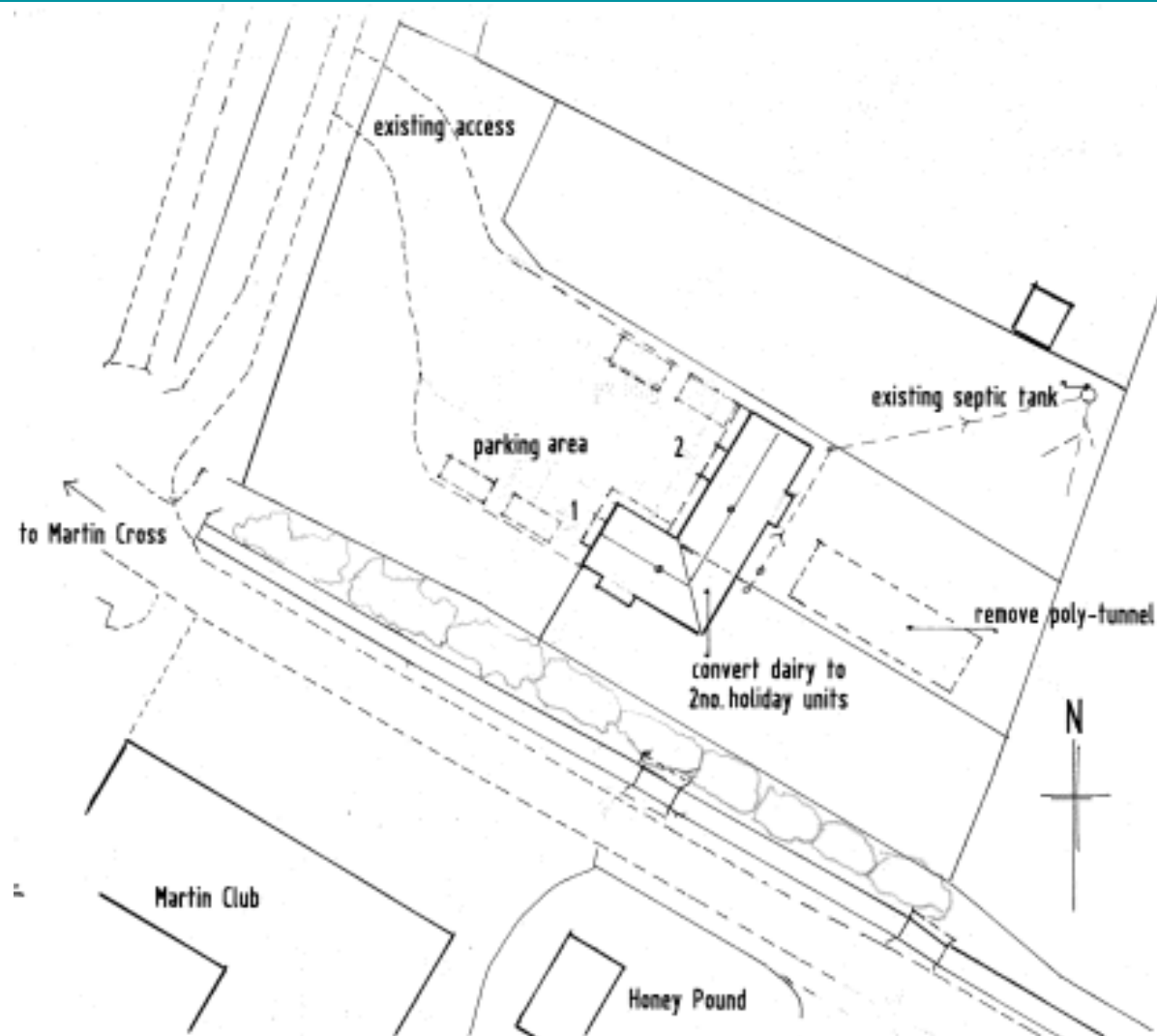
Existing Plans

51



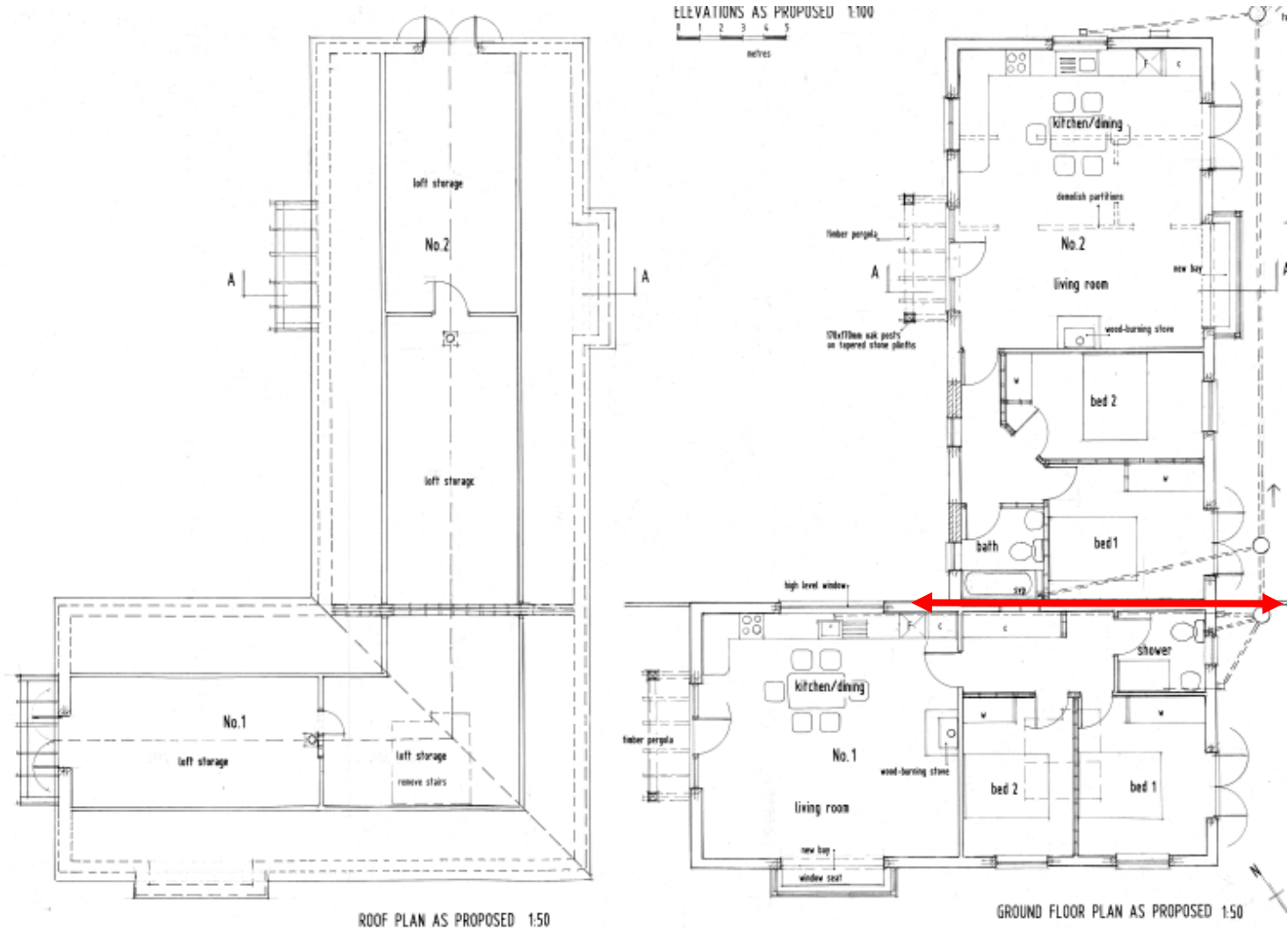
Proposed Site Plan

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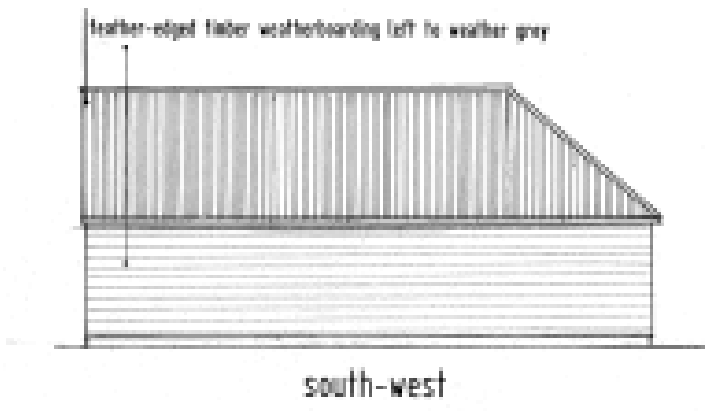
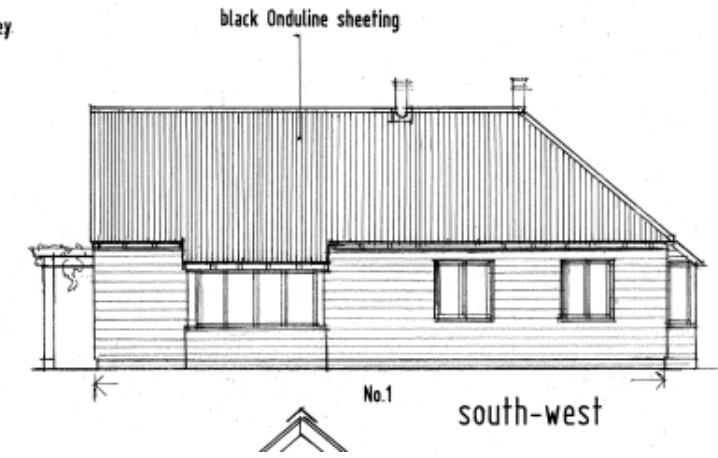
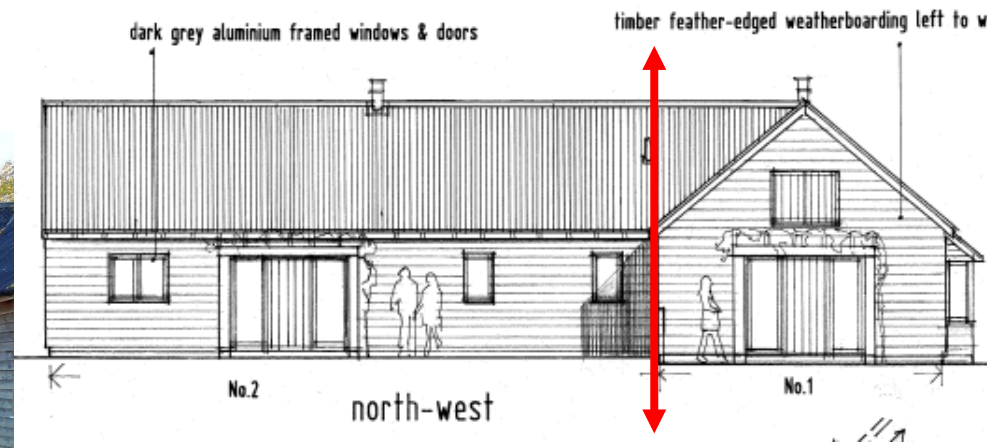


Proposed floor plans

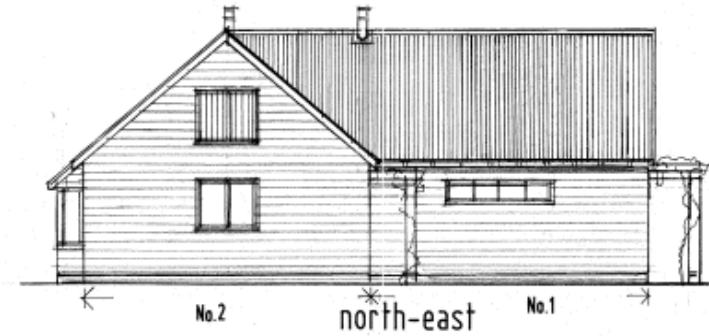
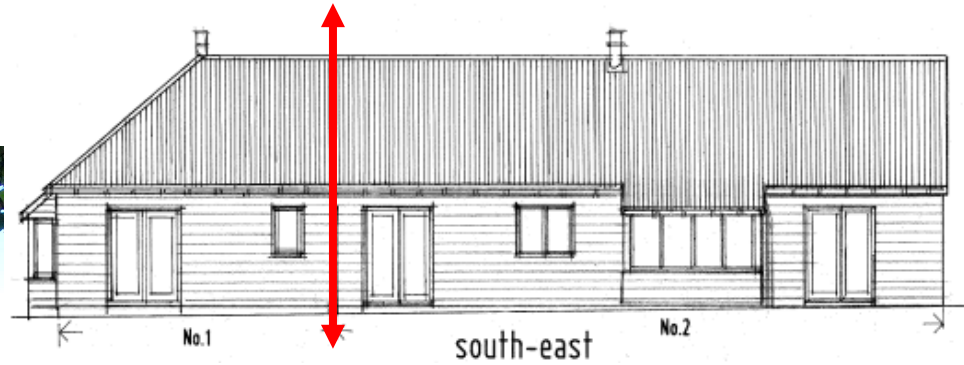
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Proposed Elevations 1



Proposed Elevations 2



History

- Previous application refused due to impact on character of the area
- At appeal the Inspector opined:

“In summary, the site is suitably located for the development proposed. It accords with Policies ENV3, STR2 and STR3 of the LP Part 1 and Policies DM13 and DM22 of the LP Part 2, which together set out the Council’s settlement hierarchy, restrict tourism development outside built up areas and ensure that development is of an appropriate design and scale for the area.”

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Recommendation

- Delegated Authority be given to the Service Manager Development Management to GRANT PERMISSION subject to:
 - i. the completion of a planning obligation entered into by way of a Section 106 Agreement to secure the mitigation for the recreational and air quality impacts on New Forest Habitats
 - ii. conditions, including securing Nutrient neutrality

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New Forest

DISTRICT COUNCIL

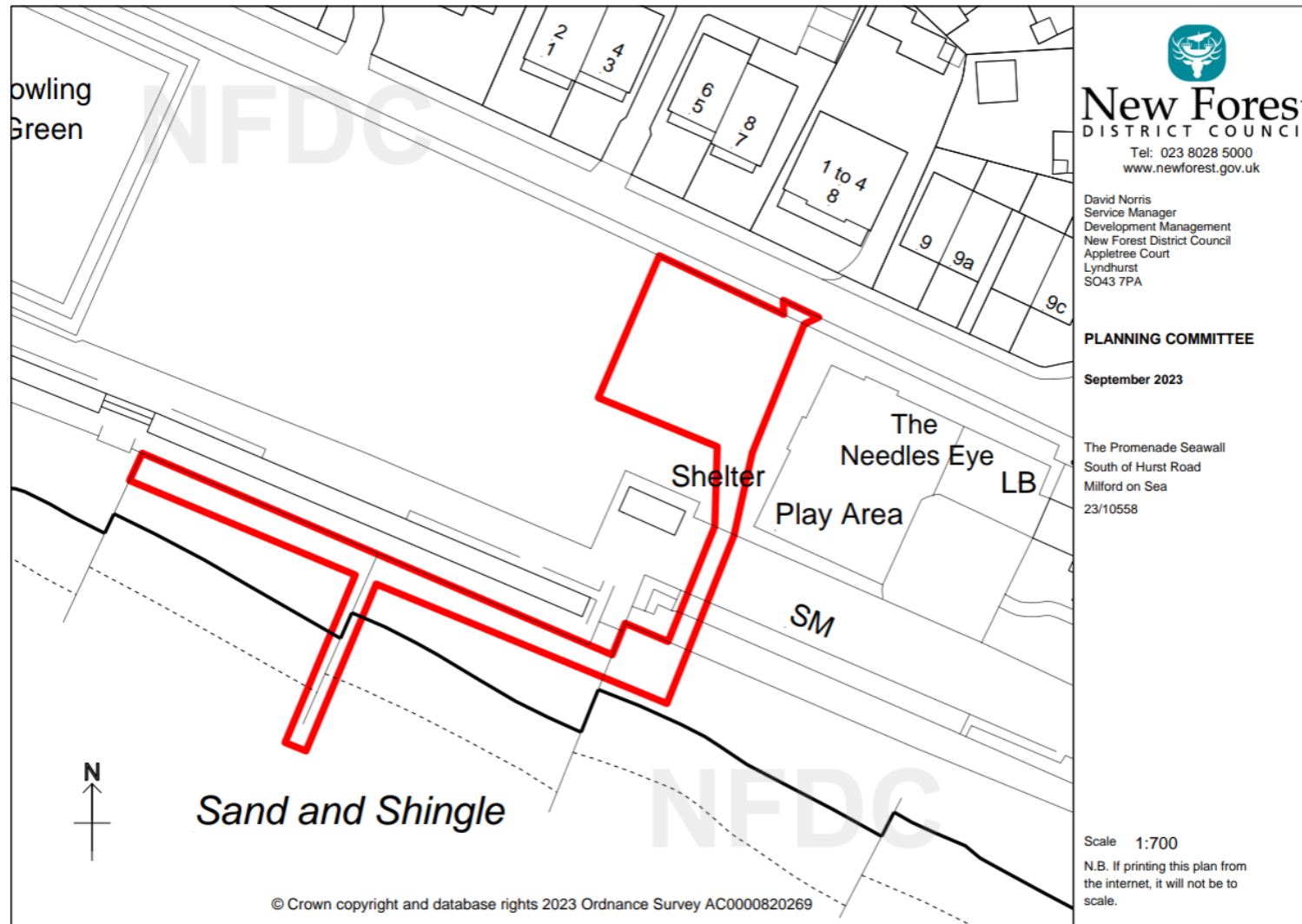
Planning Committee

App No 23/10558

The Promenade Seawall,
South of Hurst Road
Milford-on-Sea
Schedule 3c

Red Line Plan

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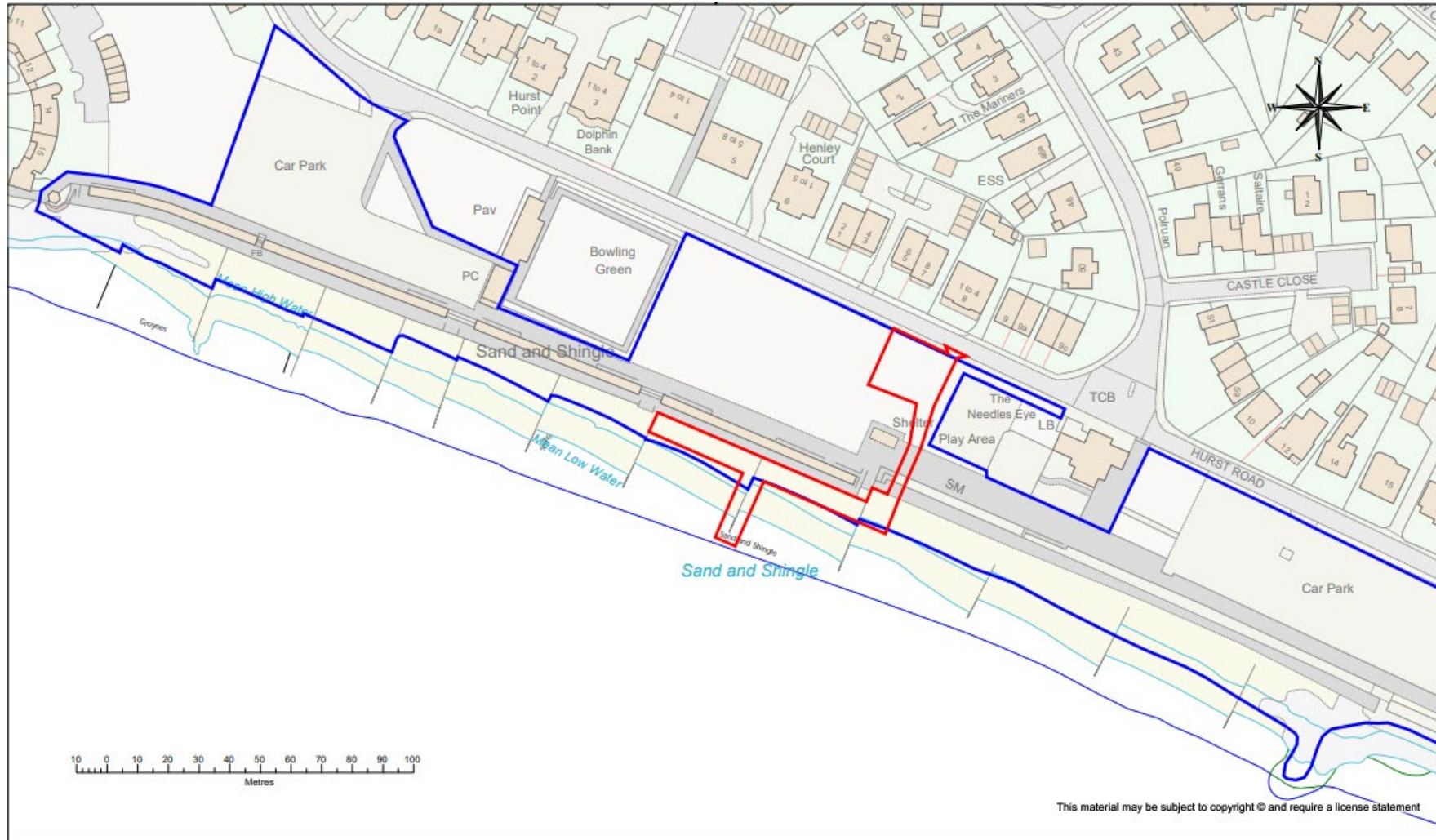
Local context



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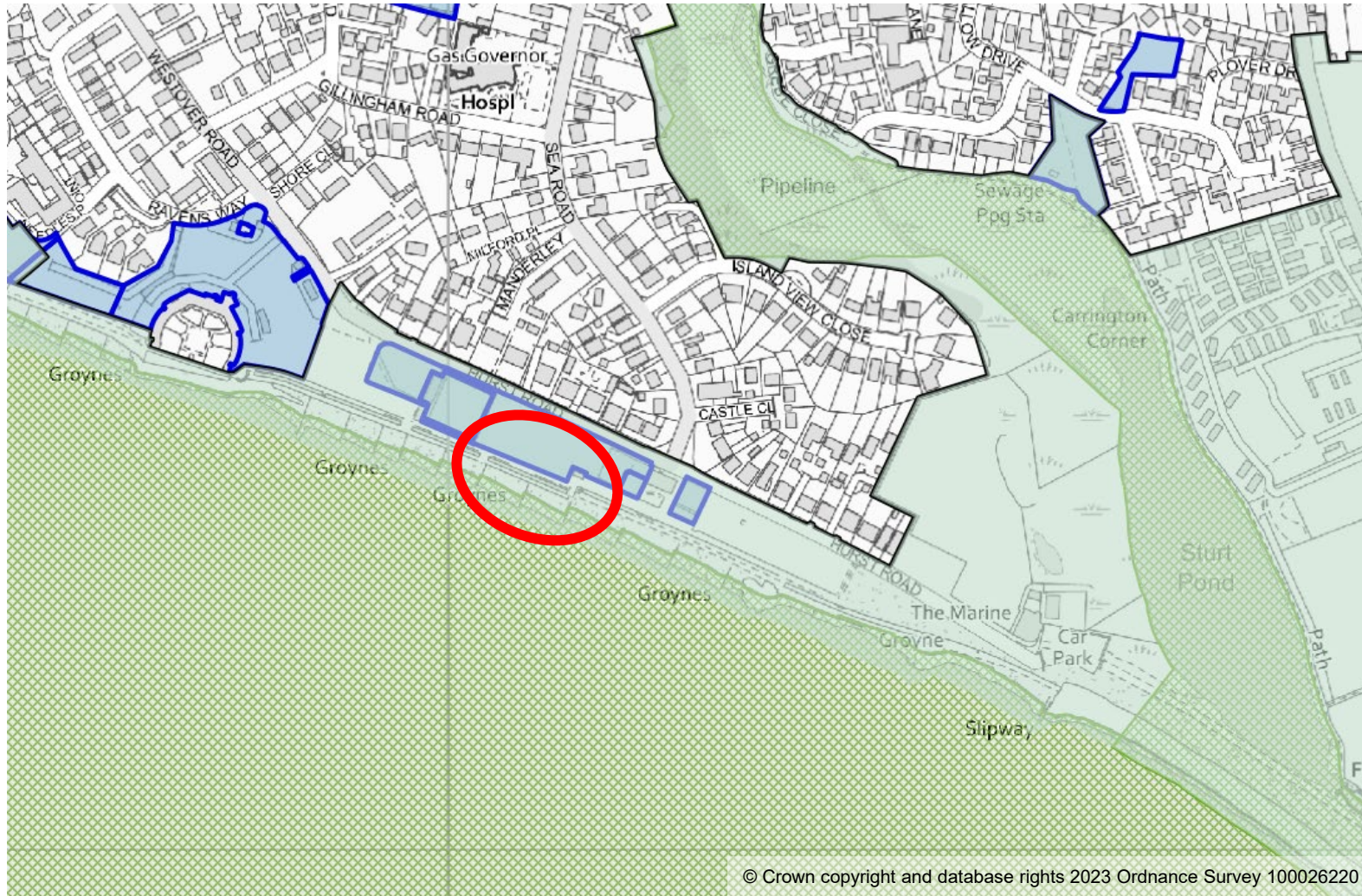
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Site Location



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Designations Context

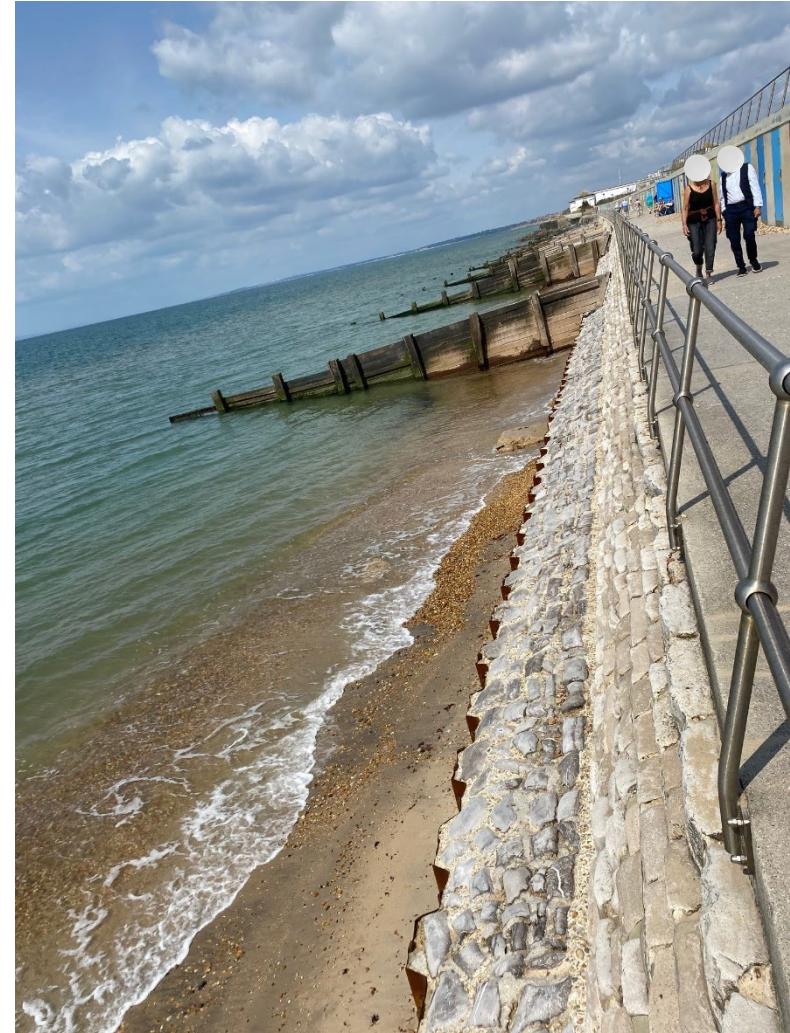
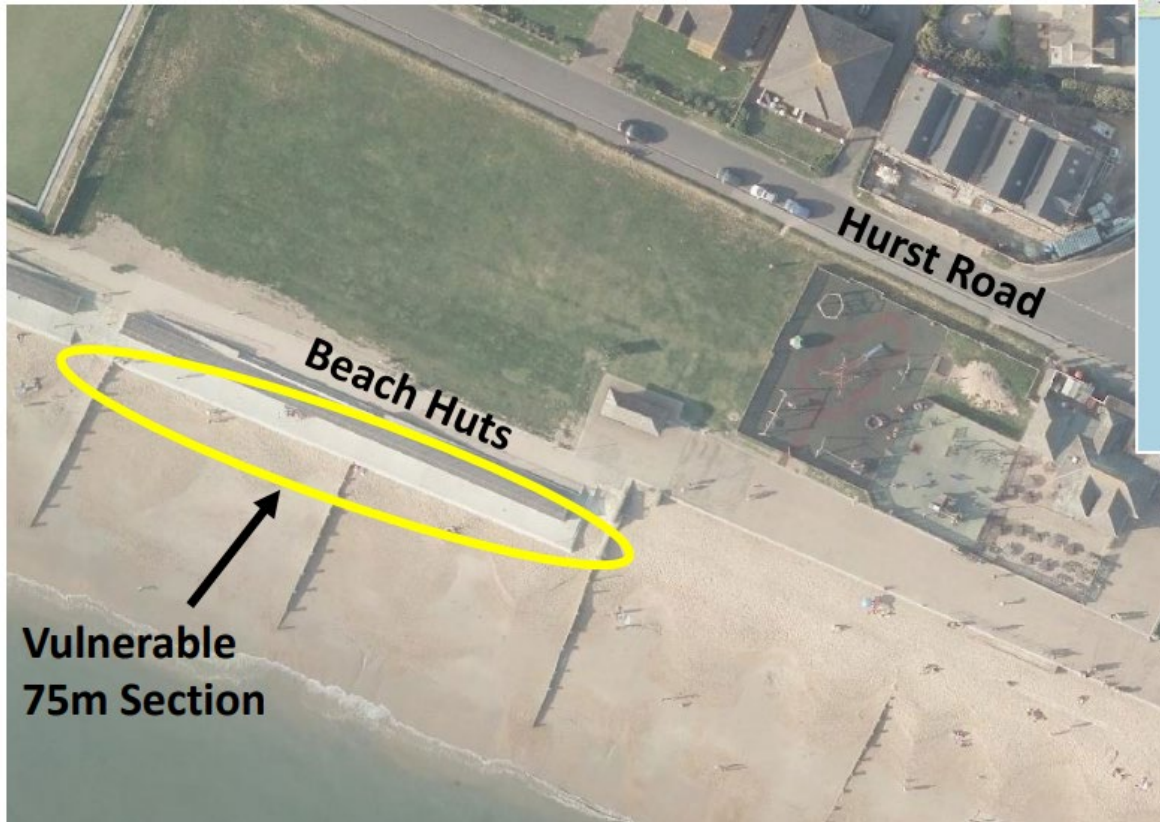


Built up area
Green Belt
Open Space
SPA
SINC
Local Nature
reserve

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Site

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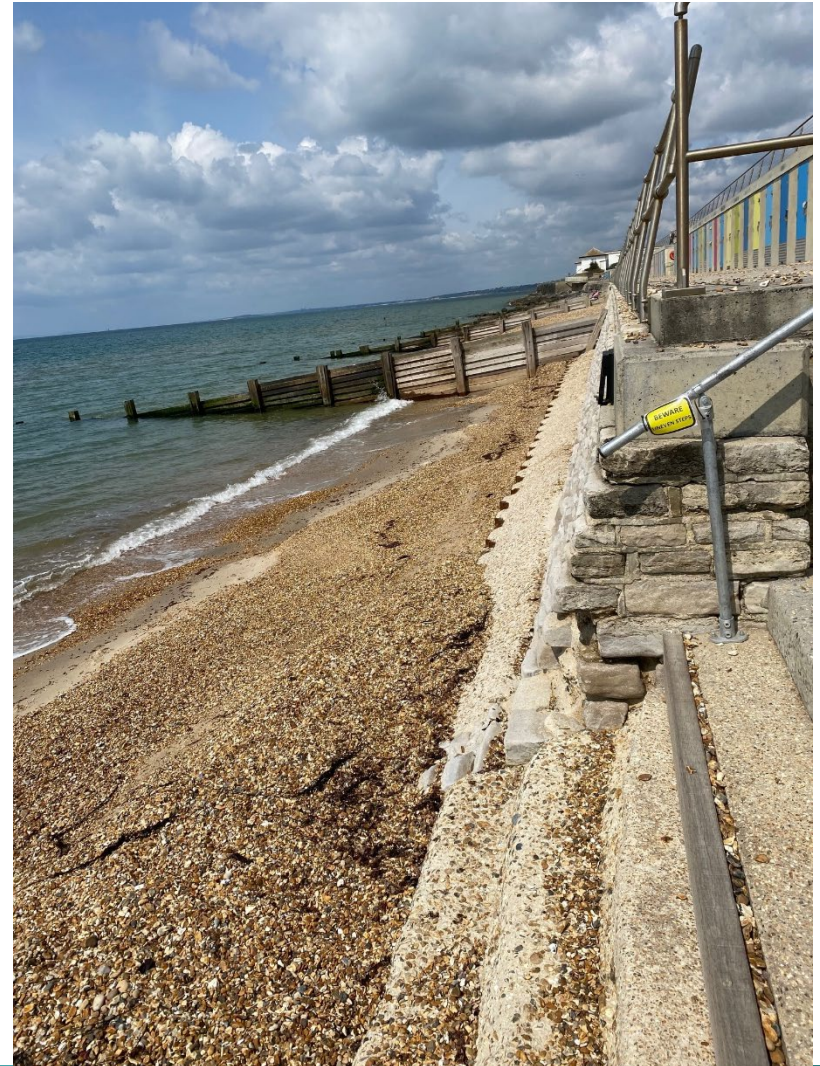


Site

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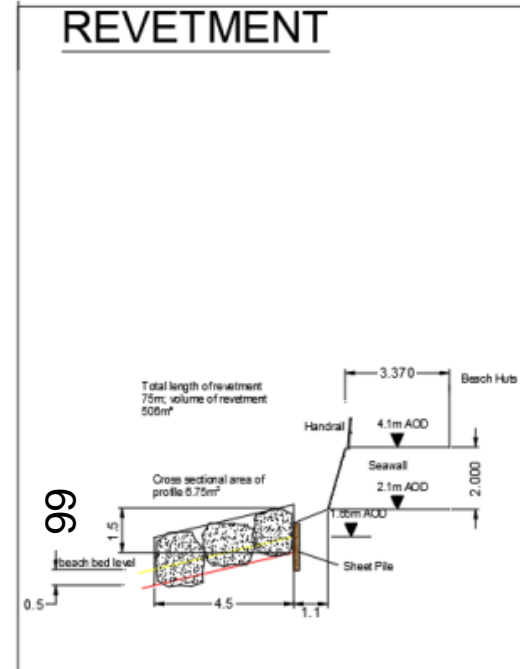


View looking east

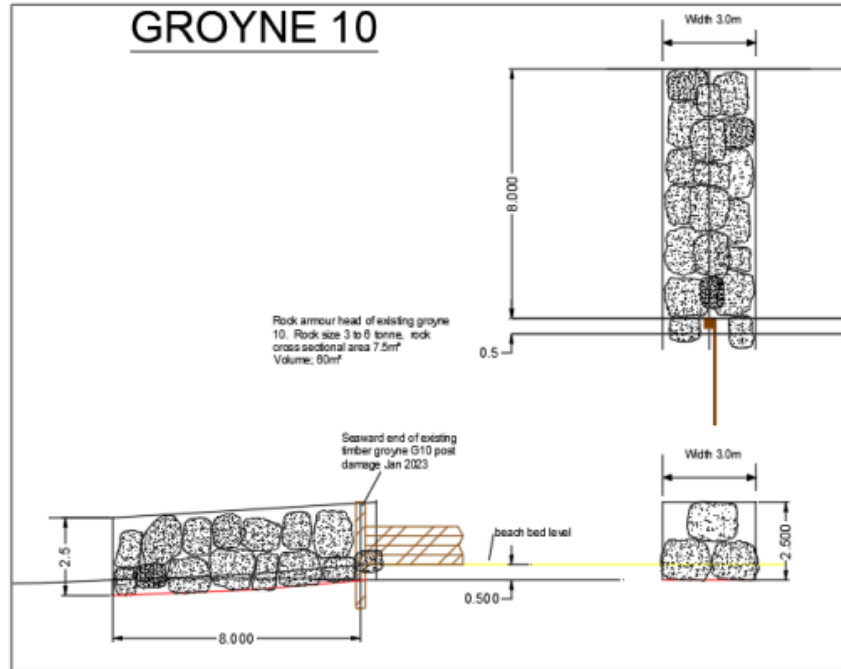


Proposed works

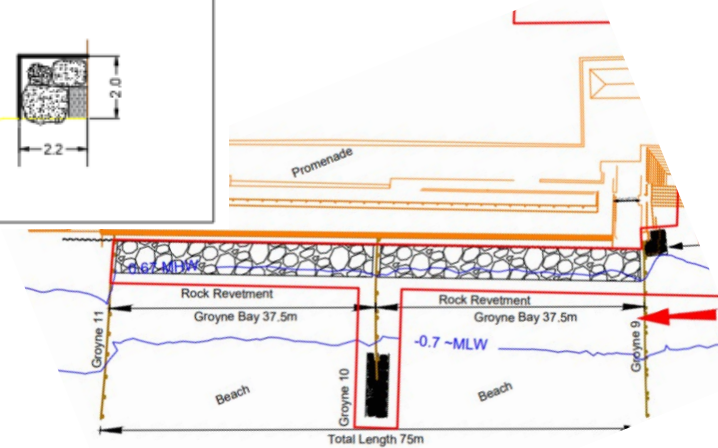
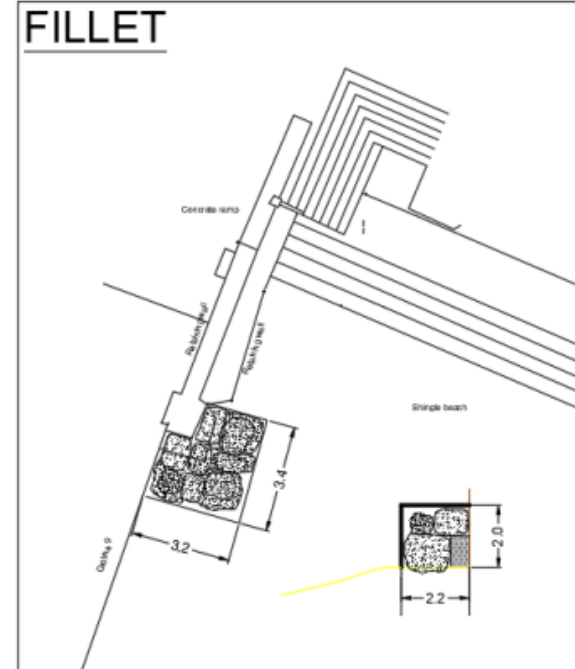
REVETMENT



GROYNE 10

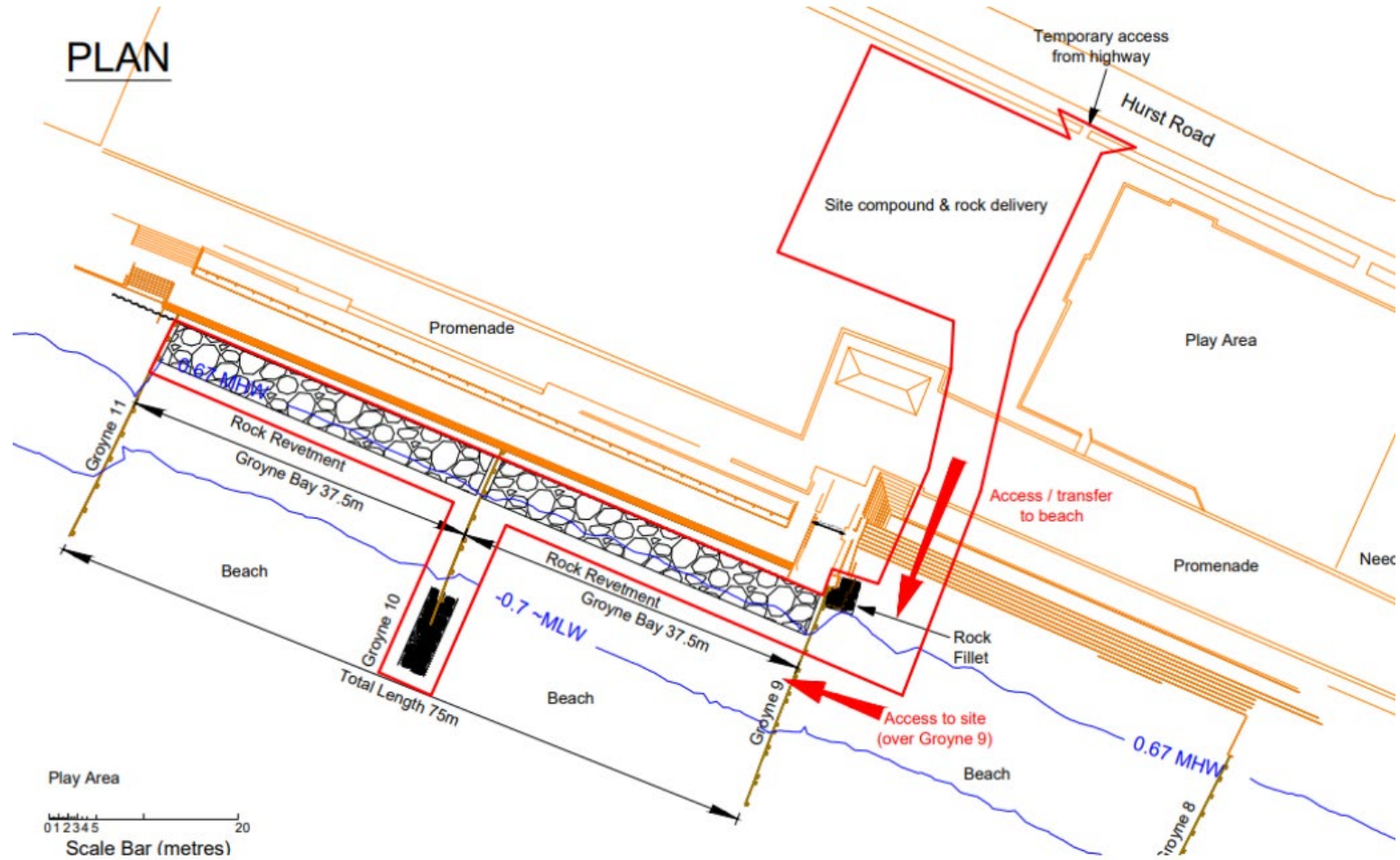


FILLET



Proposed Site Plan

75m, 3-rock revetment at toe of seawall

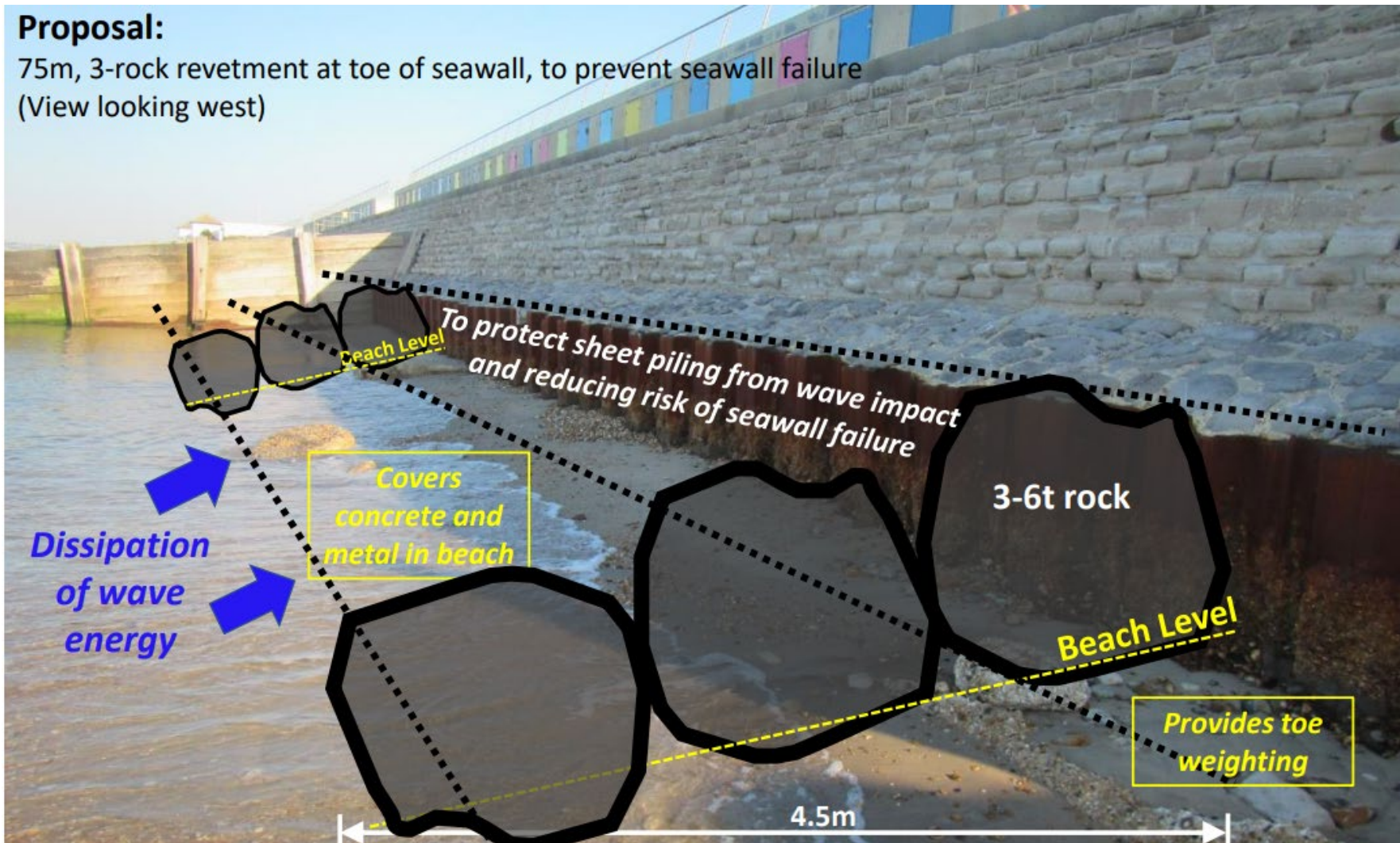


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Proposals

Proposal:

75m, 3-rock revetment at toe of seawall, to prevent seawall failure
(View looking west)



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Conclusion & Recommendation

- Engineering operations are not inappropriate development in the green belt. The scheme would preserve openness
- The likely significant effects with the potential to harm features of nature conservation interest are considered not to arise and the scheme would contribute to the protection of the shoreline and the built environment

Recommendation: **Grant** subject to conditions

End of 3c 23/10558 presentation

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New Forest
DISTRICT COUNCIL

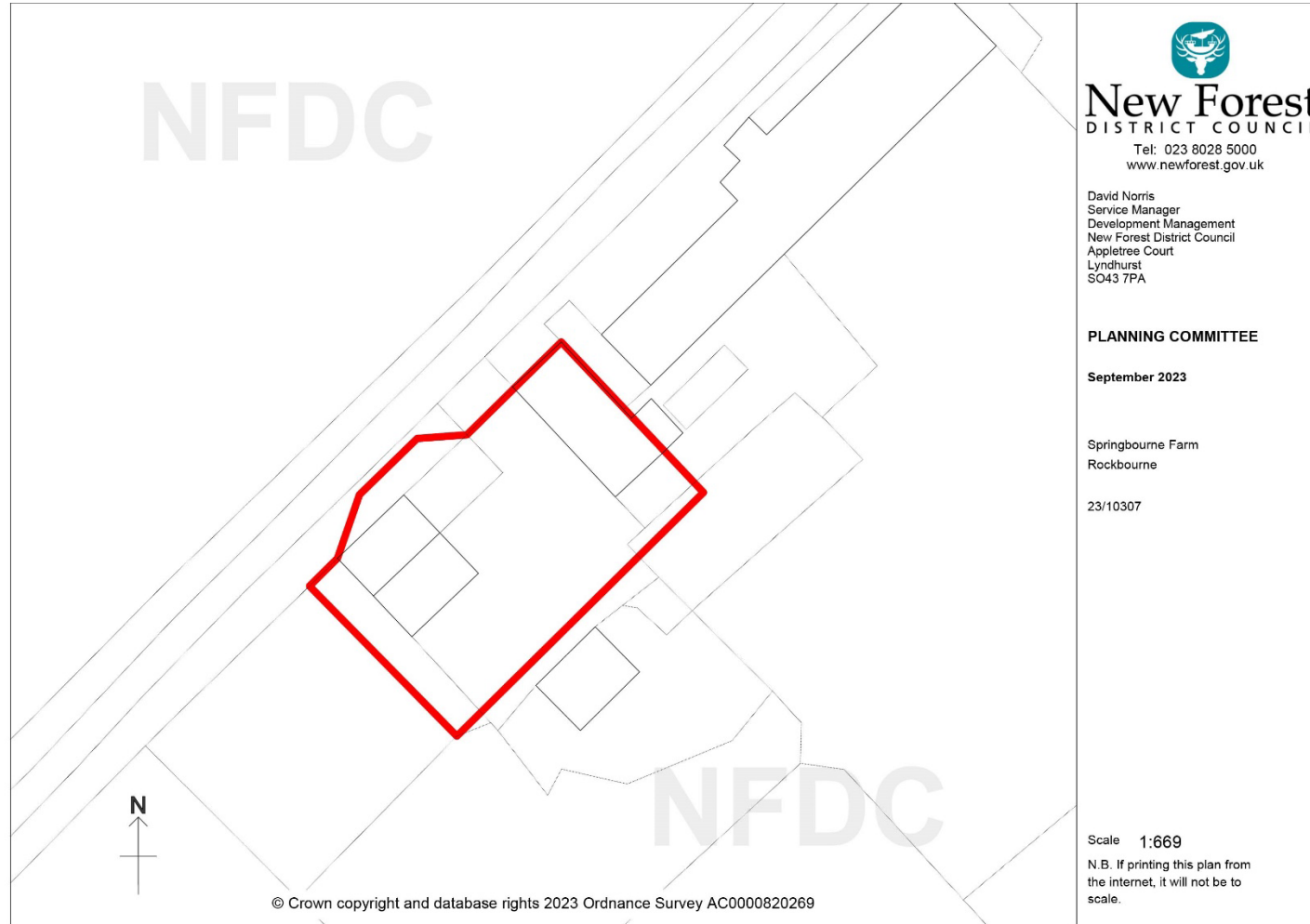
Planning Committee

App No 23/10307

Springbourne Farm,
Rockbourne
SP6 3NS
Schedule 3d

Red Line Plan

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New Forest
DISTRICT COUNCIL

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

David Norris
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

September 2023

Springbourne Farm
Rockbourne

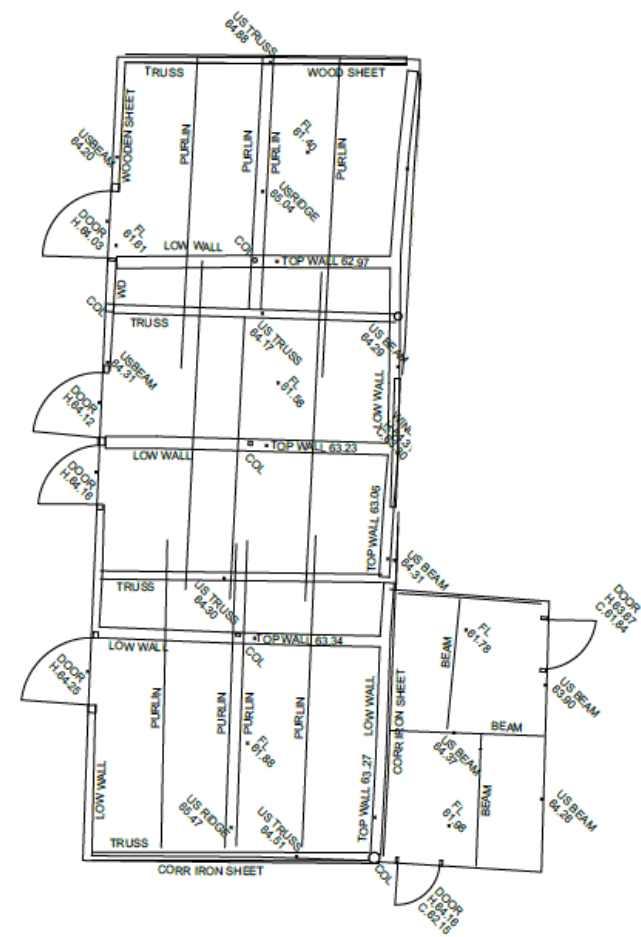
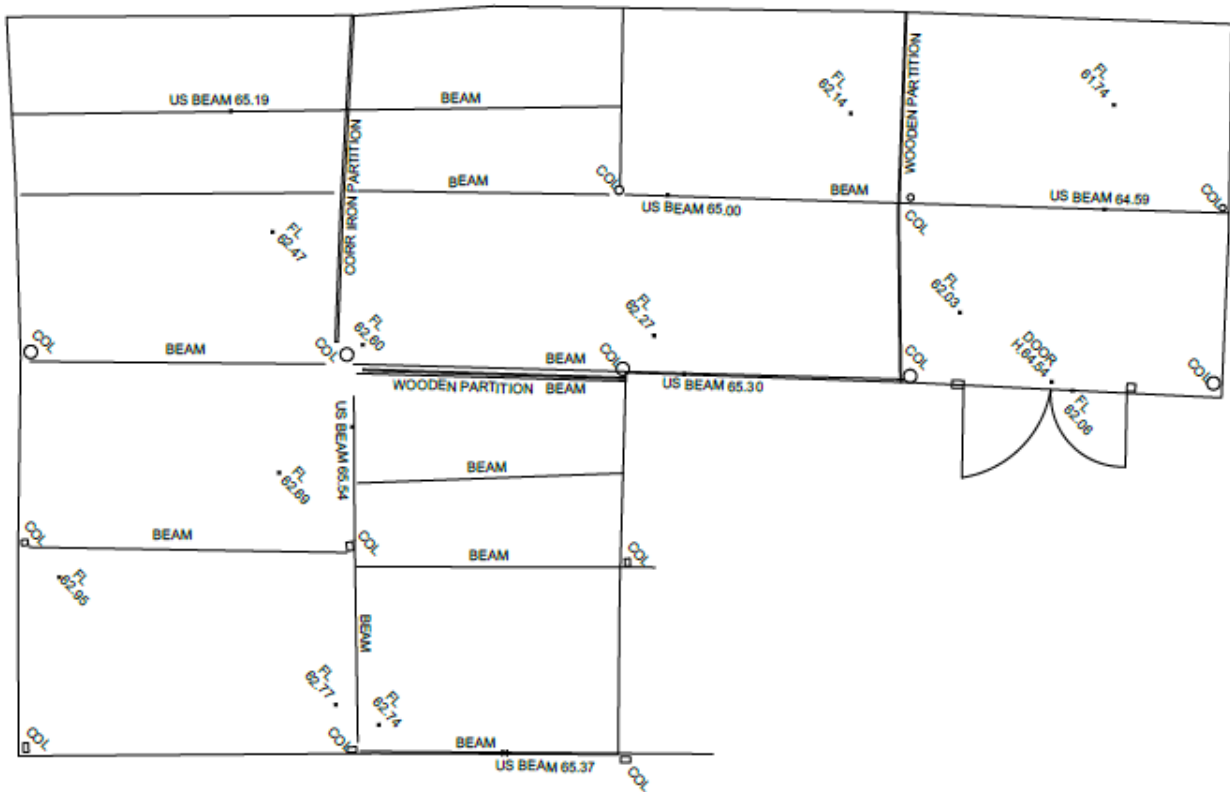
23/10307

Scale 1:669

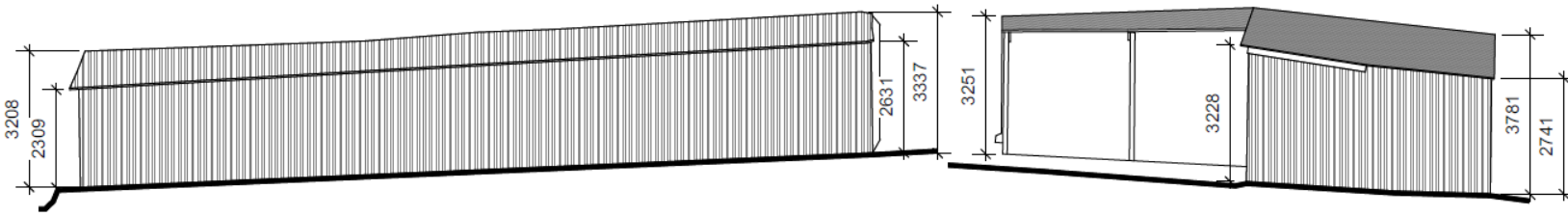
N.B. If printing this plan from
the internet, it will not be to
scale.

Existing floor plans barn & stables

74



Existing elevations barn

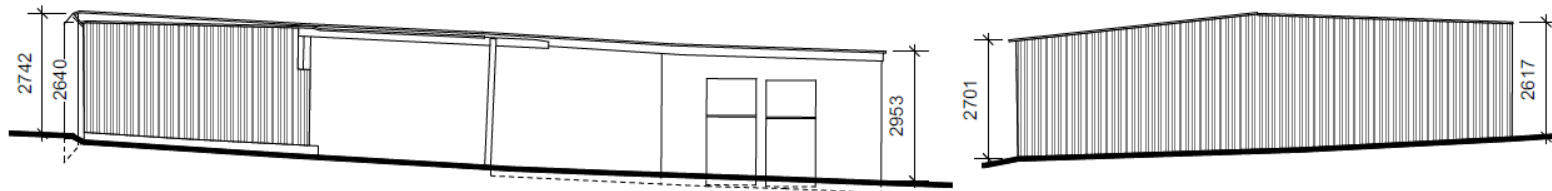


Elevation A

Elevation B

Datum 58m

Datum 58m



Elevation C

Elevation D

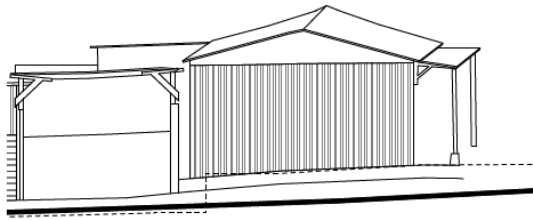
Datum 58m

Datum 58m

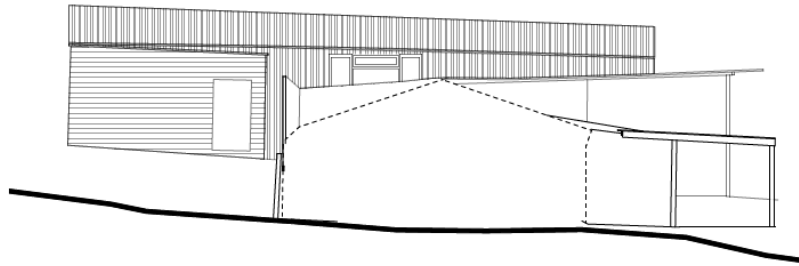
'Elevation B'



Existing elevations stable block



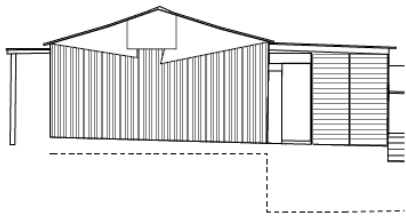
Elevation E



Datum 58m

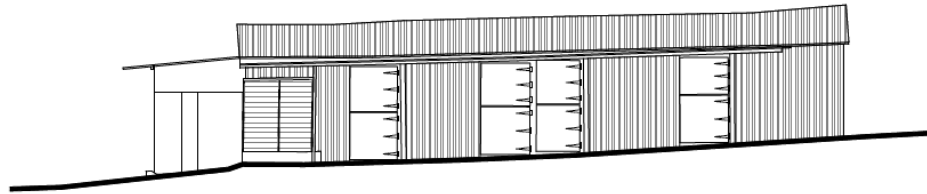
Elevation F

76



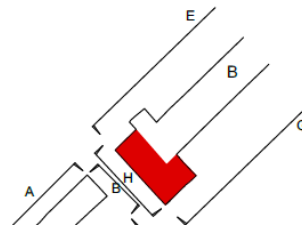
Datum 58m

Elevation G



Datum 58m

Elevation H



'Elevation H'



Access track and farmyard

77

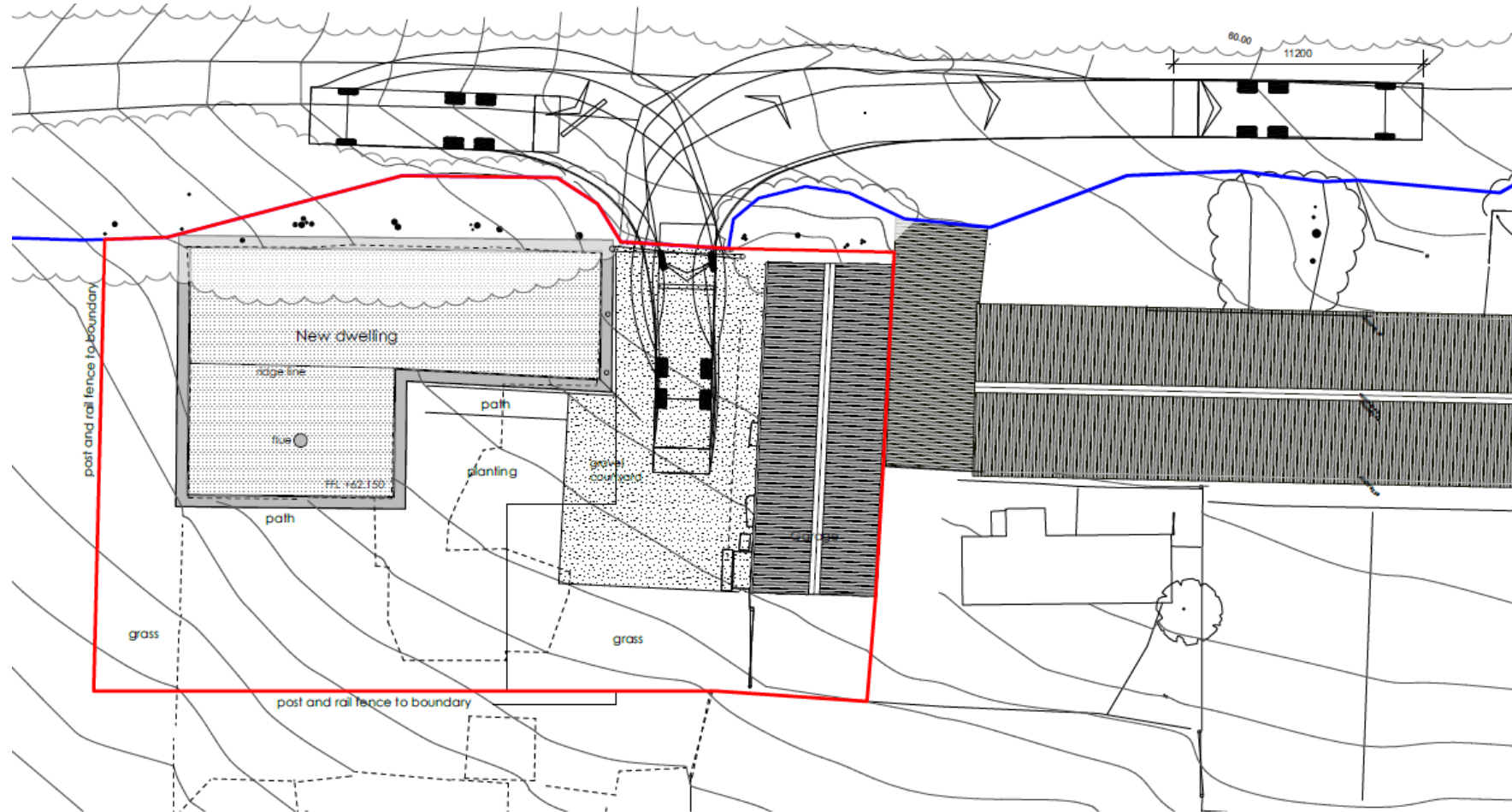


NW boundary

78

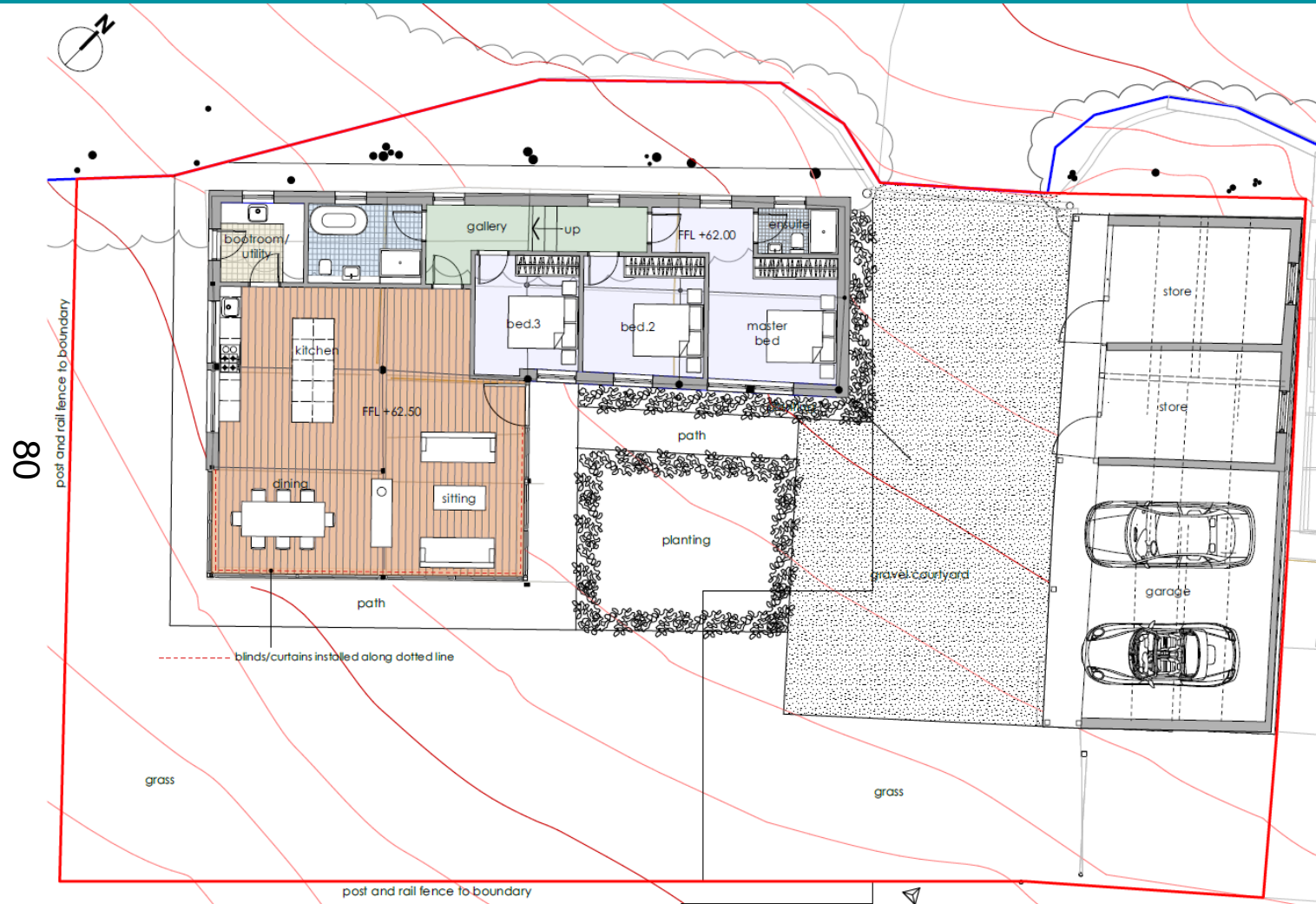


Proposed site plan



79

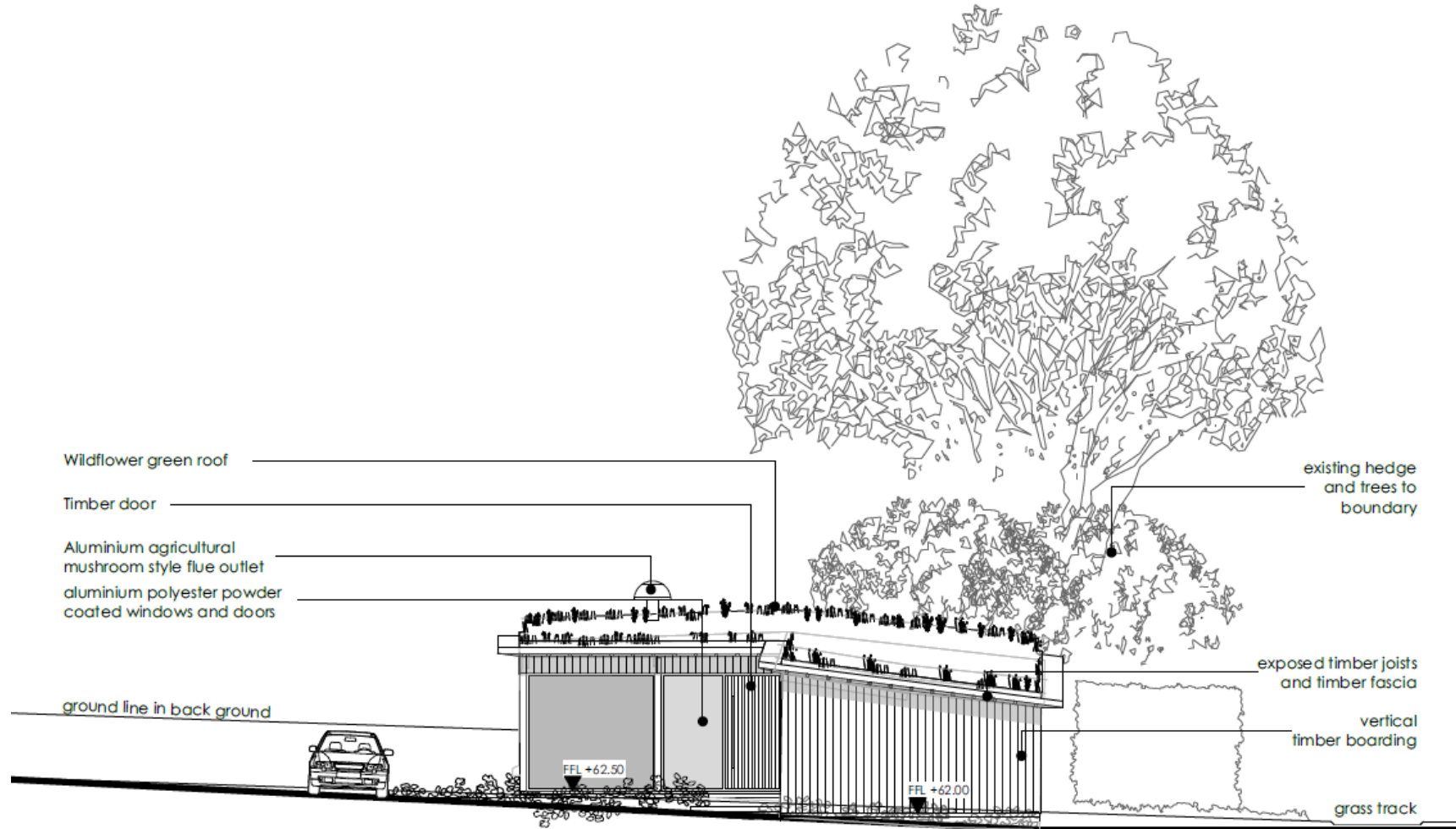
Proposed and approved floor plan



Approved floor plan

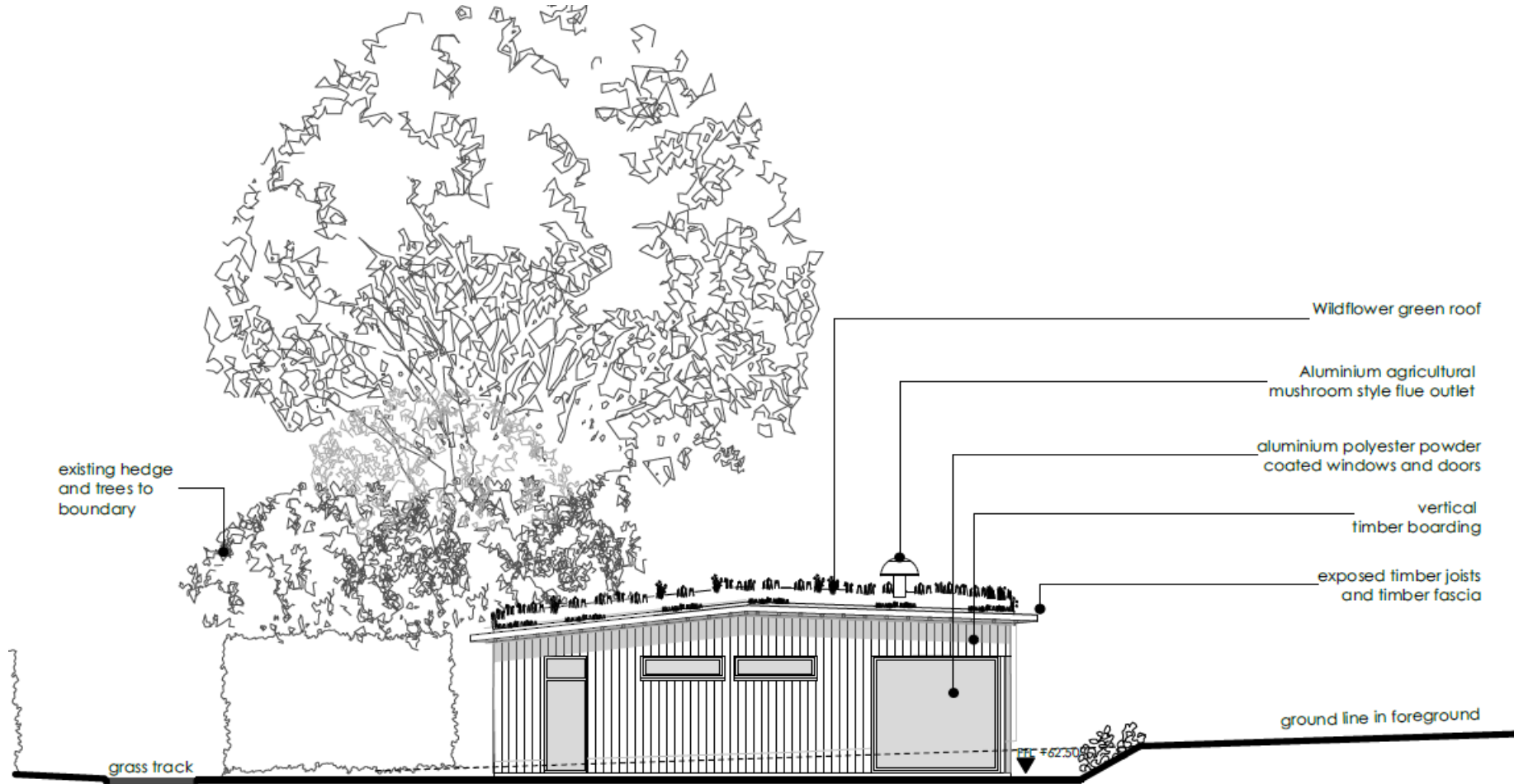
NE Elevation

81



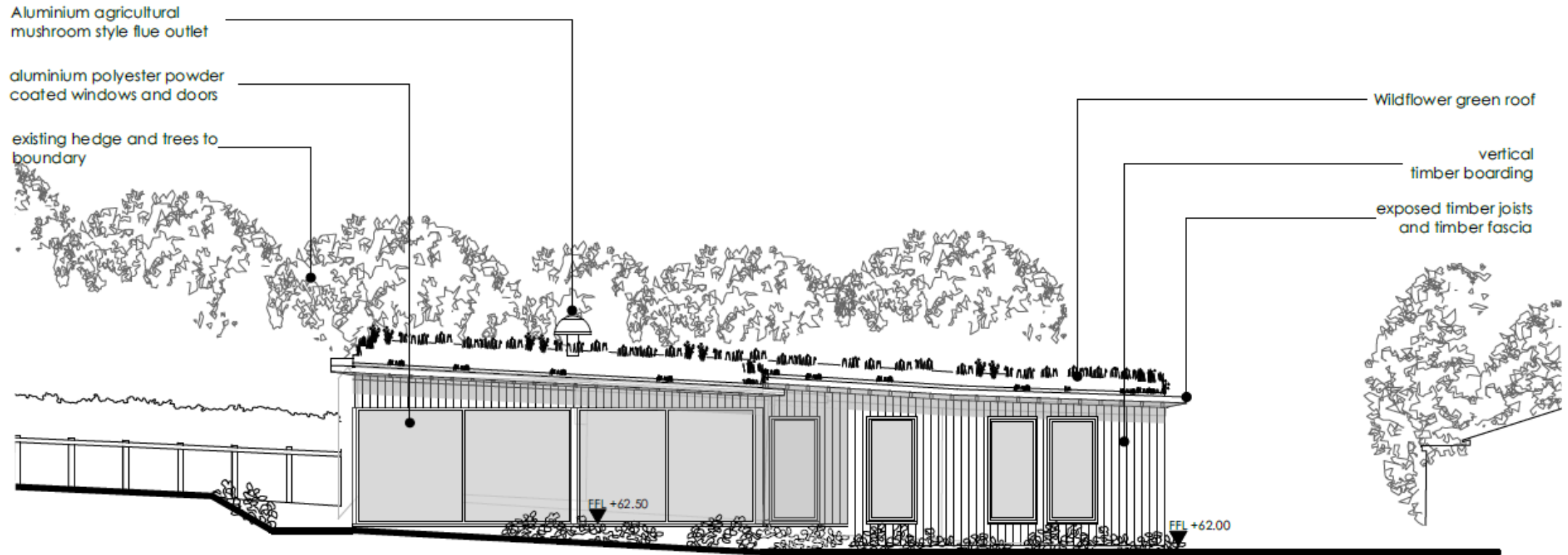
SW Elevation

82



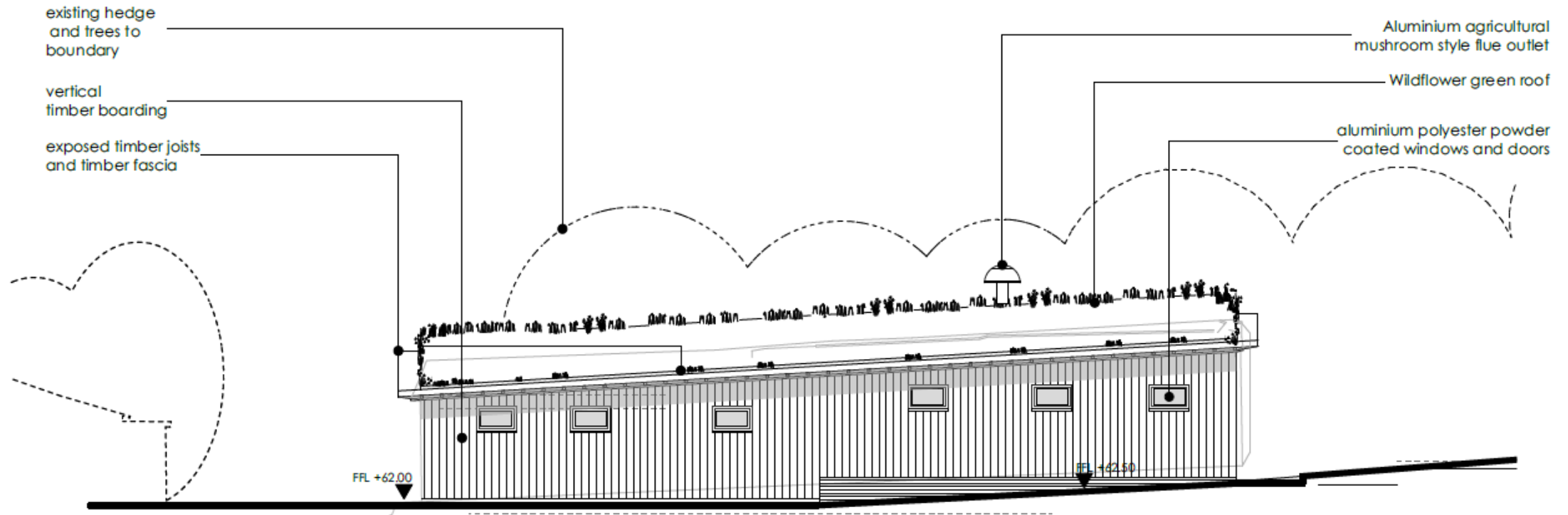
SE Elevation

83

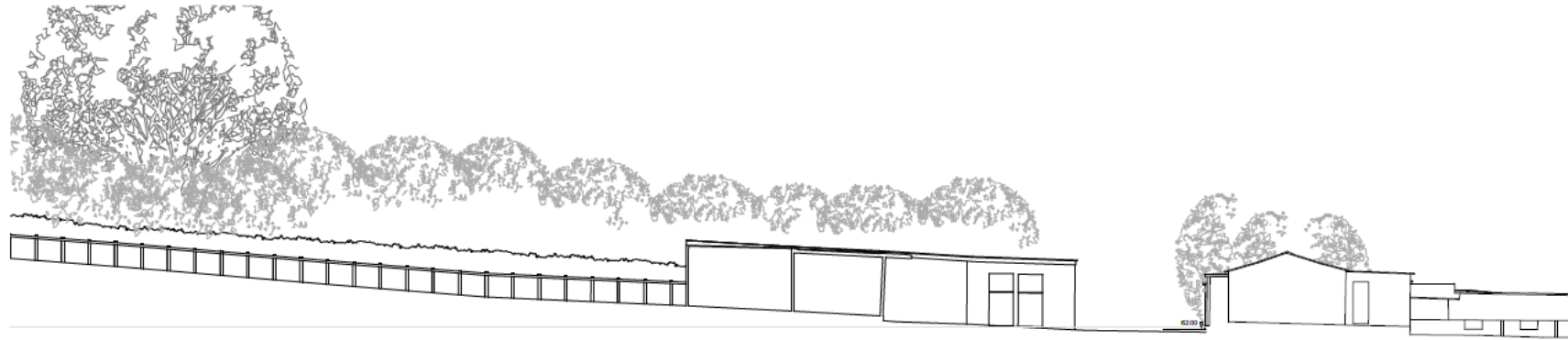


NW Elevation

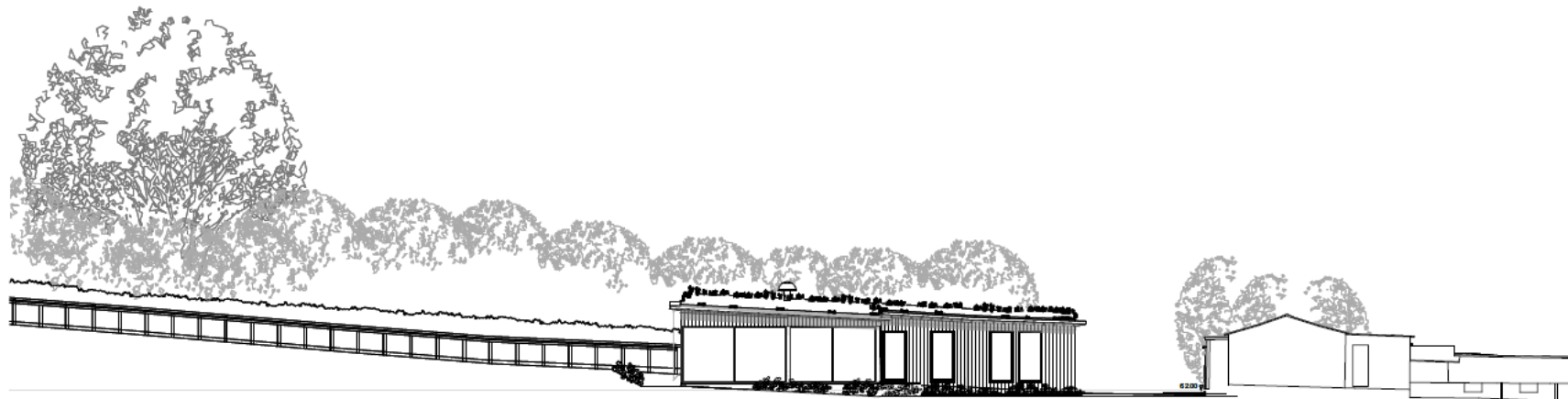
84



Existing and proposed cross sections



EXISTING SECTION THROUGH SITE



PROPOSED SECTION THROUGH SITE

Recommendation

- The application is recommended for permission as there would be no material impact between the extant permission and the proposal



New Forest

DISTRICT COUNCIL

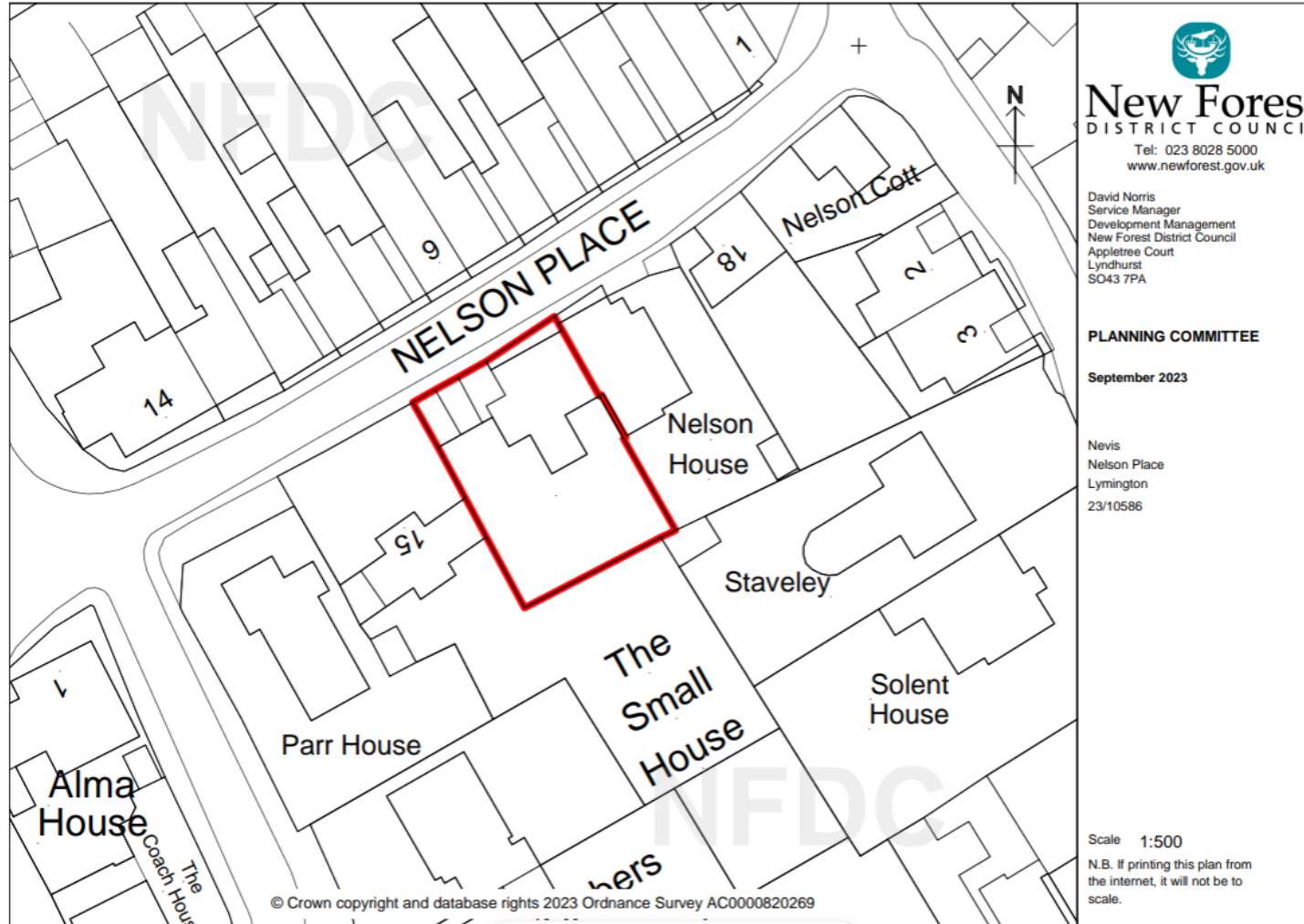
Planning Committee

App No 23/10586

Nevis,
Nelson Place
Lymington SO41 3RT
Schedule 3e

Red Line Plan

68



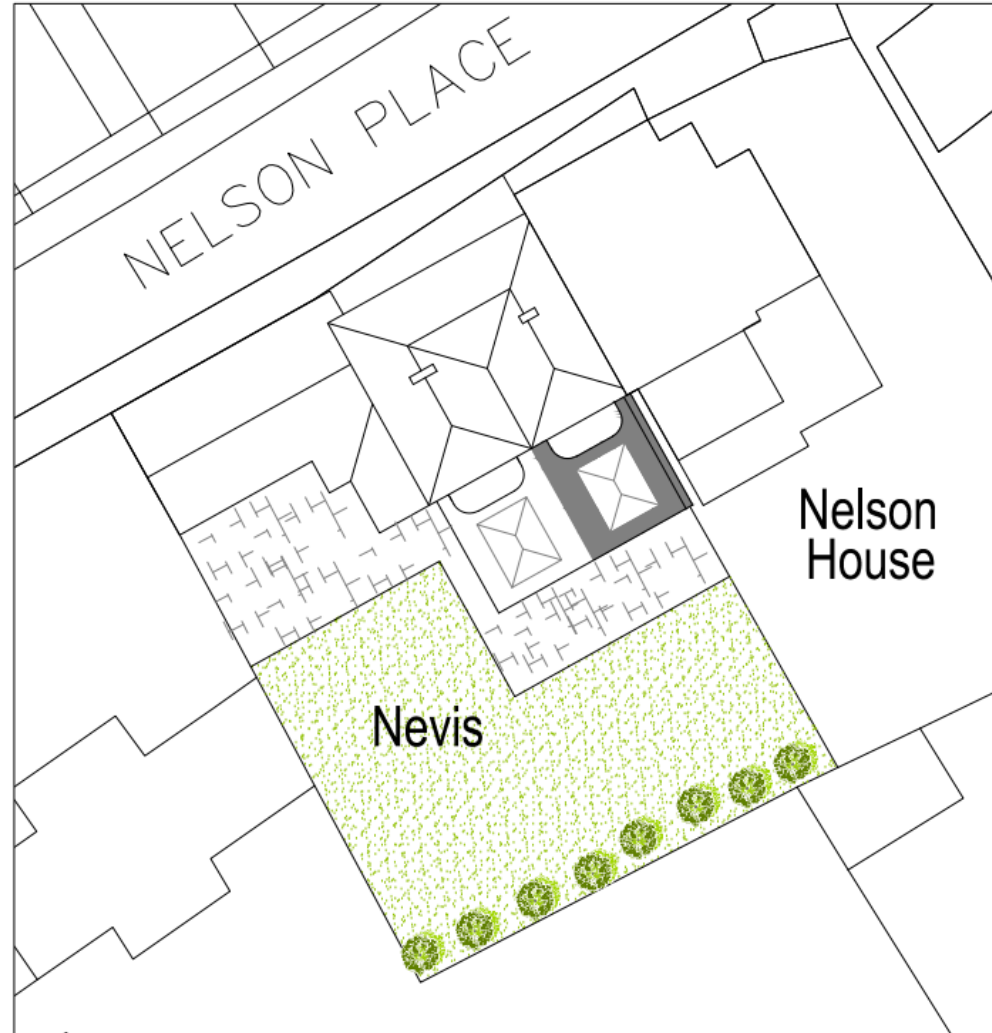
Local context



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Block plan

91



Existing rear elevation

92



Existing Rear Elevation (facing South)

Existing side elevations

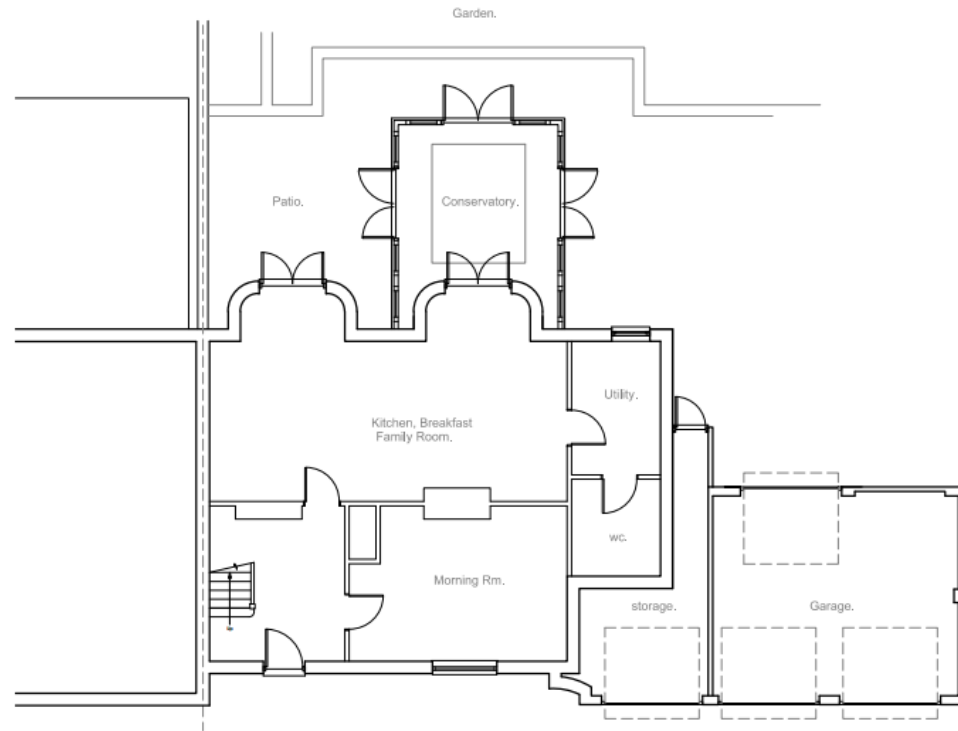
93



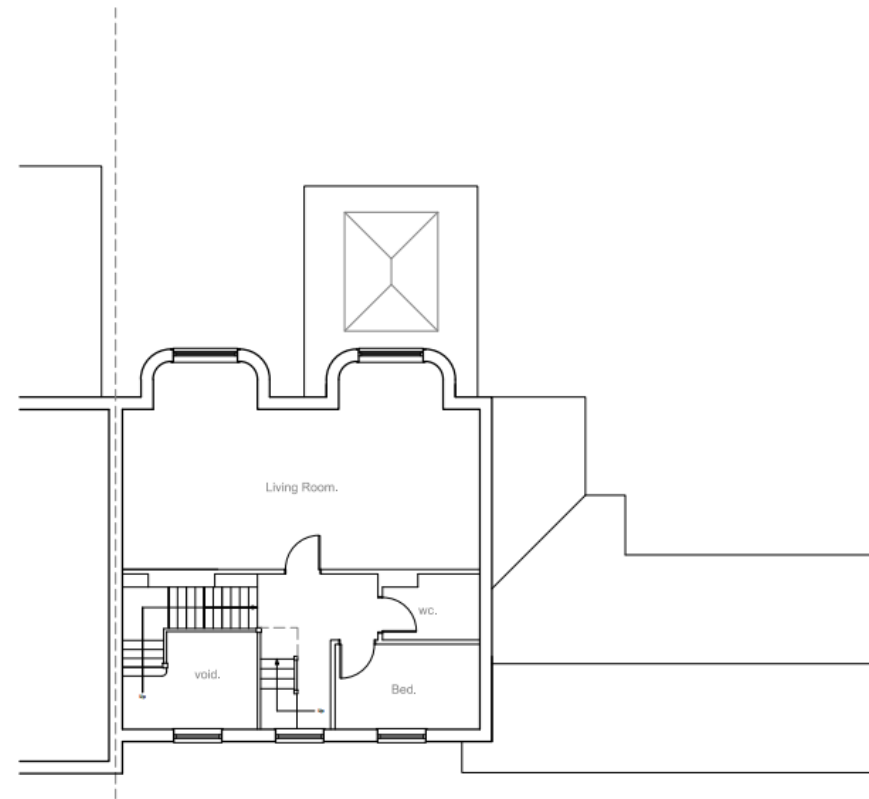
Existing Side Elevation 1 (facing West)

Side Elevation 2/ Section (facing East)

Existing floor plans



Existing Ground Floor Plan



Existing First Floor Plan

94

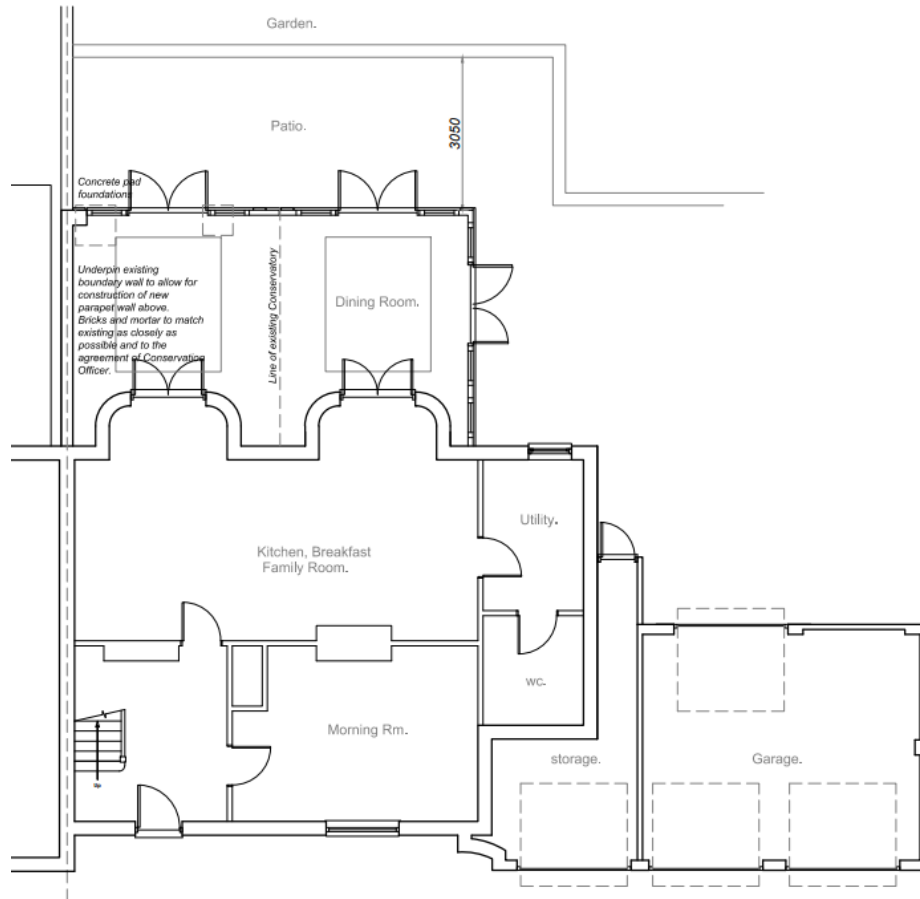
Proposed rear elevation

95

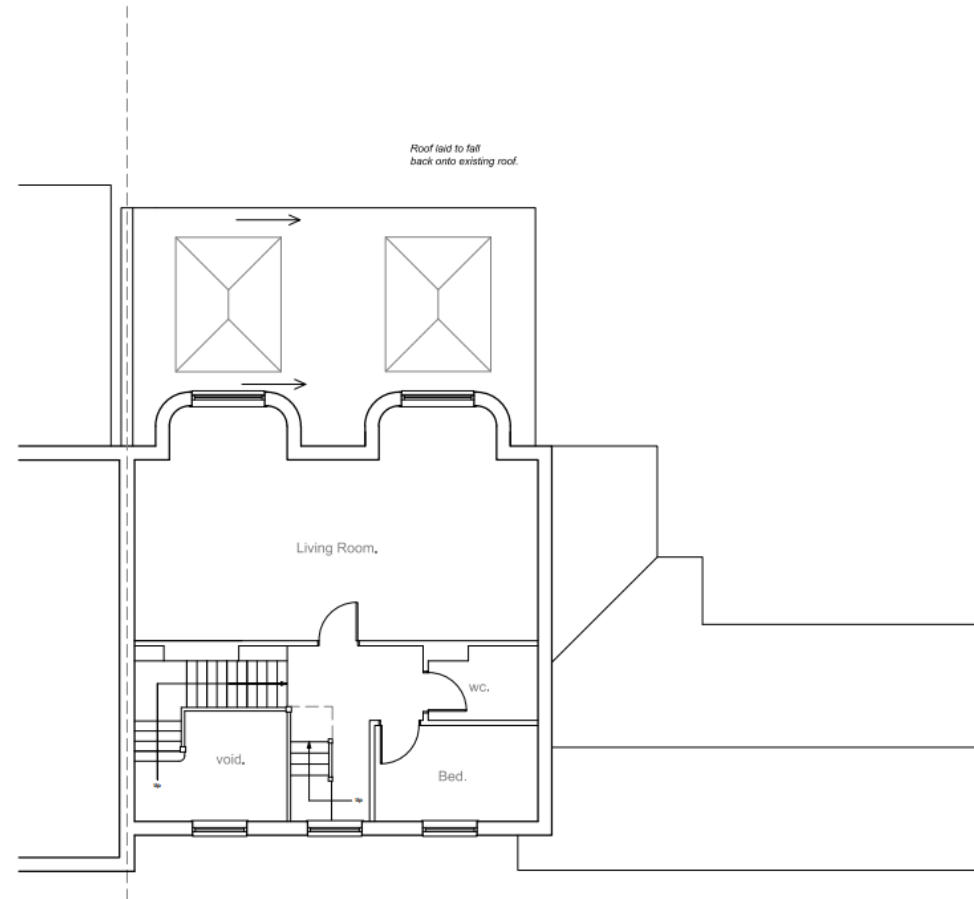


Proposed Rear Elevation (facing South)

Proposed floor plan



Proposed Ground Floor Plan



First Floor Plan (unchanged)

96

Rear of property with neighbour

97



Rear of property as existing

86



90

3e 23/10586

Prior to existing extension

66



91

3e 23/10586

Recommendation

Refuse

- As a result of its design, excessive proportions and position, adjacent to an existing extension to the rear of the building, results in the loss of the symmetry of the important design form at the rear of the property
- Detracts from the interesting bay features and eroding the character and significance of the listed building
- The combined effect of the new and existing extension taken together would have an overwhelming and dominant impact on the rear façade of the historic building, which retains significant architectural and aesthetic interest
- This would cause less than substantial harm to the overall character and significance of the listed building, but without sufficient public benefits to outweigh that harm. The development would therefore be contrary to Policy ENV3 of the Local Plan Part 1, Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan, and Chapters 12 and 16 of the National Planning Policy Framework

100

End of 3e 23/10586 presentation

101



New Forest
DISTRICT COUNCIL

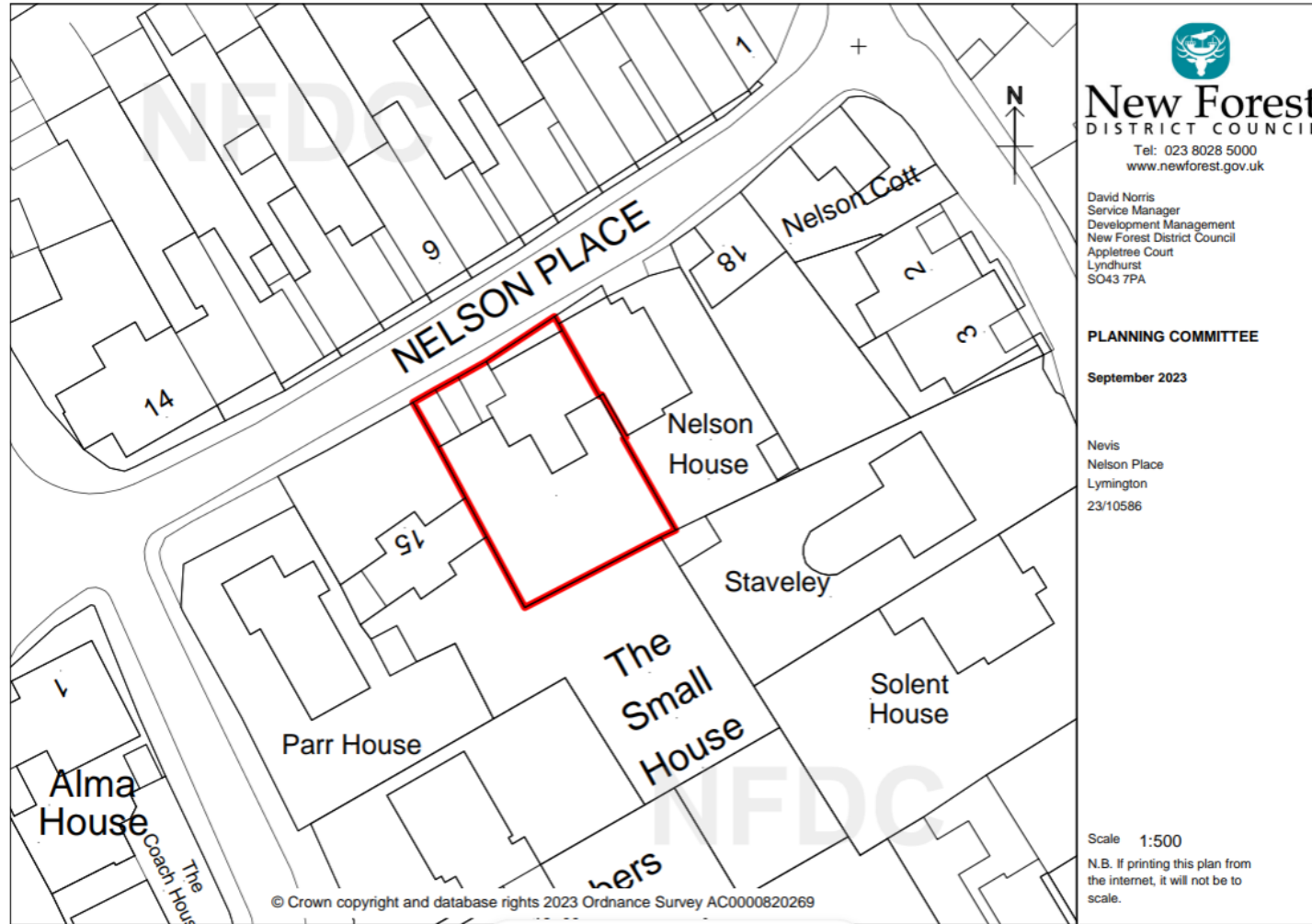
Planning Committee

App No 23/10593

Nevis,
Nelson Place
Lymington SO41 3RT
Schedule 3f

Red Line Plan

103



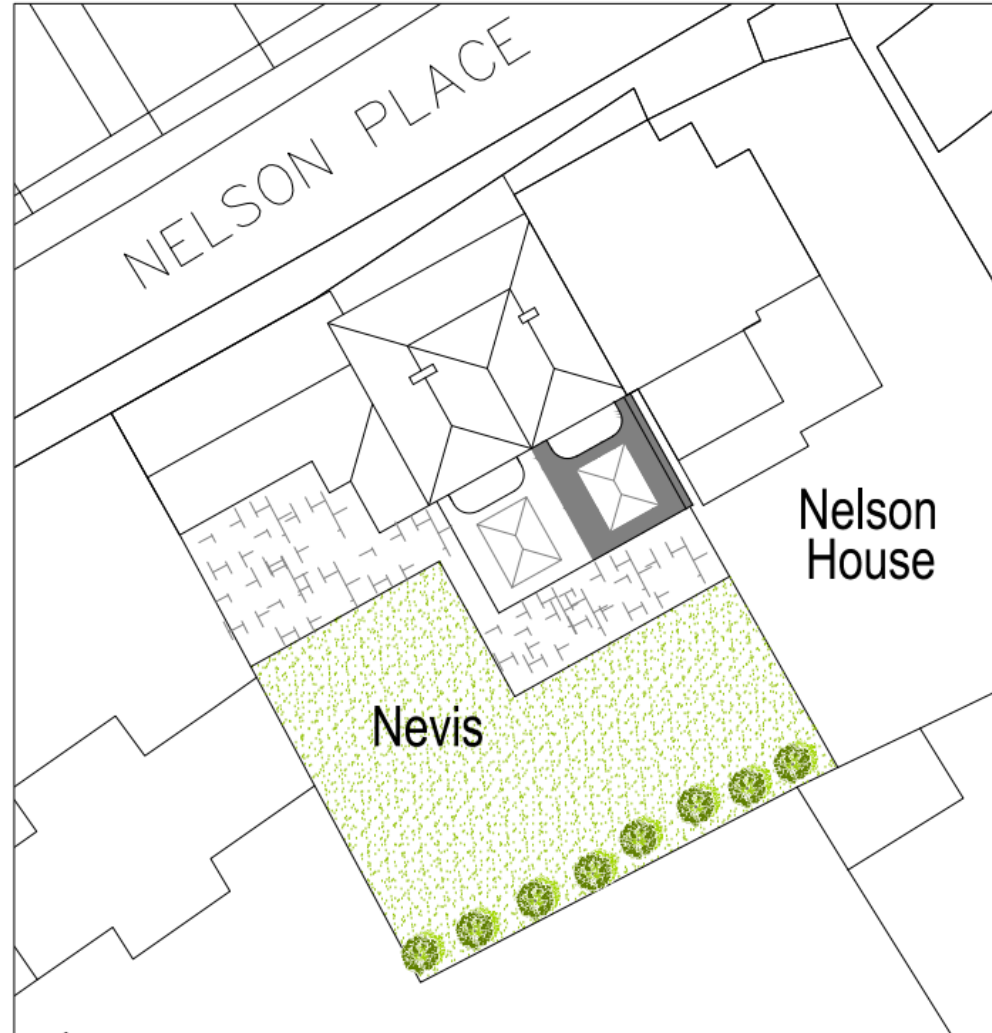
Local context



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Block plan

105



Existing rear elevation

106



Existing Rear Elevation (facing South)

Existing side extensions

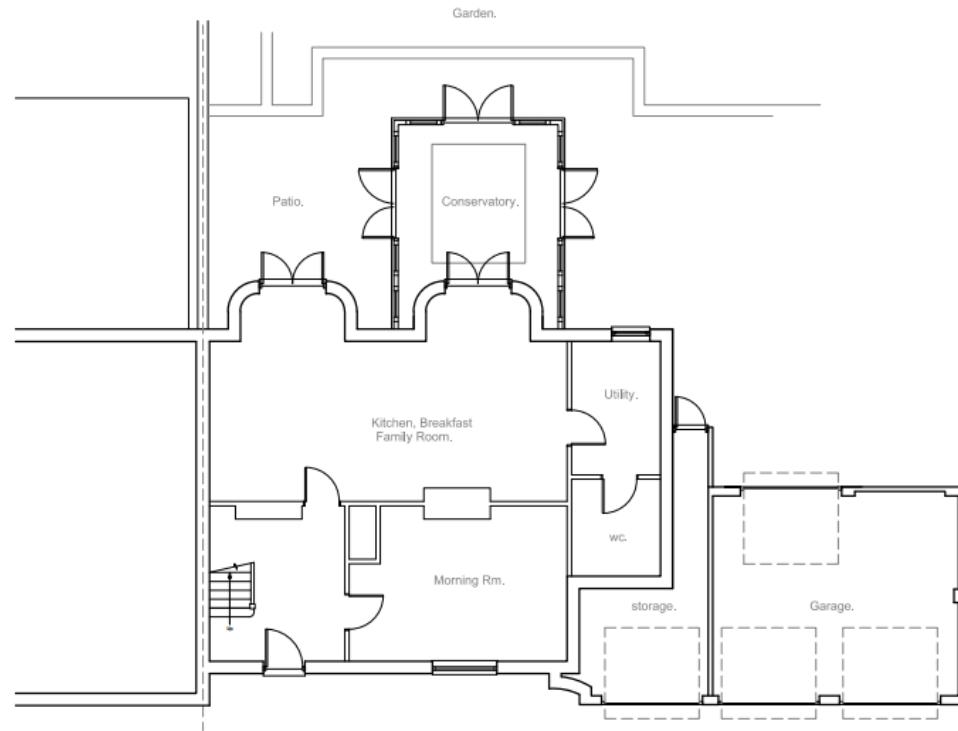
107



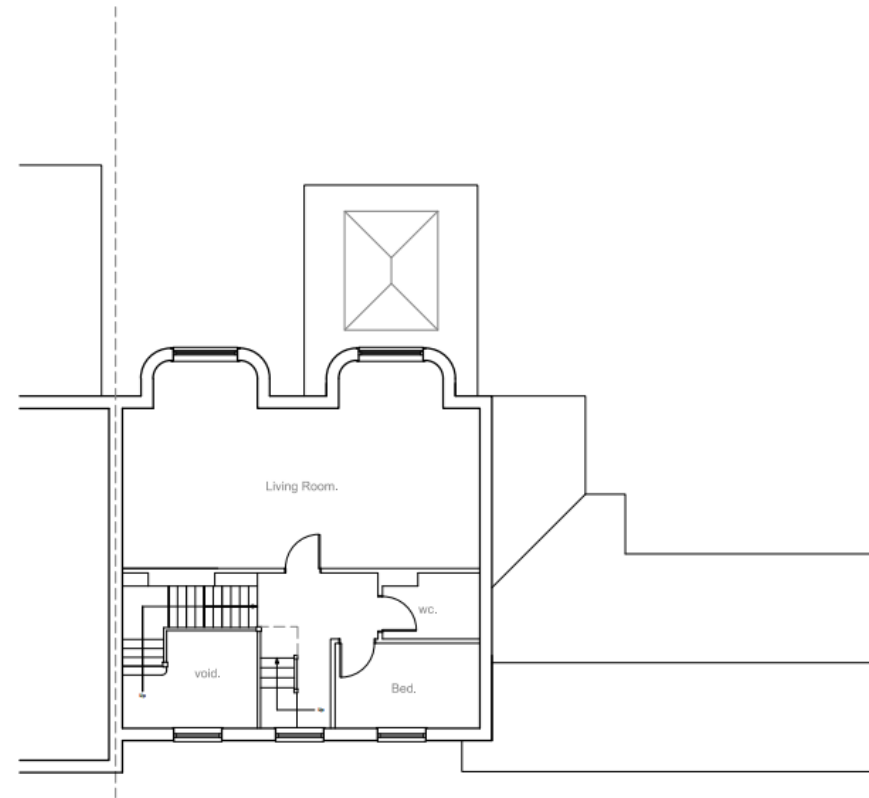
Existing Side Elevation 1 (facing West)

Side Elevation 2/ Section (facing East)

Existing floor plans



Existing Ground Floor Plan



Existing First Floor Plan

108

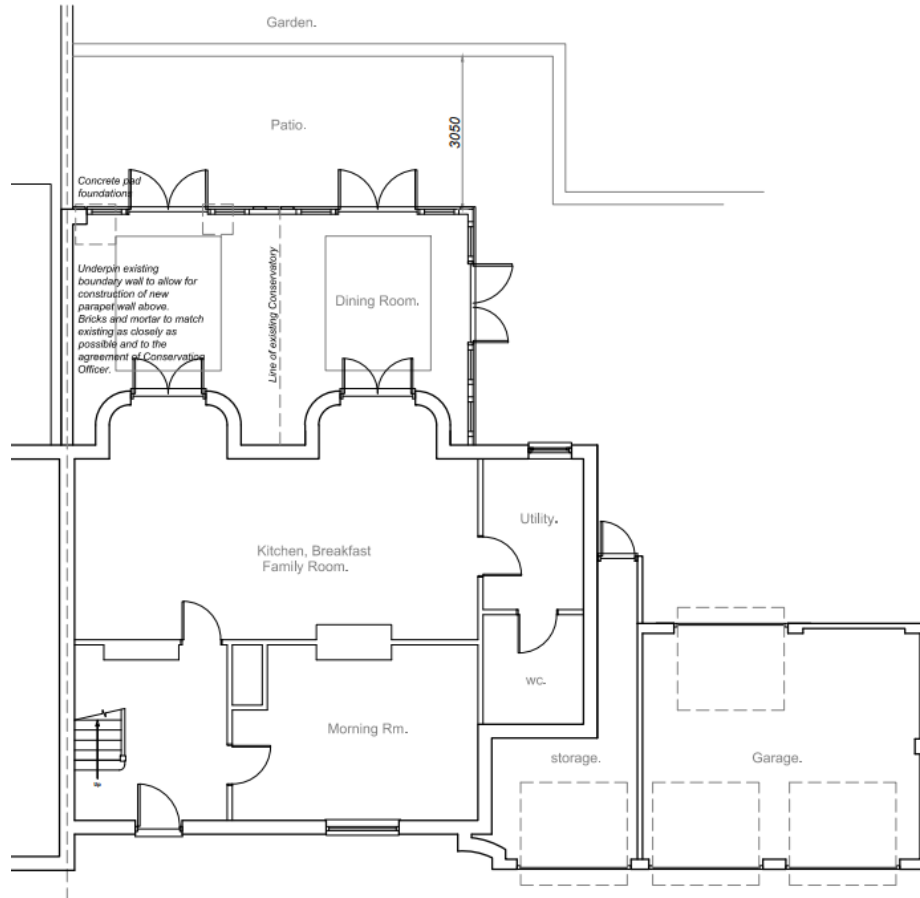
Proposed rear extension

109

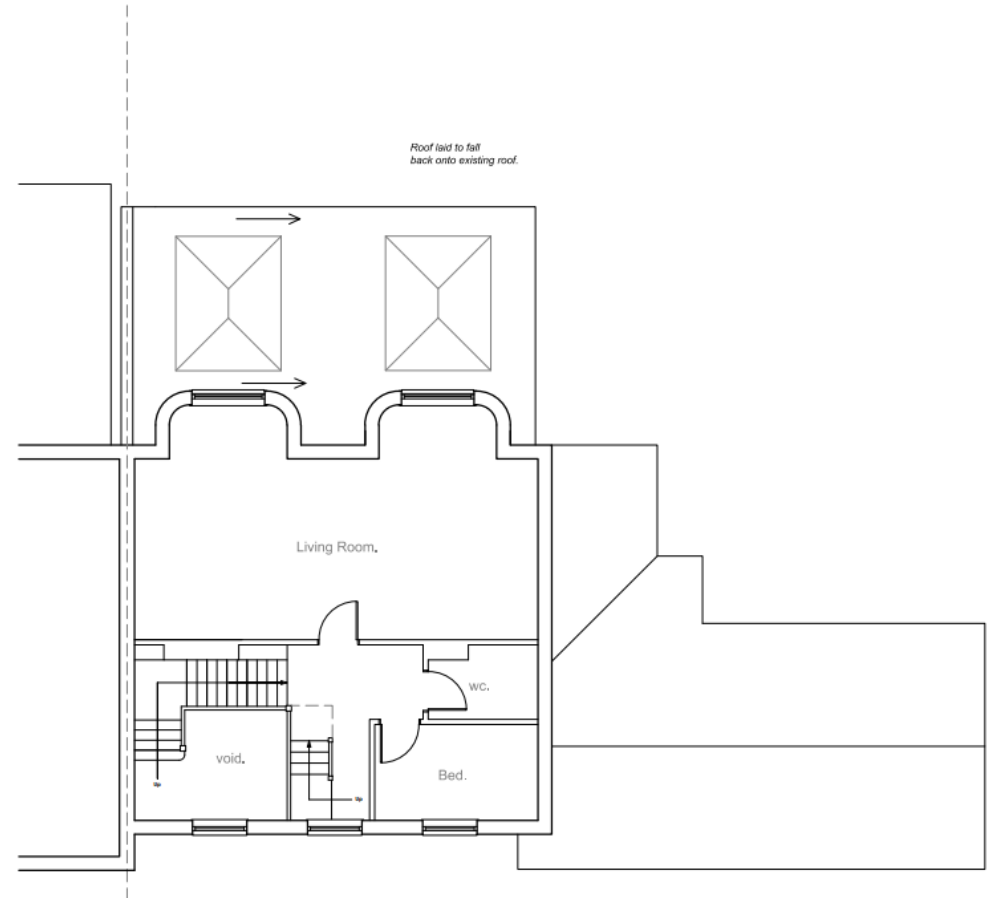


Proposed Rear Elevation (facing South)

Proposed floor plan



Proposed Ground Floor Plan



First Floor Plan (unchanged)

110

Rear of property with neighbour

111



Rear of property as existing

112



Photo prior to rear extension

113



105

3f 23/10593

Recommendation

Refuse

- As a result of its design, excessive proportions and position, adjacent to an existing extension to the rear of the building, results in the loss of the symmetry of the important design form at the rear of the property
- Detracts from the interesting bay features and eroding the character and significance of the listed building
- The combined effect of the new and existing extension taken together would have an overwhelming and dominant impact on the rear façade of the historic building, which retains significant architectural and aesthetic interest
- This would cause less than substantial harm to the overall character and significance of the listed building, but without sufficient public benefits to outweigh that harm. The development would therefore be contrary to Policy ENV3 of the Local Plan Part 1, Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan, and Chapters 12 and 16 of the National Planning Policy Framework

114

End of 3f 23/10593 presentation

115



New Forest
DISTRICT COUNCIL

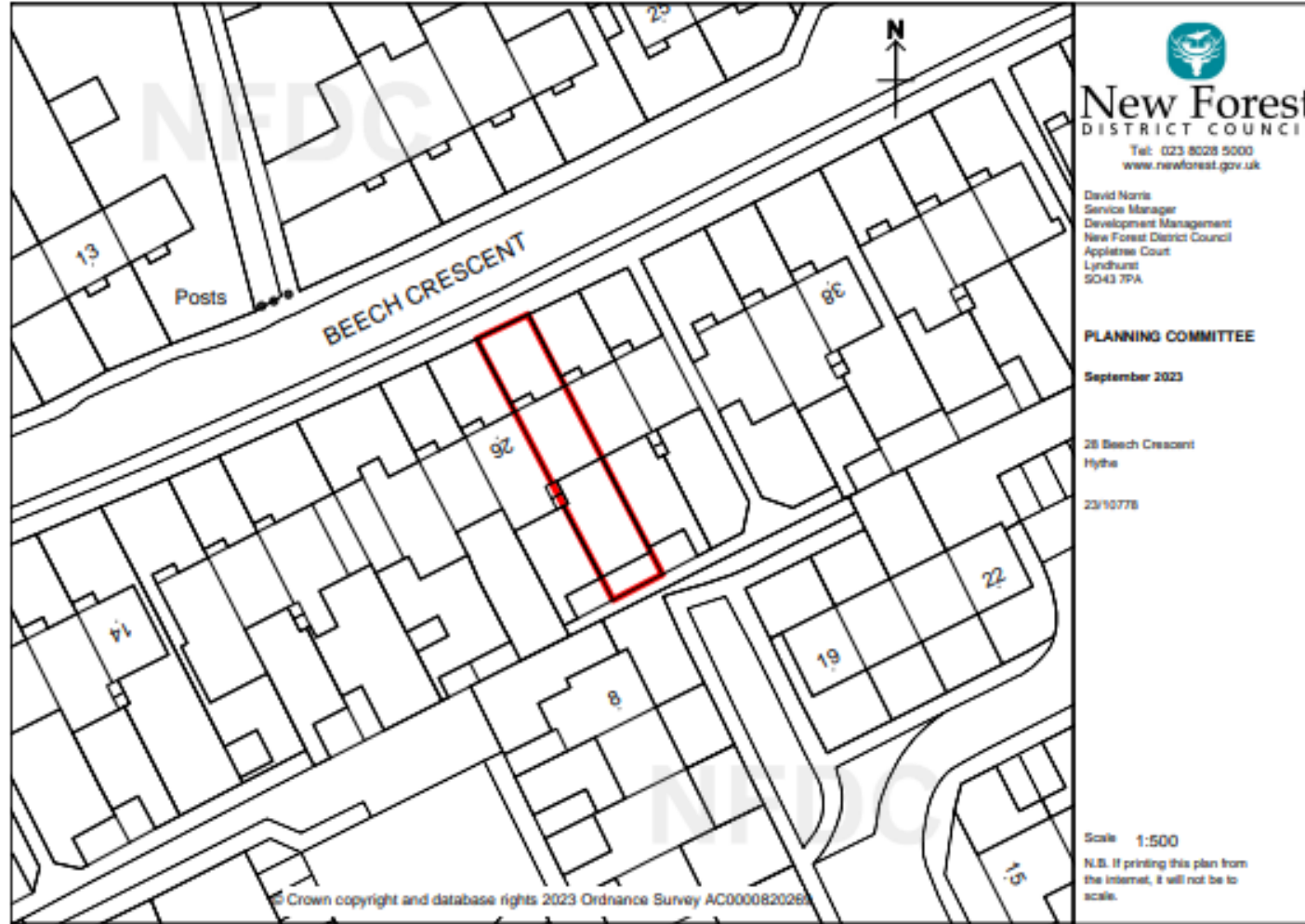
Planning Committee

App No 23/10778

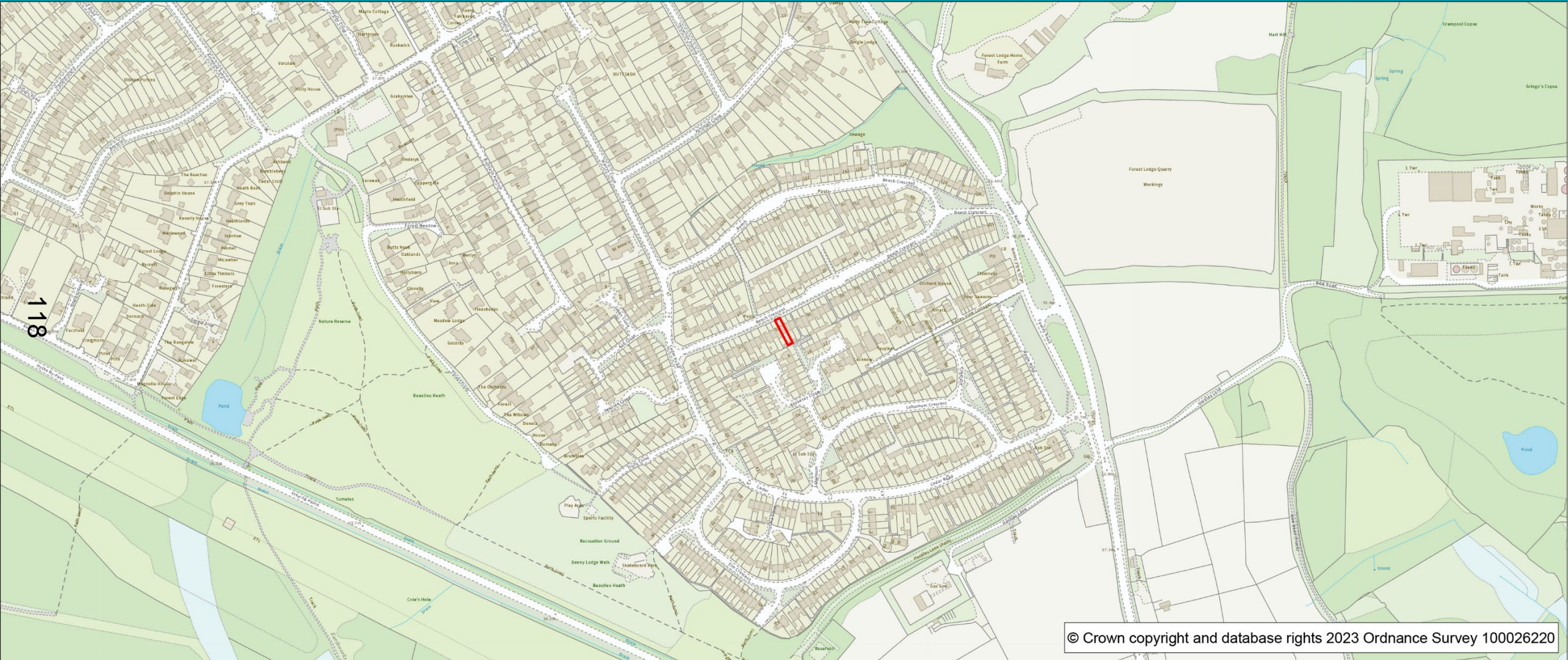
28 Beech Crescent,
Hythe
SO45 3QG
Schedule 3g

Red Line Plan

117

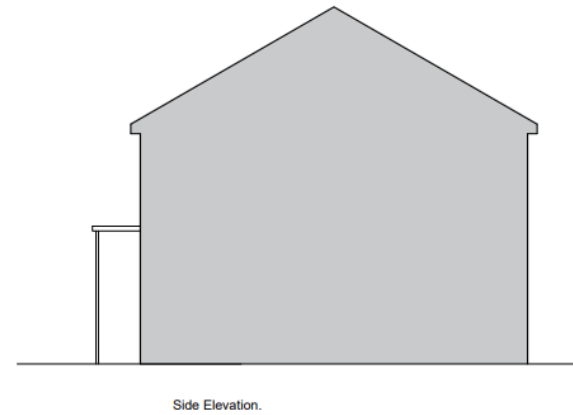
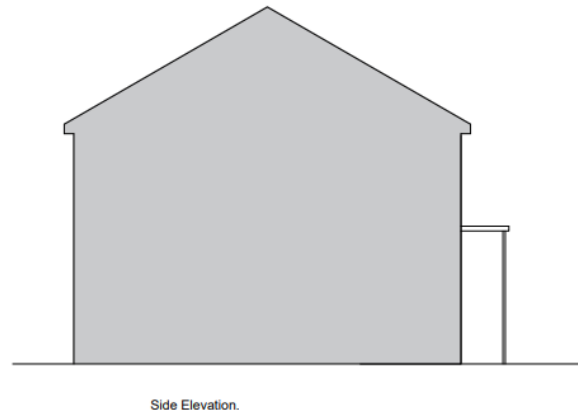
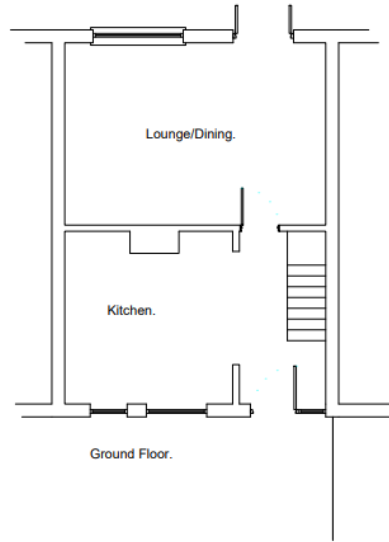


Local context



Existing plans

119



Block Plan



120

Site- front

121

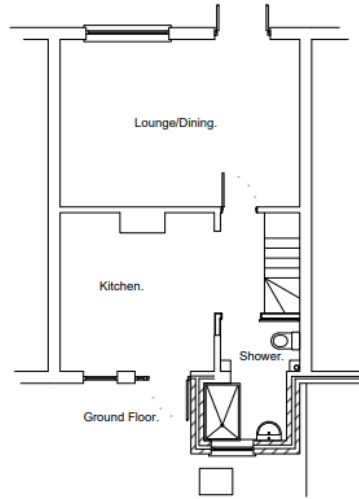


113

3g 23/10778

Proposed plans

122



0 1 2 3 4 5m 1:100 @ A3

Street- west

123



115

3g 23/10778

Street- east



124

116

3g 23/10778

Recommendation

- Recommendation to approve subject to standard conditions including:
 - The external facing materials shall match those used on the existing building

125



New Forest

DISTRICT COUNCIL

Planning Committee

App No 23/10003

NFDC Car Park,
The Furlong
Ringwood BH24 1AT
Schedule 3h

Update

- Application has been withdrawn

128

End of 3h 23/10003 presentation

129



New Forest
DISTRICT COUNCIL

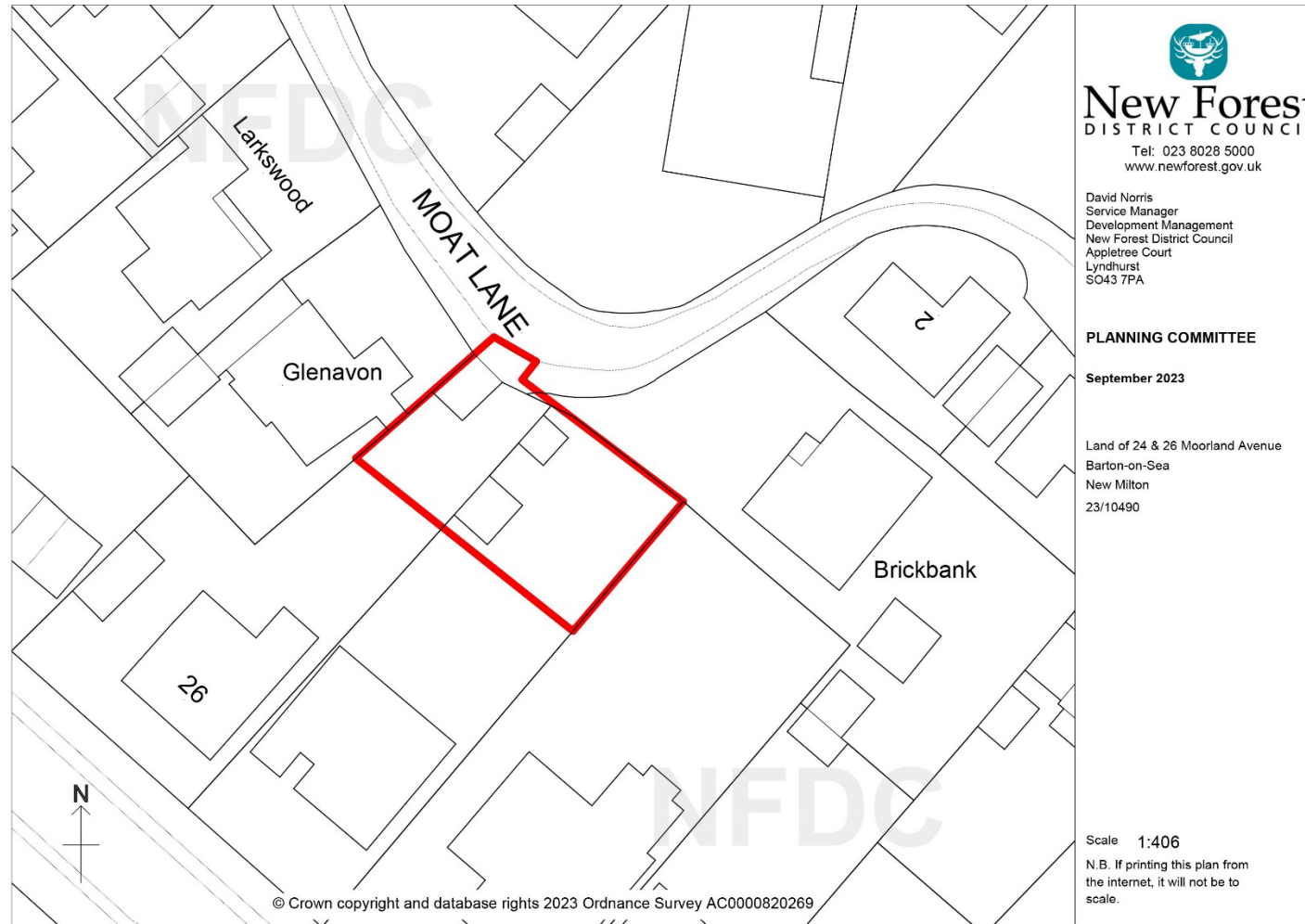
Planning Committee

App No 23/10490

24/26 Moorland Avenue,
Barton on Sea
New Milton
BH25 7DD
Schedule 3i

Red Line Plan

131



Location Plan

133



Block Plan

134



Site Plan



135

Site Plan

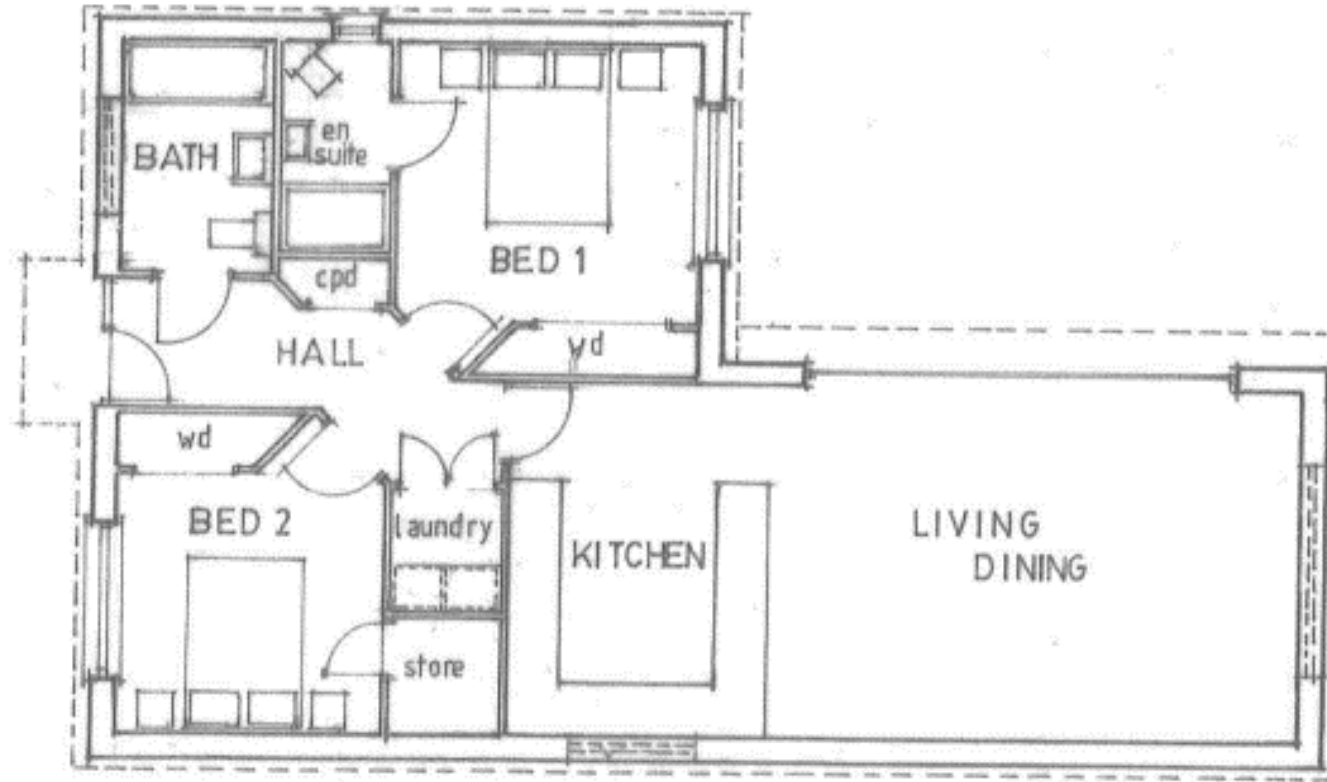
136



| | |
|--|--------------------------|
| proposed REDEVELOPMENT | |
| LAND AT THE REAR OF 24/26 Moorland Avenue, New Milton. | |
| for Mr & Mrs M. COWLES & Mr S. GRACE | |
| drwg no: MAV 03 | date: FEB 2023 |
| KEE ARCHITECTURAL DESIGN | |
| DESIGN tel: 01590 671658 | |

Floor Plan

137

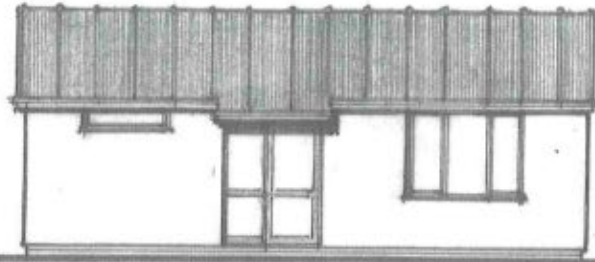


FLOOR PLAN 1-100

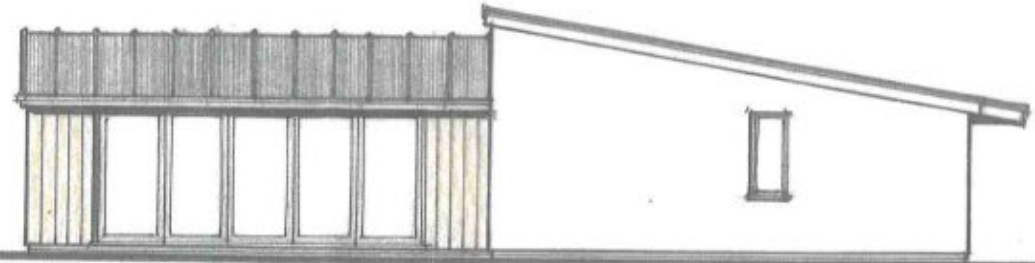


1-100 @ A3

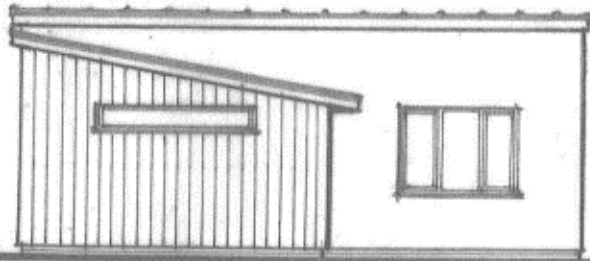
Elevations



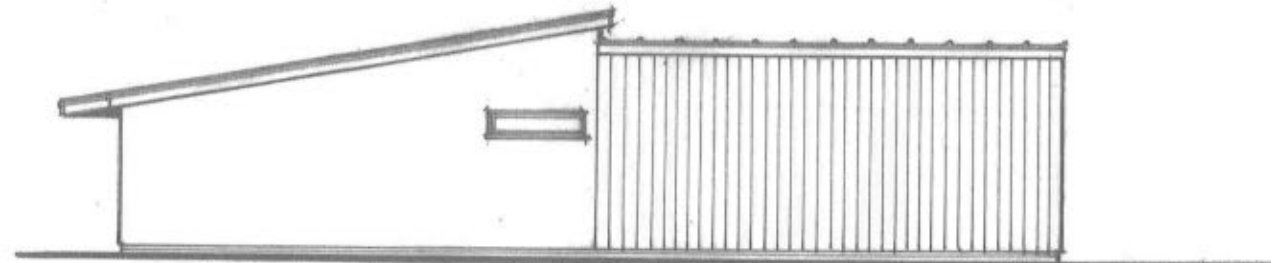
north west
ELEVATIONS 1-100



north east



south east



south west

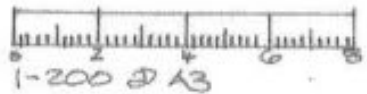
138

Streetscene

139



STREET VIEW 1-200 SCHEMATIC - FOR ILLUSTRATIVE PURPOSES ONLY



Site Photographs

140



24 and 26 Moorland Avenue



View towards the site from the entrance to Moat Lane

Site Photographs

141



The approach to the site from Moat Lane



Existing access

Site Photographs

142



View towards the site from within Moat Lane



View looking away from the site

Site Photographs

143



Site Photographs

144



View of the site from no. 24/relationship to rear properties

Site Photographs

145



View of the site from no. 24/relationship to rear properties

Densities

146

The proposed site
33.3dph



2 & 2a
Moat Lane
38.4dph

Recommendation

- Delegated Authority be given to the Service Manager Development Management to GRANT PERMISSION subject to:
 - i. The completion of a planning obligation entered into by way of a Section 106 Agreement to secure:
 - Air quality contribution of £103
 - The Habitat Mitigation (Access Management and Monitoring) Contribution of £661
 - The Habitat Mitigation (Infrastructure) Contribution of £4,226
 - Monitoring Charges
 - Recreational Habitat Mitigation commencement of £808
 - ii. The imposition of the conditions set out in the report



New Forest

DISTRICT COUNCIL

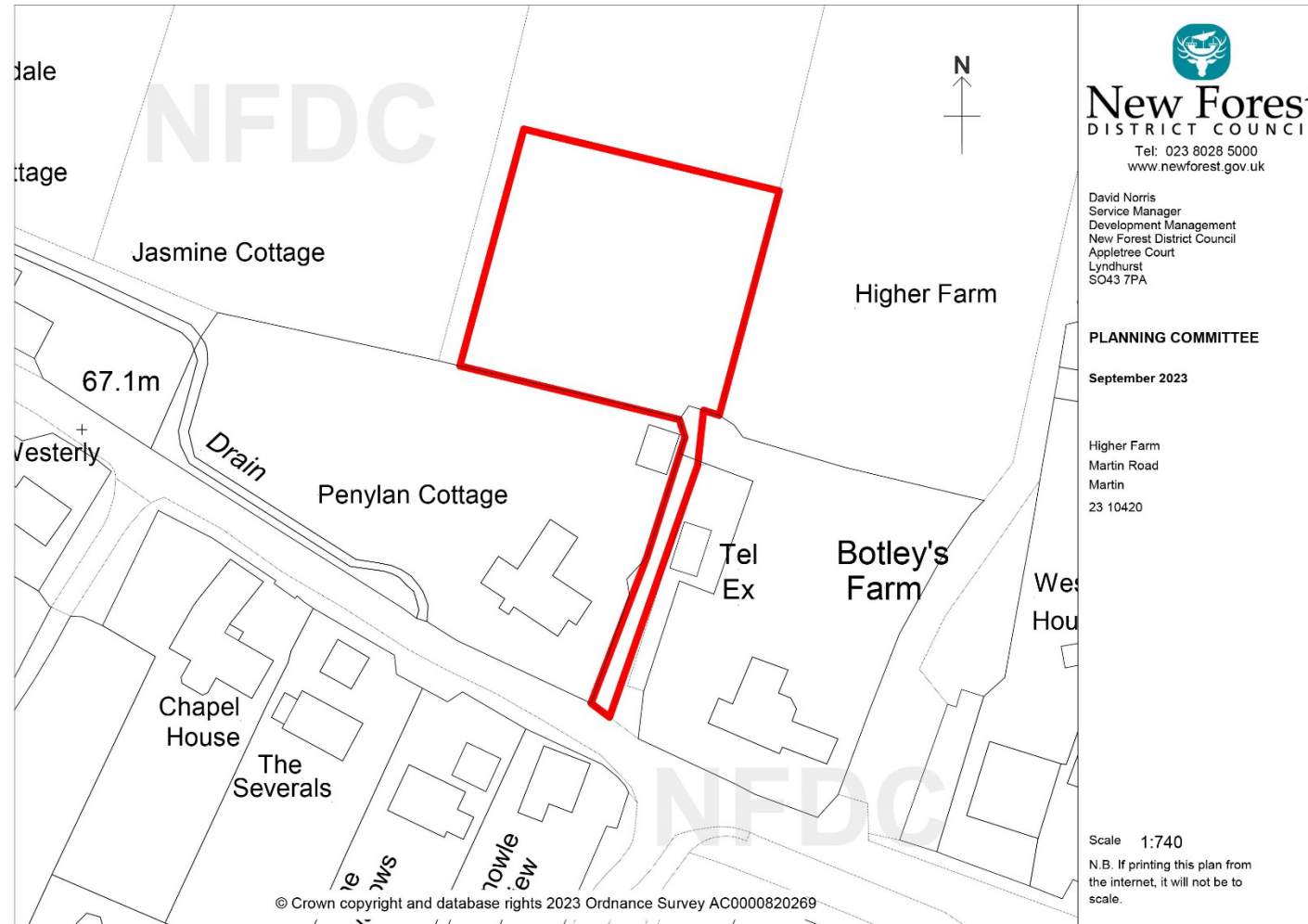
Planning Committee

App No 23/10420

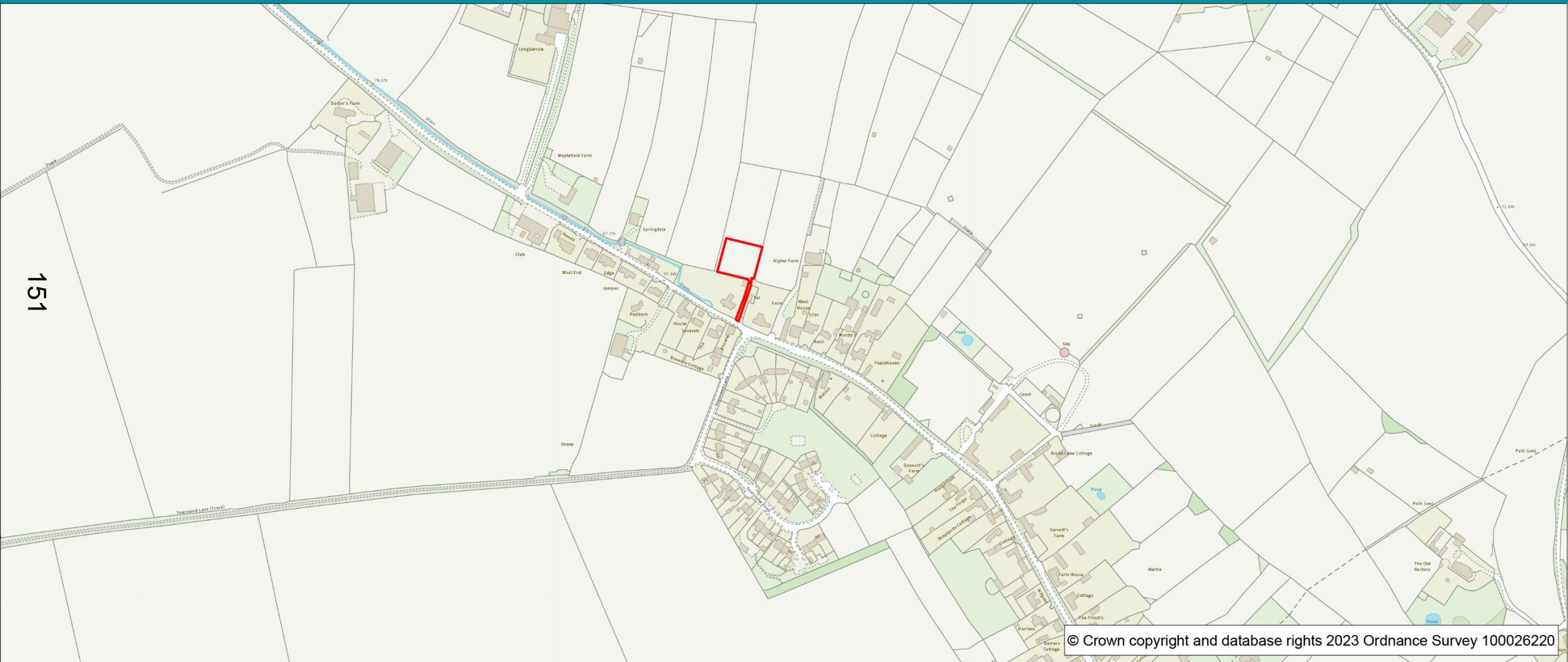
Higher Farm,
Martin Road
Martin SP6 3LN
Schedule 3j

Red Line Plan

150



Local context



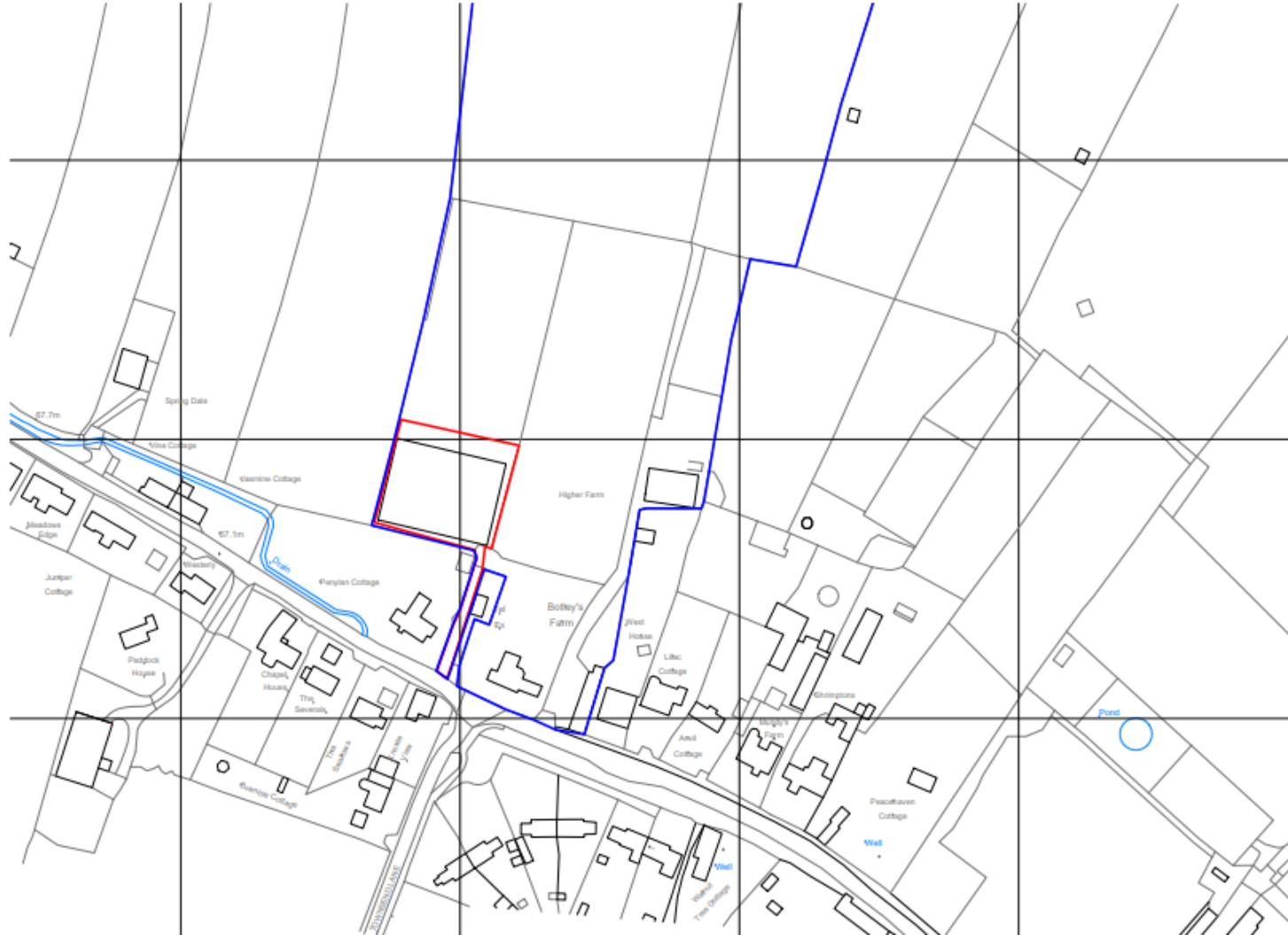
151

143

3j 23/10420

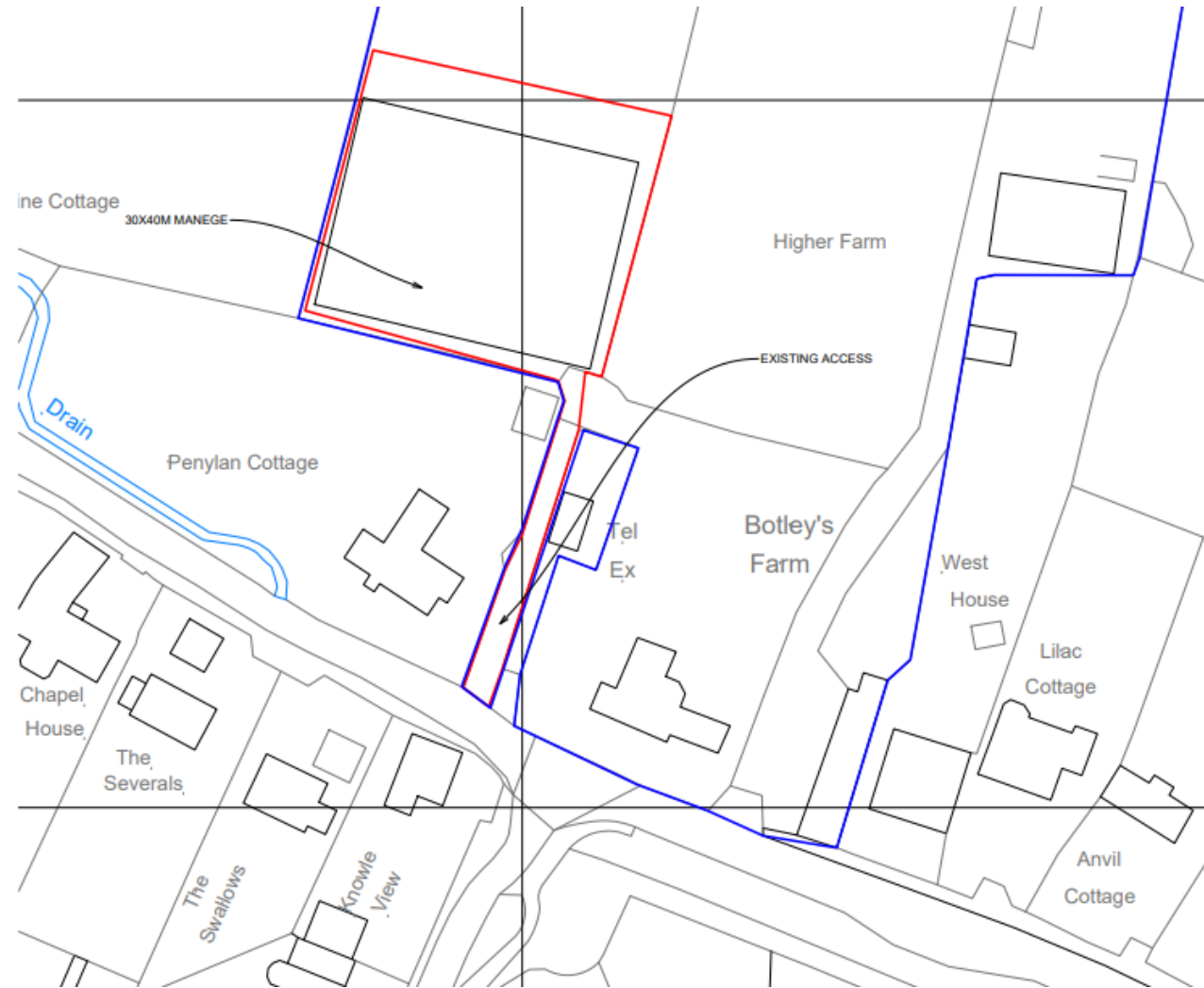
Location Plan

152



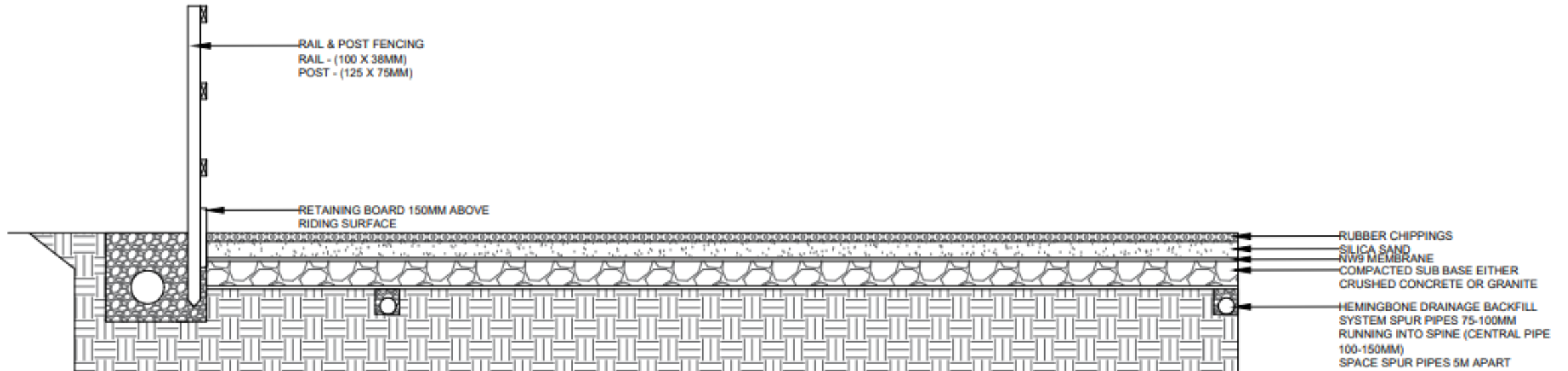
Block Plan

153



Manège Construction

155



Site Photographs

156



View of the site from the boundary



View of the site from the boundary

Site Photographs

157



View of the site from the road



View towards the site from within Higher Farm

Site Photographs

158



View of the site and the neighbouring boundary



Level changes/topography

Recommendation

- Grant subject to conditions

159



New Forest

DISTRICT COUNCIL

Planning Committee

App No 23/10766

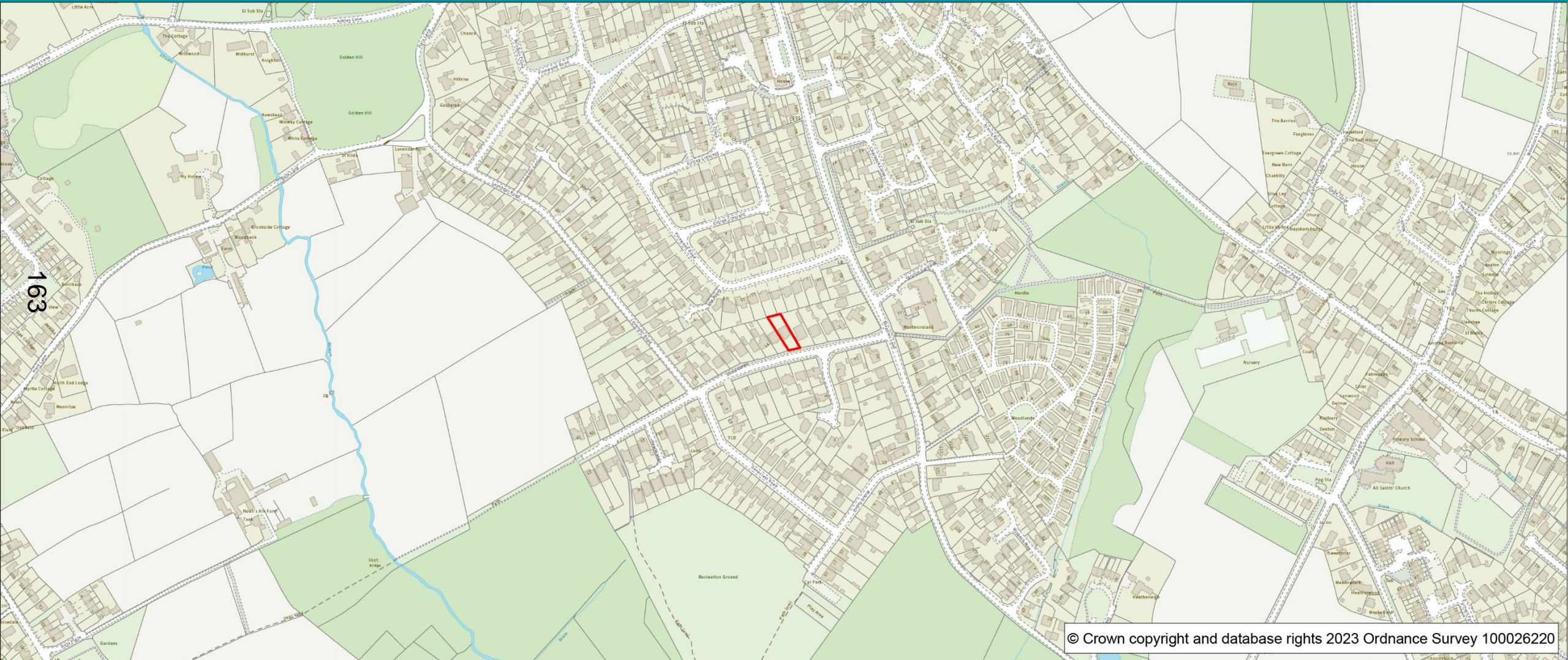
10 Heath Road
Hordle
SO41 0GG
Schedule 3k

Red Line Plan

162



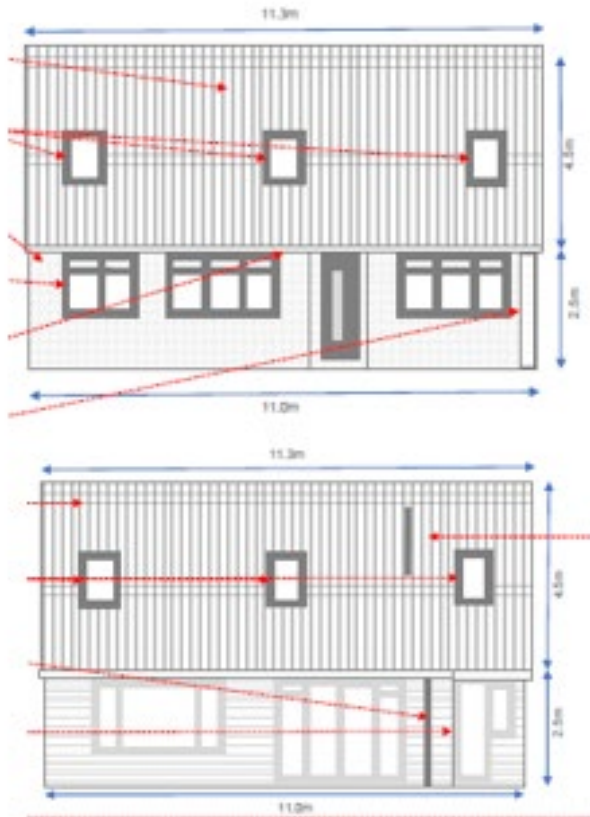
Local Context



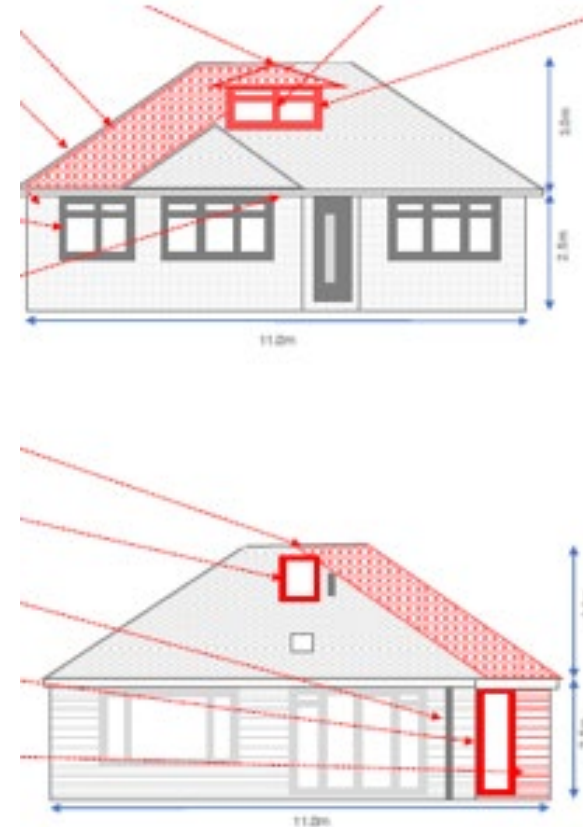
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Previously approved applications

22/10259



23/10275

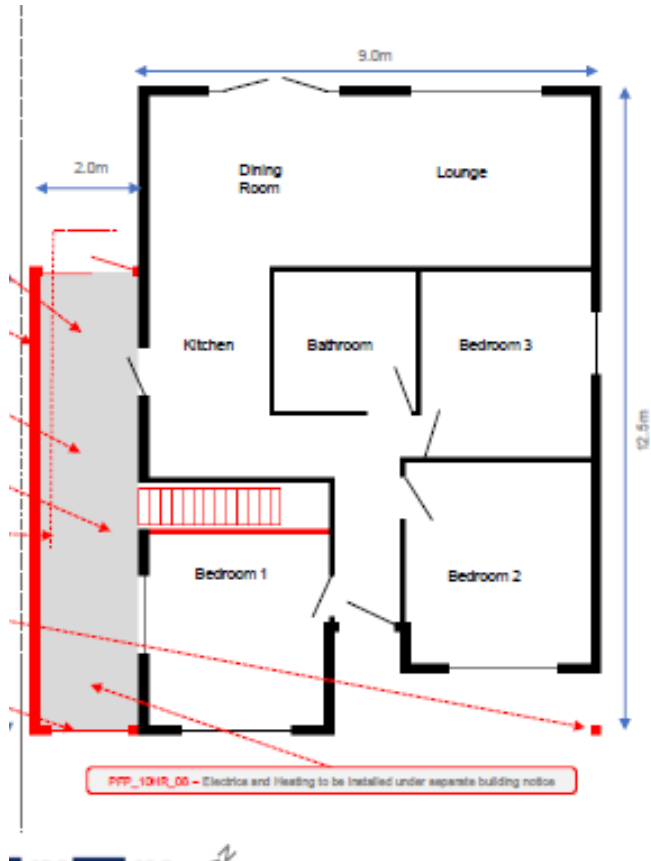


164

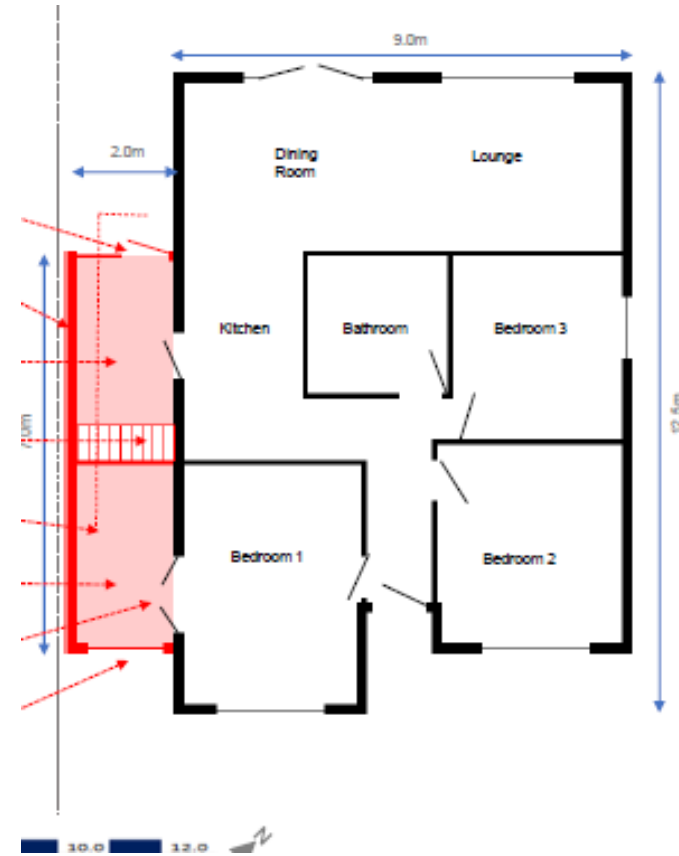
Previously approved applications: ground floor plans

22/10259

165

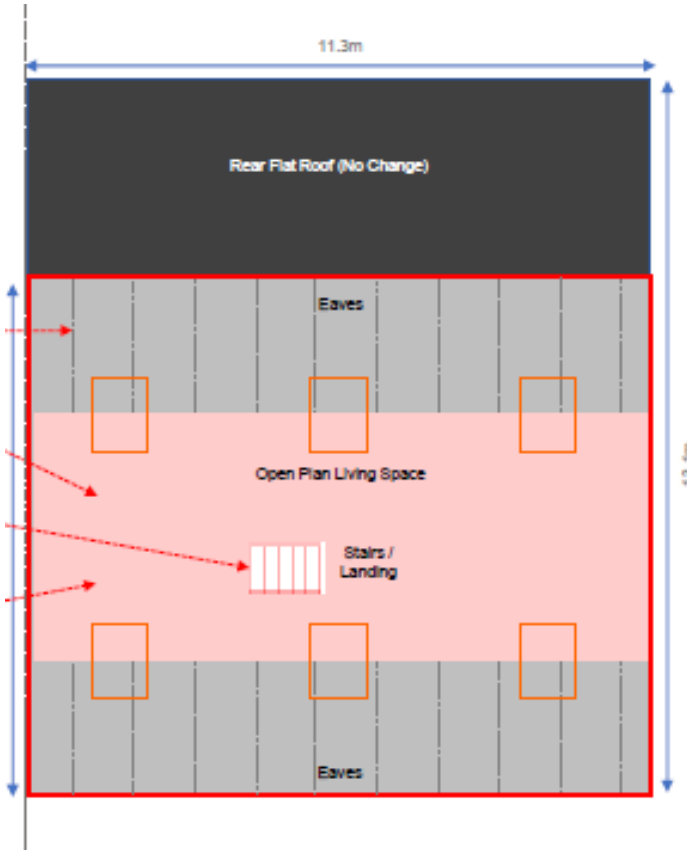


23/10275

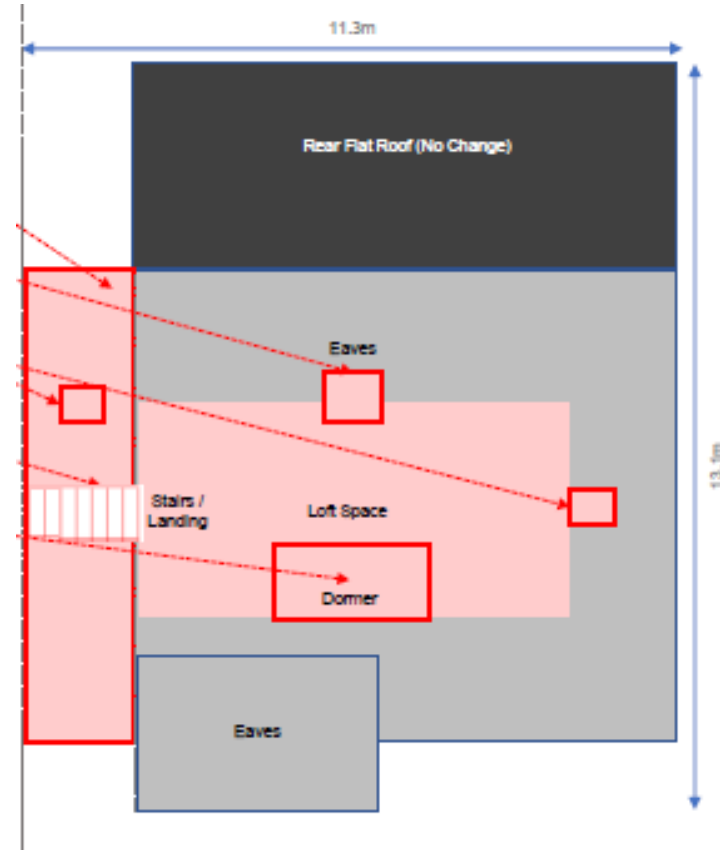


Previously approved plans: first floor

22/10259



23/10275



Existing and Proposed Front (North) Elevation

Existing Front (North) Elevation – ENE01



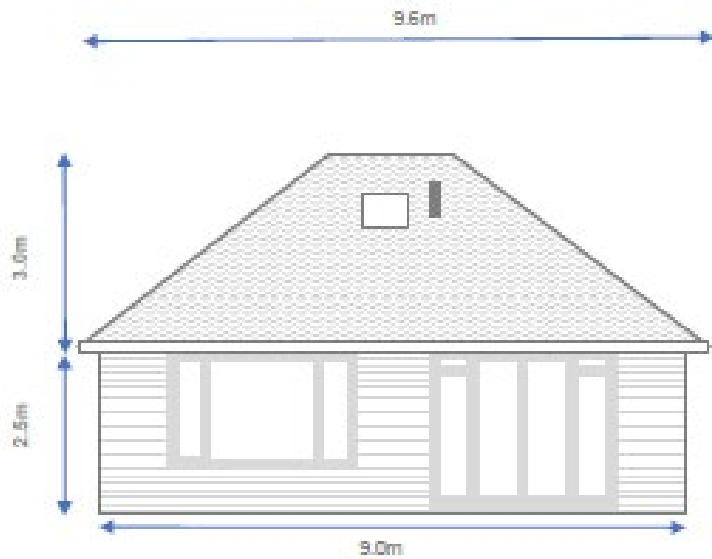
Proposed Front (North) Elevation – PNE01



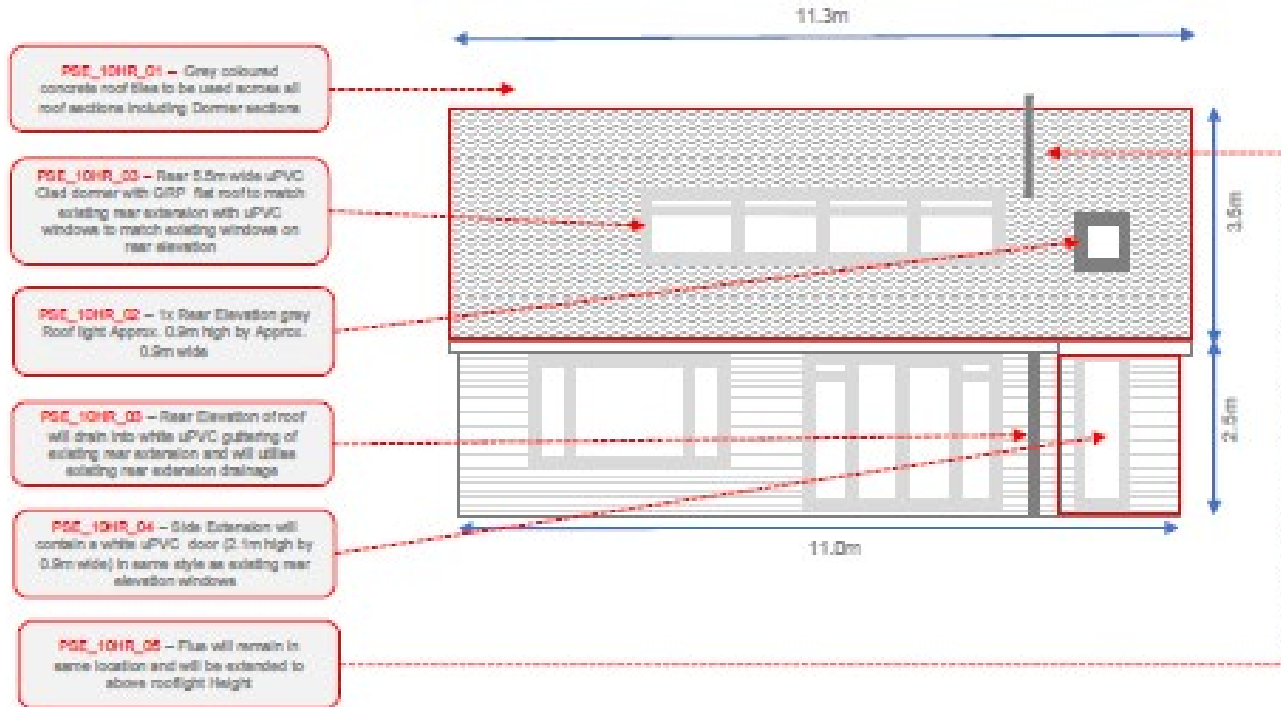
- PNE_10HR_01** – Grey coloured concrete roof tiles to be used across all front roof elevation
- PNE_10HR_02** – 1x Front Elevation grey Rooflight Approx. 0.9m high by Approx. 0.9m wide
- PNE_10HR_03** – 2x 2.5m wide uPVC Clad dormers with pitched roof to match new roof with uPVC windows to match existing windows on front elevation
- PNE_10HR_04** – Side Extension will contain a uPVC Anthracite window (1.4m wide by 1.25m high) in same style as existing front elevation windows
- PNE_10HR_05** – Front Elevation of ground floor section (existing building and front of side extension) to be rendered in white
- PNE_10HR_06** – Front Elevation of roof will drain into white uPVC gutting and will utilise existing drainage
- PNE_10HR_07** – A 0.6m wide by 0.6m deep by 2.5m high white rendered brick pillar will provide support for Roof Overhang

Existing and Proposed Rear (south) Elevation

Existing Rear (South) Elevation – ESE01



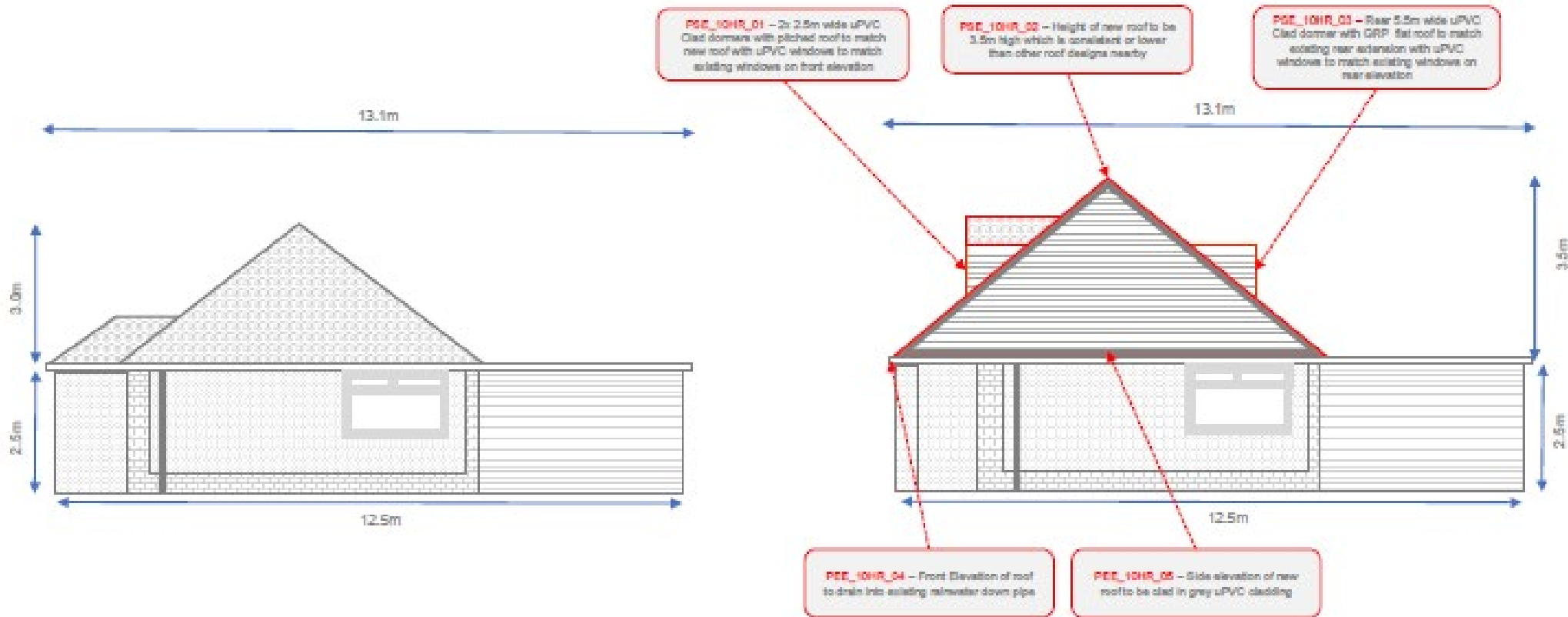
Proposed Rear (South) Elevation – PSE01



Existing and Proposed Side (East) Elevation

Existing Side (East) Elevation – EEE01

Proposed Side (East) Elevation – PEE01



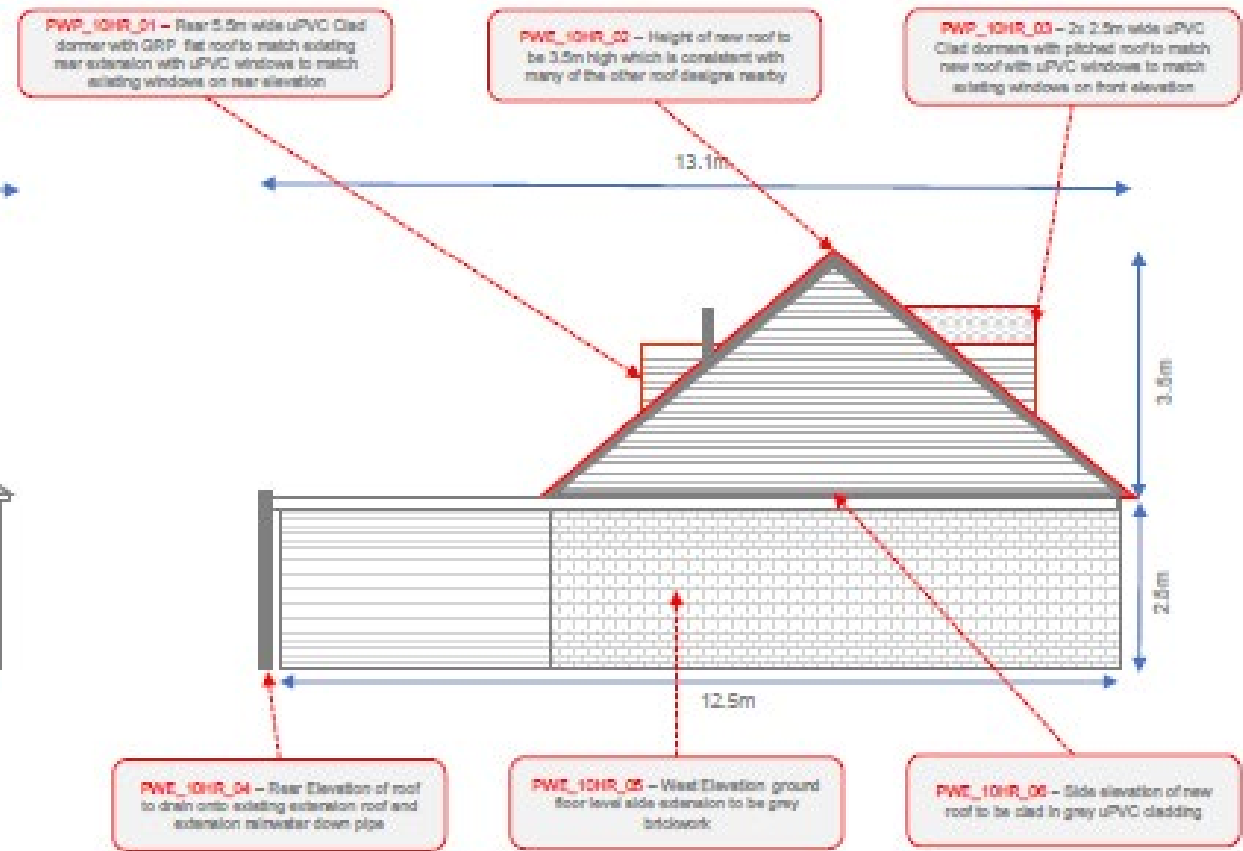
169

Existing and Proposed Side (west) Elevation

Existing Side (West) Elevation – EWE01



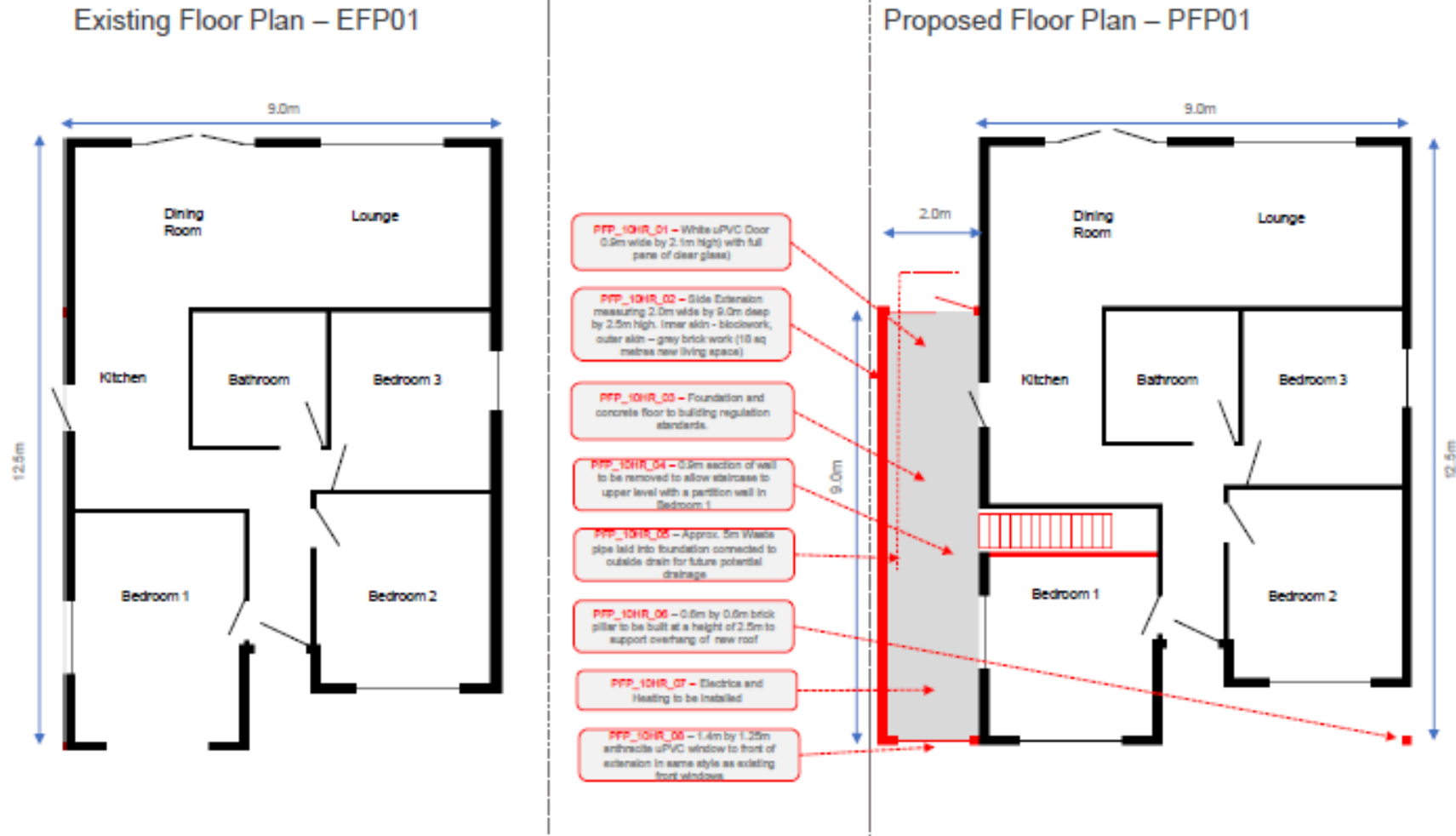
Proposed Side (West) Elevation – PWE01



170

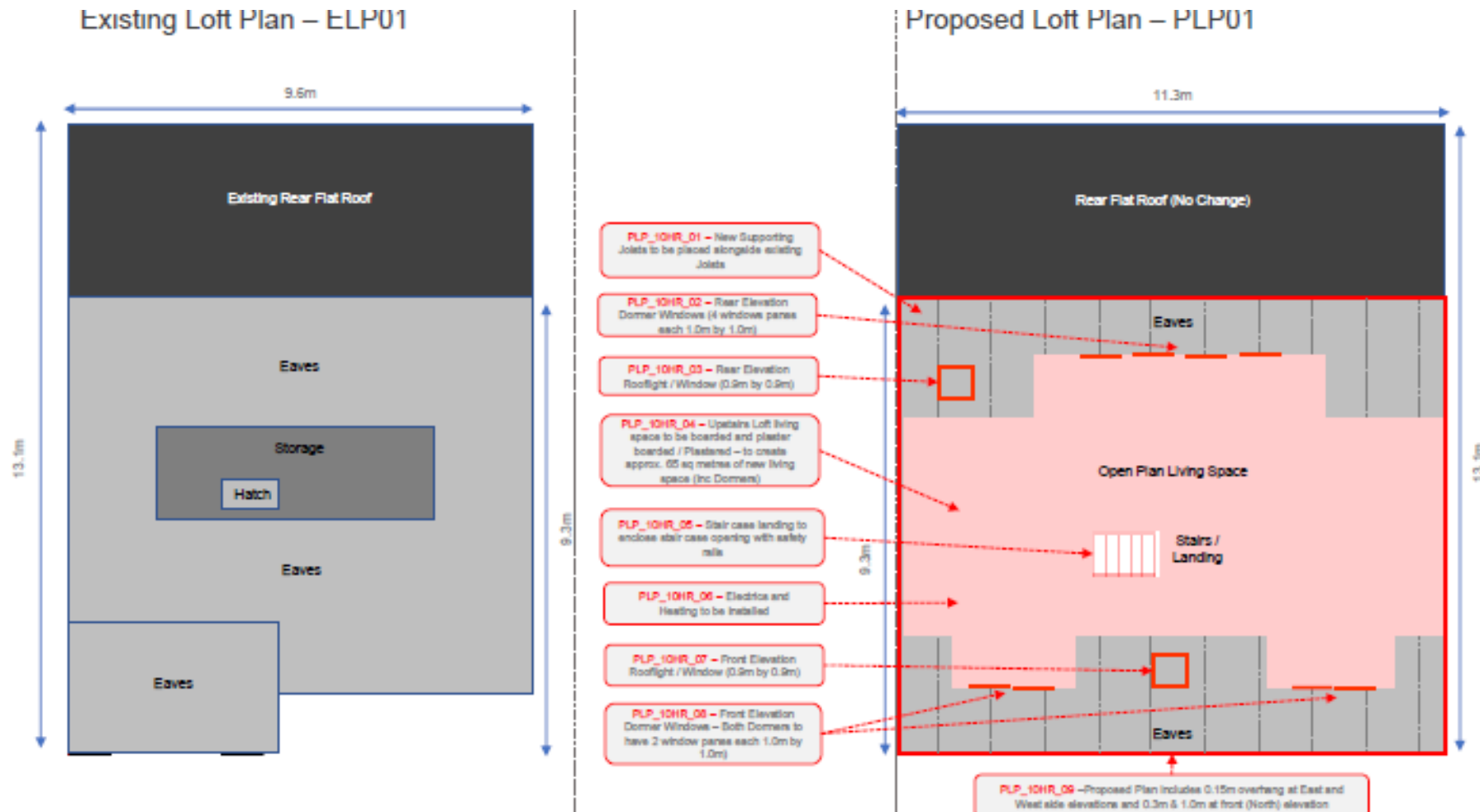
Existing and Proposed Ground Floor Plans

1771



Existing and Proposed Loft plans

172



Street scene

173



165

3k 23/10766

Location plan

174



Aerial photograph

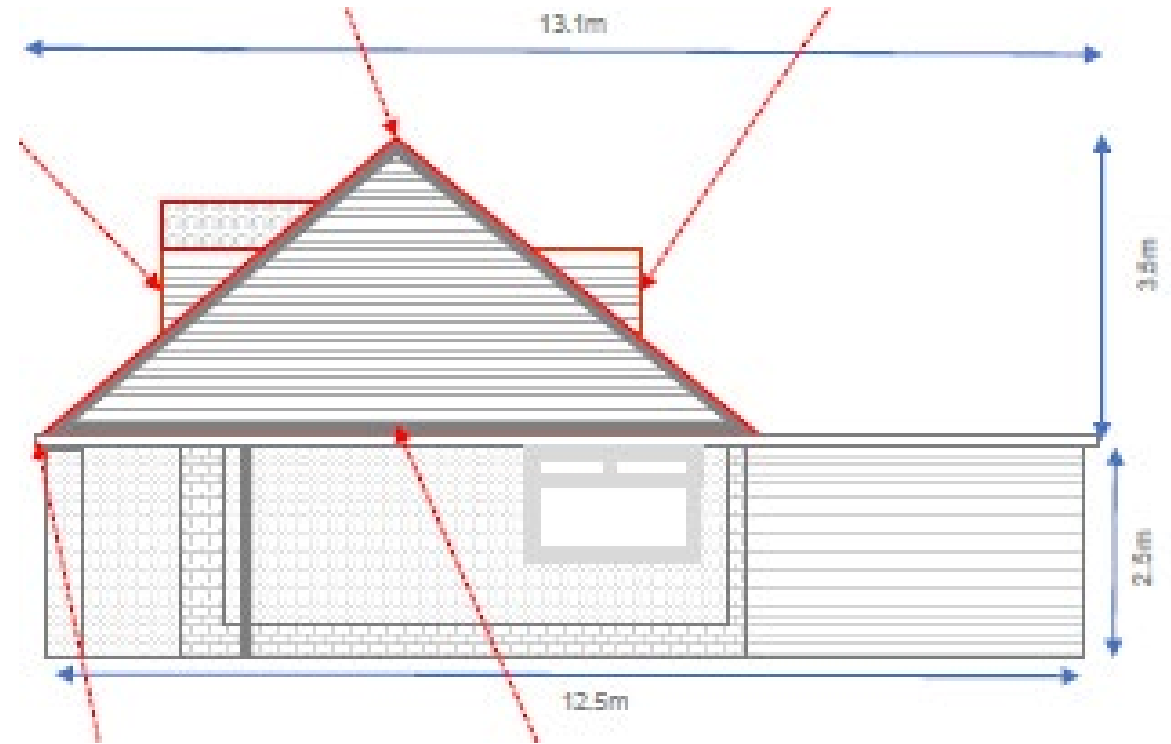
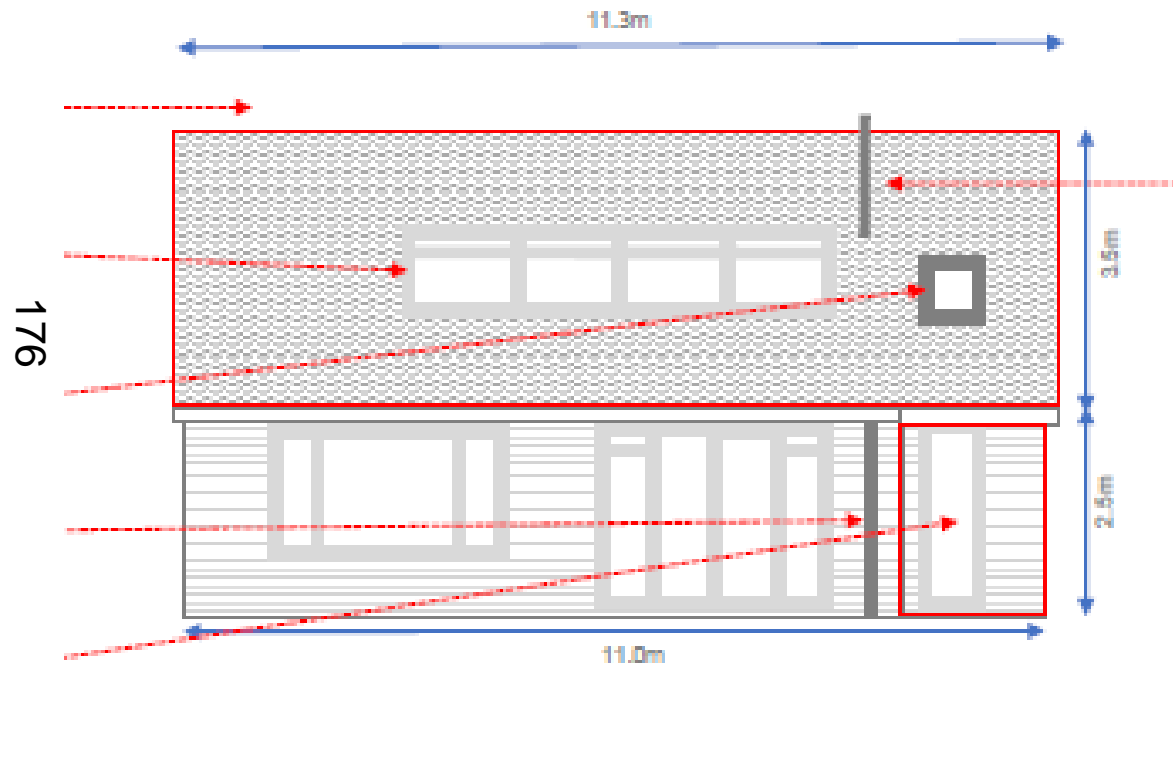


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3k 23/10766

Proposed Rear (south) and side (east) Elevations



10, 8 and 12 Heath Road – rear elevations



View from site & views from 9 Pinewood Road



View from kitchen and first floor of 7 Pinewood Road

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View from first floor and rear garden of 11 Pinewood Road

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Recommendation

- Grant subject to conditions
- The conditions are the standard conditions relating to commencement and plan numbers

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New Forest

DISTRICT COUNCIL

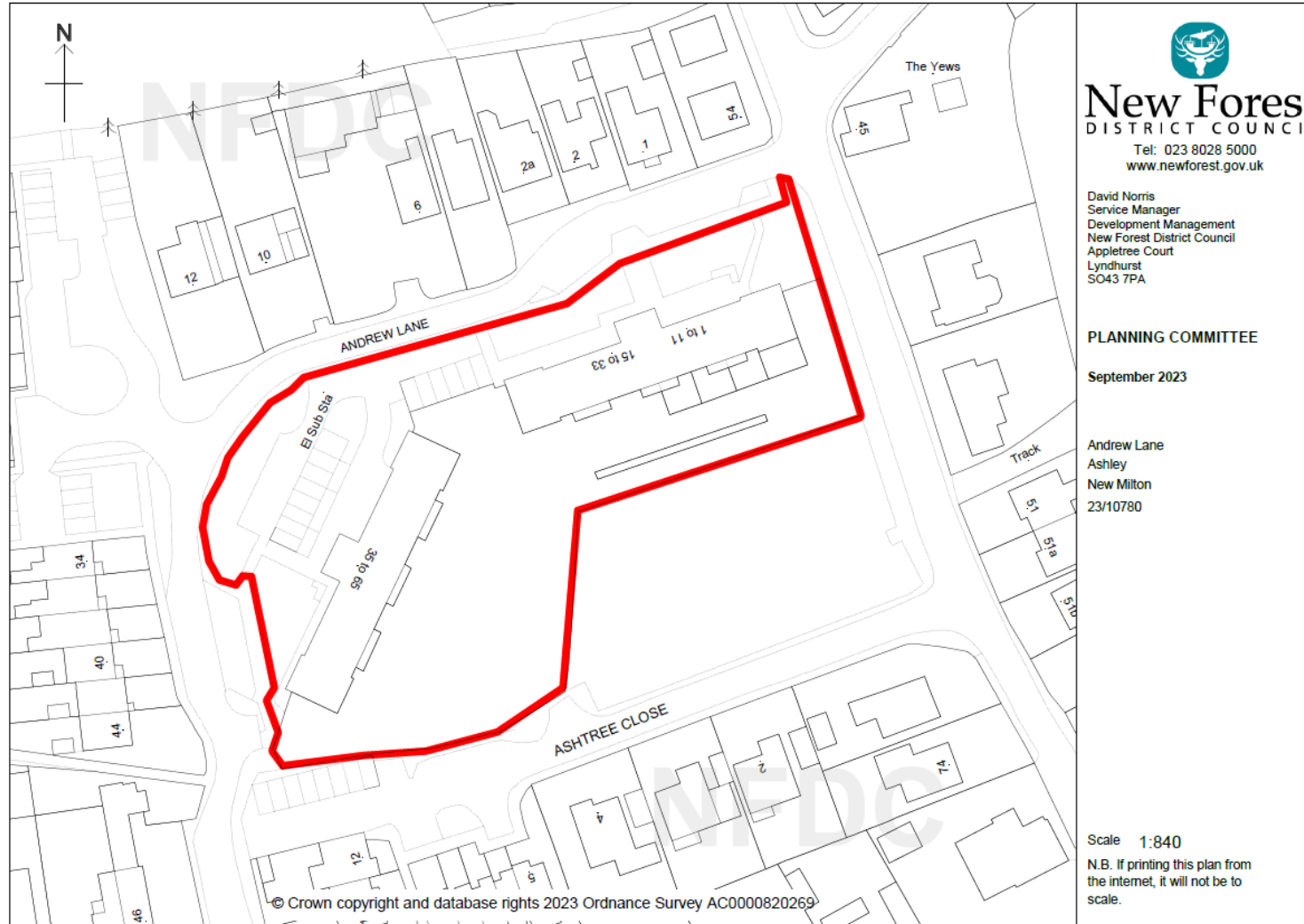
Planning Committee

App No 23/10780

Andrew Lane,
Ashley
New Milton
Schedule 3I

Red Line Plan

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Local Context



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3I 23/10780

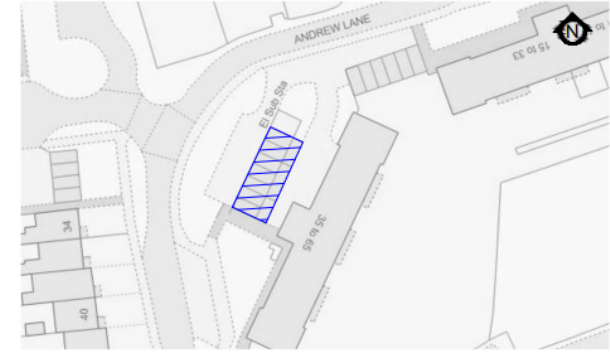
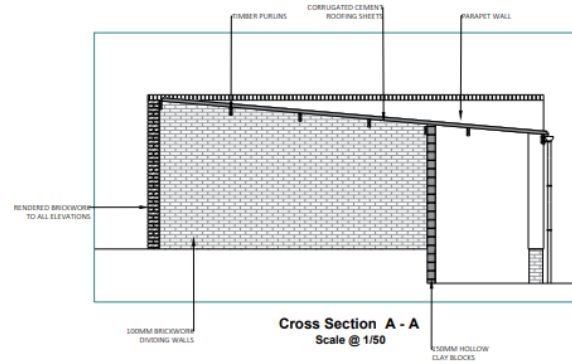
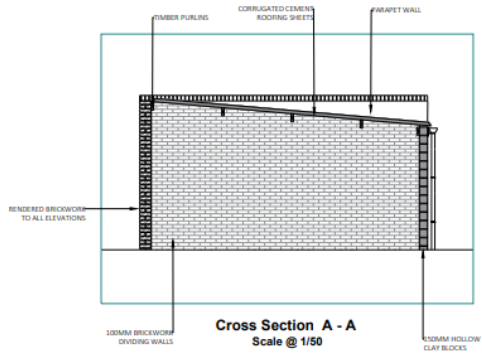
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Block plan

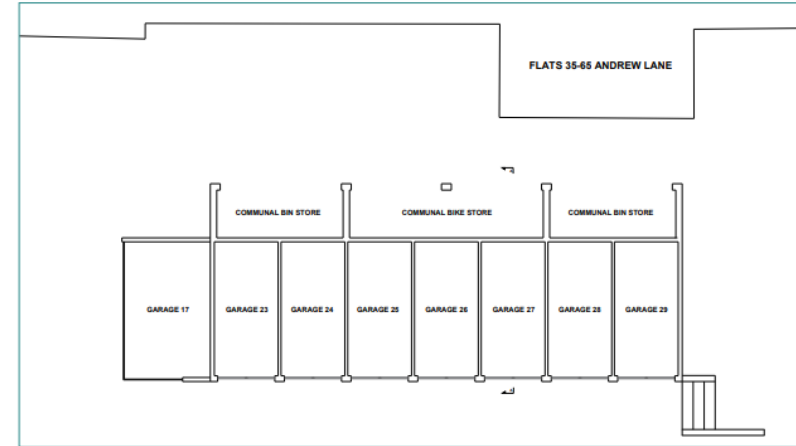
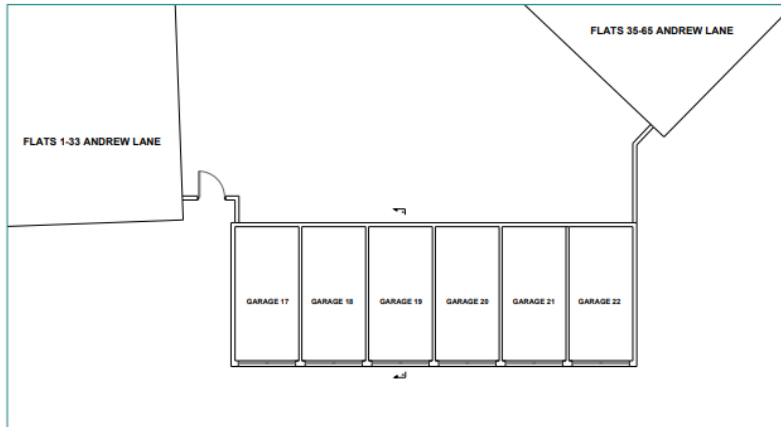


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Existing section and floor plan

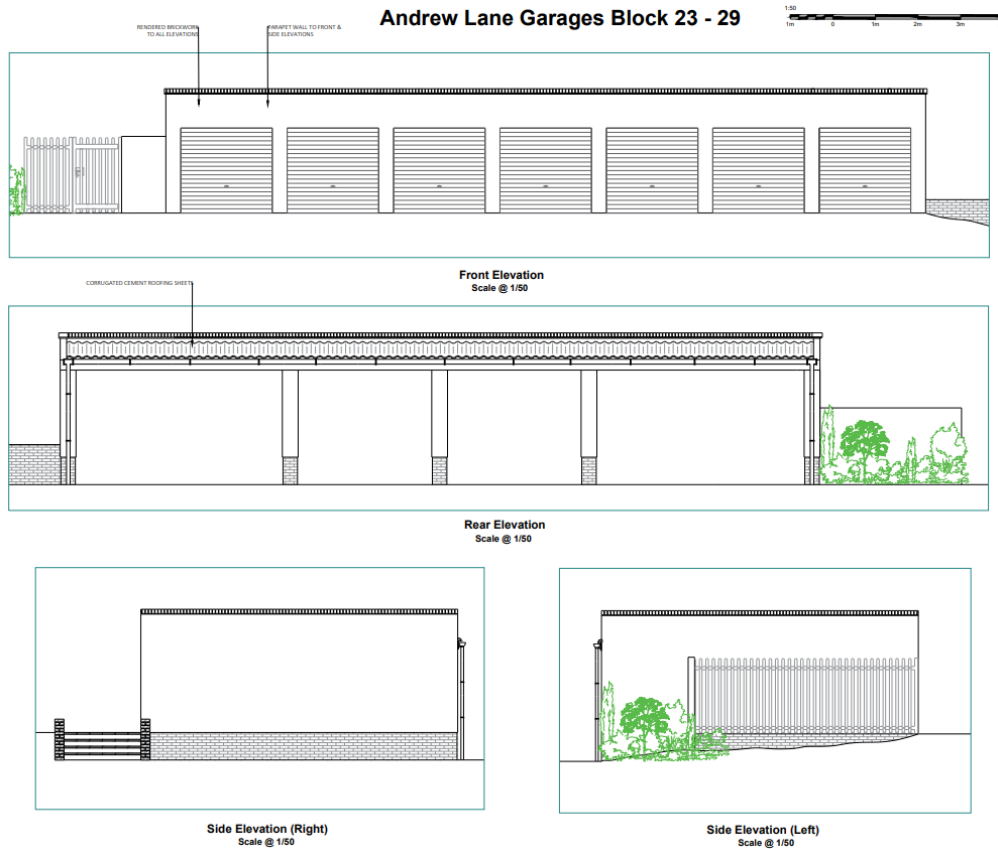


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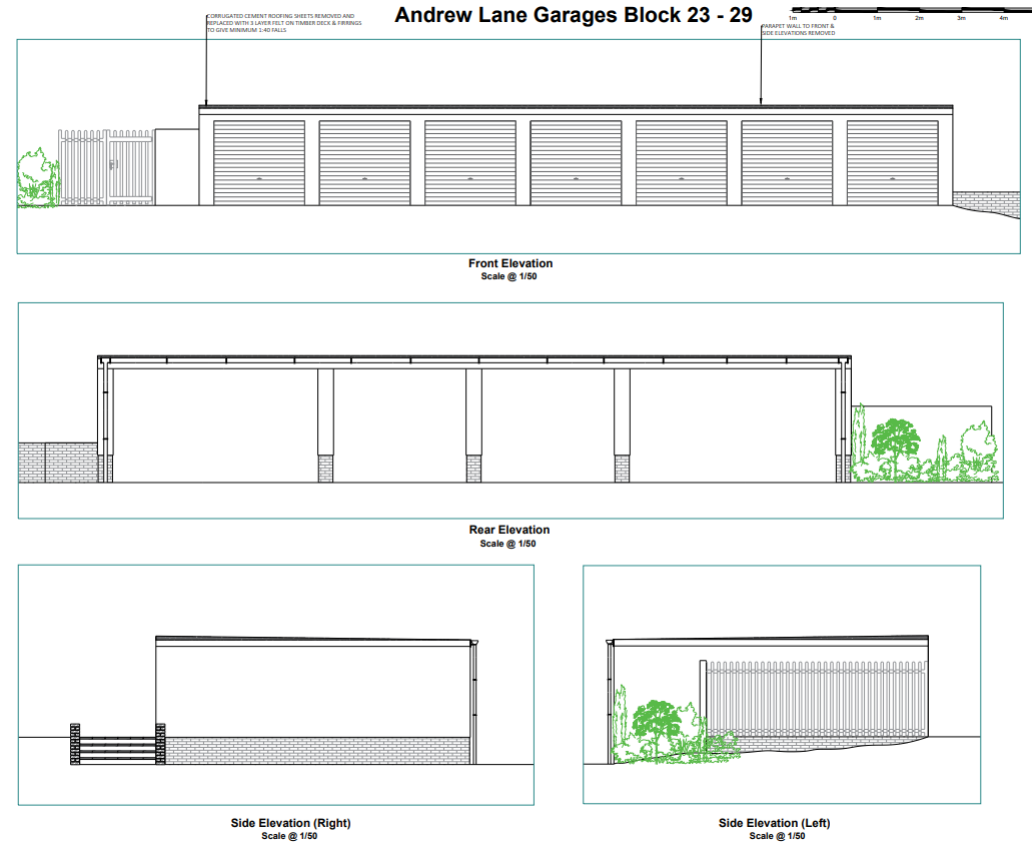


Existing and proposed elevations

Existing elevations



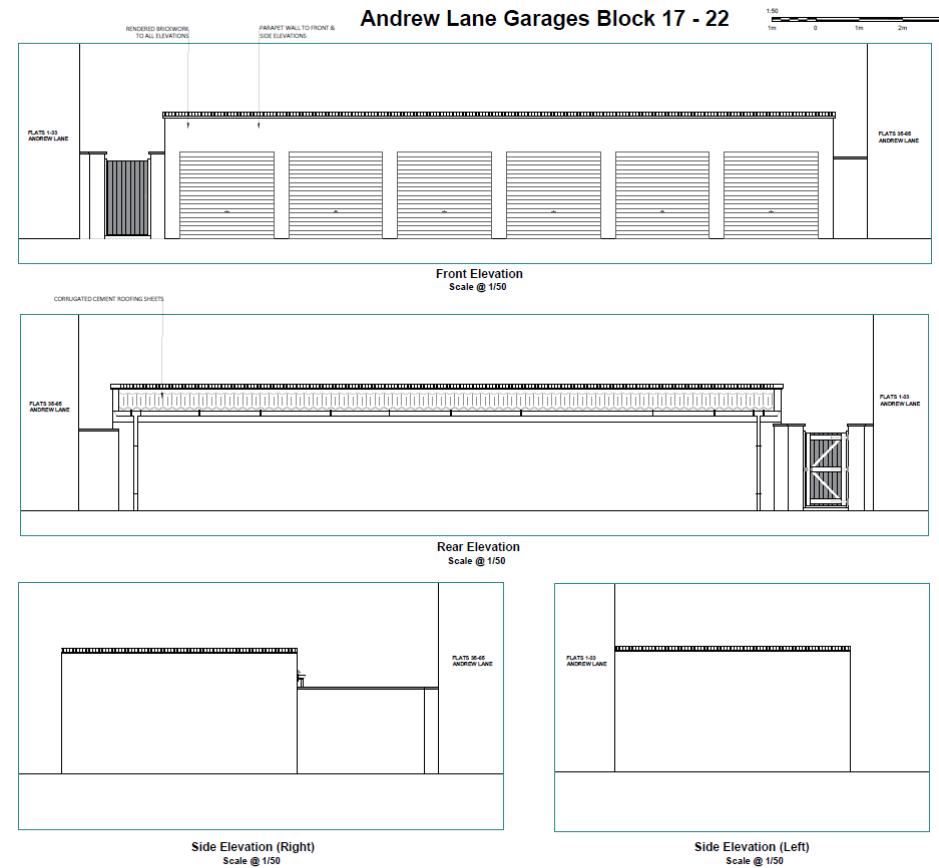
Proposed elevations



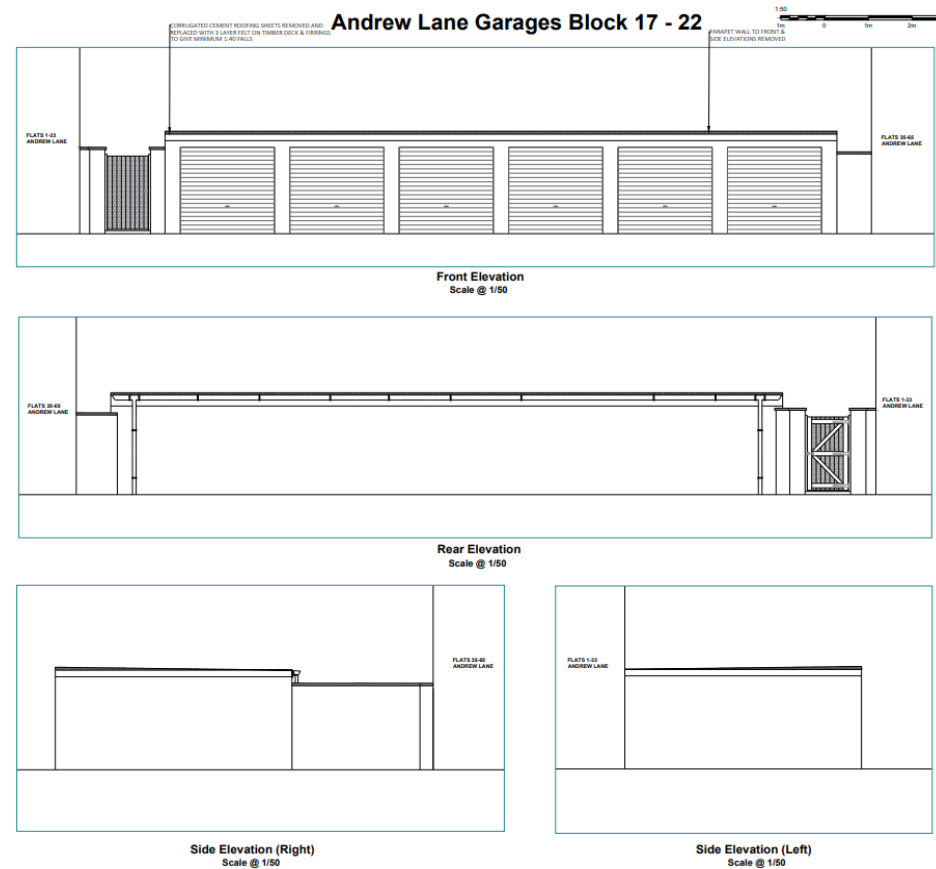
188

Existing and proposed elevation

Existing elevation

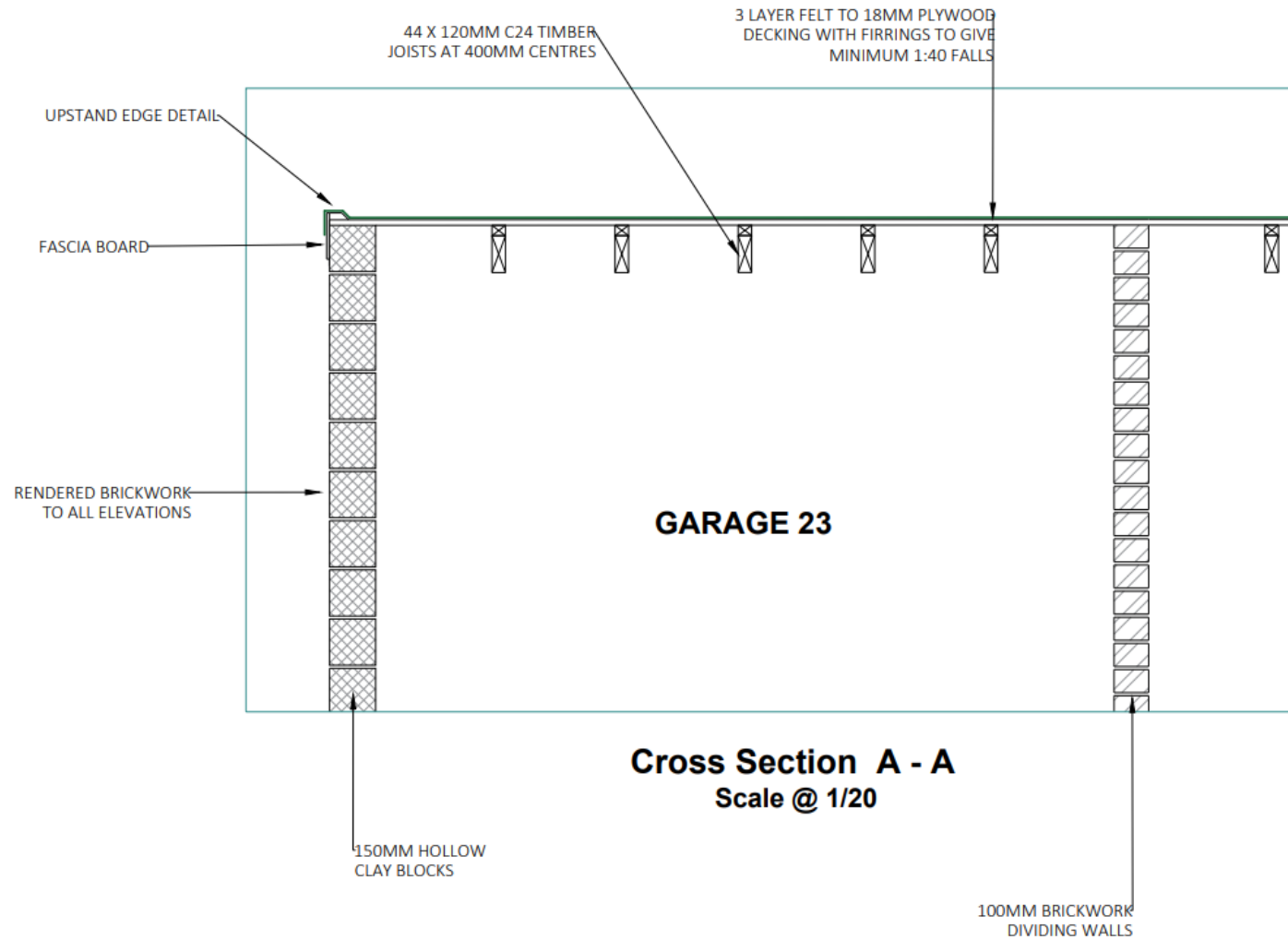


Proposed elevation



Proposed cross section

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Site

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Site

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Site

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Recommendation

- For the reasons laid out in the report, the application is recommended for conditional approval

End of 31 23/10780 presentation

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PLANNING COMMITTEE – 13 SEPTEMBER 2023

COMMITTEE UPDATES

All applications on the agenda should refer to the NPPF September 2023, as the National Planning Policy Framework was amended on 5 September 2023.

Item 3a – Former Police Station, Southampton Road, Lymington (Application 23/10282)

The National Planning Policy Framework has recently been amended (5th September) and the report should now refer to the NPPF Sept 2023.

The very minor changes to the NPPF relate specifically to guidance on land-based wind power schemes and are not relevant to the planning application.

The Bruton Knowles Briefing Note to Members has been published on the Council's website.

Item 3b - MAPLE FIELD FARM, MARTIN ROAD, MARTIN (23/10692)

The National Planning Policy Framework has recently been amended (5th September) and the report should now refer to the NPPF Sept 2023.

The very minor changes to the NPPF relate specifically to guidance on land-based wind power schemes and are not relevant to the planning application.

Item 3c - THE PROMENADE SEAWALL, MILFORD-ON-SEA (23/10558)

The National Planning Policy Framework has recently been amended (5th September) and the report should now refer to the NPPF Sept 2023.

The very minor changes to the NPPF relate specifically to guidance on land-based wind power schemes and are not relevant to the planning application.

Item 3h: NFDC CAR PARK, THE FULRONG, RINGWOOD (Application 23/10003)

The application has been withdrawn following amendments to Schedule 2, Part 12 Class A of the GPDO 2015 (as amended).

Item 3j: HIGHER FARM, MARTIN ROAD, MARTIN (Application 23/10420)

Corrections -

- The application is for a manège (an area for exercising horses) but the report refers to a ménage.

- The National Planning Policy Framework has recently been amended (5th September) and the report should now refer to the NPPF Sept 2023.