

**PLANNING COMMITTEE - WEDNESDAY, 11TH OCTOBER, 2023**

**UPDATES FOR COMMITTEE**

4. **Presentation on Planning Applications** (Pages 3 - 172)
5. **Committee Updates** (Pages 173 - 176)

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# Planning Committee

11 October 2023

# Planning Committee 11 October 2023 Applications Presentations

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**Planning Committee  
App No 23/10691**

Land south of Milford Road,  
Pennington  
Lymington  
Schedule 3a

3 3a 23/10691



**Planning Committee  
App No 23/10375**

Lymington Sports Ground  
St Thomas Park  
Lymington SO41 9NF  
Schedule 3b

87 3b 23/10375



**Planning Committee  
App No 22/10936**

Land adj. to Oakbridge House  
Lymore Valley  
Milford-on-Sea SO41 0TW  
Schedule 3c

107 3c 22/10936



**Planning Committee  
App No 23/10358**

Cairns  
12-14 Langdown Lawn  
Address line 3  
Schedule 3d


131 3d 23/10358



**Planning Committee  
App No 23/10806**

Barn to east of Sandle Lodge,  
Main Road,  
Sandleheath  
Schedule 3e

146 3e 23/10806



**Planning Committee  
App No 23/10820**

The Lodge,  
Mushroom Farm  
Rockbourne SP6 1PF  
Schedule 3f

156 3f 23/10820

# Planning Committee

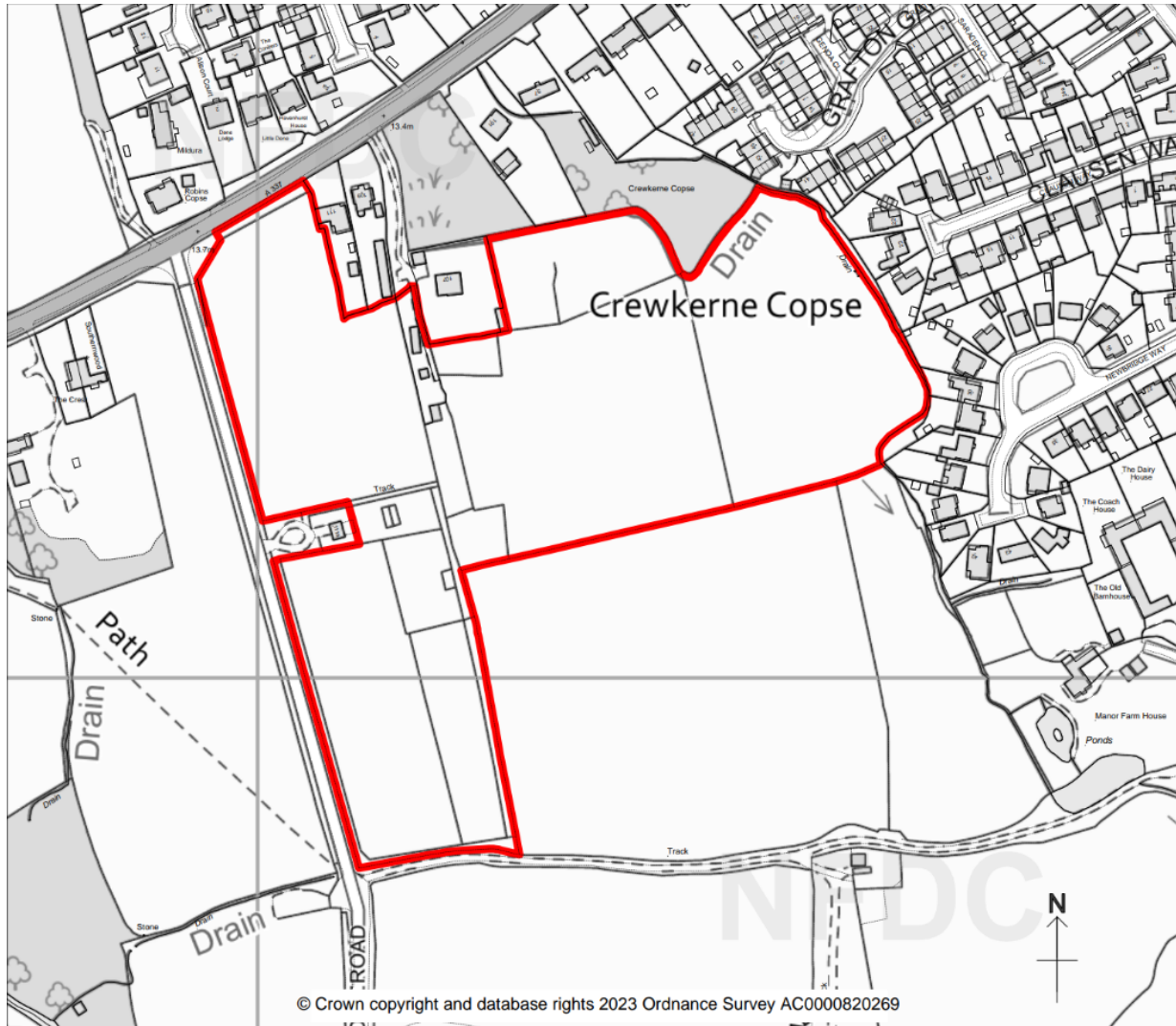
## App No 23/10691

Land south of Milford Road,  
Pennington  
Lymington  
**Schedule 3a**

# The Proposed Development

- This is a Reserved Matters application pursuant to condition 1 and 3 of Outline planning permission (Ref. 20/11192) for the approval of appearance, landscaping, layout and scale for 90 dwellings (Use Class C3), associated and ancillary infrastructure, public open space and play areas, Alternative Natural Recreational Green Space; footpaths, landscaping and sustainable drainage systems
- Vehicular access is to be taken from the A337/Milford Road, as approved under the Outline planning permission (Ref: 20/11192)
- Outline planning permission (Ref: 20/11192) was granted on the 31st March 2023 for residential development of up to 110 dwellings with areas of landscaping, public open space and associated infrastructure
- Access details were approved at the Outline planning permission stage leaving appearance, landscaping, scale and layout reserved

# Red Line Plan



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Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**October 2023**

Land South of Milford Road  
Pennington

23/10691

Scale 1:2800

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

7

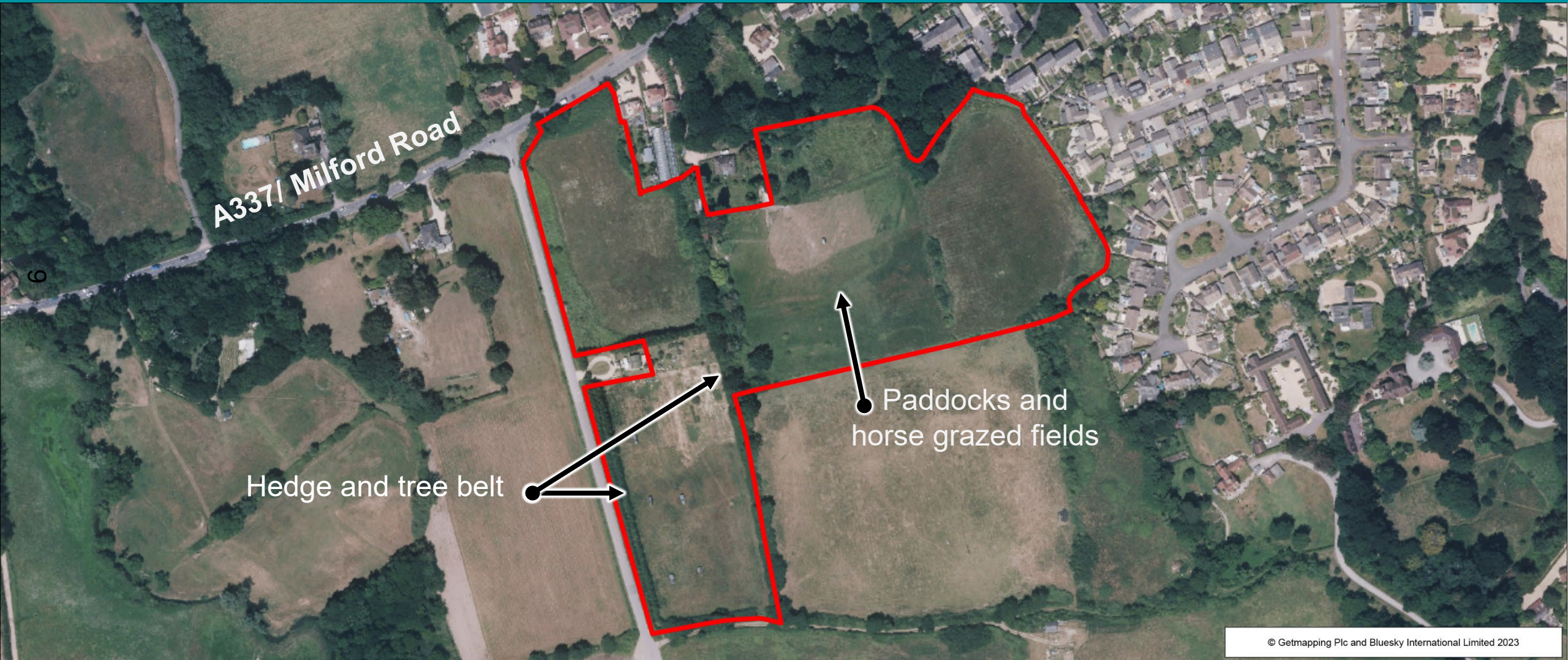


# Site Context Plan





# Aerial image of site



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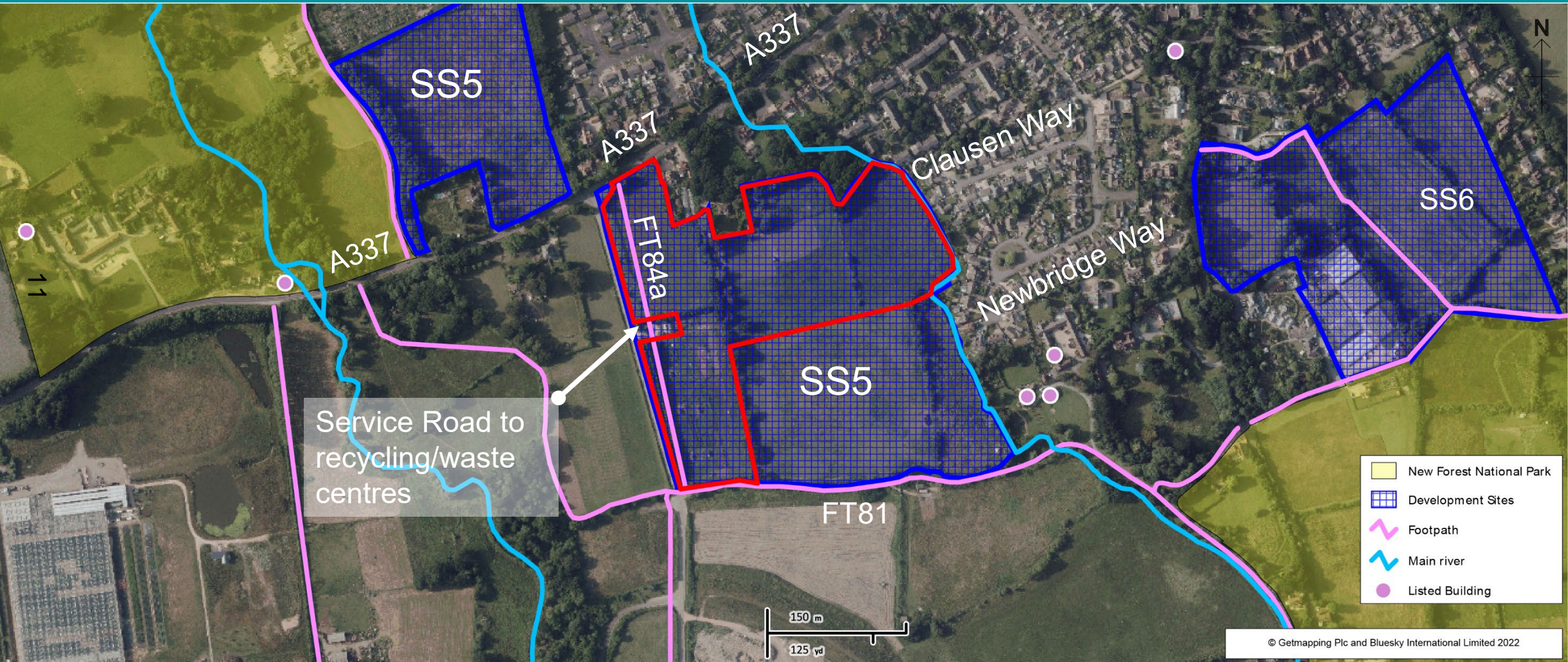
# Strategic Site Allocation SS5

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





# Constraints





# The Outline Permission – Planning Background

- Outline permission for up to 110 dwellings including open space, ANRG and Infrastructure
- Access was a matter that was approved as part of the Outline application. This related to the main vehicular access into the site from the Milford Road and the associated highway works and crossing points
- The suitability of the access has been established
- The Outline permission secured the principle of the development and therefore benefits from planning permission
- The Outline permission was supported by technical reports in relation to transport, flooding, ecology, drainage, heritage, archaeology, contamination, Landscape Impact Visual Assessment and arboriculture
- The Outline permission was also supported by Parameter Plans, Design and Access Statement, Illustrative layout plans, Landscape and ANRG Frameworks

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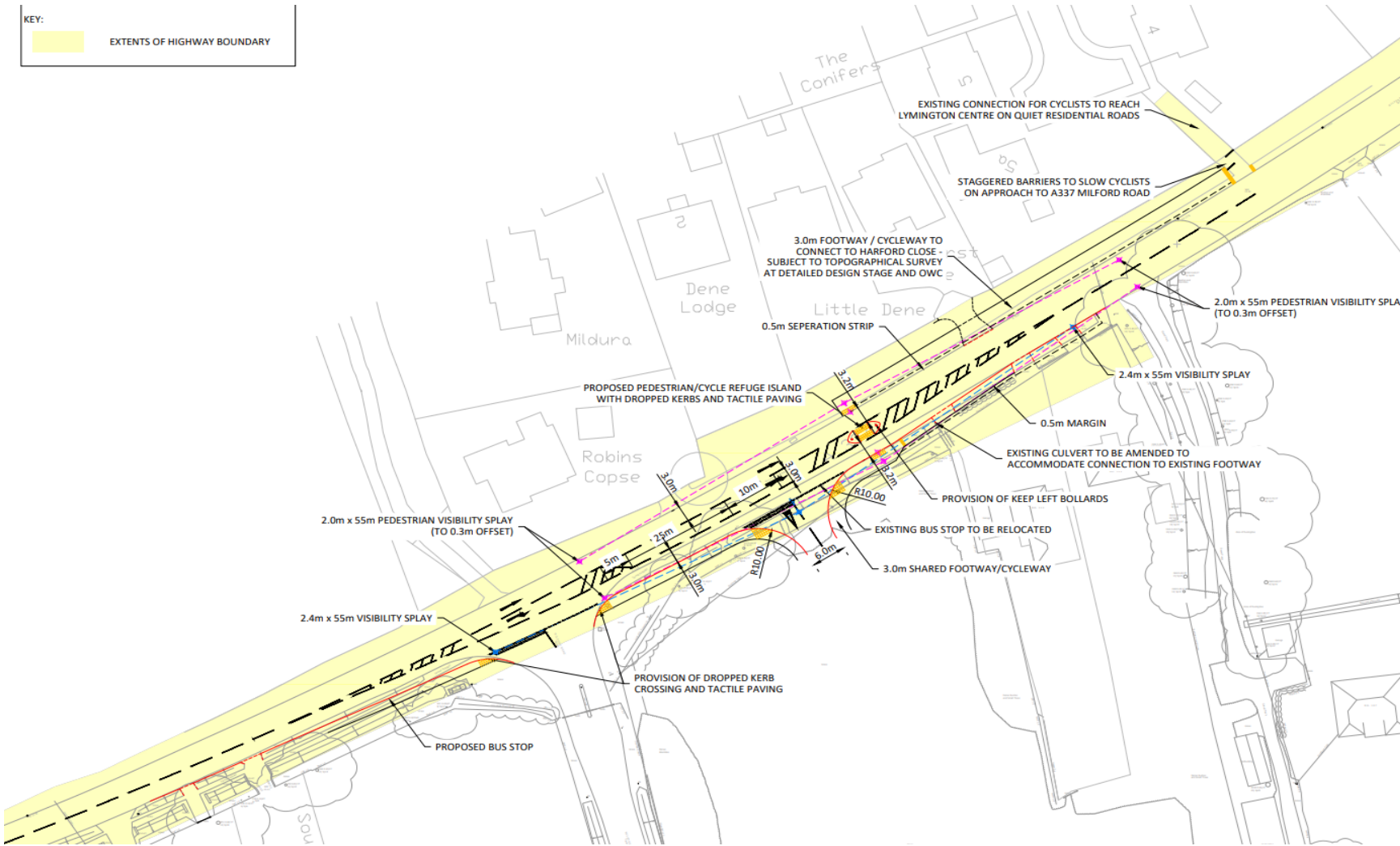
# The Outline Permission – Planning Background

- Details of the relevant - Conditions and legal obligations in the Outline planning permission
- Conditions imposed that require the Reserved Matters Application shall be broadly in accordance with the Parameter Plans
- Affordable Housing. No less than 50% of dwellings to be affordable, comprising 35% Affordable Rent, 35% Social Rent and 30% Shared Ownership/ Equity
- Retention of the Priority Habitat
- ANRG to be provided on site and available to public and Long-term maintenance and management of the ANRG
- POS and Children's Play on site available to public and Long-term maintenance and management of the ANRG
- Access – main access junction, road alignment crossing points. To complete the works

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# Approved Access Plan

14



# Approved Access Plan

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# Access Plans and Strategy



Primary Access into site

Existing access to recycling centres

# Parameter Plans

## Analysis Parameter plan



## Framework Parameter Plan



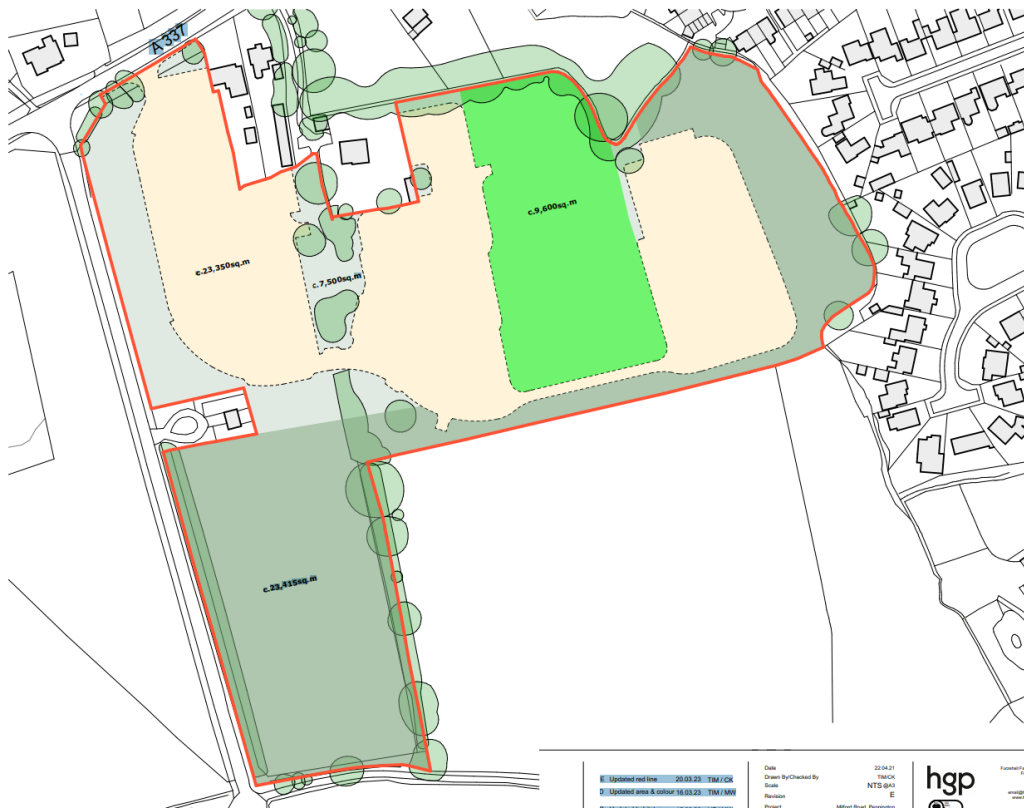
17



# Parameter Plans

## Land Use Parameter Plan

- DEVELOPED LAND
- PRIORITY HABITAT / IRREPLACEABLE HABITAT (POST-DEVELOPMENT)
- PUBLIC OPEN SPACE
- ALTERNATIVE NATURAL RECREATIONAL GREENSPACE



## Massing Parameter Plan

- 2 STOREY DEVELOPABLE LAND
- UP TO 2.5 STOREY DEVELOPMENT
- PUBLIC OPEN SPACE
- RETAINED PRIORITY HABITAT / IRREPLACEABLE HABITAT
- VIEWS OUT FROM FOCAL CORNERS
- FOCAL CORNERS TO INTRODUCE DEVELOPMENT UP TO 3 STOREY, EXACT LOCATION TO BE CONSIDERED AT RESERVED MATTERS STAGES



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# Illustrative Layout Plan

19



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# Character Areas



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# Character Area

21



# ANRG, Public Open Space and Landscape Strategy

Open space including footpaths and tree and hedgerow planting

≈

Open space and possible location of play areas

Connections to Public Right of Ways



Preserved Habitat with footpath connection

ANRG with footpaths



# The Proposed Development

- 90 Dwellings (45 Affordable Dwellings): Matters to consider
  - Layout
  - Scale
  - Appearance
  - Landscape

23

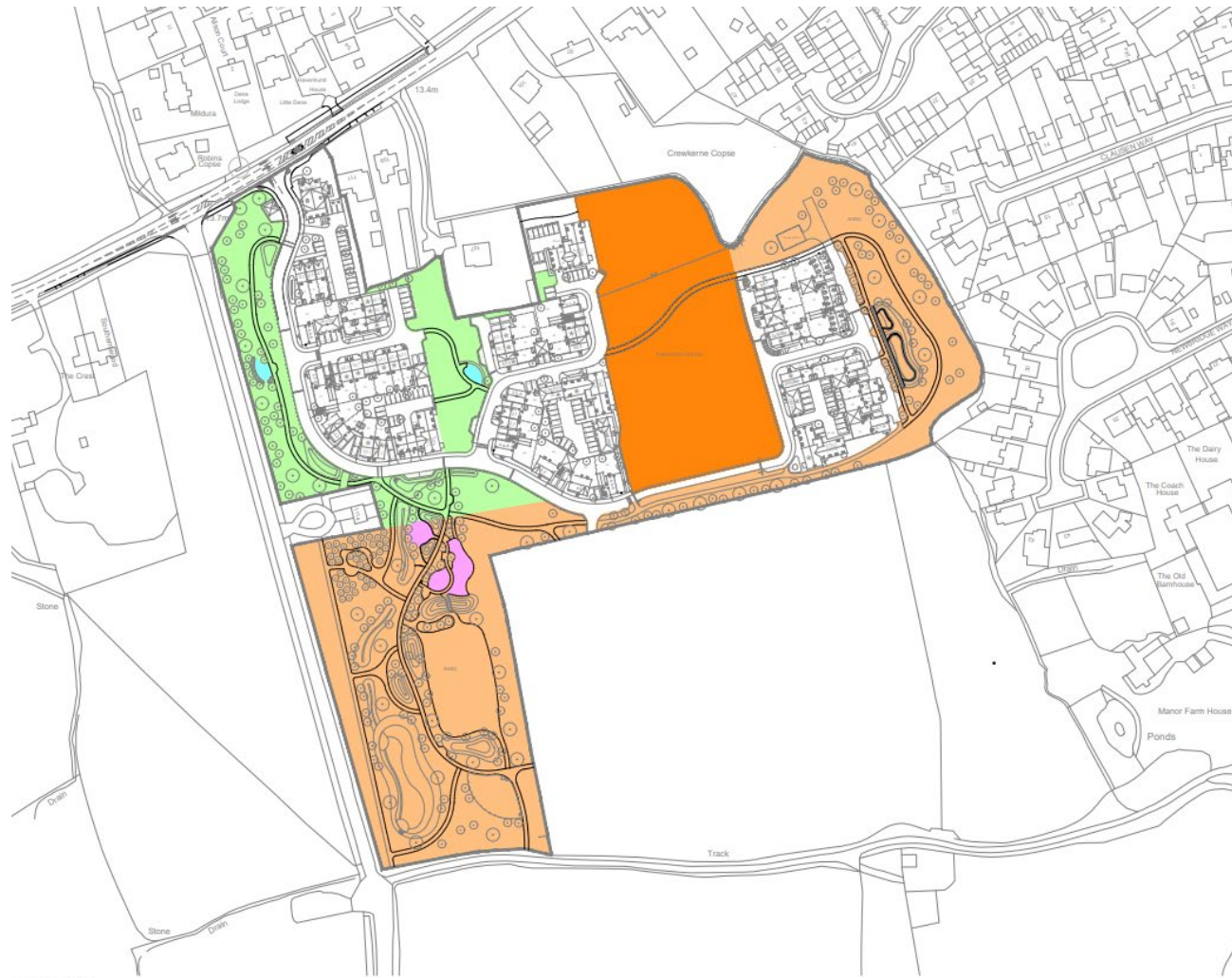
Unit	Market	Affordable
1 Bedroom	6	10
2 Bedroom	23	23
3 Bedroom	11	11
4 Bedroom	5	1
	<b>45</b>	<b>45</b>

# The Proposed Development

24



# The Proposed Development – Land uses



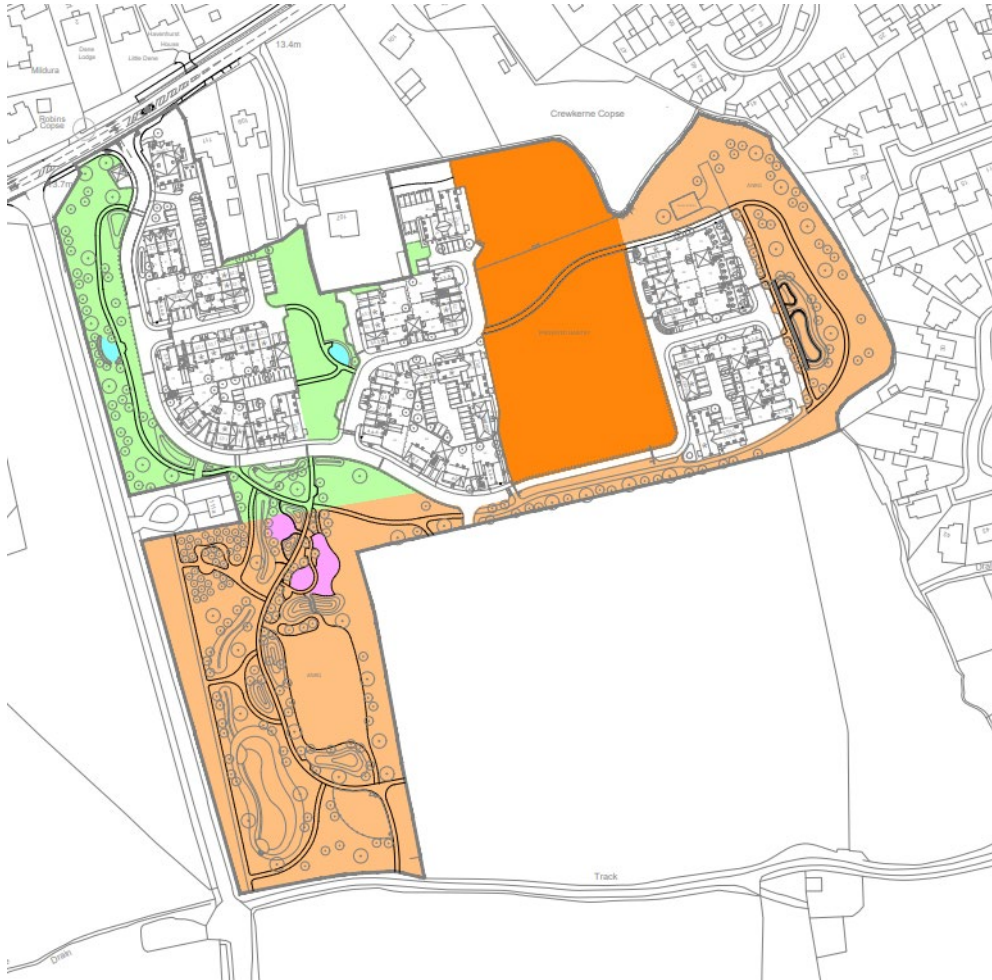
## SITE LEGEND:

	P.O.S. 0.750 Ha
	A.N.R.G. 2.332 Ha
	Preserved Habitat 1.011 Ha
	Play Area - LAP 0.013 Ha
	Play Area - LEAP 0.043 Ha



# Conformity to Outline Permission

## Proposed land uses/layout



## Approved Outline Parameter Plan



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# The Proposed Development



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# Street Scenes



Section A-A  
scale 1:20



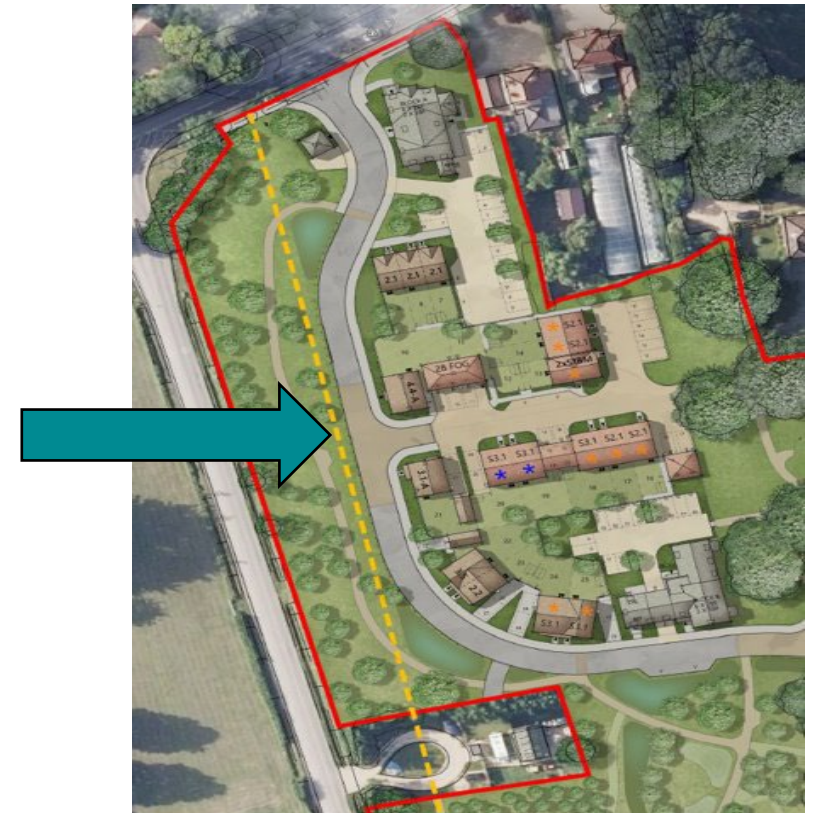
28



Section C-C



# The Proposed Development





# Street scenes/ Character Areas





# Street Scenes/Character Areas





# Street Scenes/ Character Areas





# Street Scenes/ Character Areas



# Examples of House types



34 Front Elevation



Front Elevation



Front Elevation



Side Entrance Elevation



Front Elevation



Front Elevation

\*Buttress to plots 72 and 74 only



Front Elevation



Side Elevation



# Conformity with Outline

## Reserved Matters Layout



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## Illustrative Layout of Outline





# Local Context



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Larger detached dwellings  
along Milford Road



Examples of Three storey  
buildings along Milford Road





# Local Context



Terraces in Grafton Gardens



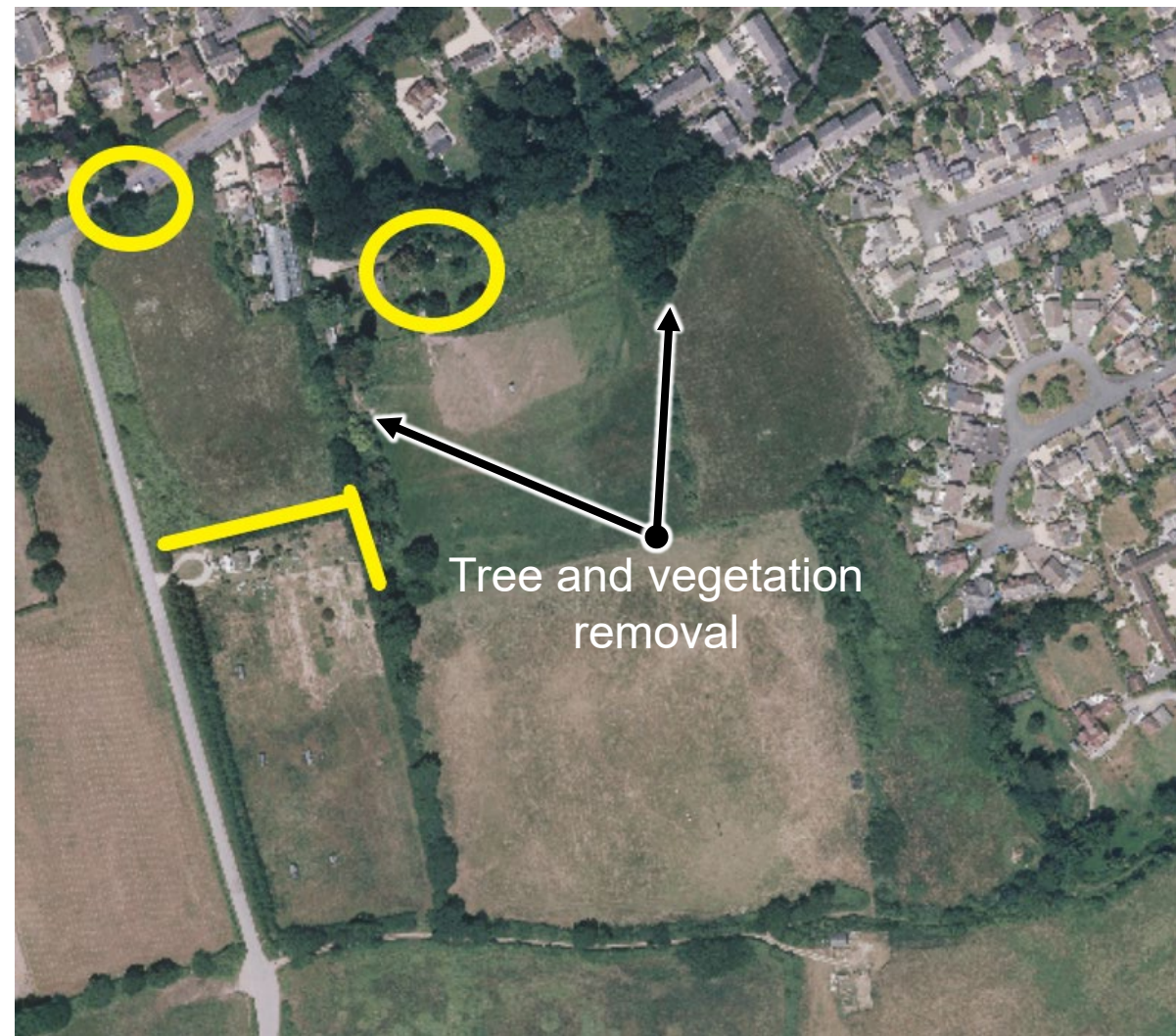
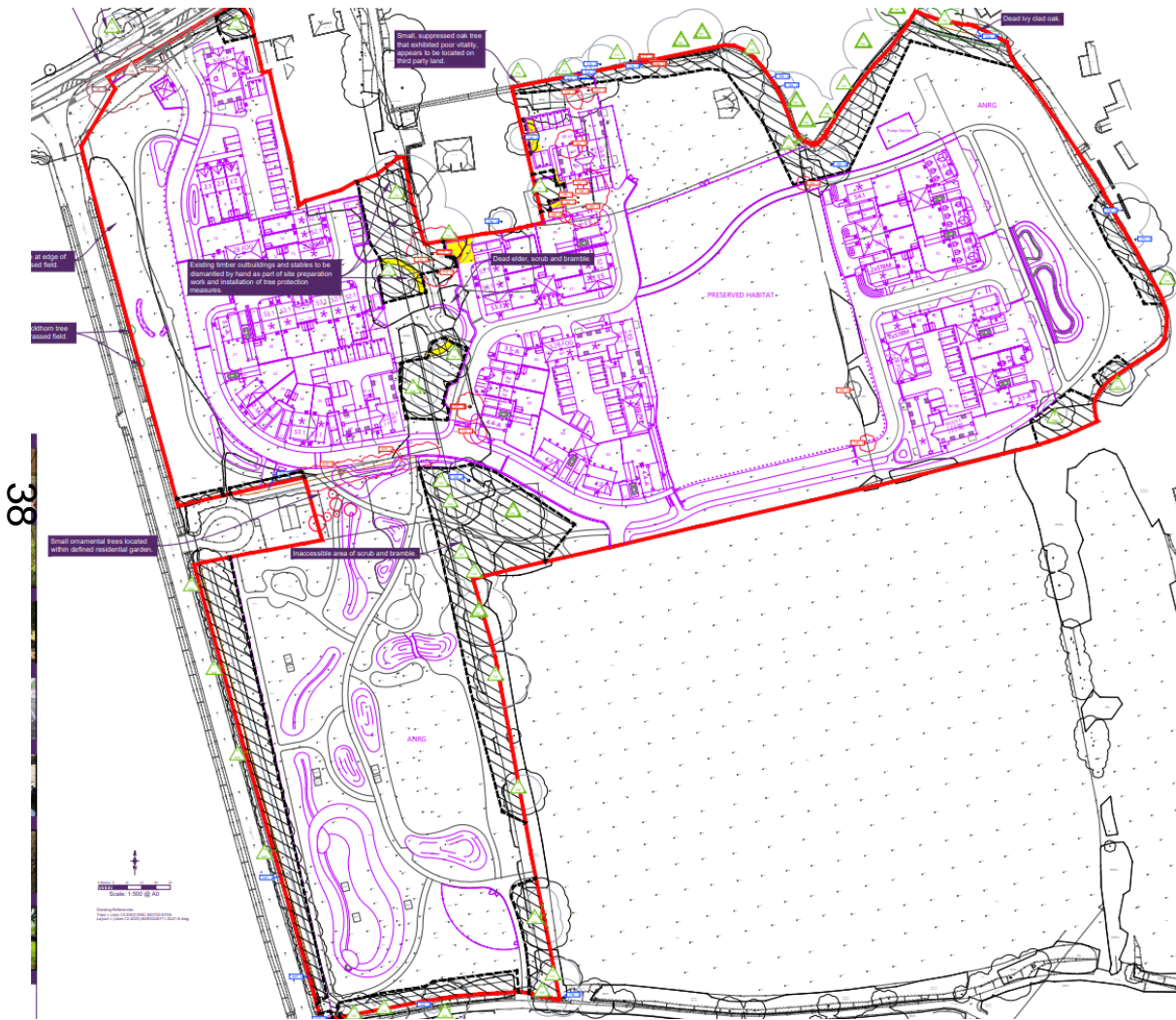
Clausen Way



Newbridge Way



# Tree/ Hedgerow Loss/ Retention





# Landscape, ANRG and Open Space Proposals



Open Space, footpaths, tree and hedgerow planting

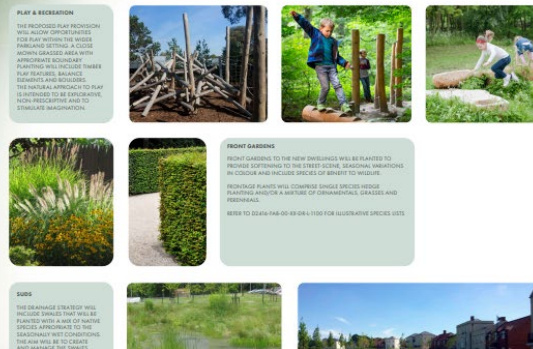
Childrens Play area

Main ANRG, comprising meadows, paths, SUD's, multi use games area and fenced dog play area

ANRG, SUD's, Footpaths and New Planting

Preserved Habitat with Footpath connection

- LEGEND
1. VEGETATION RETAINED
  2. PRESERVED LOWLAND GRASSLAND HABITAT
  3. PRESERVED LOWLAND FEN HABITAT
  4. PRESERVED COASTAL AND FLOODPLAIN GRAZING WASH
  5. PROPOSED POST & RAIL FENCING TO HELP PROTECT PRESERVED HABITAT TO THE NORTH
  6. KNEE RAIL TO DISCOURAGE PEDESTRIAN ACCESS TO THE RETAINED HABITAT
  7. PROPOSED TIMBER BOLLARDS WITH STONE BASE EDGING TO PREVENT PARKING ALONG HABITAT EDGE
  8. PROPOSED MIXED NATIVE DOUBLE WITH HEDGEROW, MIXED NATIVE SHRUB AND TREE PLANTING TO STRENGTHEN THE EXISTING WESTERN FIELD BOUNDARY.
  9. PROPOSED STREET TREE PLANTING WITH ORNAMENTAL PLANTING TO RESIDENTIAL FRONTAGES
  10. PROPOSED FOCAL TREE PLANTING
  11. ORCHARD COMPRISING RETAINED CHERRY TREES AND NEW MIXED FRUIT TREE PLANTING SOURCED FROM LOCAL SUPPLIERS (SPECIES SUBJECT TO AVAILABILITY)
  12. INFORMAL KICK ABOUT SPACE
  13. BOLLARDS WILL DELINEATE MEADOW WITH FOOTWAY PATH





# Landscape, ANRG and Open Space Proposals



Gateway and Western Edge

Southern Parkland



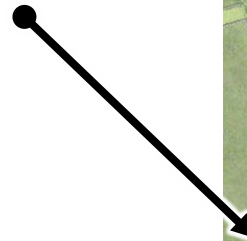


# Landscape, ANRG and Open Space Proposals

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North Eastern Parkland



Preserved Habitat









# Affordable Housing

Affordable Housing 45 dwellings, comprising 15 Affordable Rent, 16 Social Rent and 14 Shared Ownership

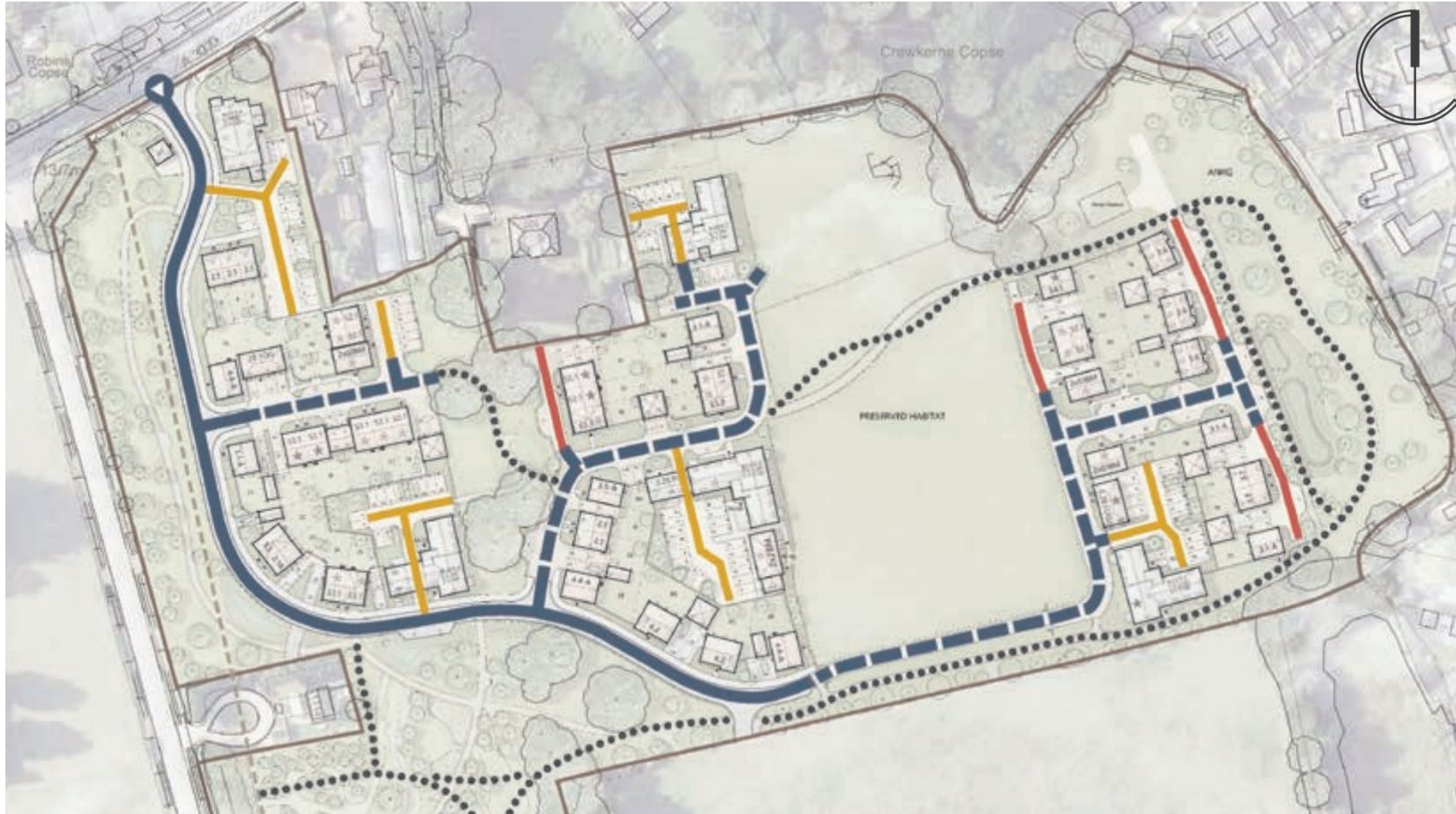


SCHEDULE	
<b>PRIVATE</b>	
1 bed	x 6
2 bed	x 23
3 bed	x 11
4 bed	x 5
<b>AFFORDABLE RENTED</b>	
1 bed	x 2
2 bed	x 8
3 bed	x 4
4 bed	x 1

SCHEDULE	
<b>AFFORDABLE SHARED OWNERSHIP</b>	
1 bed	x 4
2 bed	x 5
3 bed	x 5
<b>SOCIAL RENTED</b>	
1 bed	x 4
2 bed	x 10
3 bed	x 2



# Highways – Hierarchy of Proposed Road Network










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# Highways – Parking Provision



## KEY

-  Car ports
-  Garages
-  On plot parking
-  Allocated parking
-  Unallocated parking
-  Visitor parking
-  Cycle storage



# Highways – Link between Parcel B and C



46







# Residential Amenity





# Residential Amenity

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3a 23/10691



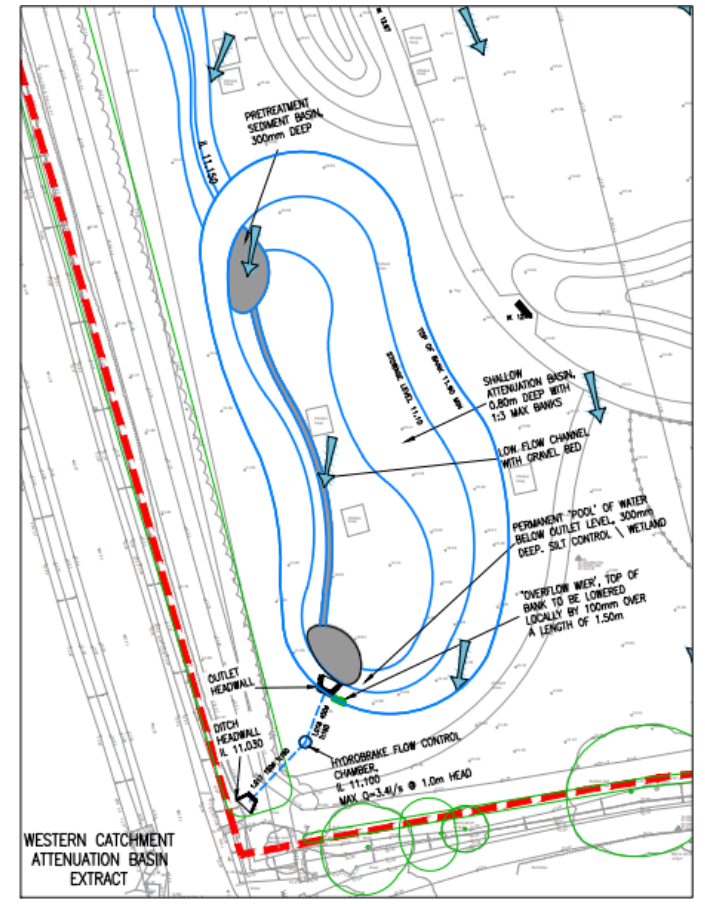
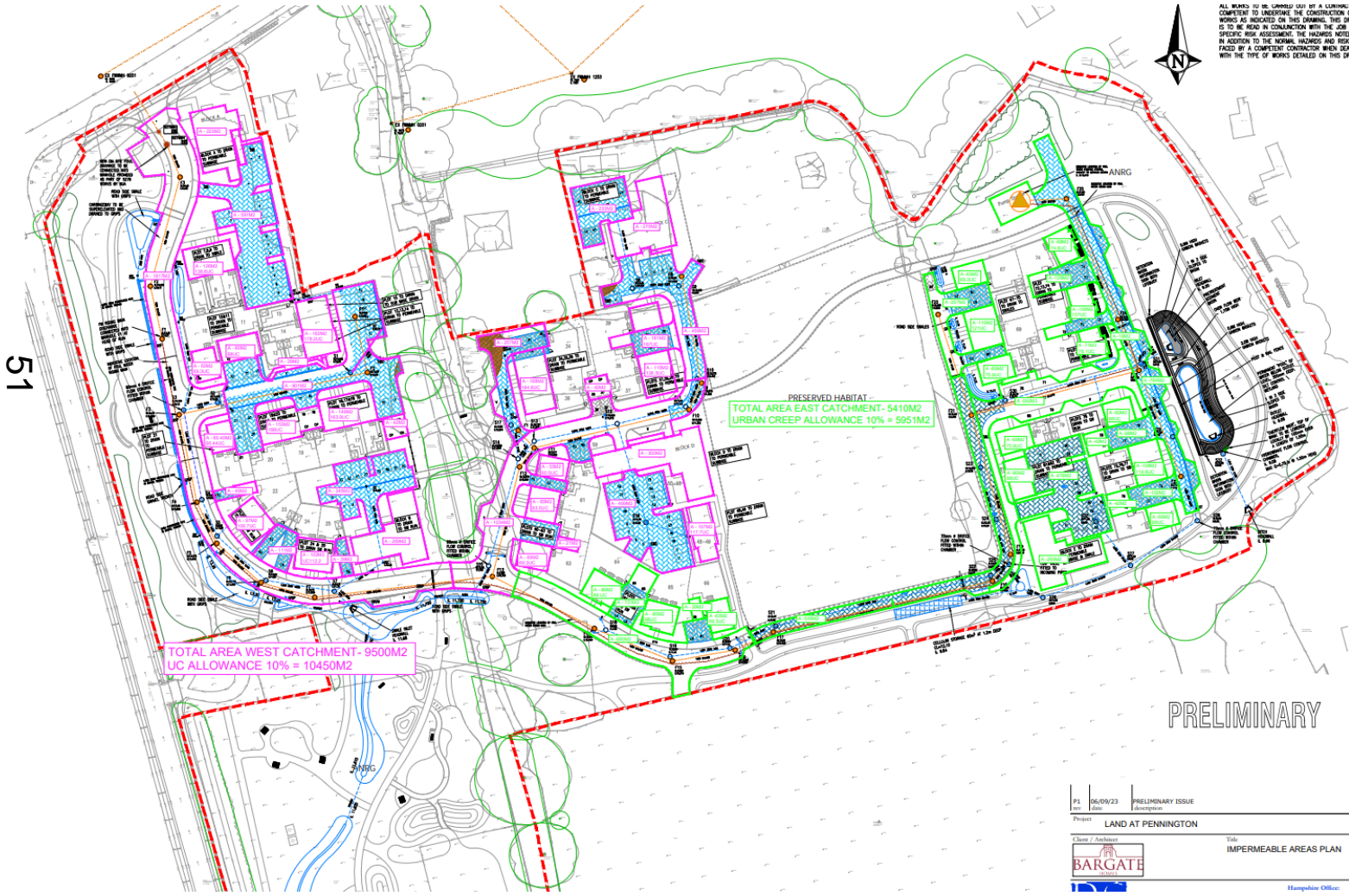
# Residential Amenity

50





# Surface Water Drainage





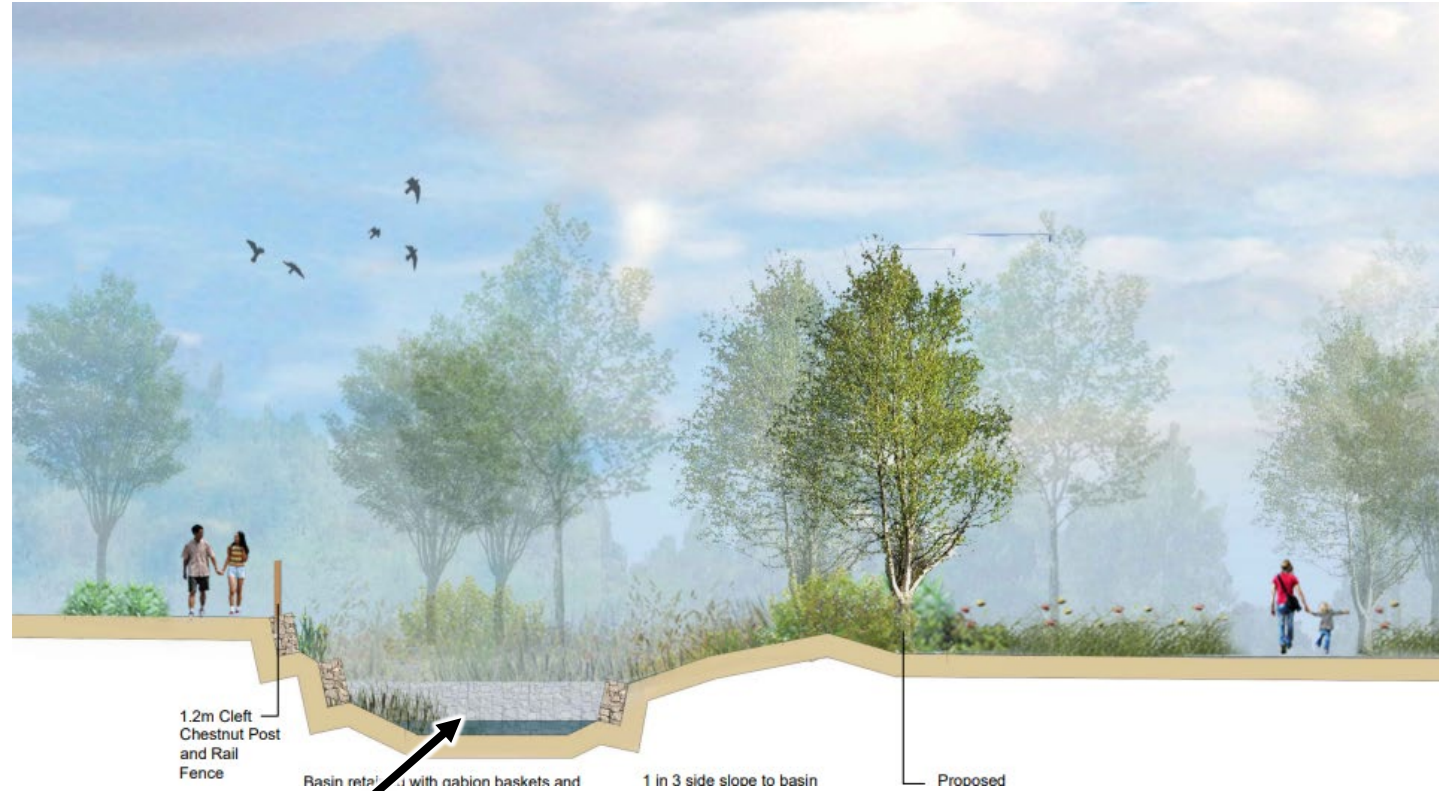
# SUD's



Swales and SUD'S basin



# Surface Water Drainage



Suds Basin



# Ecological Enhancements














## LANDSCAPE AND ECOLOGICAL ENHANCEMENT, MITIGATION AND MANAGEMENT PLAN

### Appendix 5 - Opportunities for Bats, Birds, Reptiles and Invertebrates

Client:	Bargate Homes
Date:	June 2023
Status:	Final

#### KEY

-  Site Boundary
-  25x Vivara Pro Build-in Woodstone Bat Tube (or similar)
-  3x Vivara Pro Woodstone Bat Box (or similar)
-  2x Multi Chamber Woodstone Bat Box (or similar)
-  25x Pairs of Woodstone Swift Nest Box (or similar)
-  10x Vivara Pro Single Chamber House Sparrow Box (or similar)
-  5x Vivara Pro Seville 32mm WoodStone Nest Box (or similar)
-  5x Vivara Pro Barcelona WoodStone Open Nest Box (or similar)
-  6x Reptile Hibernacula (or similar)
-  Standing Wood
-  Bee Brick

Habitat features not to scale.

Basemap reproduced from Trive Architects  
 "Site Layout", Milford Road, Pennington.  
 BARG220711, SL01, Rev. A.  
 Dated August 2022.

Prepared by: EV	Date: 130623
Last amended by: LB	Date: 150623



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# Summary

- The site is allocated for development under policy SS5 of the Local Plan
- The site benefits from Outline permission for a residential development up to 110 dwellings
- The Reserved Matters application conforms to the Outline planning permission
- The proposed development would be well designed and would have an acceptable impact on the character and appearance of the area
- The proposed development would deliver an appropriate mix of housing types, size and tenure to and would make an appropriate provision of Affordable housing
- The proposed development is in accordance with the development plan as a whole and there are no material considerations which would indicate that the permission should not be granted

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# Recommendation

- Grant Consent Subject to Conditions of the Reserved Matters Application, in relation to the Layout, Scale, Appearance and Landscape pursuant to condition 1 and 3 of outline planning approval (Ref. 20/11192) dated 29th March 2023

# Supplementary Plans and Docs

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# Site when viewed from Milford Road service road



# Supplementary Plans and Docs

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Front Elevation





# Supplementary Plans and Docs

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# Supplementary Plans and Docs



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# Supplementary Plans and Docs

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# Supplementary Plans and Docs



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# Supplementary Plans and Docs



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# Supplementary Plans and Docs

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# Other site photographs

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View from proposed access looking east towards Lymington Town centre



View from proposed access looking west towards Everton



# Other site photos





# Other site photographs





# Other site photographs





# Other site photographs



# Supplementary Plans and Docs

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Path Plot 66 HT.4.4.A Plots 48-49 HT.2BM Plots 50-58 Flat Block D Access Road Plot 37 HT.5.3.3 Plot 38 HT.5.2.1 Plot 39 HT.3.1.4 Access Road Plots 40-49 Flat Block C

Section D-D

scale 1:200





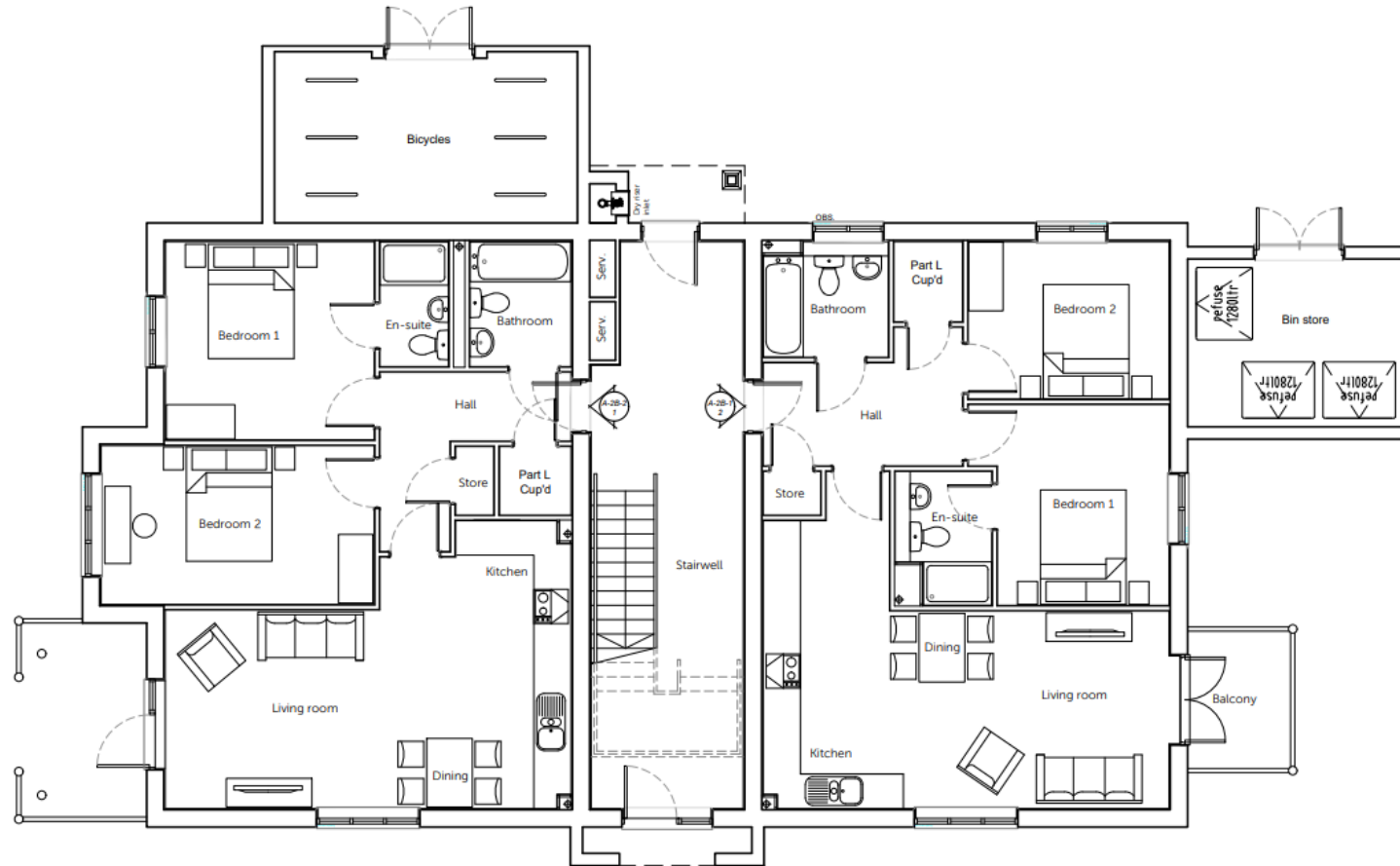
# Supplementary Plans and Docs



Front Elevation

# Supplementary Plans and Docs

73





# Supplementary Plans and Docs



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

scale 1:100  
0 1 2 3 4 5 6 7 8 9 10

74

# Massing Plan



- 2 STOREY DEVELOPABLE LAND
- UP TO 2.5 STOREY DEVELOPMENT
- PUBLIC OPEN SPACE
- RETAINED PRIORITY HABITAT / IRREPLACEABLE HABITAT
- VIEWS OUT FROM FOCAL CORNERS
- FOCAL CORNERS TO INTRODUCE DEVELOPMENT UP TO 3 STOREY. EXACT LOCATION TO BE CONSIDERED AT RESERVED MATTERS STAGES





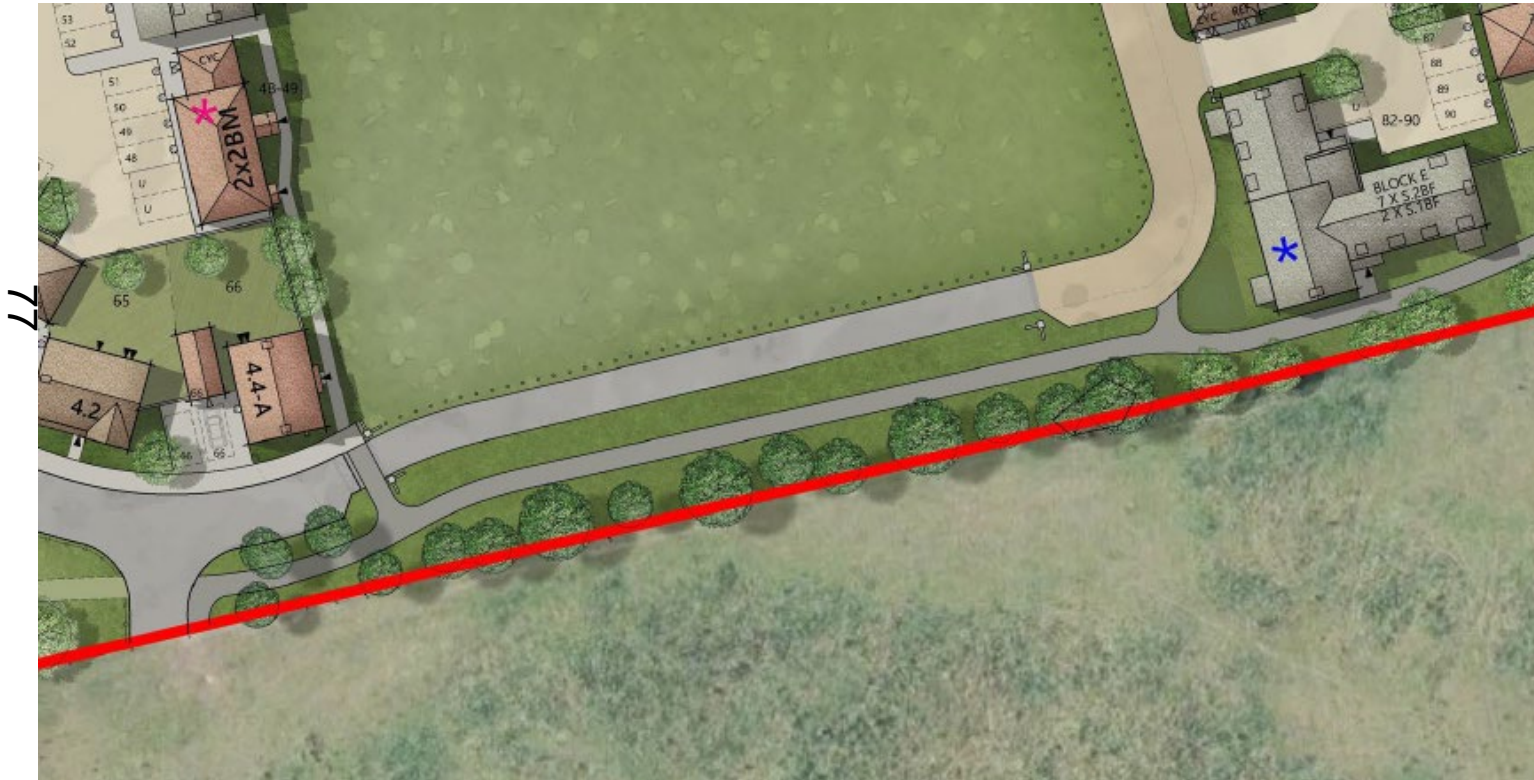
# Link Road



76



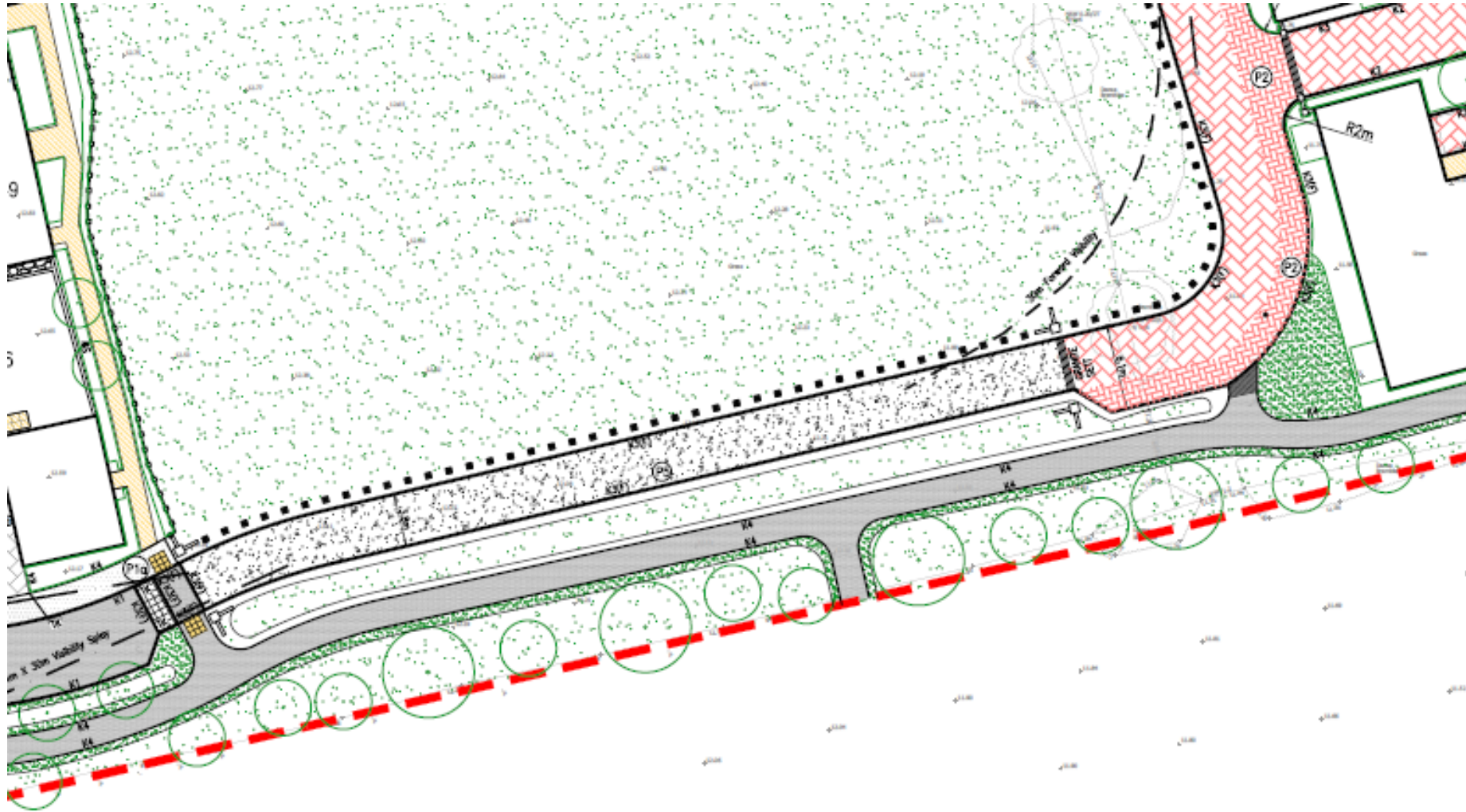
# Internal Layout





# Internal Layout

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# Other site photographs





# Other site photographs





# Other site photographs





# Other site photographs





# Other plans

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# Other plans



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85



# Other plans



98



# Other plans





End of 3a 23/10691 presentation

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# Planning Committee

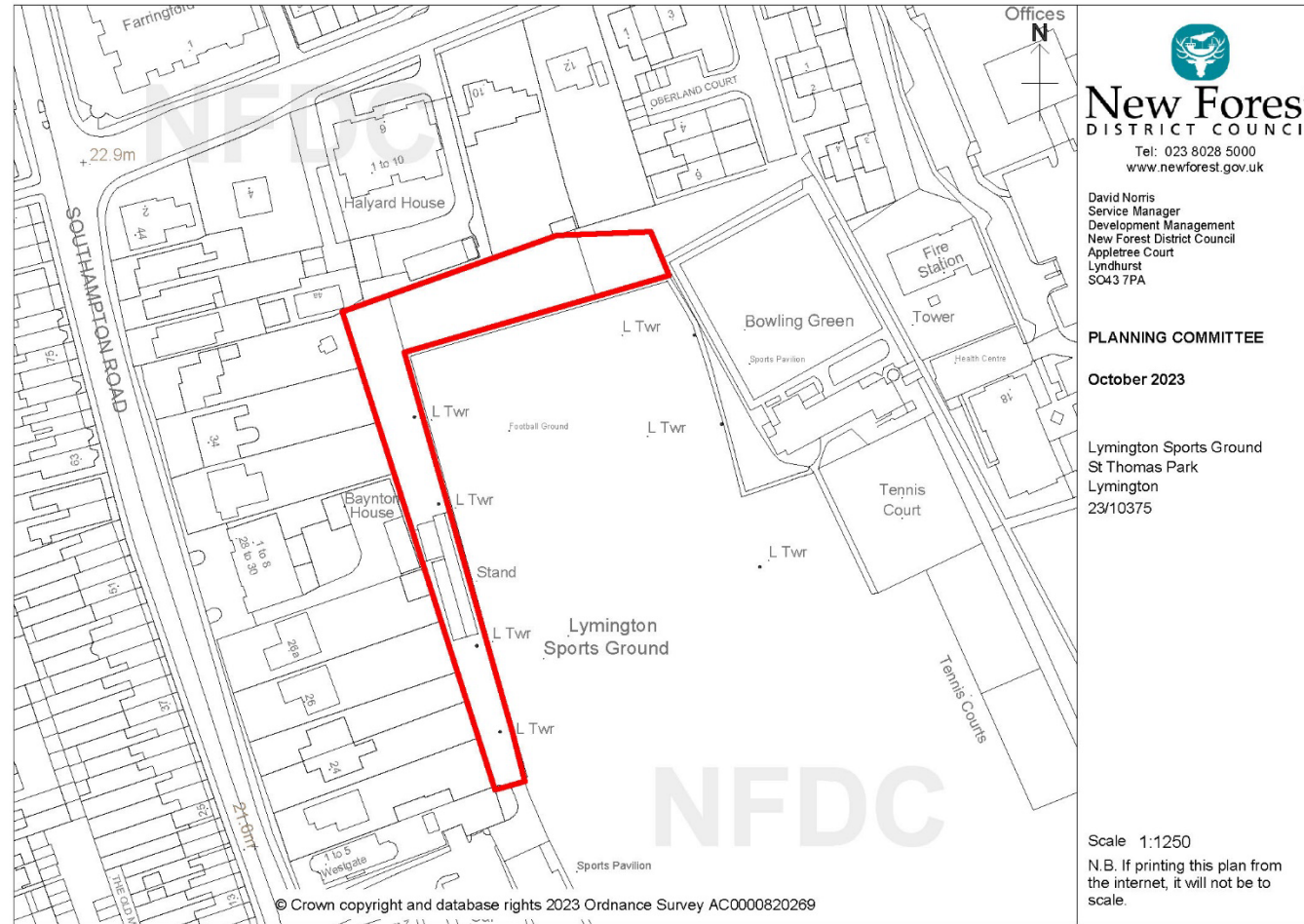
## App No 23/10375

Lymington Sports Ground  
St Thomas Park  
Lymington SO41 9NF  
Schedule 3b



# Red Line Plan

06



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DISTRICT COUNCIL

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Service Manager  
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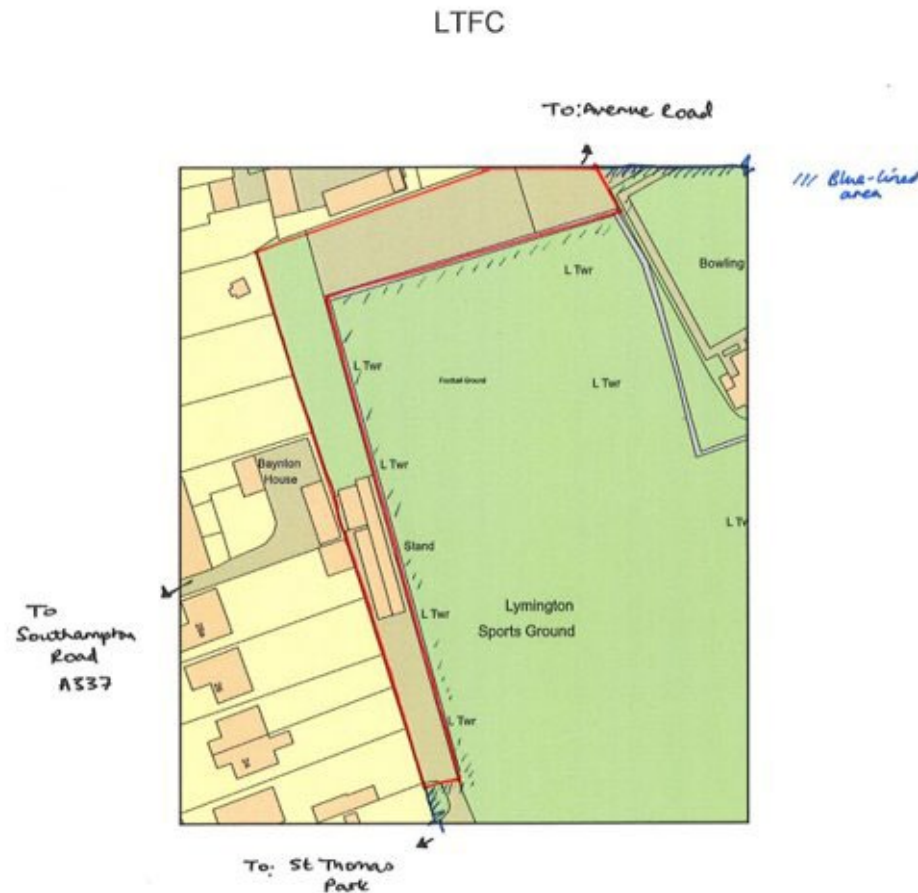
**PLANNING COMMITTEE**

**October 2023**

Lymington Sports Ground  
St Thomas Park  
Lymington  
23/10375

# Site Location Plan and proposal

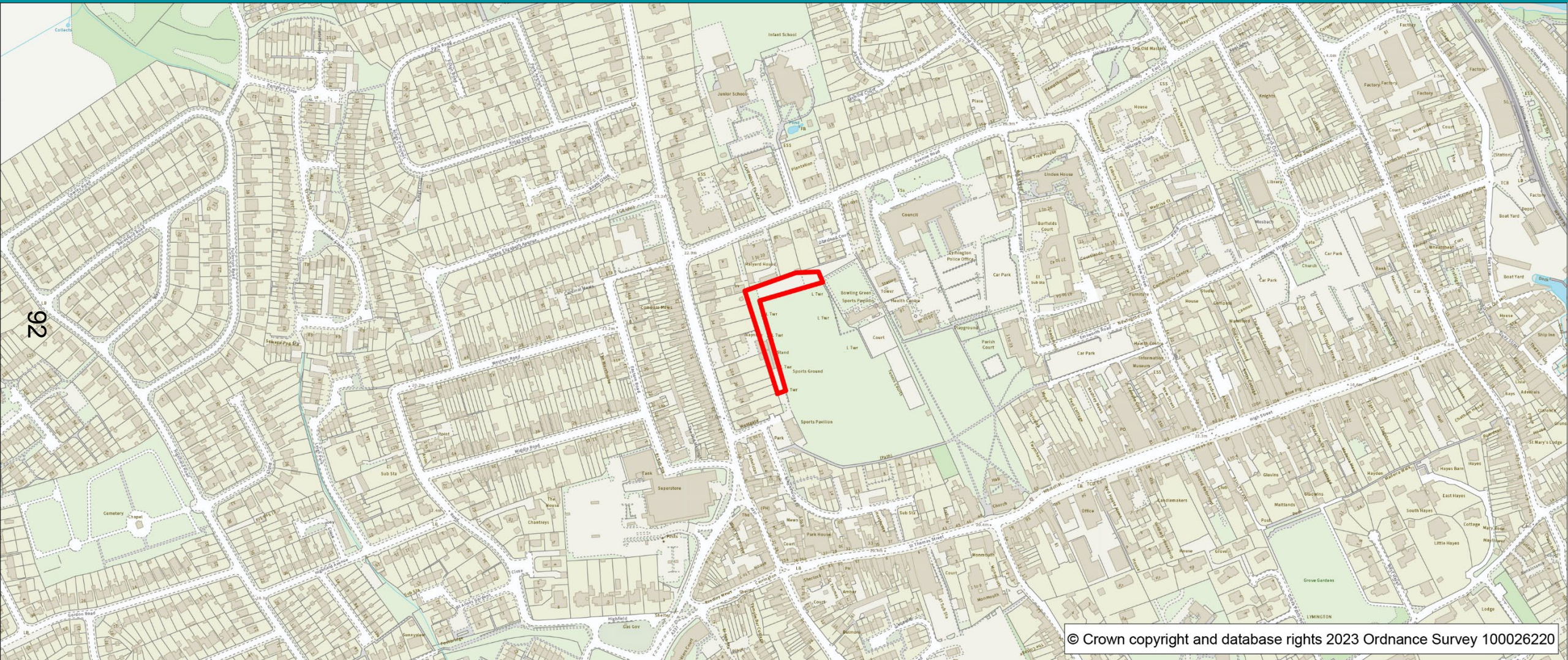
91



- The application seeks consent for the following works:
  - Re-build of facilities to rear of existing stand and additional seating to front
  - Additional spectator stand
  - New maintenance store
  - 3 x turnstiles
  - Fence



# Wider context



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# Aerial image and surrounding constraints





# Context of the immediate area





# Site photographs – existing stand

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# Site photographs - location of maintenance store and additional stand

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# Site photographs- fence

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# Site photographs

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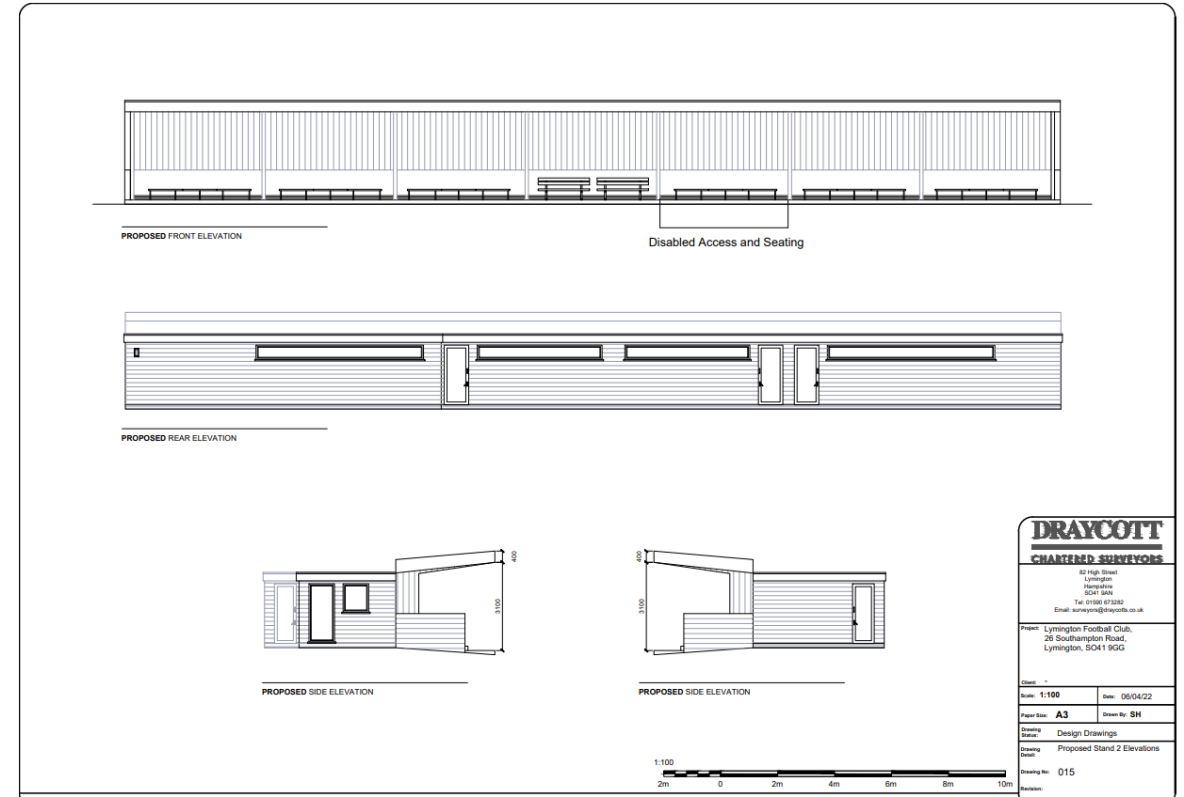
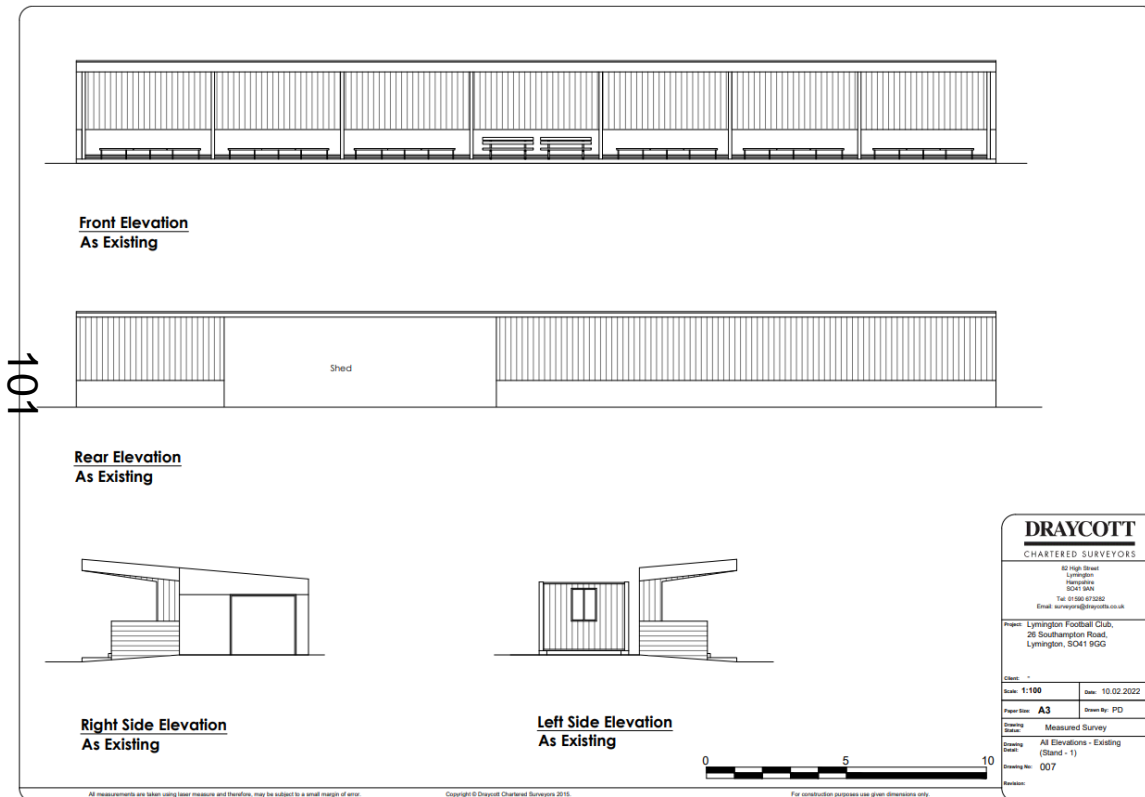


# Proposed Plan showing location of Stands

100



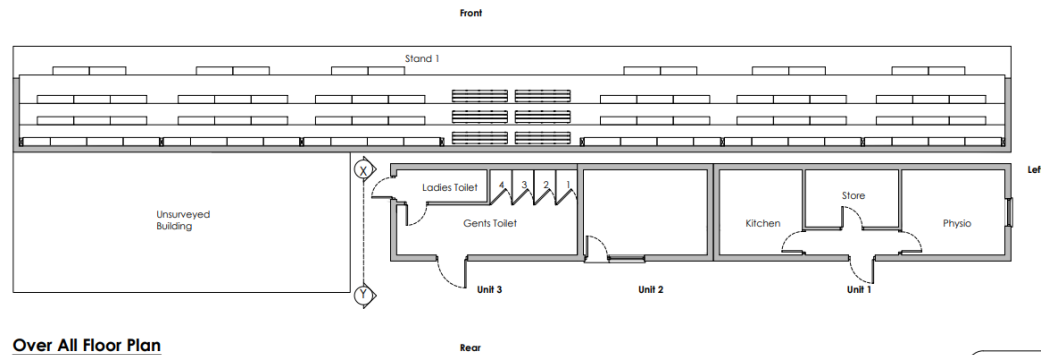
# Existing stand – existing and proposed elevations





# Existing Stand – existing and proposed floorplan

102



Over All Floor Plan  
As Existing

**DRAYCOTT**  
CHARTERED SURVEYORS

82 High Street  
Lymington  
Hampshire  
SO41 9AA  
Tel: 01598 872382  
Email: surveyors@draycotts.co.uk

Project: Lymington Football Club,  
28 Southampton Road,  
Lymington, SO41 9GG

Client: -  
Scale: 1:100 Date: 10.02.2022

Paper Size: A3 Drawn By: PD

Drawing Status: Measured Survey

Drawing Description: Over All Plans - Existing

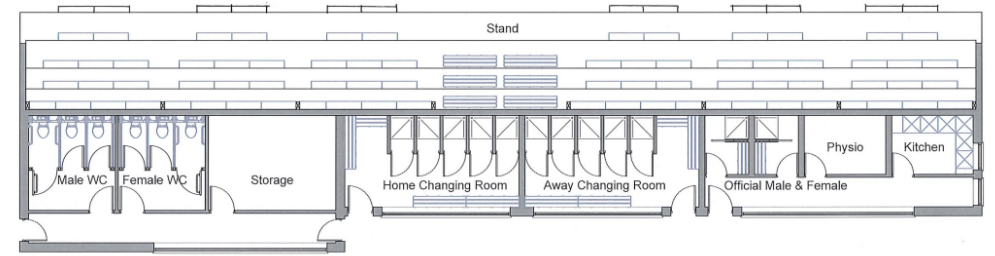
Drawing No: 002

Revision:

All measurements are taken using laser measure and therefore, may be subject to a small margin of error.

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PROPOSED GROUND FLOOR PLAN

**DRAYCOTT**  
CHARTERED SURVEYORS

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Lymington  
Hampshire  
SO41 9AA  
Tel: 01598 872382  
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Project: Lymington Football Club,  
28 Southampton Road,  
Lymington, SO41 9GG

Client: -  
Scale: 1:100 Date: 05/04/22

Paper Size: A3 Drawn By: SH

Drawing Status: Design Drawing

Drawing Description: Proposed Stand 2 Floor Plan

Drawing No: 014

Revision:

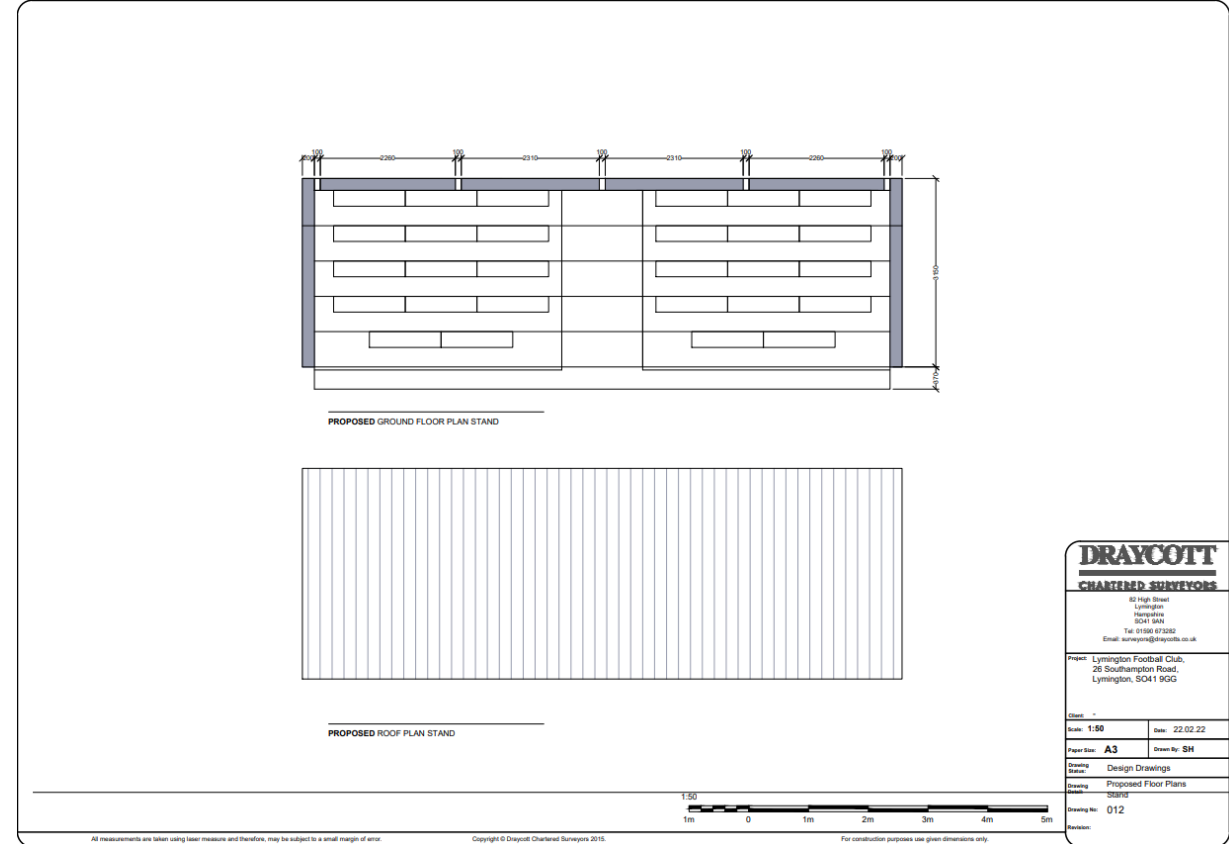
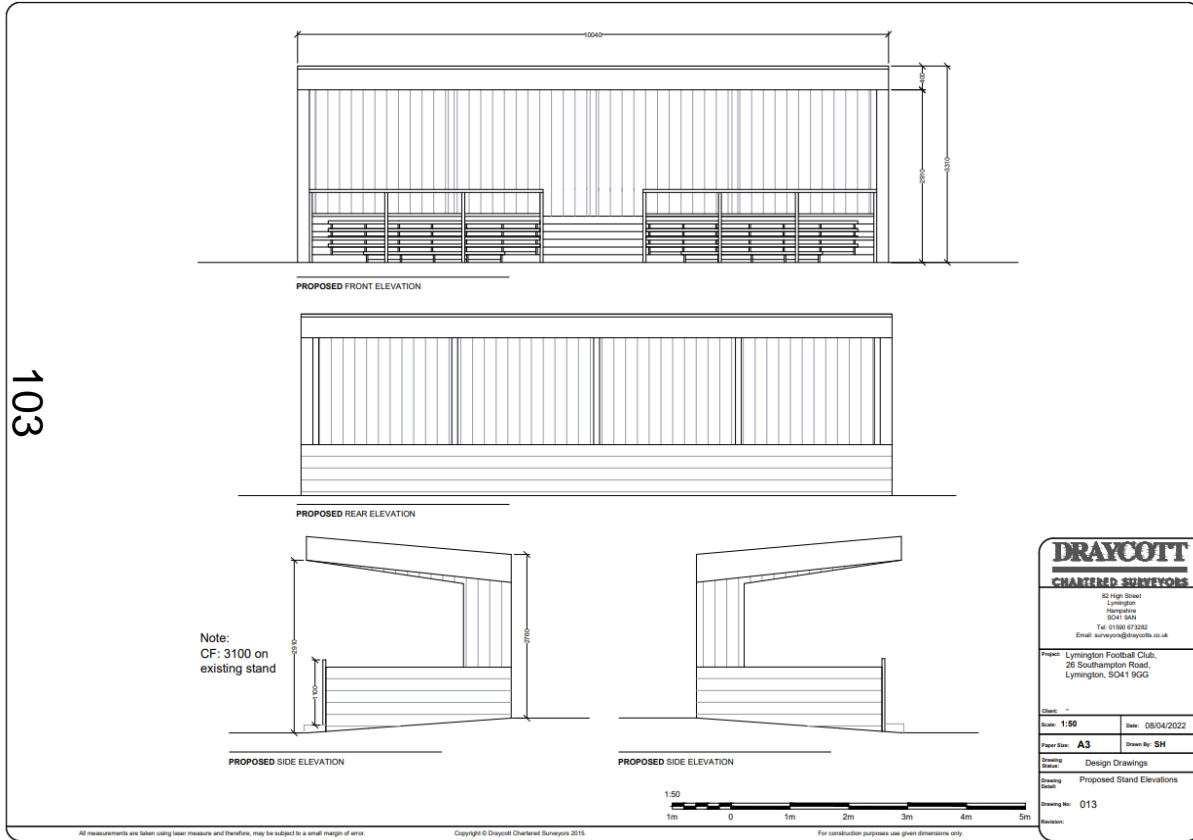
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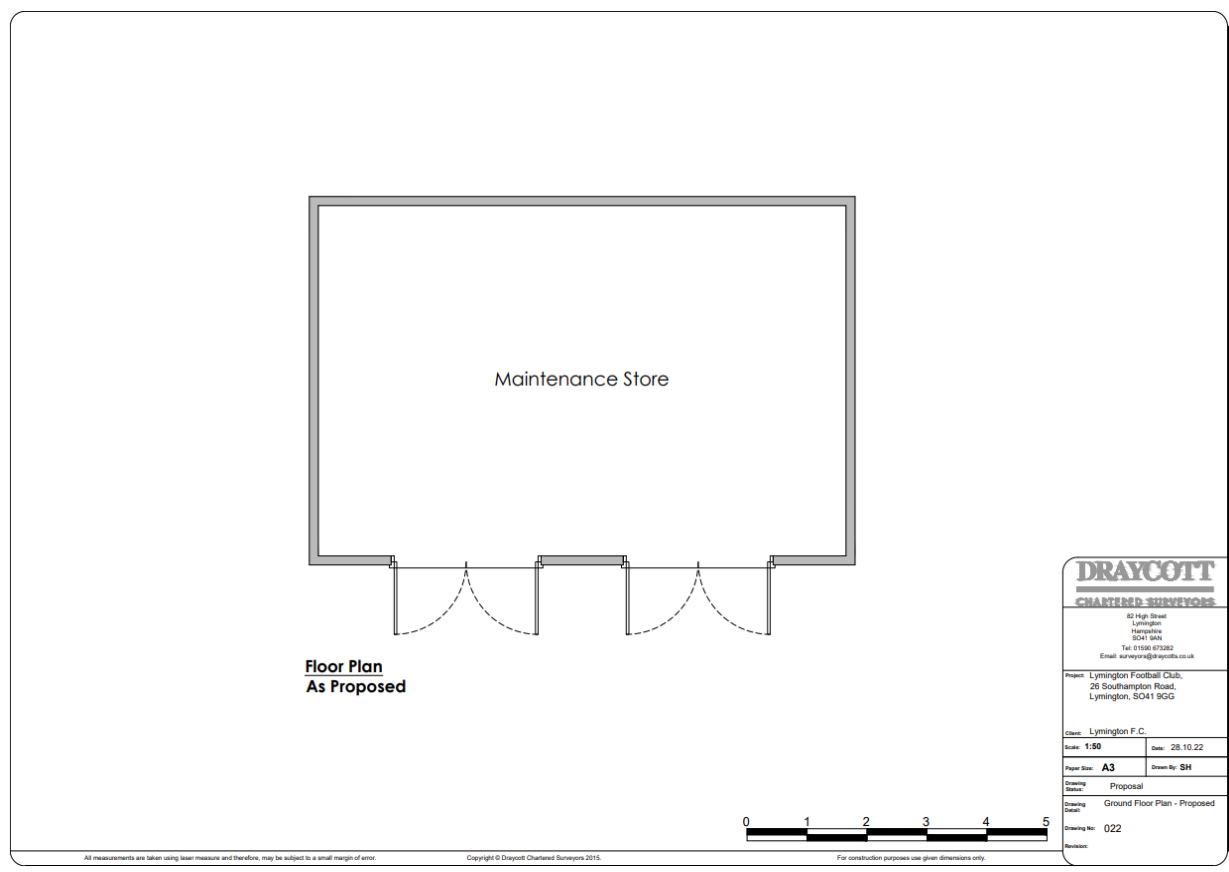
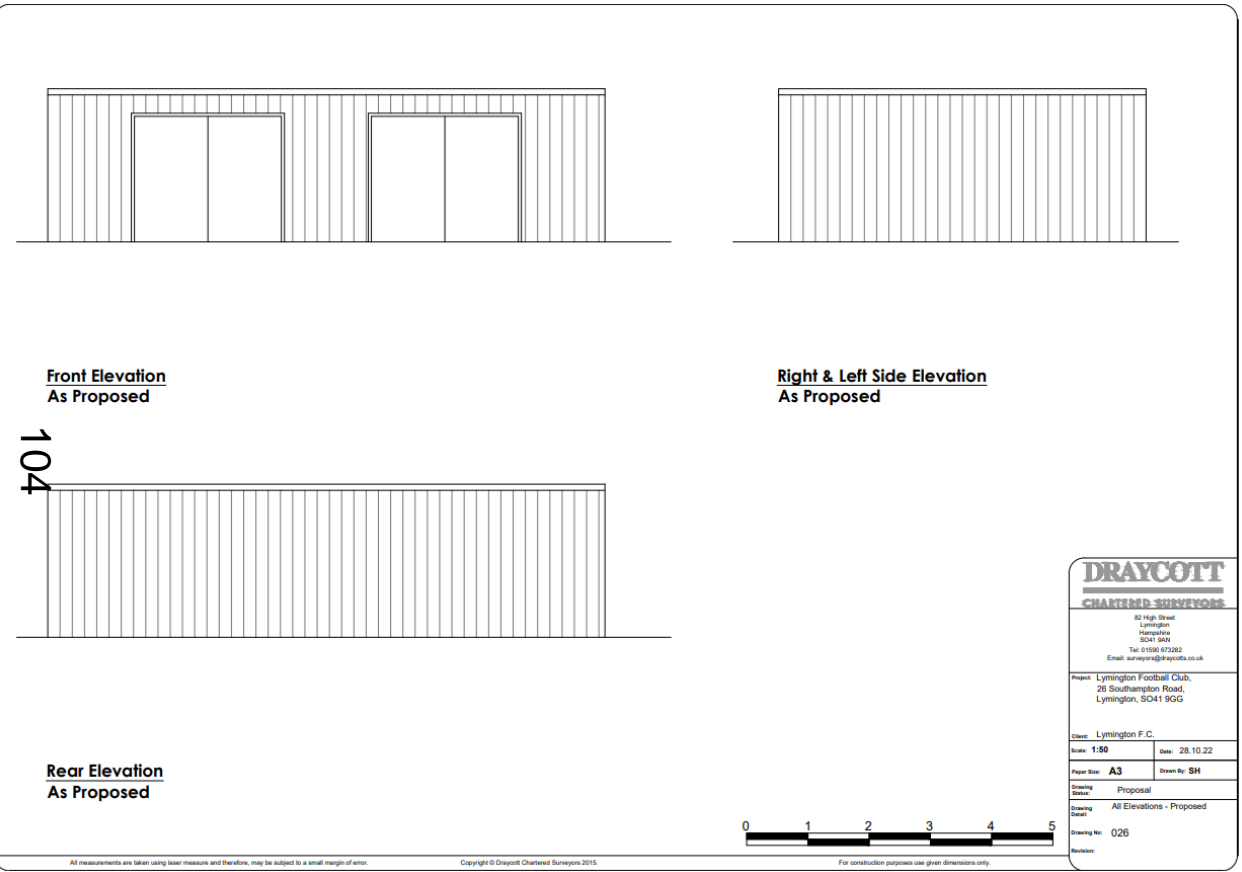
# Proposed elevations and floorplan of additional stand

103







# Proposed elevations and floorplan of maintenance store



# Proposed elevations of turnstiles

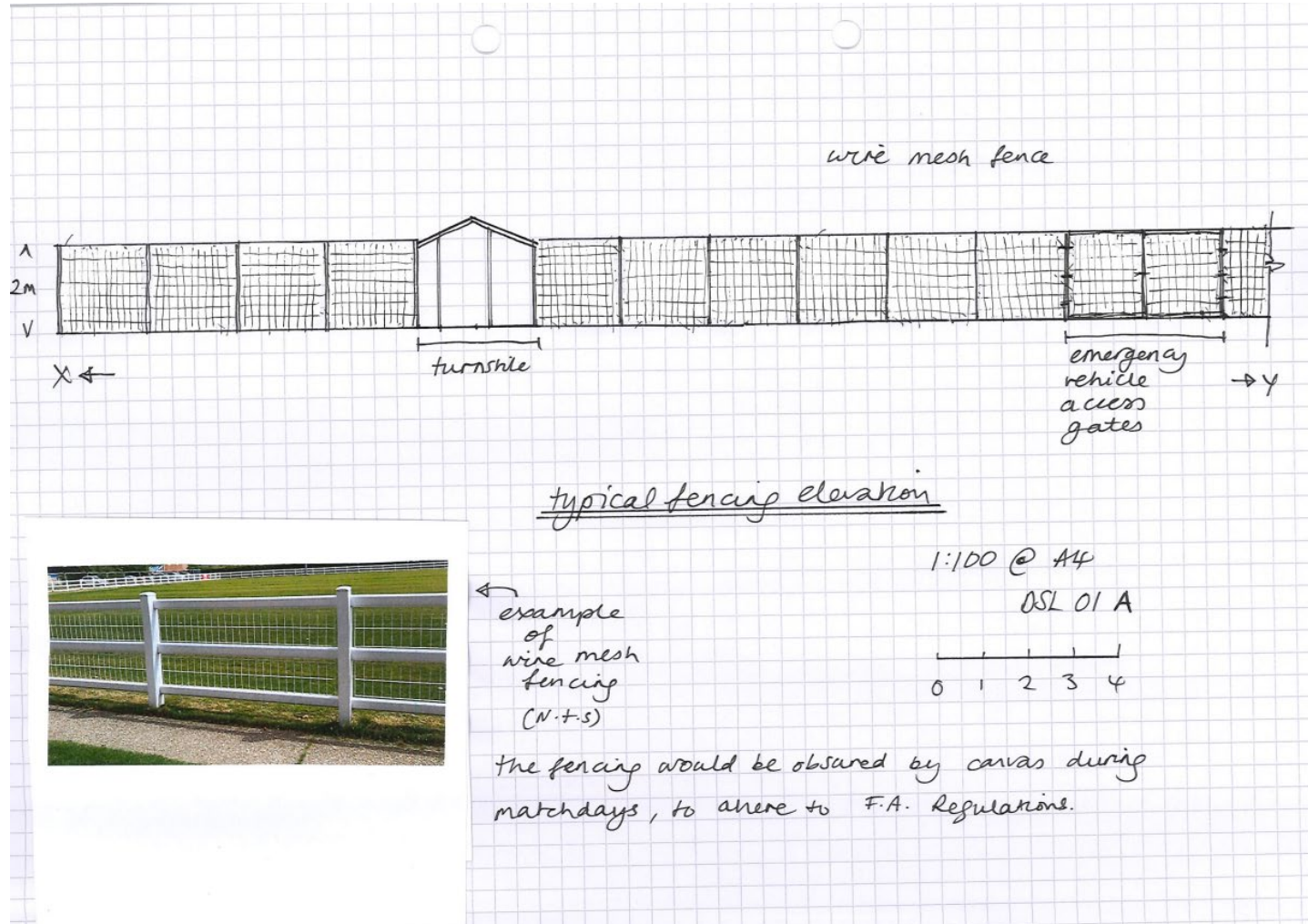
105

Sports Ground Development				DRAWN	DATE	05/11/2020	TITLE		
				CHECKED	Sports Ground Development	DATE	Double Turnstile		
				MAT'L/ FINISH		SCALE	1 / 30	DRAWING NO.	ISSUE
<b>TOLERANCES UNLESS OTHERWISE STATED</b>				<b>REMOVE ALL BURRS AND SHARP EDGES</b>			 THIRD ANGLE PROJECTION		
<b>DO NOT SCALE FROM PRINT.</b>				ALL DIMENSIONS ARE IN mm, UNLESS OTHERWISE STATED.					
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# Proposed elevations of fence

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# Recommendation

Officer recommendation is to Grant Subject to Conditions

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End of 3b 23/10375 presentation

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# Planning Committee

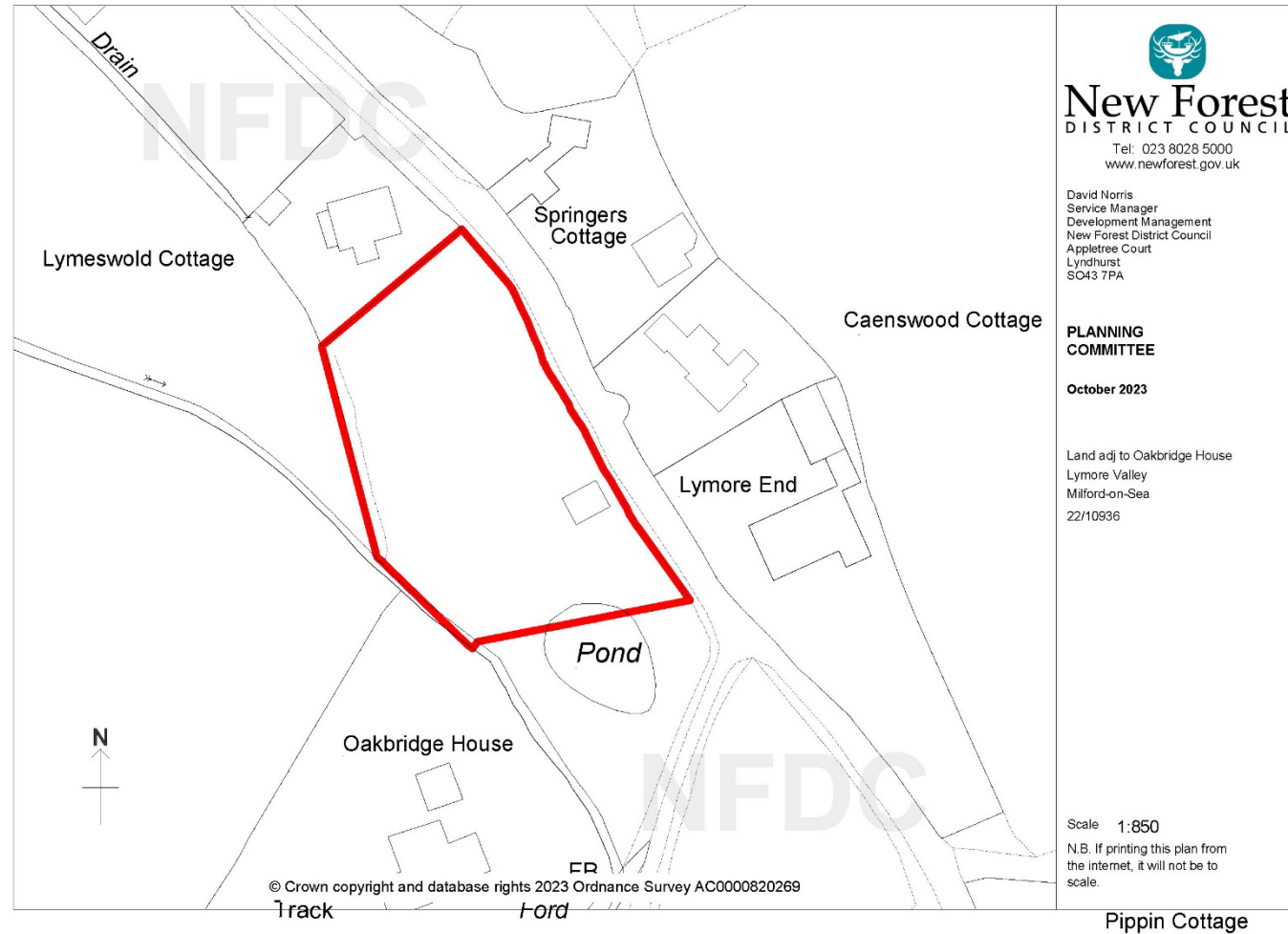
## App No 22/10936

**Land adj. to Oakbridge House  
Lymore Valley  
Milford-on-Sea SO41 0TW  
Schedule 3c**

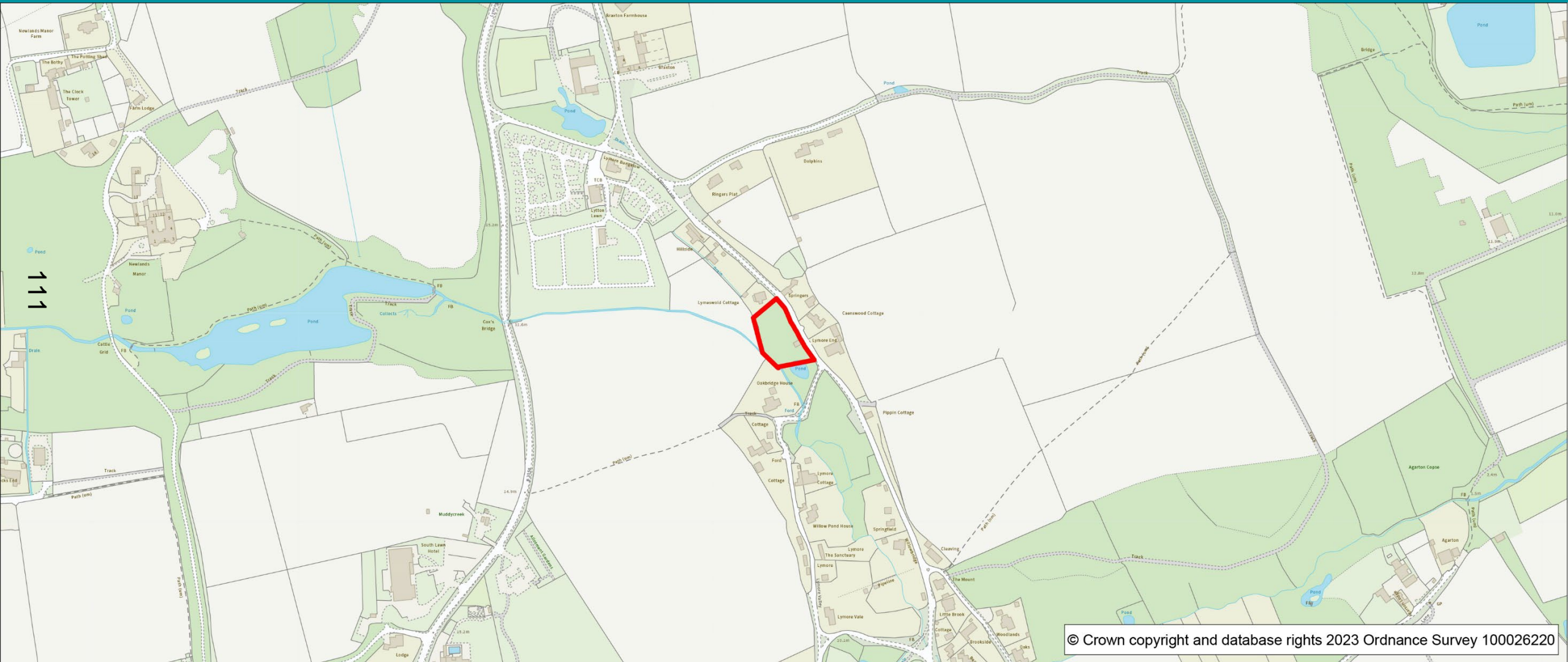


# Red Line Plan

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# Local context





# Aerial Photograph



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110

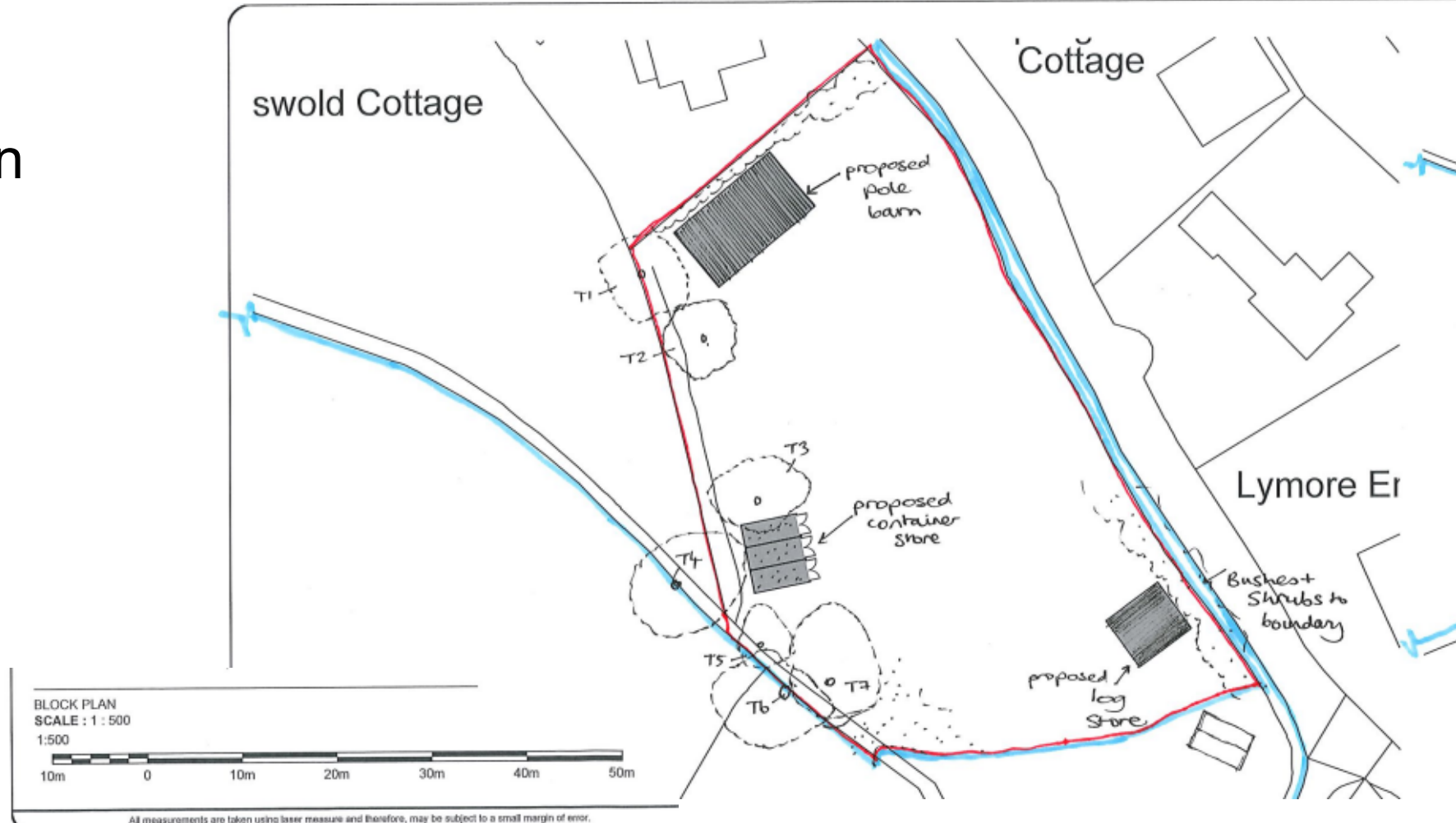
3c 22/10936



# Previous Proposal (retrospective)

Previous application for:

- 3no. Containers
- Log store
- Pole barn



113

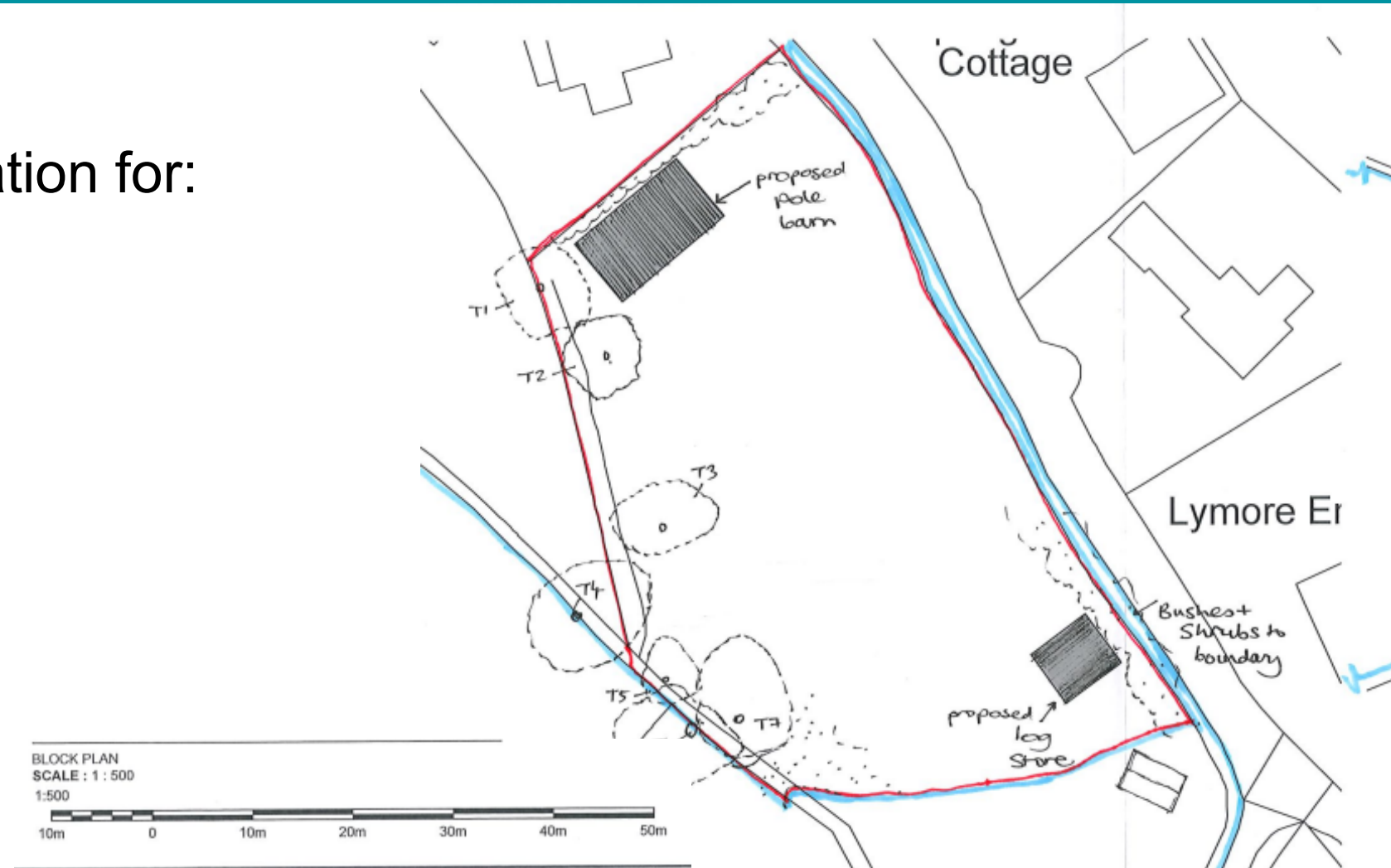


# Current Proposal (retrospective)

Retrospective application for:

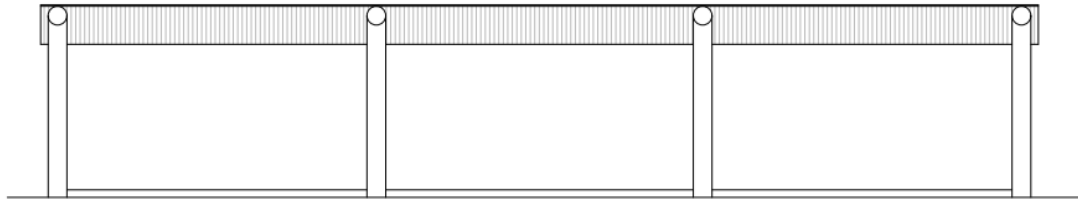
- Log store
- Pole barn

114

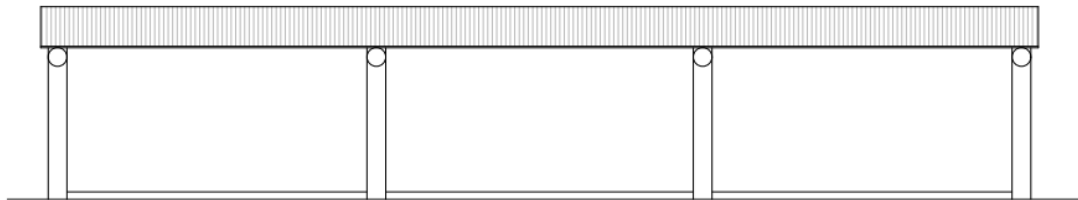


# Proposed Pole Barn

115



**Pole Barn Front Elevation  
As Proposed**



**Pole Barn Rear Elevation  
As Proposed**



**Pole Barn Left Side Elevation  
As Proposed**



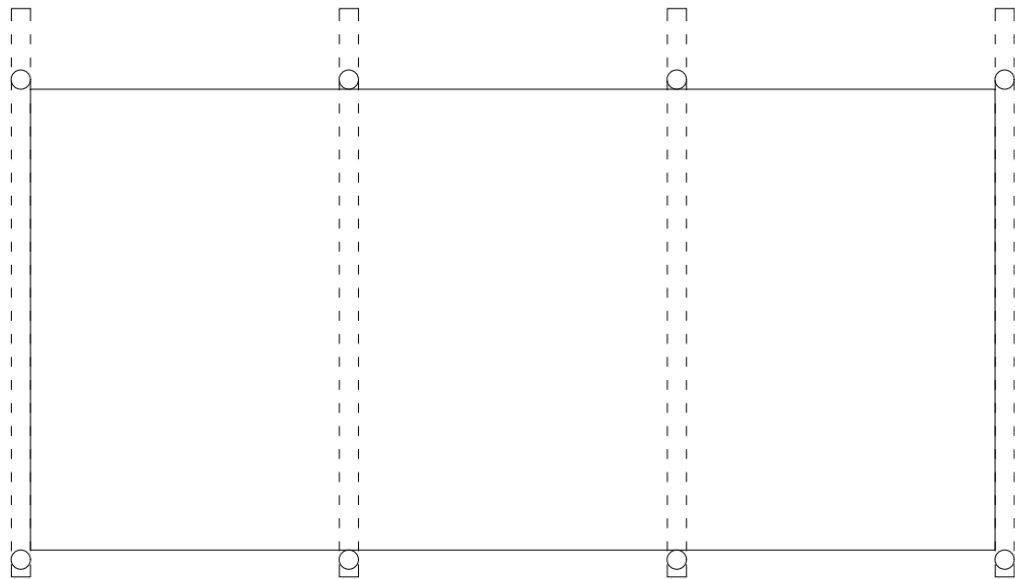
**Pole Barn Right Side Elevation  
As Proposed**



<b>DRAYCOTT</b> CHARTERED SURVEYORS	
82 High Street Lymington Hampshire SO41 9AN Tel: 01590 67282 Email: surveyors@draycotts.co.uk	
Project: Oakbridge House, Lymore Valley, Millford on Sea, SO41 0TW	
Client: Mr & Mrs Chamberlain	
Scale: 1:50	Date: 04.07.2022
Paper Size: A3	Drawn By: PD
Drawing Status: Proposal	
Drawing Detail: Pole Barn Elevations - Proposed	
Drawing No: 027	
Revision:	



# Proposed Pole Barn



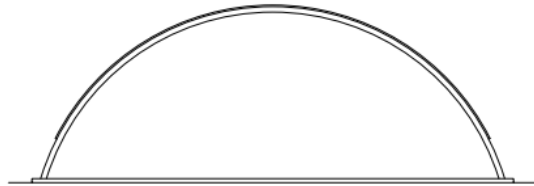
Pole Barn Plan  
As Proposed



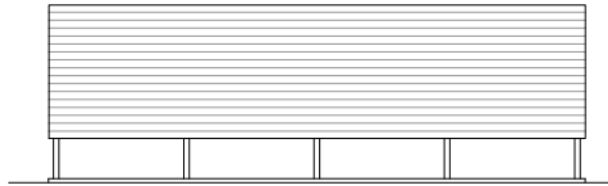
Pole Barn Roof Plan  
As Proposed

116

# Log Store Plans/Elevations



**log Store Front & Rear Elevation  
As Existing & Proposed**



**log Store Right & Left side Elevation  
Existing & Proposed**



**log Store plan  
Existing & Proposed**

<b>DRAYCOTT</b>	
CHARTERED SURVEYORS	
82 High Street Lymington Hants SO41 9AN Tel: 01590 673282 Email: surveyors@draycotts.co.uk	
Project: Oakbridge House, Lymore Valley, Milford on Sea, SO41 0TW	
Client: Mr & Mrs Chamberlain	
Scale: 1:50	Date: 04.07.2022
Paper Size: A3	Drawn By: SH
Drawing Status: Measured Survey	
Drawing Detail: Log Store Plan and Elevations - Existing & Proposed	
Drawing No: 001	
Revision:	



All measurements are taken using laser measure and therefore, may be subject to a small margin of error.

Copyright © Draycott Chartered Surveyors 2015.

For construction purposes use given dimensions only.

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# Land Ownership 1



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# Land Ownership 2



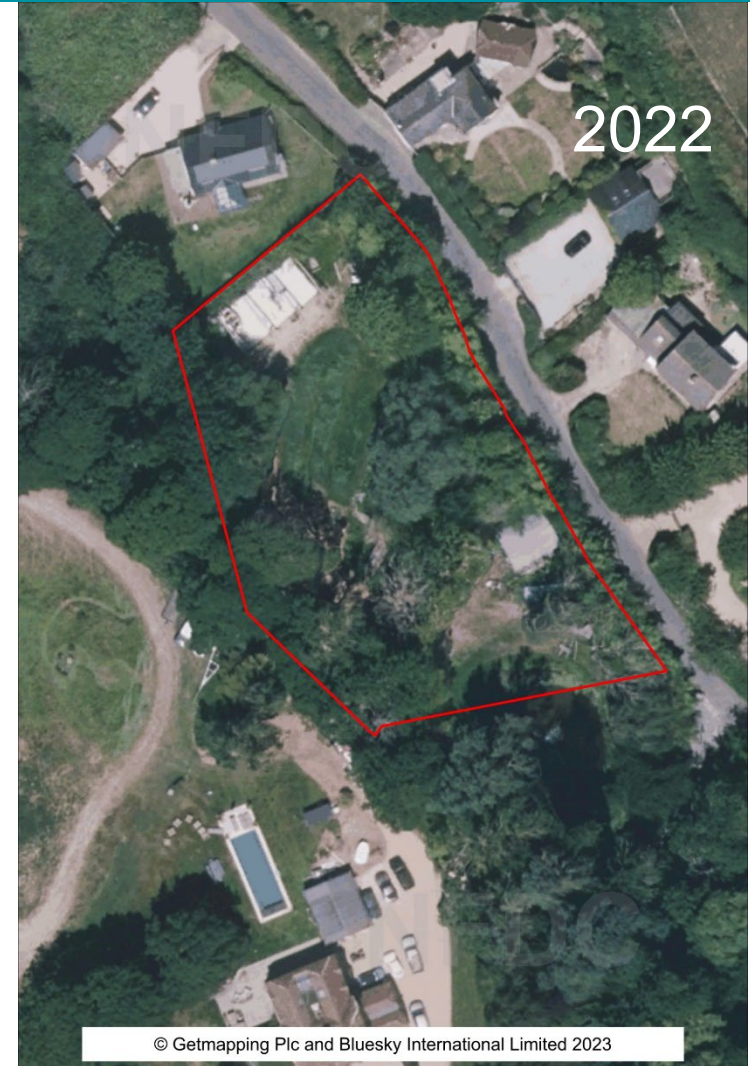
117

3c 22/10936



# Comparison of 2016 and 2022 aerial imagery

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# Site Photographs – Application Site

121





# Site Photographs – Application Site

122





# Site Photographs – Application Site

123



View to the northeast



View to the south



# Site Photographs - Containers

124



3no. Storage containers



3no. Storage containers



# Site Photographs – Pole Barn

125



Pole barn/hardstanding



Pole barn/hardstanding



# Site Photographs

126



Log store



Log store



# Site Photographs

127



Application site/commercial vehicle



Application site/commercial vehicle



# Site Photographs – Context/Adjacent Land

128



Adjacent land



Adjacent land



# Site Photographs – Context/Adjacent Land

129



Adjacent land



Adjacent land



# Site Photographs – Context/Adjacent Land

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Adjacent land

# Recommendation

- Refuse
- The site lies within a sensitive area of open countryside and within the Green Belt where development for agriculture and forestry can be permitted provided that they are necessary for the purposes of agriculture and forestry and such uses can be demonstrated
- No evidence has been provided to demonstrate that the structures are necessary for agriculture and forestry and the proposal is not considered proportionate to the scale of such activities
- No very special circumstances that have been demonstrated in this case to justify an exception to established Green Belt policies. As such, the proposals would be contrary to:
  - Saved Policy CS21 of the Core Strategy
  - Policy STR1 and Policy ENV2 of the Local Plan Part 1: Planning Strategy
  - Policy DM22 of the Local Plan Part 2 for the New Forest outside of the National Park
  - The NPPF (2021) Section 13 para 147 - 149

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# New Forest

DISTRICT COUNCIL

# Planning Committee

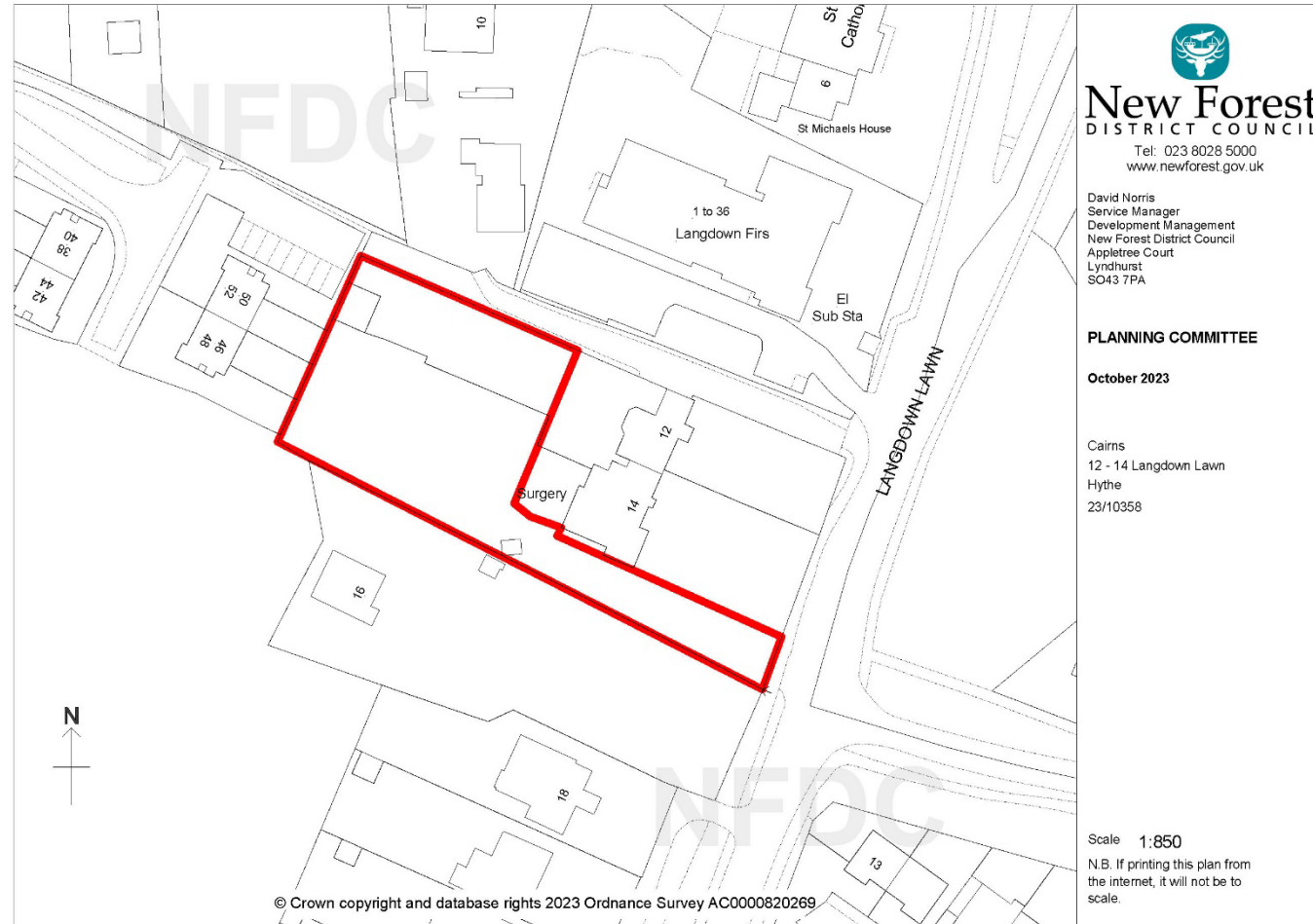
## App No 23/10358

Cairns  
12-14 Langdown Lawn  
Address line 3  
**Schedule 3d**



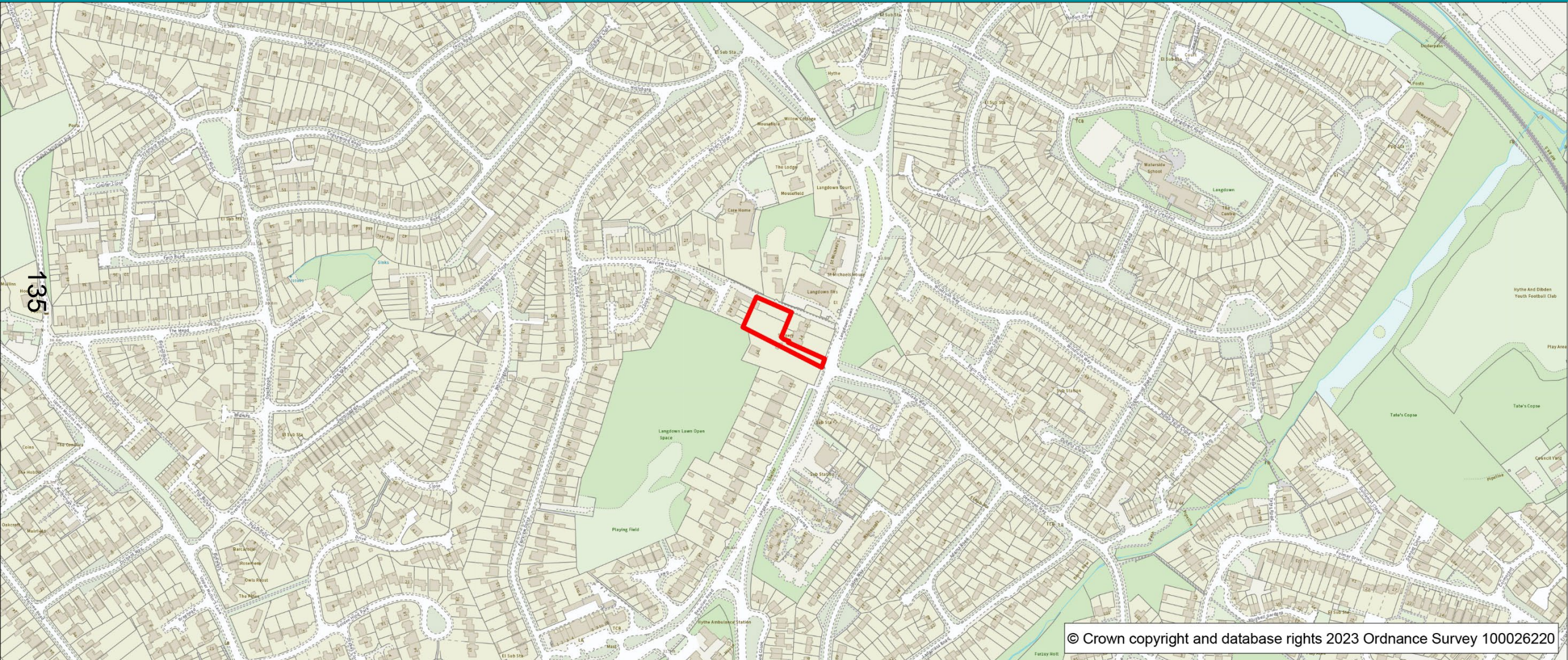
# Red Line Plan

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# Wider context



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# Aerial Image



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# Site photographs 1



Existing Access, across  
Langdown Lawn



Streetscene along Langdown  
Lawn. Visibility and existing  
layby



# Site photographs 2



View across site towards  
Oak tree and Fairview flats



Rear of 12  
& 14. Proposed access  
drive



Site from raised patio at  
rear of no.12, down site.



# Site photographs 3



Over hanging Oak tree.



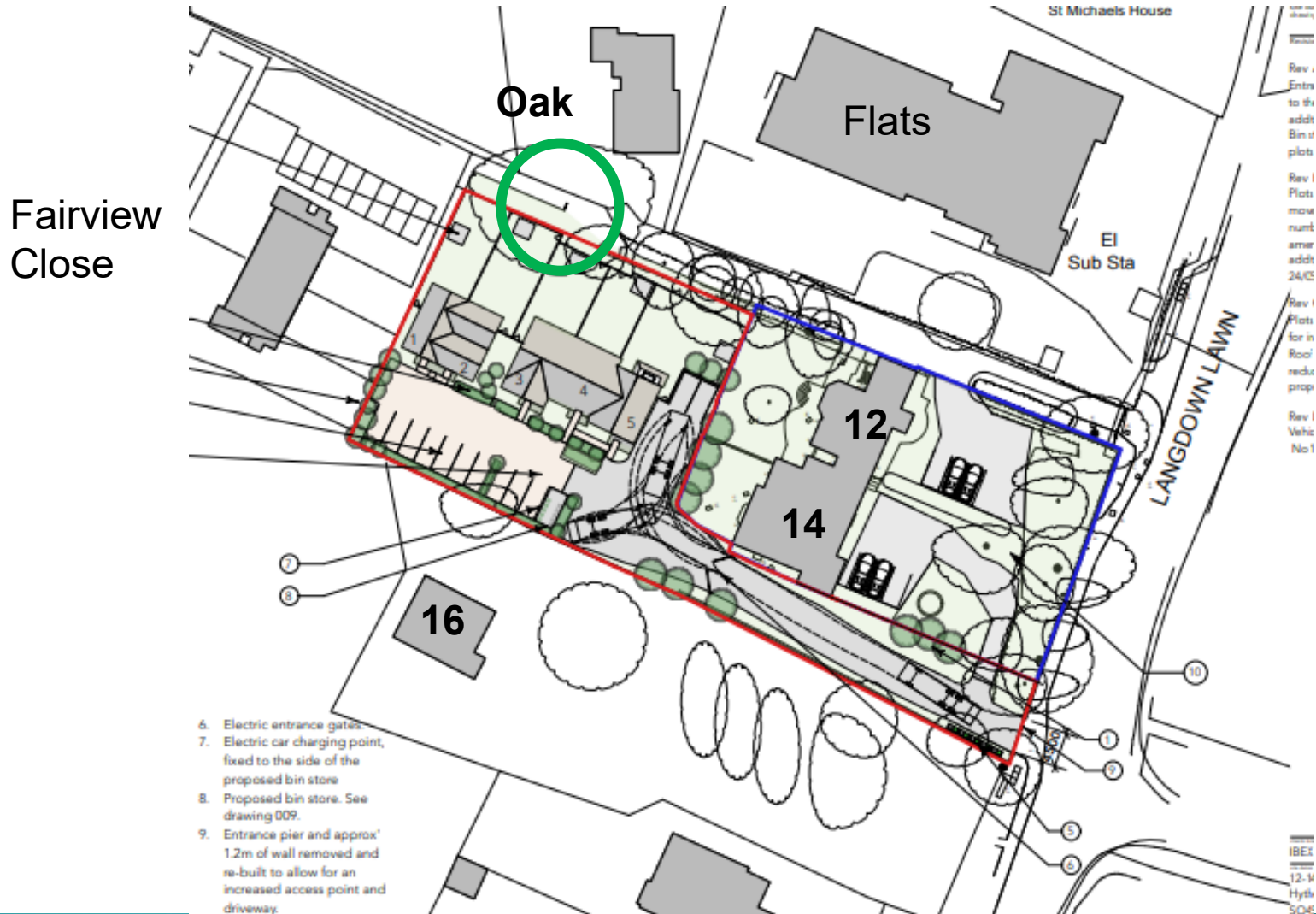
View from No.12, towards No.16.



Fairview flats beyond west boundary



# Proposed Scheme: Site Plan



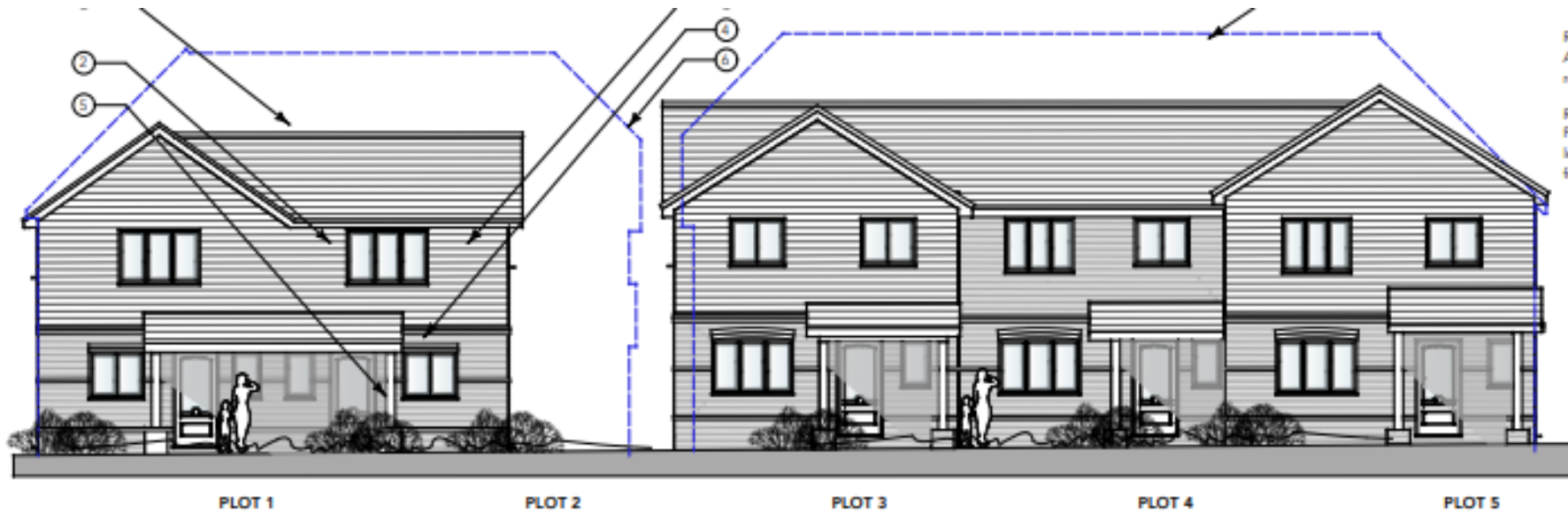
5 detached houses  
2x2-beds, 3x3-beds  
12 parking spaces  
Widen access

# Proposed Scheme: Streetscene

Fairview Close

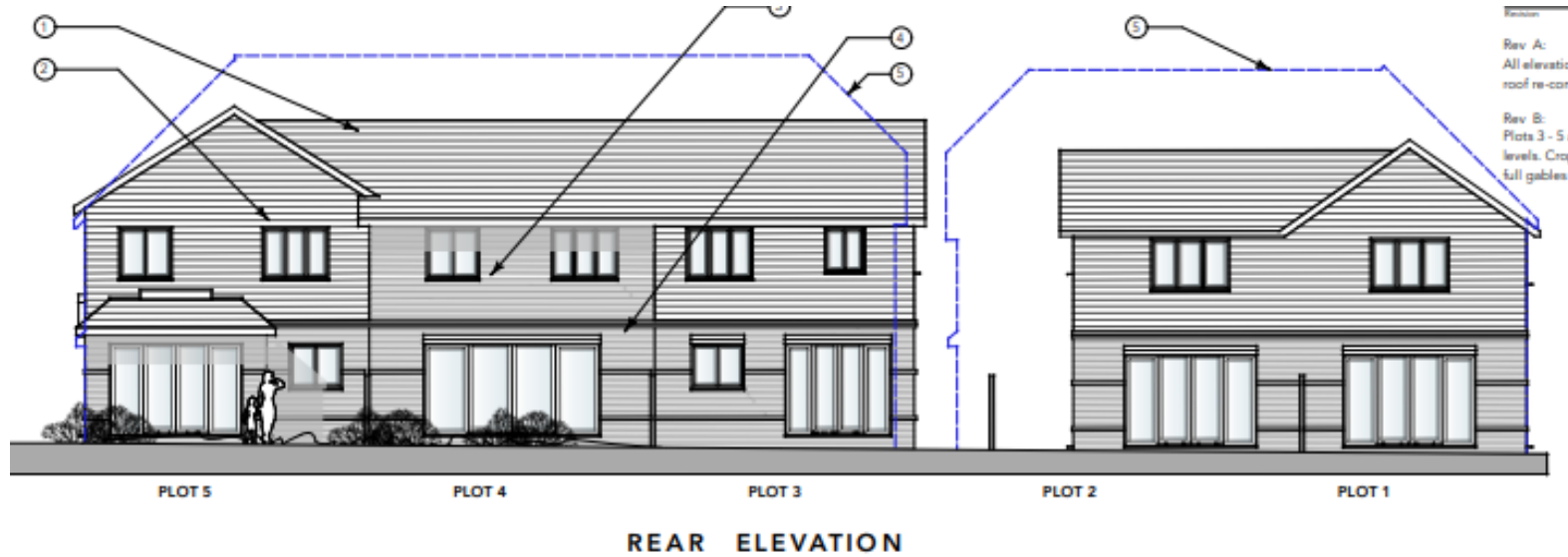
12 & 14 Langdown Lawn

141

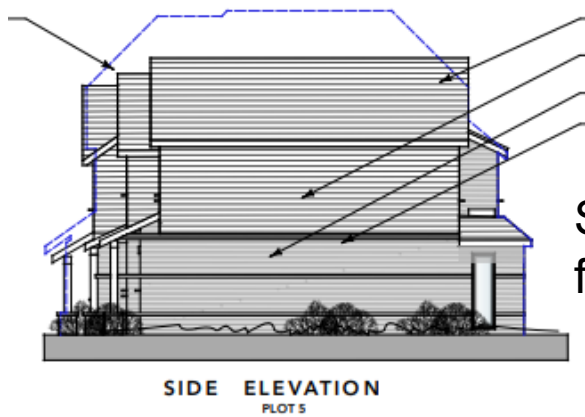




# Proposed Scheme: Elevations

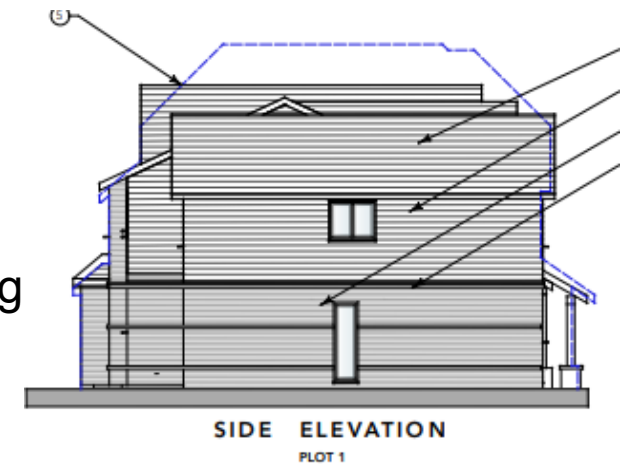


142

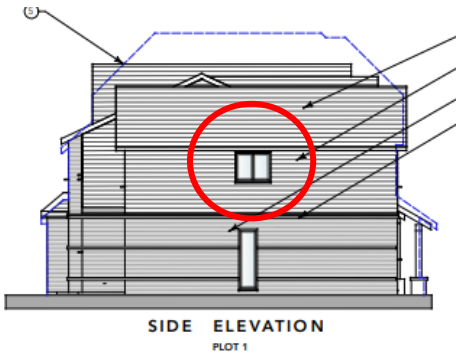


Side elevation  
facing No's 12 & 14

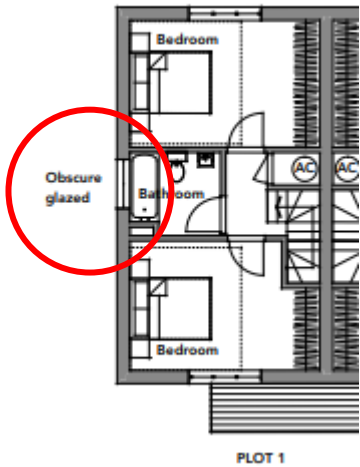
Side elevation facing  
Fairview Close



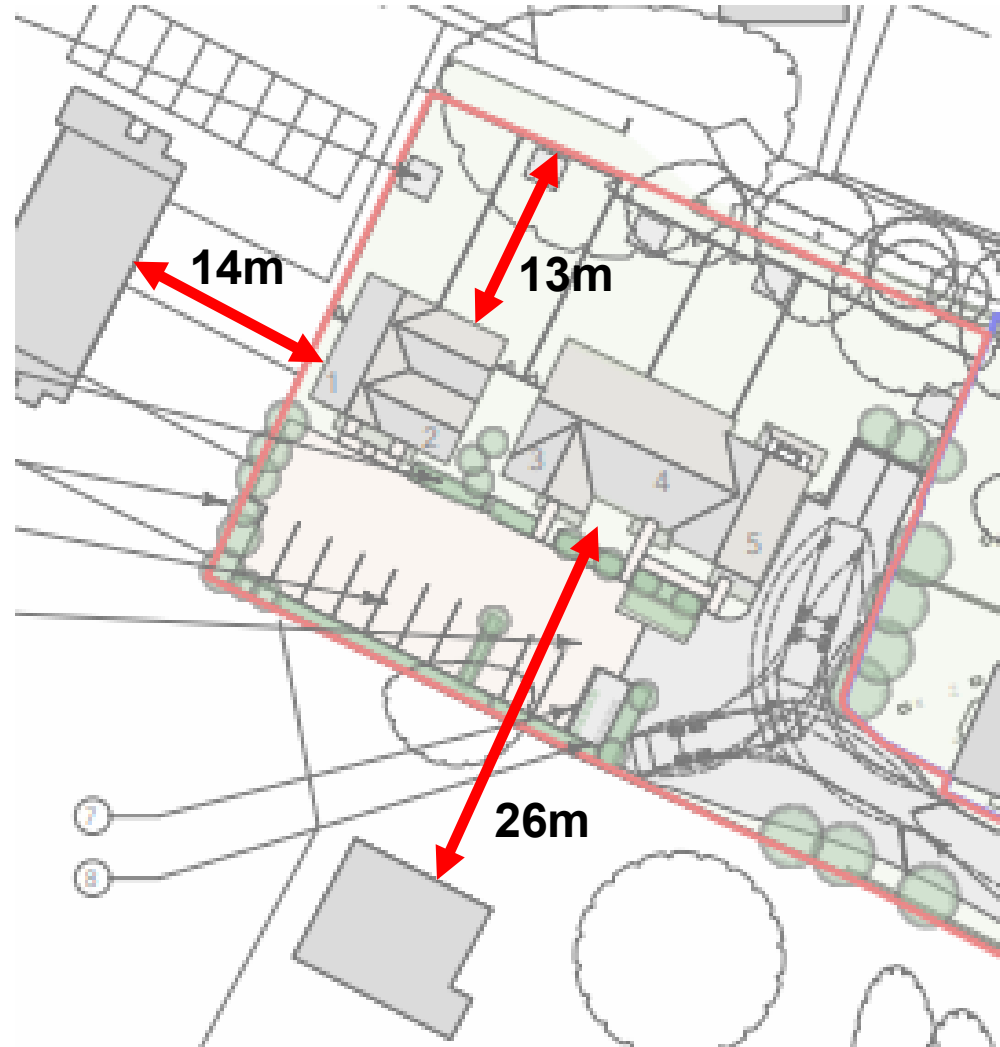
# Proposed Scheme: Layout



143



**Cond No.5 - OG windows**

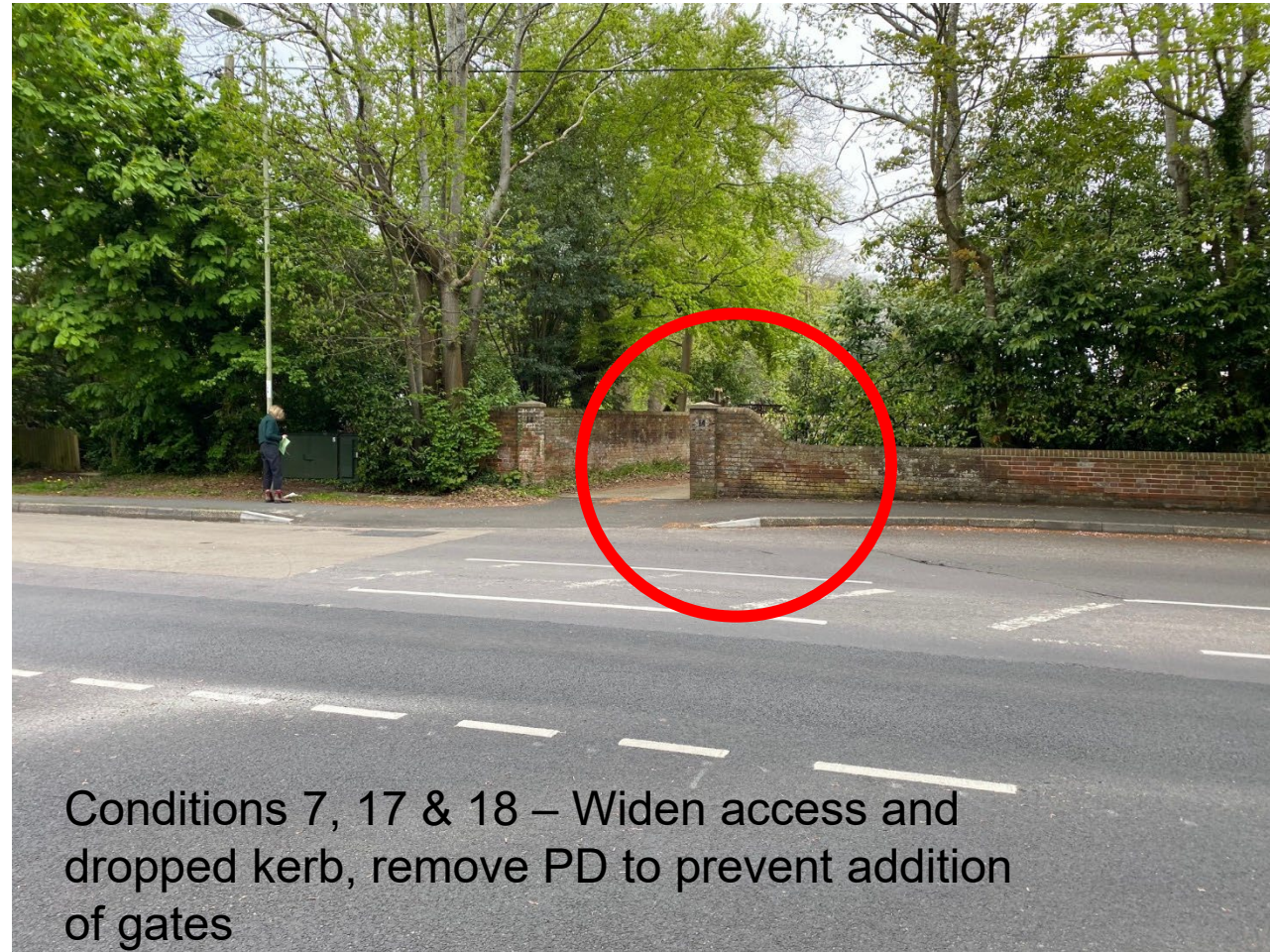
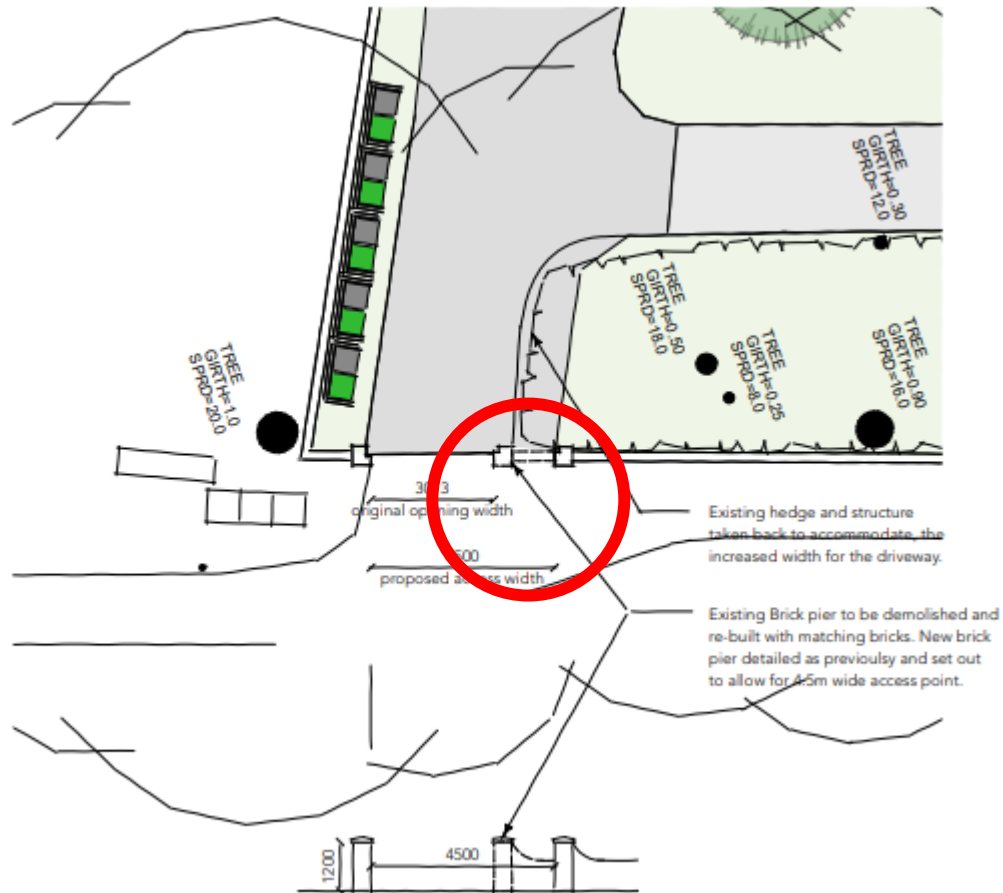


**Cond No.16 - Restrict PD**



# Proposed Scheme: Access

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Conditions 7, 17 & 18 – Widen access and dropped kerb, remove PD to prevent addition of gates

# Conclusion

- Provides 5 family homes in the urban area close to services and sustainable travel opportunities.
- Preserves residential amenity
- Achieves sustainable building-tree relationship
- Preserves highway and pedestrian safety
- Has economic, environmental and social benefits.

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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:
    - New Forest Recreational Impact mitigation Infrastructure £27,277
    - New Forest Recreational Impact mitigation Non-infrastructure £4,058
    - Solent Bird Aware mitigation £3,780
    - New Forest Air Quality Monitoring £515
    - Commencement Monitoring £808
  - ii) the imposition of the conditions set out in Case Officer report

End of 3d 23/10358 presentation

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New Forest  
DISTRICT COUNCIL



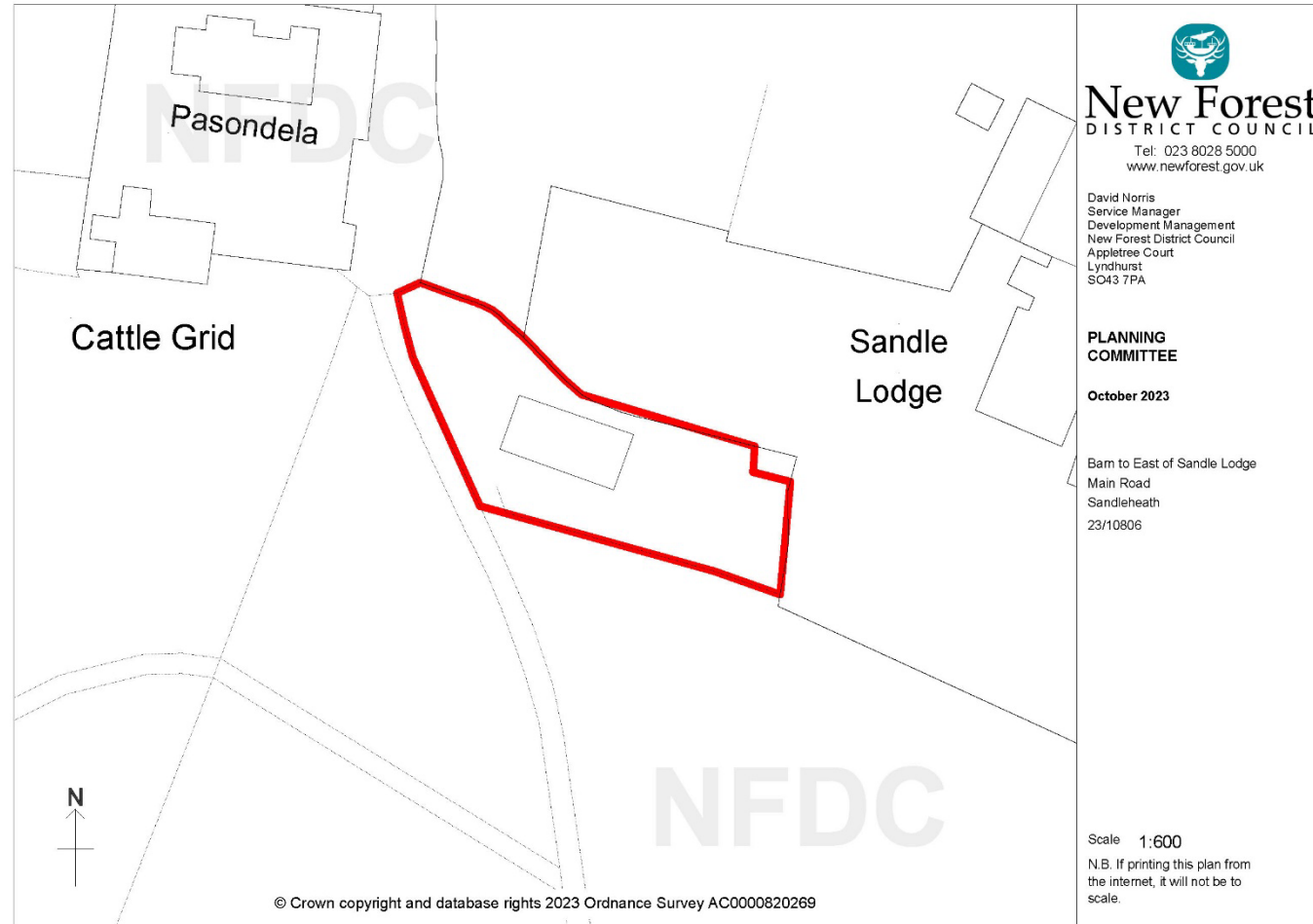
# Planning Committee

## App No 23/10806

Barn to east of Sandle Lodge,  
Main Road,  
Sandleheath  
**Schedule 3e**

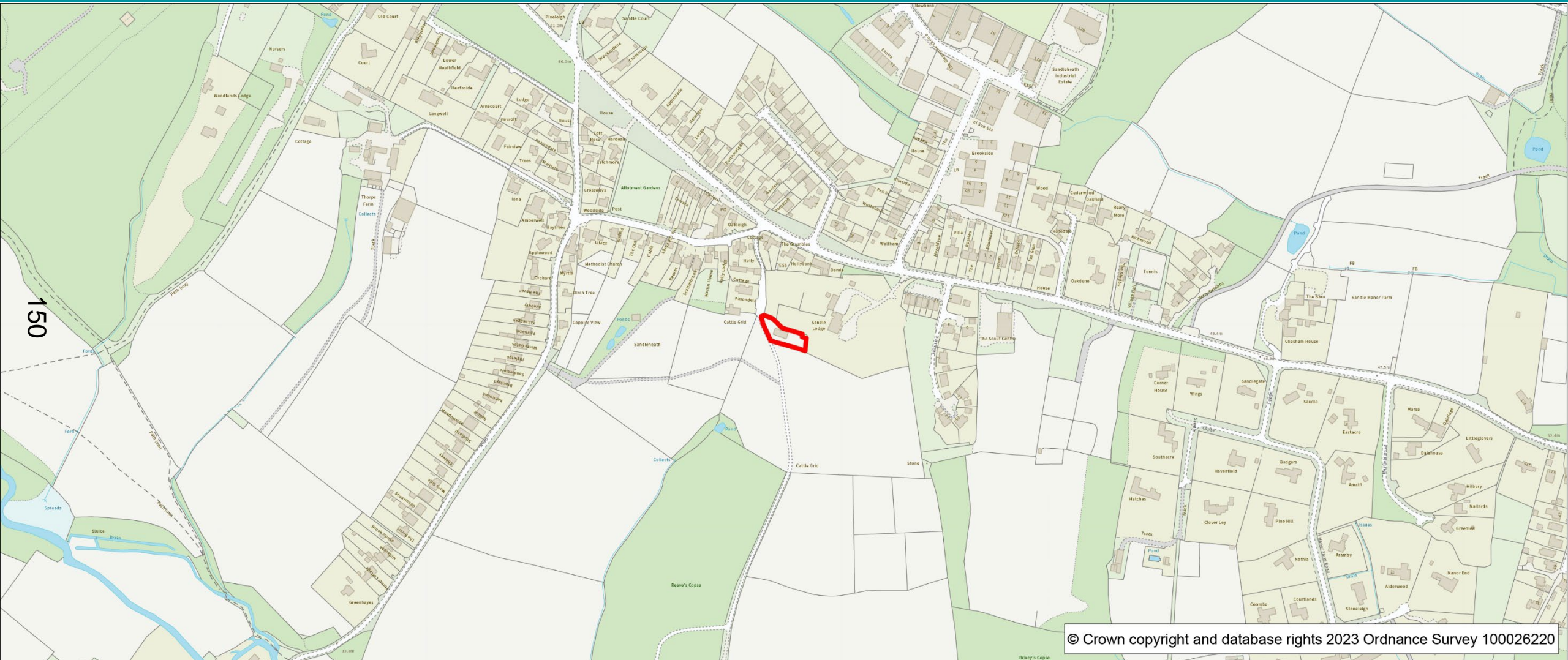
# Red Line Plan

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# Wider context



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# Summary of the main issues

The key issues are:

- 1) Principle of the development including planning history
- 2) Impact on the character and appearance of the area
- 3) Impact on the residential amenities of the area
- 4) Highway matters including parking
- 5) Habitat mitigation

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# Site from the south

152



# Proposed Elevations



FRONT ELEVATION - SOUTH



SIDE ELEVATION - EAST



REAR ELEVATION - NORTH



SIDE ELEVATION - WEST

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# Proposed Floorplans

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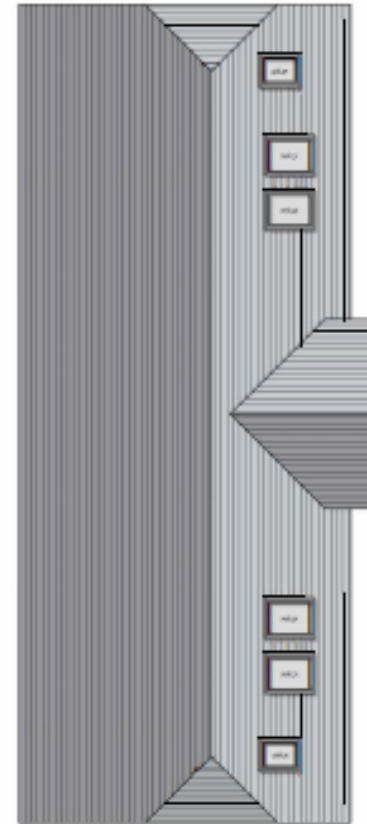


GROUND FLOOR PLAN



FIRST FLOOR PLAN

- INDICATE 1.5m SILLING LINE
- INDICATE 1.8m HEADHEIGHT
- INDICATE 2.1m HEADHEIGHT



ROOF PLAN

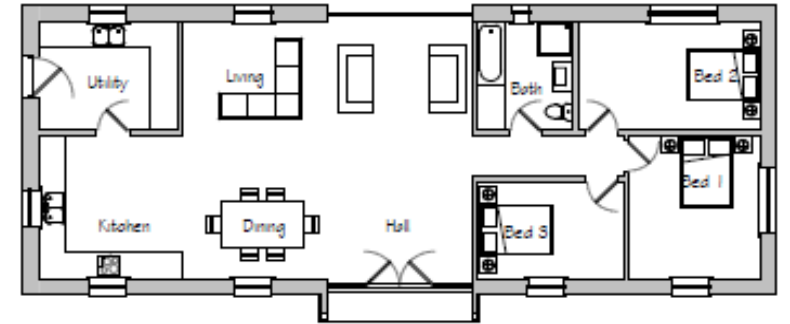
# Approved elevations and floor plan



South Elevation  
1 : 100



East Elevation  
1 : 100



Ground Floor  
1 : 100



North Elevation  
1 : 100



West Elevation  
1 : 100

155



# 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 transfer of monies paid under application reference 20/10487 and the uplift contributions as follows:
  - Air Quality Monitoring £77.43,
  - Habitat Mitigation (infrastructure) £2,311.79 and
  - Habitat Mitigation (non-infrastructure) £416.71
- ii) the imposition of the conditions as set out in the report

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# New Forest

DISTRICT COUNCIL



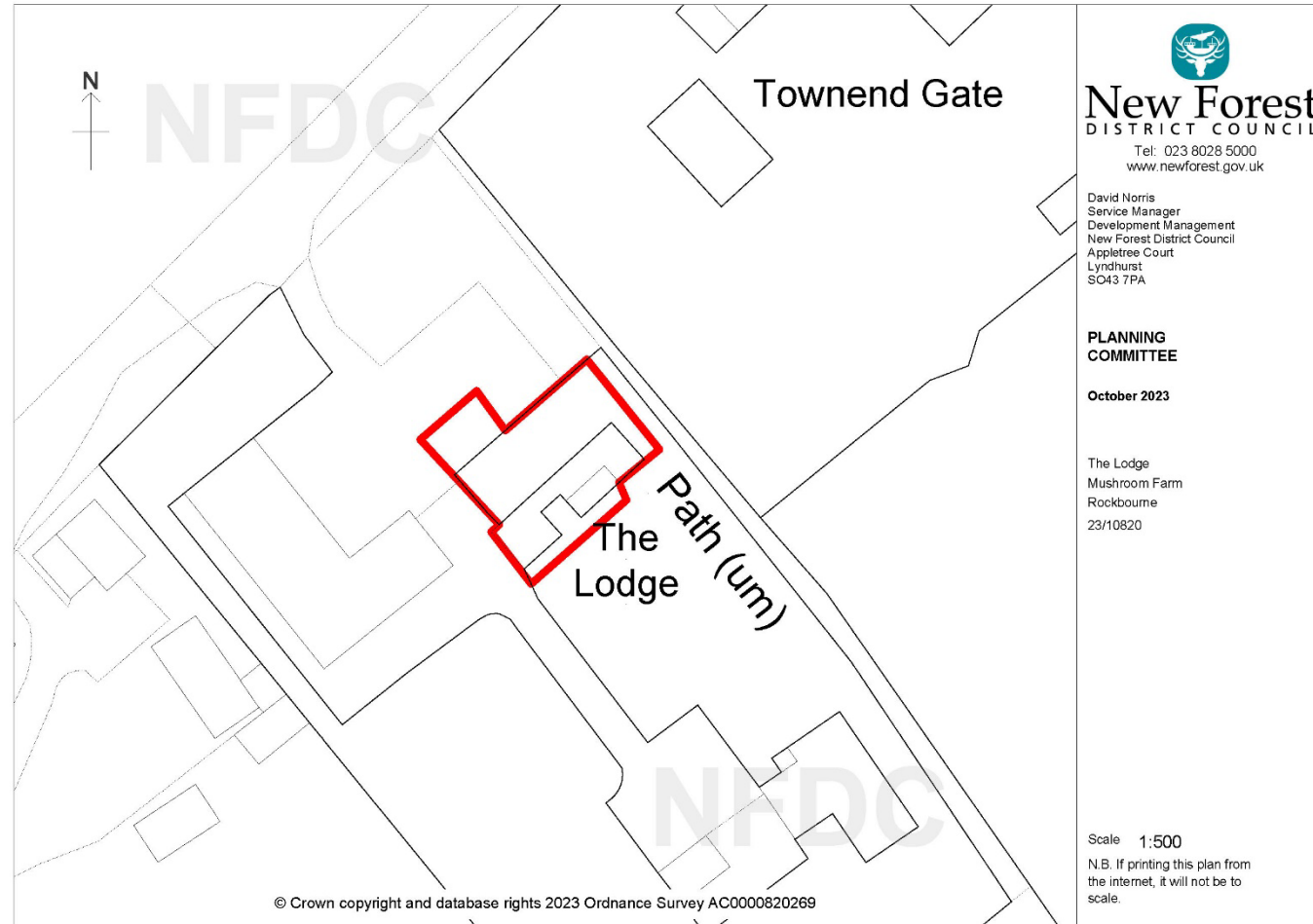
# Planning Committee

## App No 23/10820

The Lodge,  
Mushroom Farm  
Rockbourne SP6 1PF  
**Schedule 3f**

# Red Line Plan

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# Summary of the main issues

The key issues are:

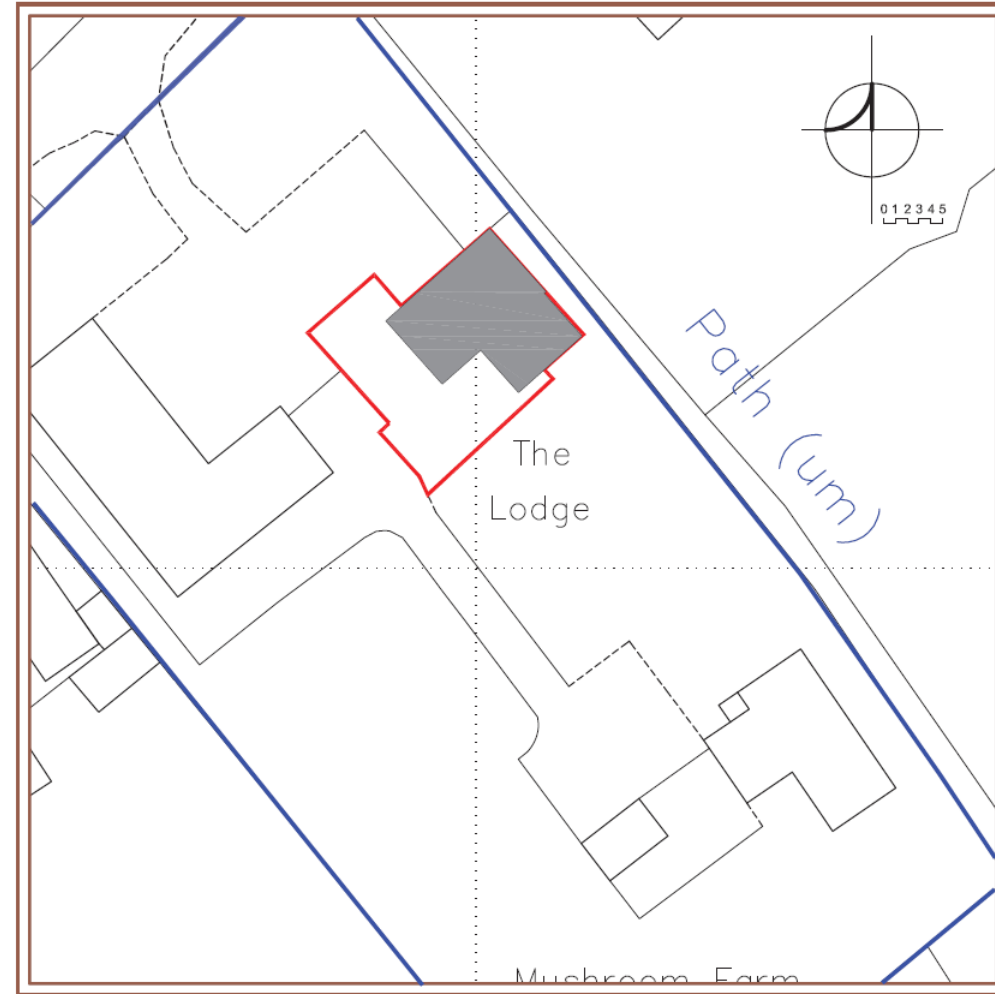
- 1) Principle of the development
- 2) Impact on the character and appearance of the area including AONB
- 3) Impact on the residential amenities of the area

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# Proposed block plan

162



# Proposed Elevations and Floor Plans



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# View from access

164





# North-east elevation

165



163

3f 23/10820



# South-east elevation

166





# South-west elevation

167



165

3f 23/10820



# North-east boundary to neighbouring properties

168



166

3f 23/10820



# Mushroom Farm House

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3f 23/10820



# Recommendation

- Grant subject to conditions as set out in the report

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End of 3f 23/10820 presentation

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New Forest  
DISTRICT COUNCIL



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PLANNING COMMITTEE – 08 October 2023

## COMMITTEE UPDATES

### **Item 3a - Land South of Milford Road, Pennington – (Application 23/10961)**

#### Amendment in recommendation

Delegated Authority to be given to the Service Manager Development Management to GRANT PERMISSION subject to minor modifications to the internal road within the development and to include the conditions as set out in this report together with any further additions, and amendments to conditions as appropriate.

#### First Update

The Highway Authority has confirmed that they do not raise any substantial objections to the proposal on public highway safety grounds, subject to minor modification to the internal layout and conditions.

The Highway Authority have raised several other observations, which include the use of triple tandem parking within the development, in which they consider should be avoided as much as possible. In addition, the Highway Authority considers that the internal road from Milford Road to Phase 2 has been designed to provide adequate access in terms of its width, tracking and alignment, however, the Highway Authority have highlighted that the internal link to Phase 2 should provide a connection right up to the boundary of Phase 2 with access rights given its allocation in the Local Plan.

#### Second Update

Two additional representations

Overshadow and loss of privacy, development out of keeping, impact on existing traffic and highway safety concerns onto A337, the land needs to be returned to green belt, green belt land needs to be protected and restored. The surfacing of the paths near the Phase 2 access point is gravel, rather than a mown path, although this is a matter that might be addressed through the conditions. Reinforce the concern already raised regarding the ransom situation into Phase 2. Concerns that private roads on Phase 1 will force other developer to Phase 2 to establish a Management Company to manage and maintain future Phase 2 roads.

#### Third Update

There is an error in Paragraph 10.12.19 which states that the distance between Parcel C and the existing properties to the east of the site would be more than 35 metres to the boundary of the site. Whilst this is correct for the majority of the eastern boundary, it should be noted that the distance between the residential properties in Newbridge Way is more than 25 metres, not 35 metres. Whilst the distance between Parcel C (Plot 75) to the properties in Newbridge Way is 25 metres, this is not considered to result in any demonstrable harm to



living conditions of these properties and the assessment made under paragraph 10.12.19 remains the same that there will be no materially impact on the amenities of these residents.

#### Forth Update

Amendment to two Plan numbers in relation to Condition 1- (Site Layout Plan) SL.01 Rev G and CSL.02. Rev G

#### **Item 3e - Barn to east of Sandle Lodge, Main Road (Application 23/10806)**

The second sentence in paragraph 2 on p.112 of the report should read as follows:

**This planning permission remains extant indefinitely.**

The agent has provided a materials schedule to negate the need for condition 3. The materials are considered acceptable, and it is proposed to add the schedule into the list of approved documents. As a result of this submission, the drawing indicating the proposed elevations has been updated, included in the presentation and will also be included in the list of approved documents as follows:

A-191108-01 rev.1 - site location plan  
A-191108-100 Rev 7 - proposed site plan  
A-191108-101 Rev 9 - floor plans and elevations  
Preliminary Ecological Appraisal by Abbas Ecology dated 10/07/2020  
Tree Survey and Arboricultural Assessment by Hellis dated April 2020  
Planning Statement by Fowler Architectural and Planning  
**Materials schedule**

A landscaping scheme has also been submitted at short notice although this does not cover all elements of the proposed condition. Should Members resolve to grant permission in accordance with the recommendation, it is requested that Officers have delegated powers to consider this submission and amend the landscaping condition accordingly.

The agent has also queried the imposition of condition 6 relating to phosphate mitigation and has provided details of the proposed water consumption which would address the first part of this condition. They also request that the level of phosphate mitigation is considered having regard to the fallback position of a 2-bed dwelling suggesting only the net increase from that position is required.

Officers agree with amending the first part of the condition to take the water efficiency calculator into account but remain satisfied that the remaining part of the condition should be imposed and in discharging this condition, the appropriate level of mitigation can then be secured.

Thus:

The development hereby approved shall not be occupied unless

**the water efficiency calculation dated 28.3.2023 by breglobal which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and all measures necessary to meet this agreed wastewater efficiency calculation shall be installed before first occupation and retained thereafter;**

proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:

- (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
- (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC) (adding, when it is in place and as applicable), in accordance with the Council's Phosphorus Mitigation Strategy / the Avon Nutrient Management Plan.

### **Item 3f - The Lodge, The Mushroom Farm, Rockbourne (Application 23/10820)**

The Parish Council advised of the following comments:

PAR4: We recommend REFUSAL for the reasons listed.

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Highway safety (overuse of connecting footpath)
- Layout and density of building, specifically the height which extends to two storeys



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