

PLANNING COMMITTEE - WEDNESDAY, 8TH NOVEMBER 2023

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications** (Pages 3 - 110)


6. **Committee Updates** (Pages 111 - 114)

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Planning Committee

08 November 2023

Planning Committee 08 November 2023 Applications Presentations



**Planning Committee
App No 23/10316**

Land North of Station Road,
Fordingbridge
SP6 1JW
Schedule 3a

3 3a 23/10316



**Planning Committee
App No 22/10854**

Land West of Hill Street,
Calmore
Netley Marsh
Schedule 3b

37 3b 22/10854



**Planning Committee
App No 23/10430**

Unit 2-4, Totton Retail Park
62-96 Commercial Road
Totton SO40 3AG
Schedule 3c

61 3c 23/10430



**Planning Committee
App No 23/10630**

Land adjacent to Cracknore Cottage,
Cracknore Hard Lane,
Marchwood, SO40 4UT
Schedule 3d

87 3d 23/10630

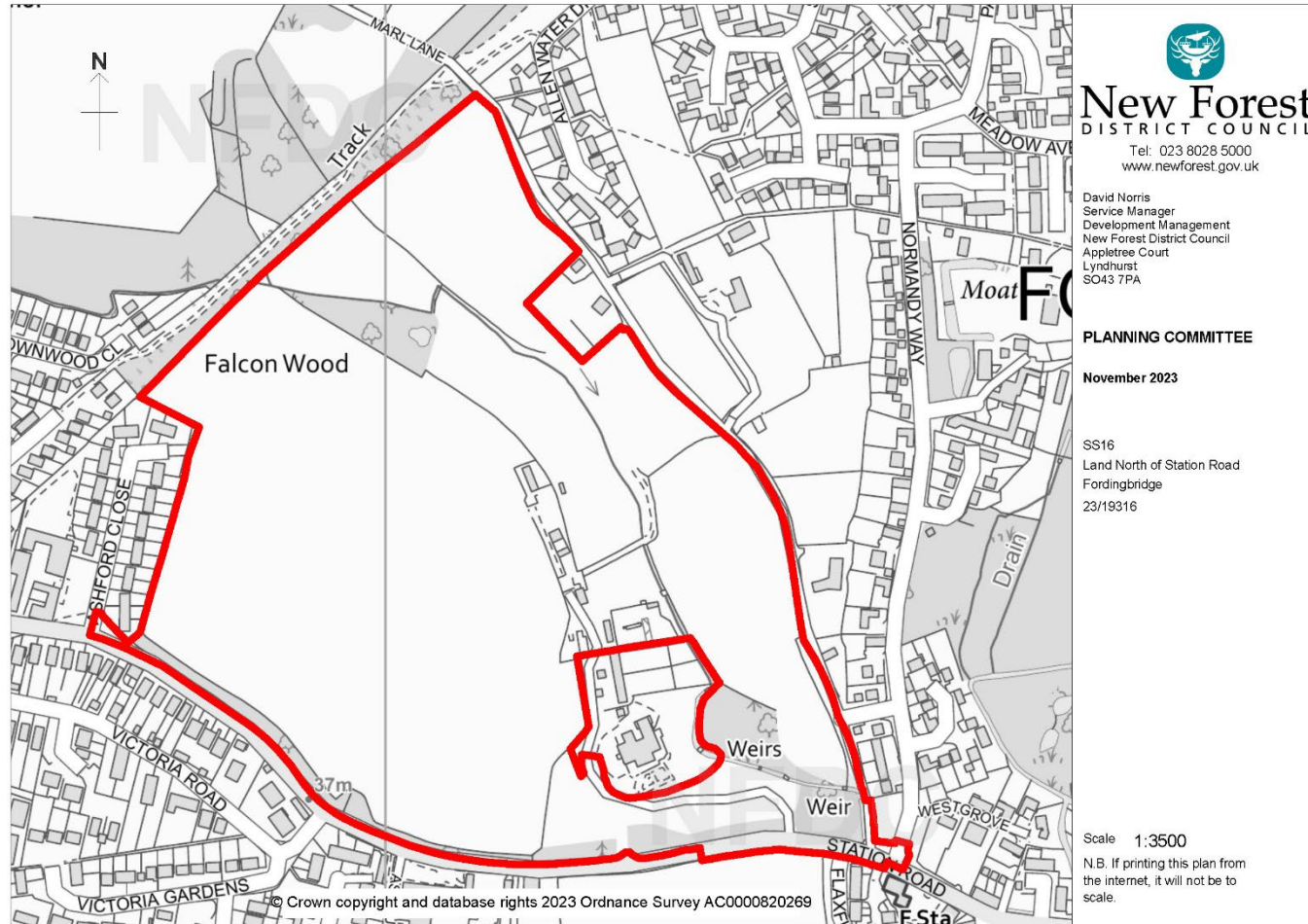
4

Planning Committee

App No 23/10316

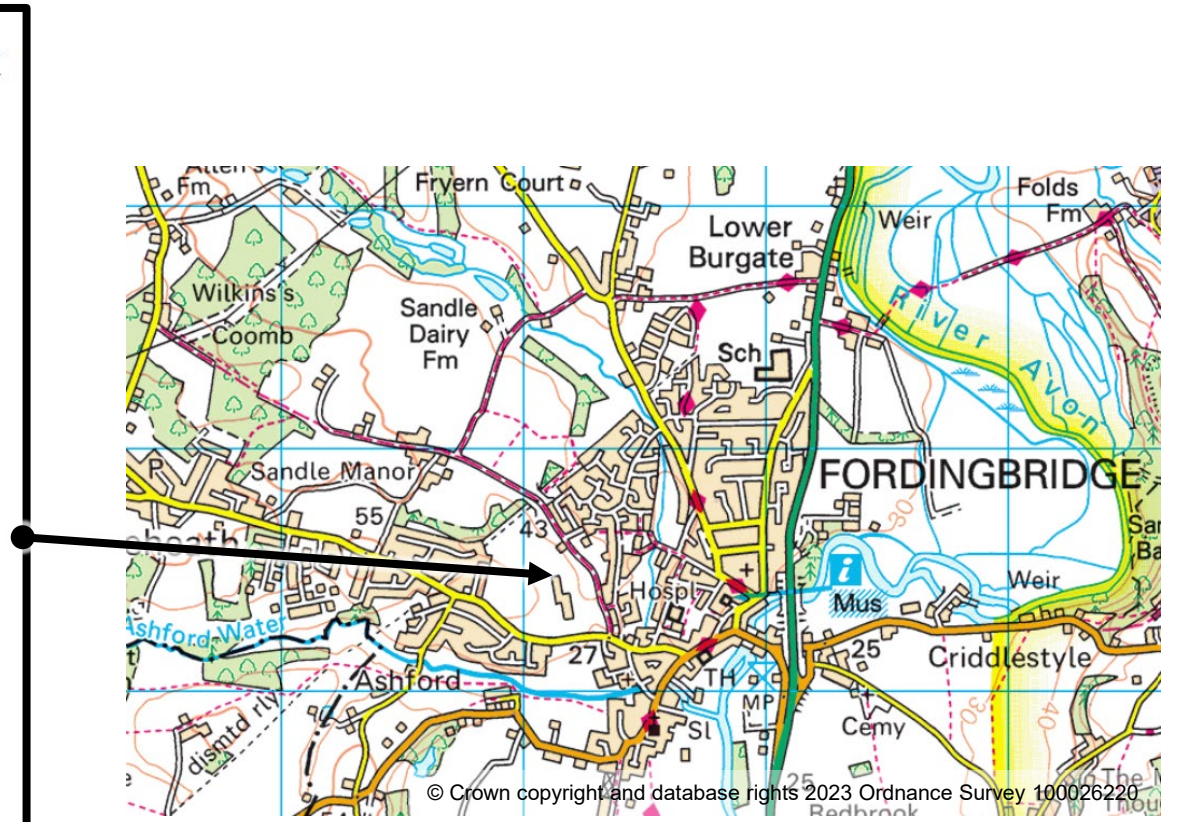
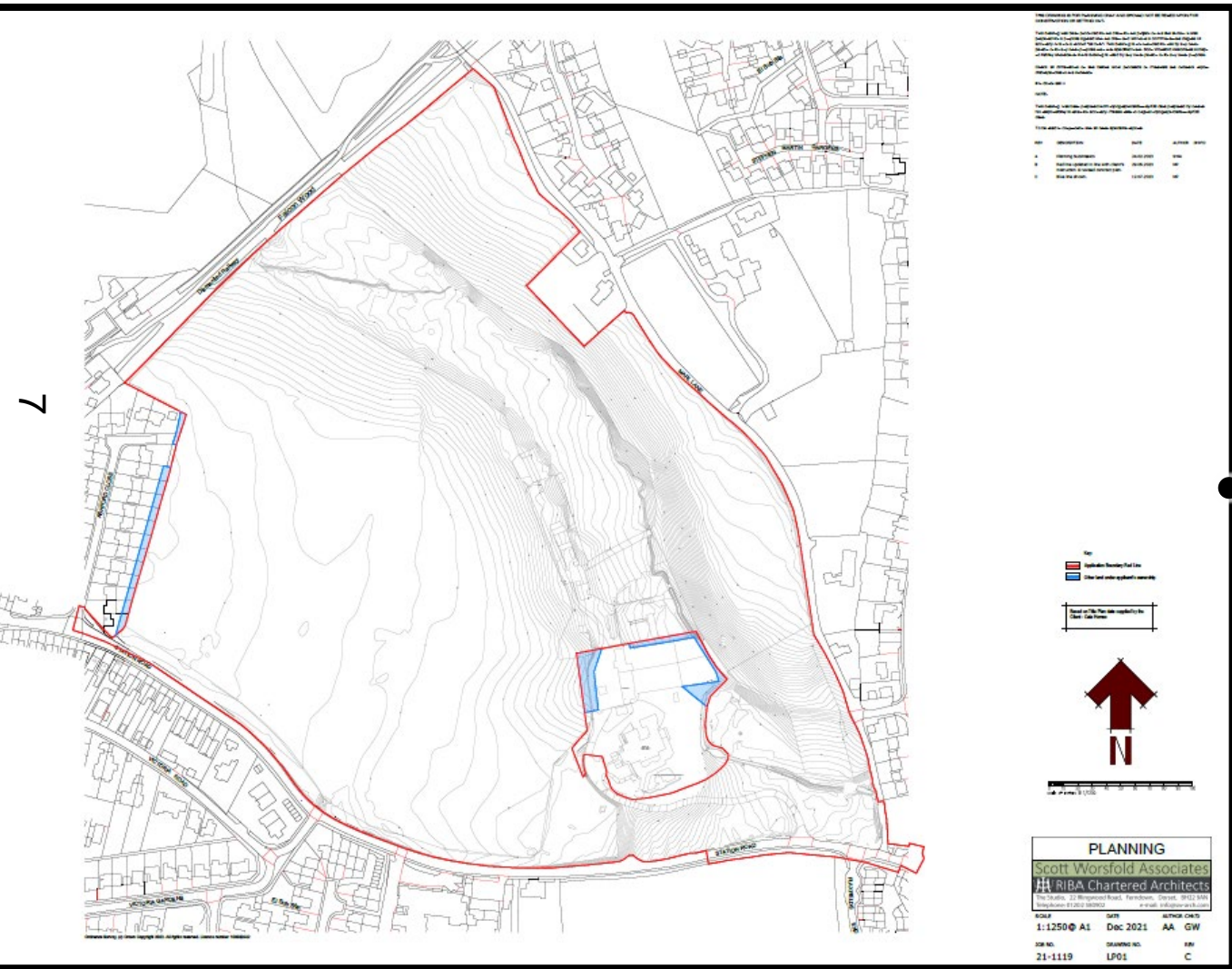
Land North of Station Road,
Fordingbridge
SP6 1JW
Schedule 3a

Red line plan

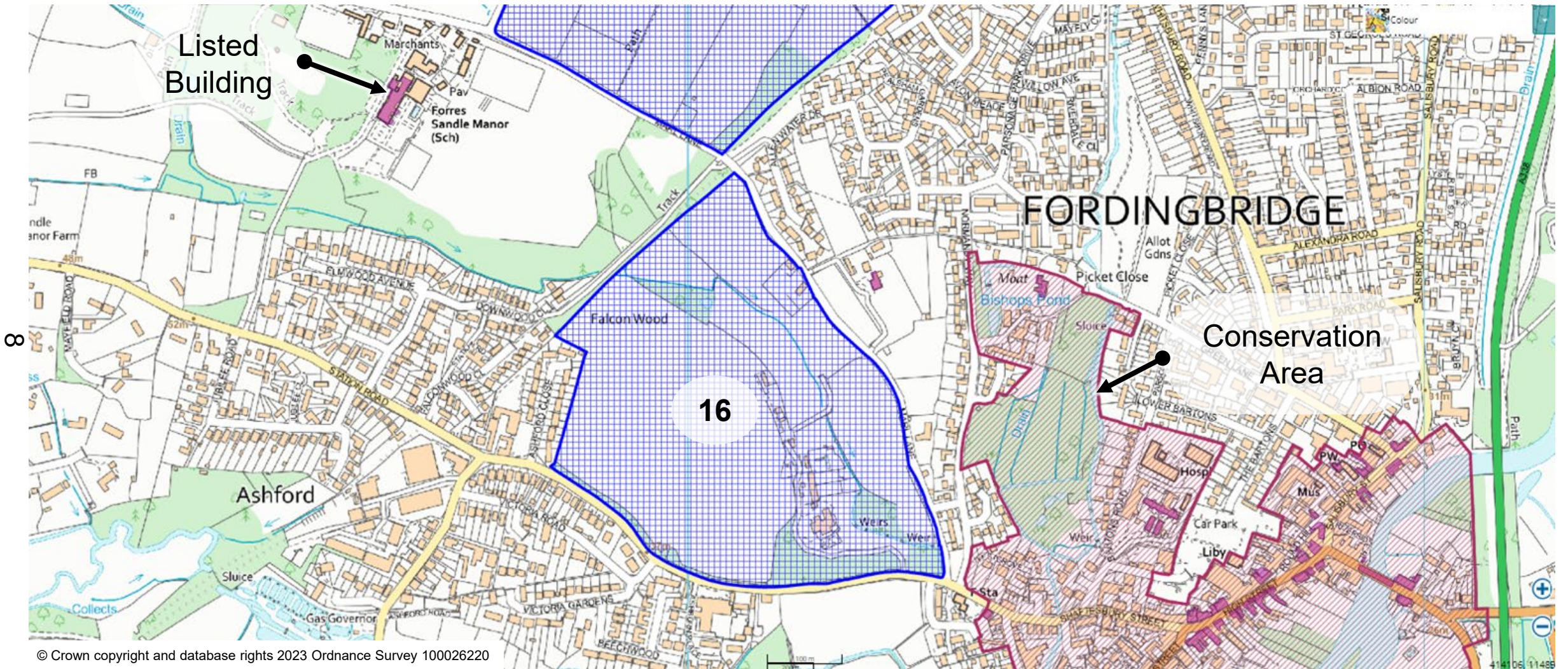


9

Site Location

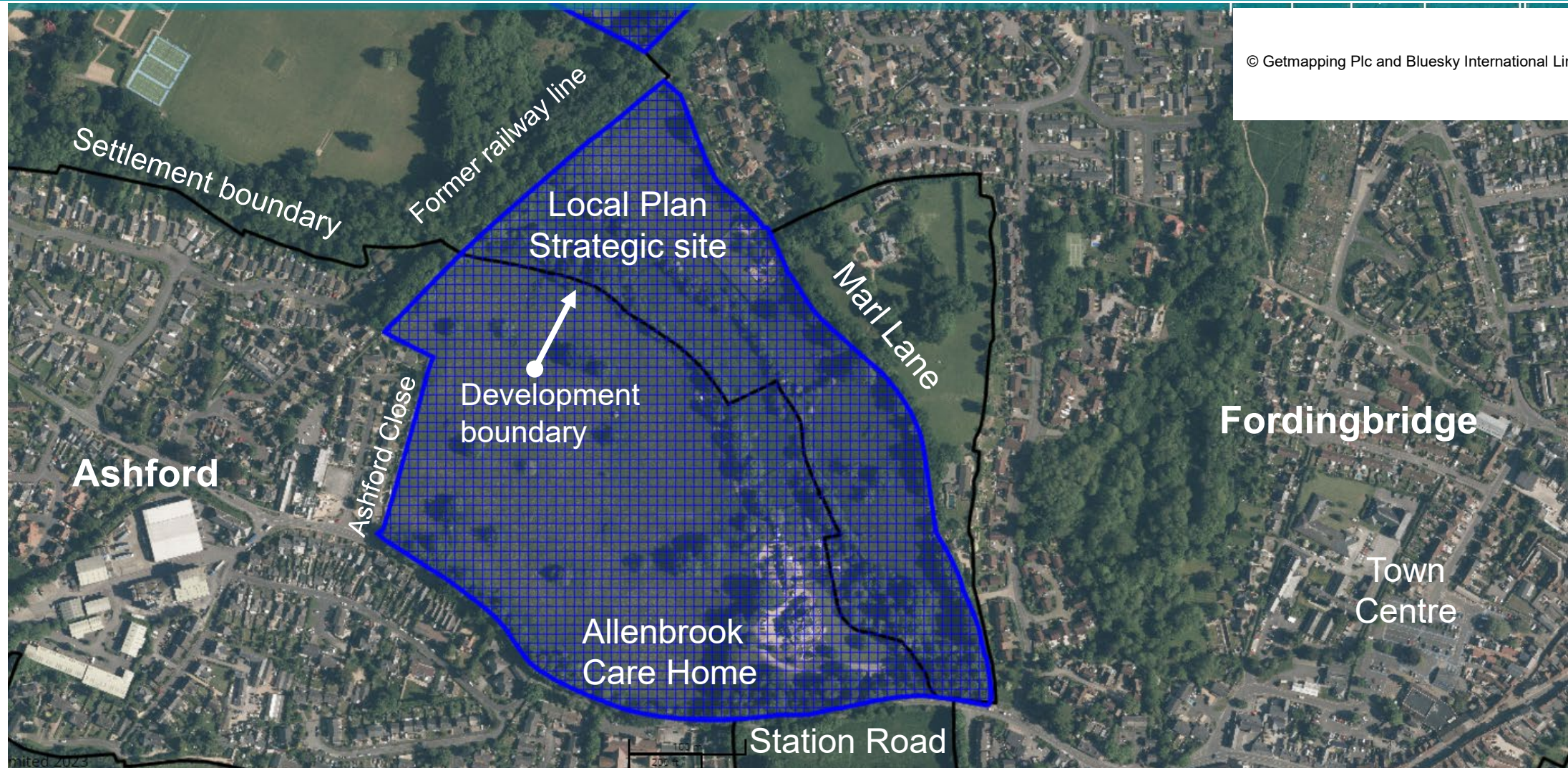


Strategic Site 16, Conservation Area and Listed Buildings



Aerial photograph and local context

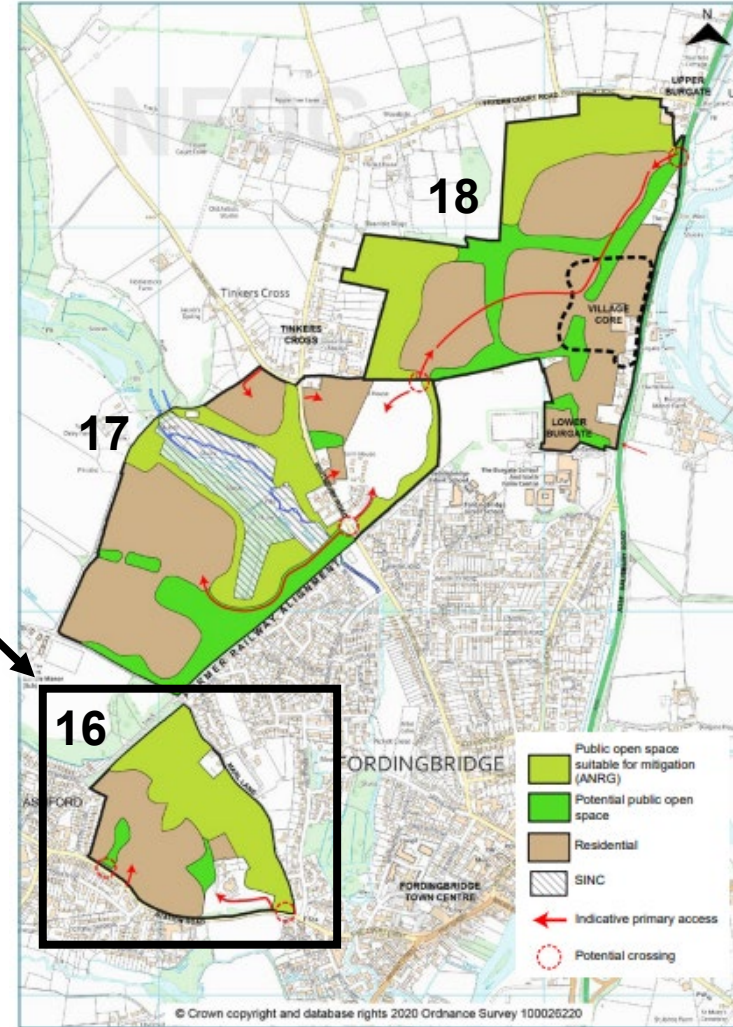
6



7

3a 23/10316

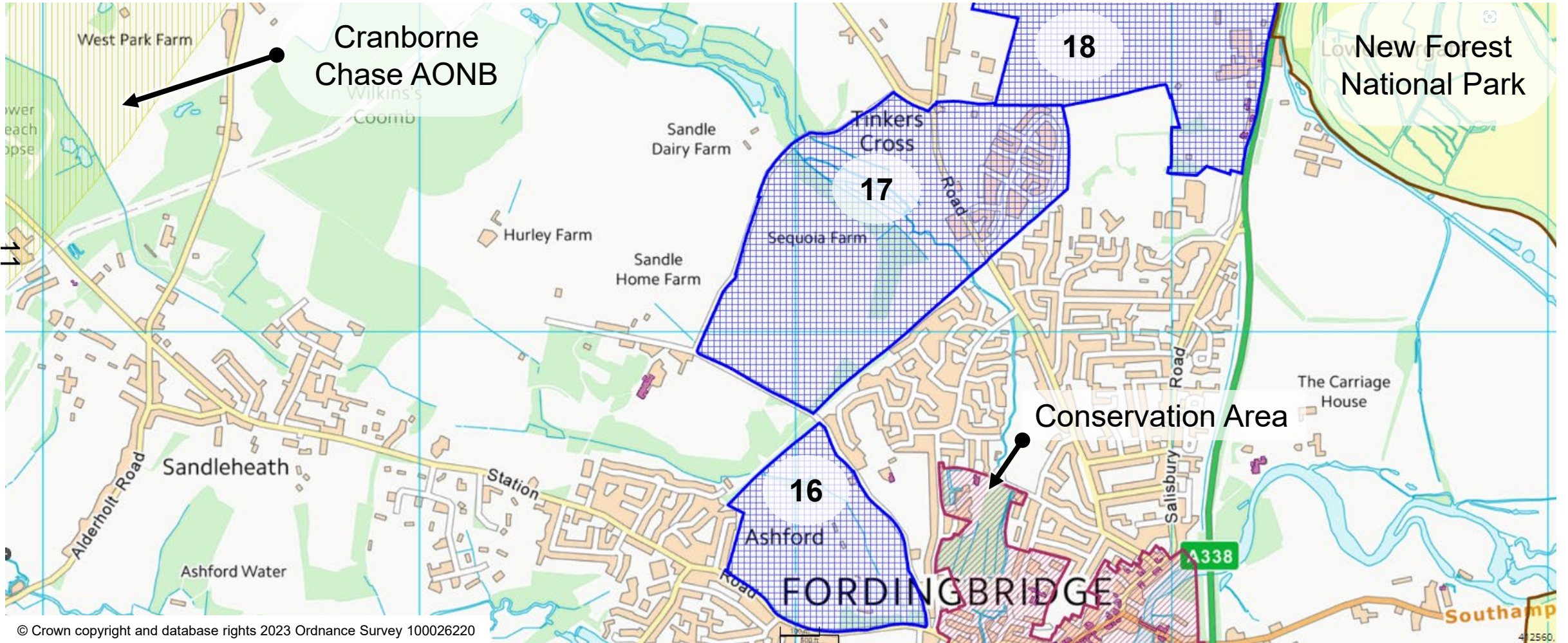
Fordingbridge Local Plan Strategic Sites



- | | |
|--|-------------------------------|
| Public open space suitable for mitigation (ANRG) | Vegetation of landscape value |
| Potential public open space | Indicative primary access |
| Residential | Non-vehicular access |
| Area susceptible to flood | Public right of way (PROW) |
| | Potential crossing |

10

Strategic sites, designated landscapes and Conservation Area



Site Layout Plan



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Local Plan concept masterplan



Design and Access Statement Photographs Extract 2



View towards the Site from the South



View towards the Site from the West

13

Design and Access Statement Photographs Extract 1



View towards the Site from the North



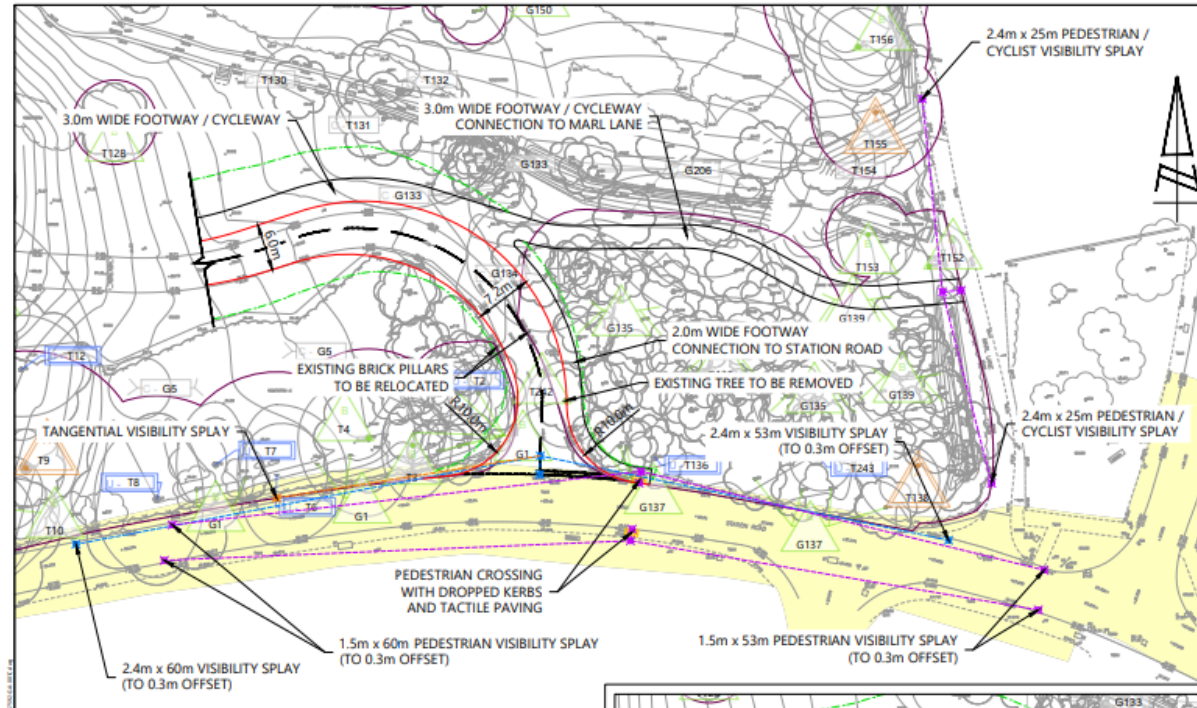
View towards the Site from the East

14

New vehicular access proposals



Existing access photos



KEY:
 HIGHWAY BOUNDARY EXTENTS

REV	DATE	BY	DESCRIPTION	CHK	APP
C	23.08.23	JD	OTA ACCESS UPDATED	TW	TW
B	05.01.23	JD	OTA ACCESS UPDATED	TW	TW
A	07.06.22	JD	OTA ACCESS UPDATED	TW	TW

FOR INFORMATION

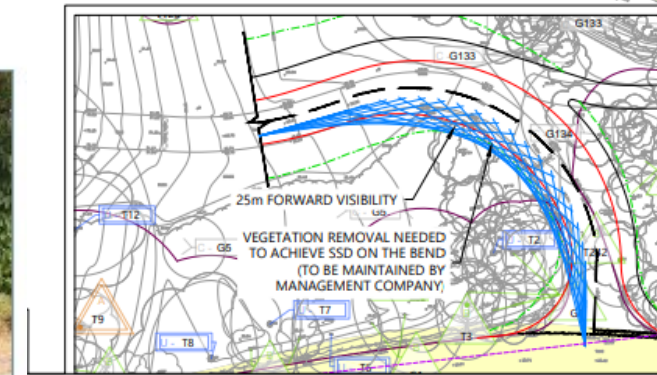
The Square, Basing View,
 Basingstoke, Hampshire, RG21 4EB
 Tel: 01256 637940
 www.i-transport.co.uk

PROPOSED SITE ACCESS ARRANGEMENTS

LAND NORTH OF STATION ROAD, ASHFORD

CLIENT: CALA HOMES

DRAWN:	CHECKED:	APPROVED:
MC	MC	TW
PROJECT No:	SCALE @ A1:	DATE:
ITB17592	1:500	07.06.22
DRAWING No:	REV	
ITB17592-GA-001	C	



Photographs of site



View from
Ashford Close

View from Marl Lane



Allenbrook Care Home

Station Road and Ashford Close photographs

17



Ashford Close and Bus Stop



Affordable housing and open market tenure plan

18



Tenure Plan
Land North of Station Road, Ashford

Public open space and ANRG plan



LEGEND

- Informal Public Open Space
- ANRG Area
- Areas excluded from POS calculations
- LEAP
- LAP

Public Open Space and ANRG	
Policy Requirement	
Total Residents	564
Site Requirement	6.49 ha
Total Proposed Area	9.8 ha
*Residents based on NFDC open space calculator	

POS types and area required	Site Requirement	Site Provision
ANRG	4.51 ha	6.67 ha
Informal Open Space	1.13 ha	2.99 ha
Formal Open Space	0.71 ha	Agreement with NFDC for off site provision
Play Space	0.14 ha	0.105 ha LEAP plus 0.035 ha LAP
*Residents based on NFDC open space calculator		

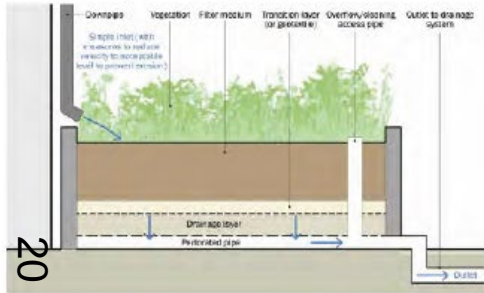
- Revision: Description
- 0 First Issue
- a Updated Layout
- b Updated Layout
- c Updated Table
- d Combined P22 into P23
- e Updated Table
- f Updated Layout
- g Updated Drainage

Drainage details

Access Road

- The access road will drain into the adjacent permeable footpath and discharge to the ground via infiltration.

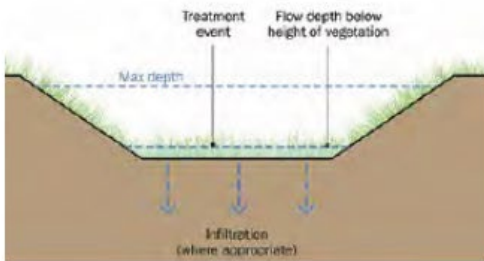
The suds features demonstrate a considered and collaborative approach between the drainage and landscaping designs.



Section through a raised planter



Example of permeable paving



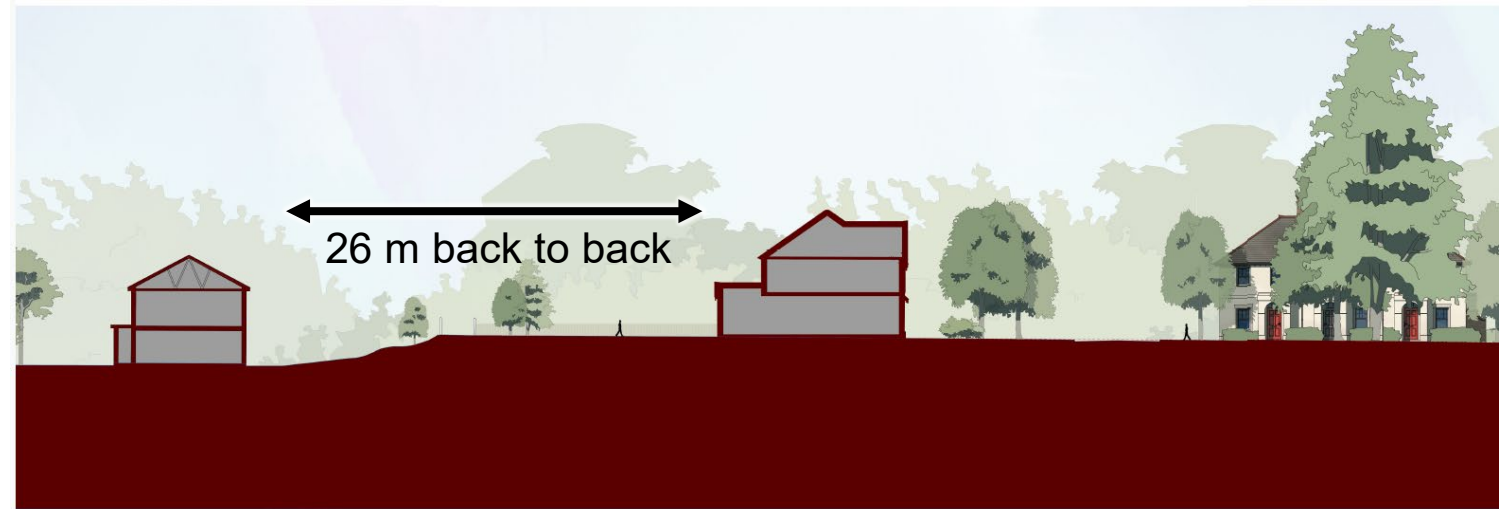
Typical conveyance / attenuation swale



Inspiration Photo - Swale - Soft margins, natural, organic. Grass planting morphs profile



Site Layout Plan – Extract - Ashford Close Boundary



Apartment Block A Elevations and Floor Plans



South Elevation



East Elevation

Ground Floor
Plan



22



North Elevation



West Elevation

First Floor
Plan



Apartment Block B Elevations and Floor Plans



North East Elevation



North West Elevation

Ground Floor Plan



23



South East Elevation



South West Elevation

First Floor Plan



Apartment Block C Elevations and Floor Plans



North East Elevation



North West Elevation

24

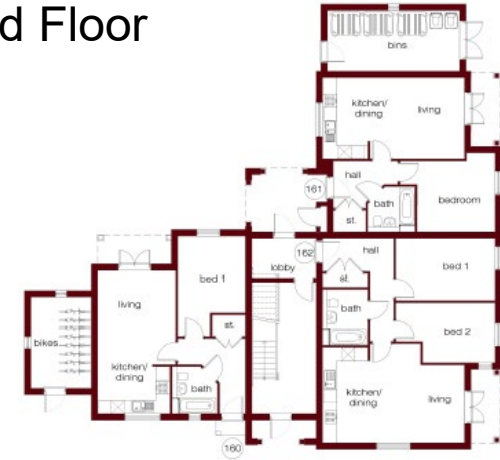


South East Elevation



South West Elevation

Ground Floor Plan



First Floor Plan



Apartment Block D Elevations and Floor Plans



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East Elevation



North Elevation

First Floor Plan



First Floor Plan

Second Floor Plan



Second Floor Plan



West Elevation



South Elevation



Ground Floor Plan

Typical House Elevations 1



Typical House Elevations 2

27



Typical House Elevations 3

A3



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If it is required to:

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To be read in conjunction with all other relevant reports.

REV	DESCRIPTION	DATE	AUTHOR	CHECK
A	Planning submission	24.02.2023	SW	-
B	Updated to take into planning officer's comments, Windows replaced	25.07.2023	SW	-

Bay on Plot 63 only

Plot 65
Plot 167

Plot 64
Plot 168

Plot 63
Plot 169

Plot numbers:
As drawn: Plots 65-64-63, 167-168-169

House type Two E - Front Elevation
Land North of Station Road, Ashford



PLANNING

Scott Worsfold Associates
RIBA Chartered Architects

The Studios, 22 Ringwood Road, Ferndown, Dorset, BH21 9AN
Telephone: 01202 580902 e-mail: info@swa-arch.com

SCALE: 1:50 @ A3 DATE: Nov 2022 AUTHOR: SWA

JOB NO.: 21-1119 DRAWING NO.: HT-02E.e1 REV: B

File Location: \\P:\016\ARCH\01 PROJ\02\T021-1119 - 01\LA Contr\02\02\Drawings\AW Arch\02 Stage 3\Design\Development\01 DWG\02\02E_TTFC\01\02_Archi\02.dwg

Affordable rent units

A3

Affordable 3 bed rent units

29



Buttress to plot 176 only

159
176

157
178

or numbers:
s drawn: Plots
159-157
176,178

Affordable 2 bed rent units



Chimney to plots
80-81 only

Bay on
Plot 80 only

82 & 83.

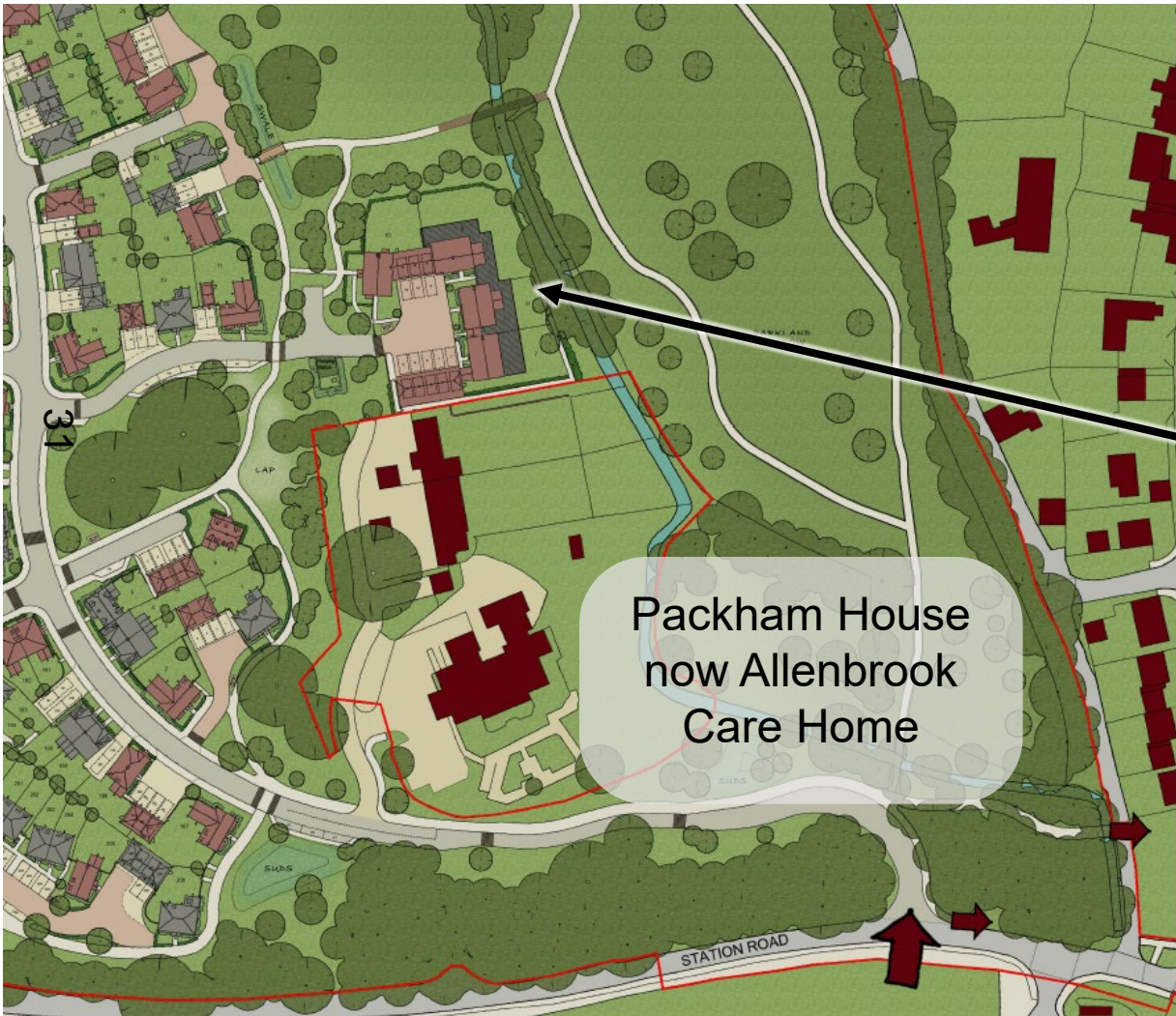
Plot 80
Plot 82

Plot 81
Plot 83

Typical single storey elevations



Site Layout Plan – Extract - Packham House impact

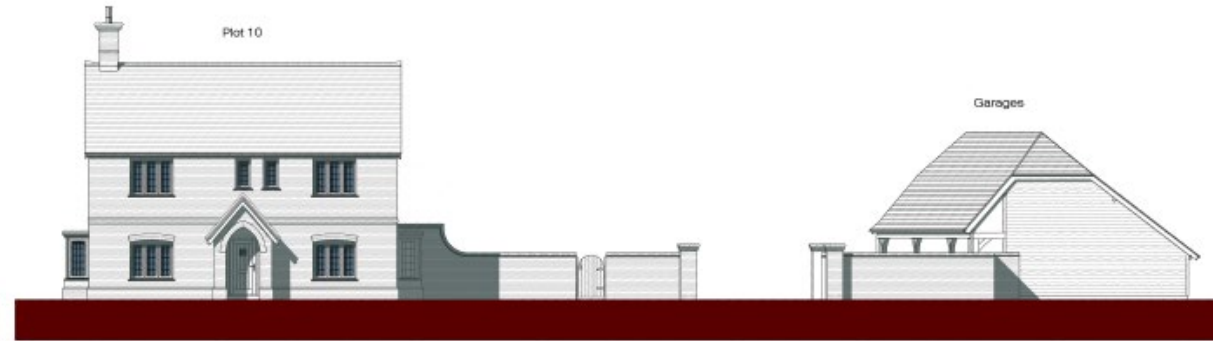


Original Design Concept - Farmyard Mews

Courtyard Elevations



Front Elevation Plot 7&8



Front Elevation

32



Side Elevation Plot 7



Side Elevation

Typical site section and street scenes

33



Artist impressions of development



34
A Road Character - Concept Graphic



Original Design Concept - Housing onto Green



Original Design Concept - Farmyard Mews

Proposed site layout - final submission

35



Ashford

Summary

- The proposal is considered to be generally in line with local and national policy and guidance
- Essentially, the proposal is considered to comprise sustainable development in line with Local Plan Policies STR1 & Strategic Site 16
- Substantial public benefits to include:
 - the release of much needed open market and affordable housing
 - the opening up of private land of over 8 hectares (20 acres) to public beneficial use
 - £198,000 towards playing pitch improvements in the town
 - Off-site pedestrian town centre access improvements
 - Local footpath and bridleways accessibility improvements
 - £1m+ towards local primary school expansion

36

Recommendation

Delegated Authority be given to the Head of Service to **GRANT PERMISSION** subject to:

- i. the completion of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in above in this report; such agreement to be completed by end of June 2024
- ii. the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Development Manager/Service Head, having regard to the continuing Section 106 discussions

37

End of 3a 23/10316 presentation

38



New Forest
DISTRICT COUNCIL

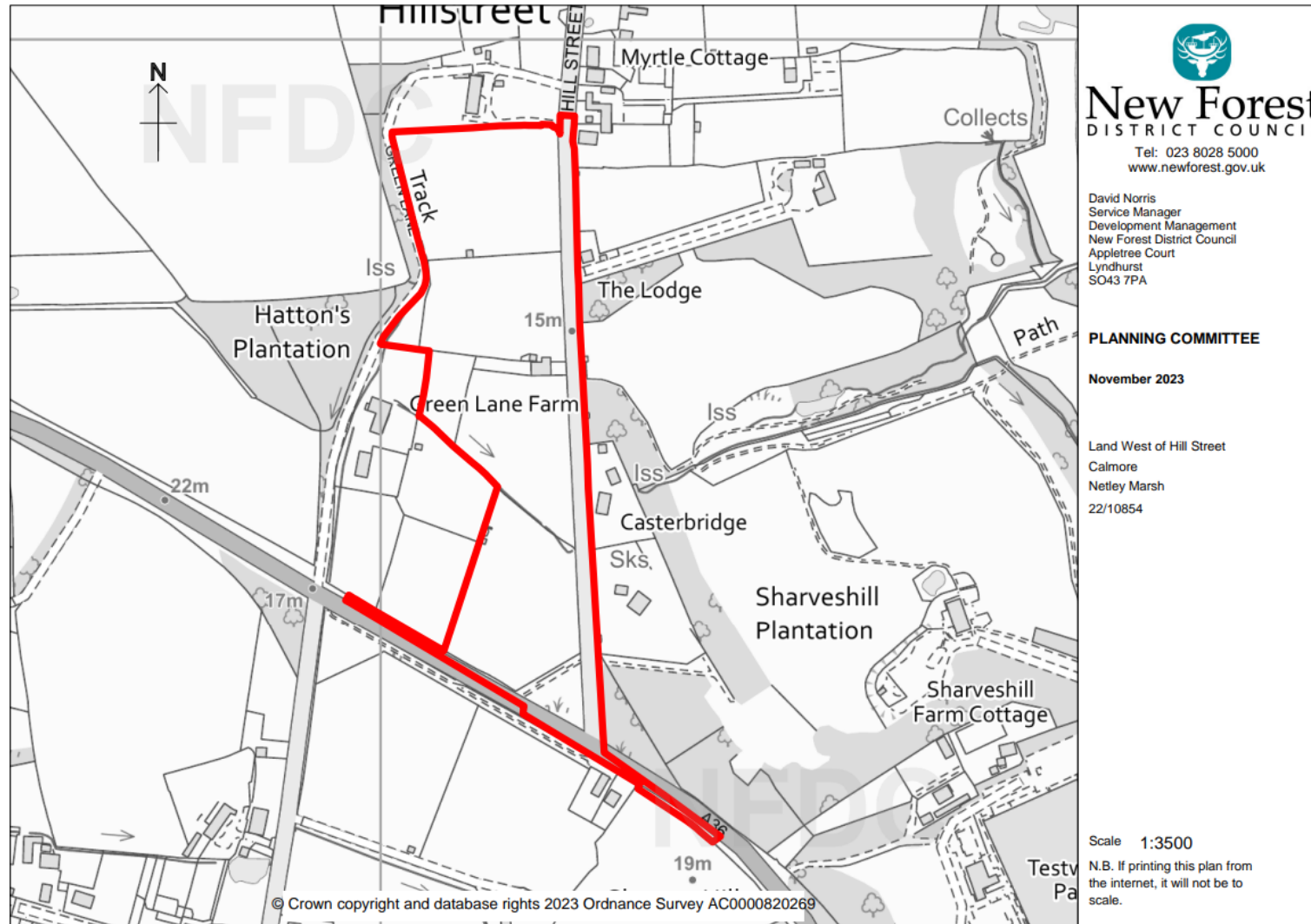
Planning Committee

App No 22/10854

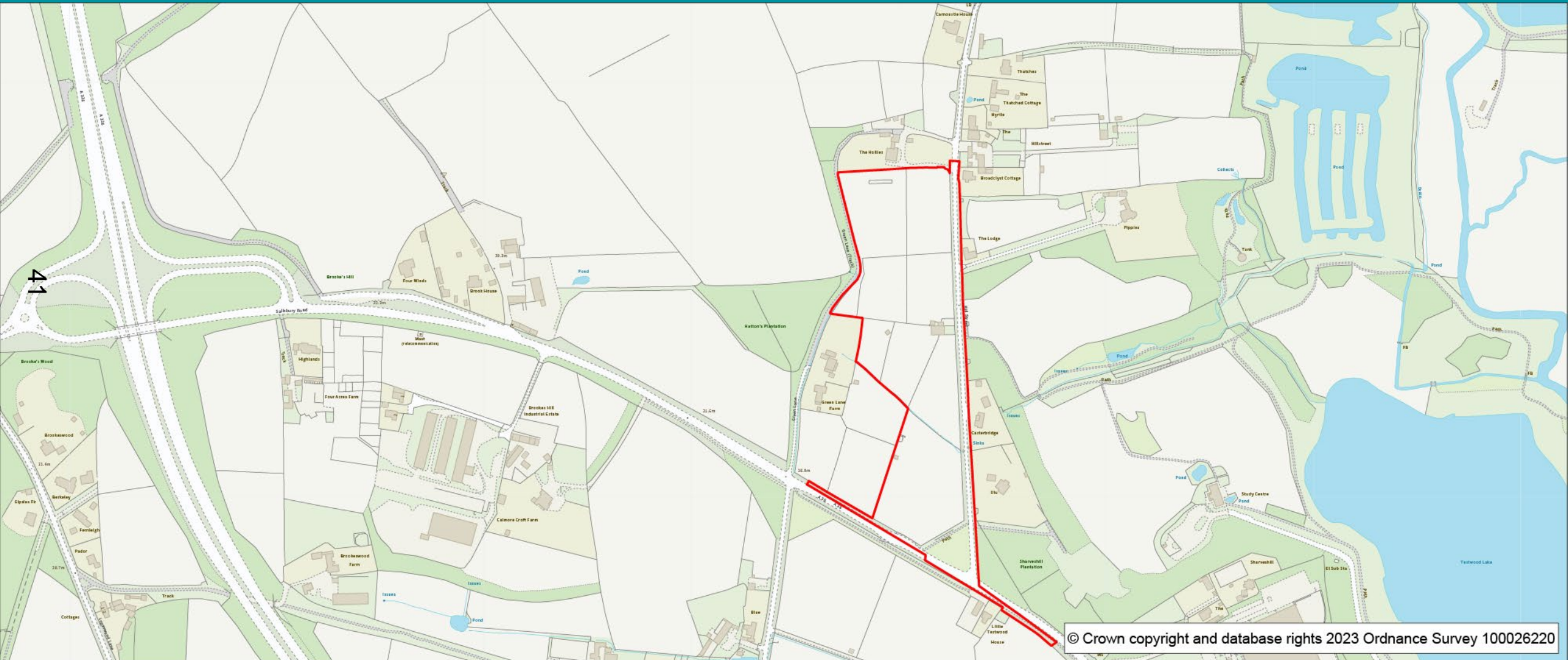
Land West of Hill Street,
Calmore
Netley Marsh
Schedule 3b

Red Line Plan

40



Local context



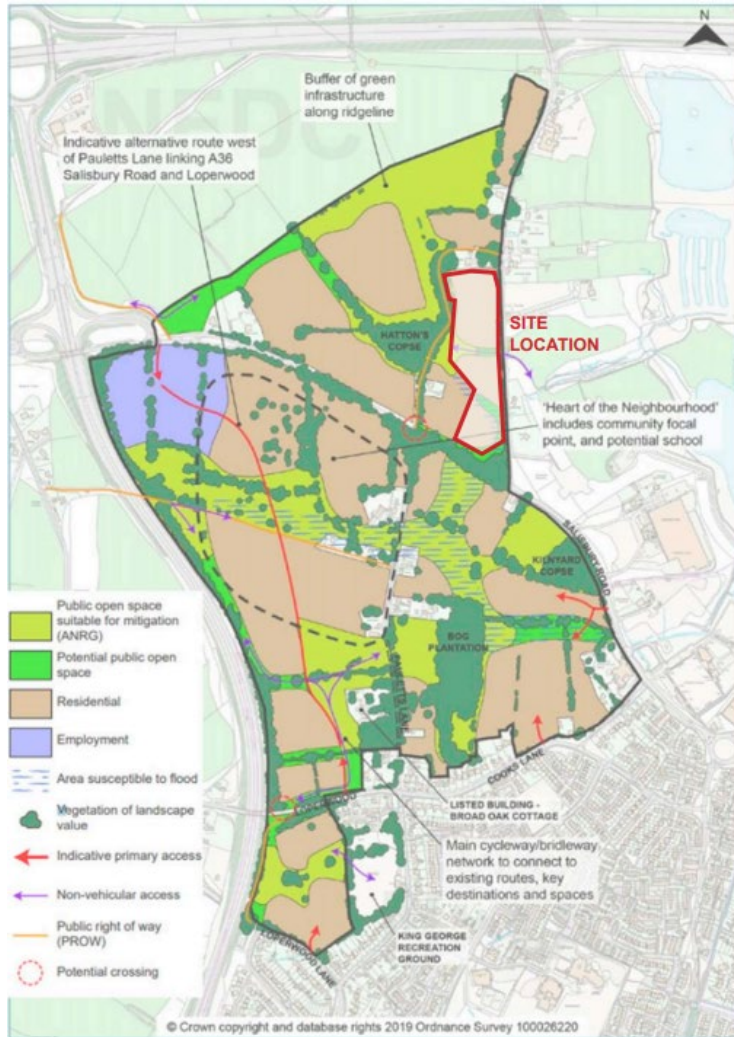
Aerial photograph



42

Strategic Site SS1 context

43



Allocated for residential-led mixed use development and open space, comprising of:

- At least 1000 homes, dependent on the form. Size and mix of housing provided
- A commercial core west of Pauletts Lane including around five hectares of land for business and employment uses
- A community focal point in a prominent location including ground floor premises suitable for community use
- Contributions to educational provision to include two hectares of land to be reserved for a primary school
- On-site provision of formal public open space

Site Photographs 1

View from south looking north



North edge

Site Photographs 2

View looking south east at existing buildings on site



45



Existing drainage ditch

Site Photographs 3



Site Photographs 4



Hill Street
looking south



Hill Street
looking north

Context with Bloor Homes 280 outline scheme

48



Proposed Scheme Layout



Proposed Housing

Shared Ownership - 6
Affordable Rent - 8
Social Rent - 7
Total - 21 = 35%



Housing Types



Streetscenes 1



52



Streetscenes 2



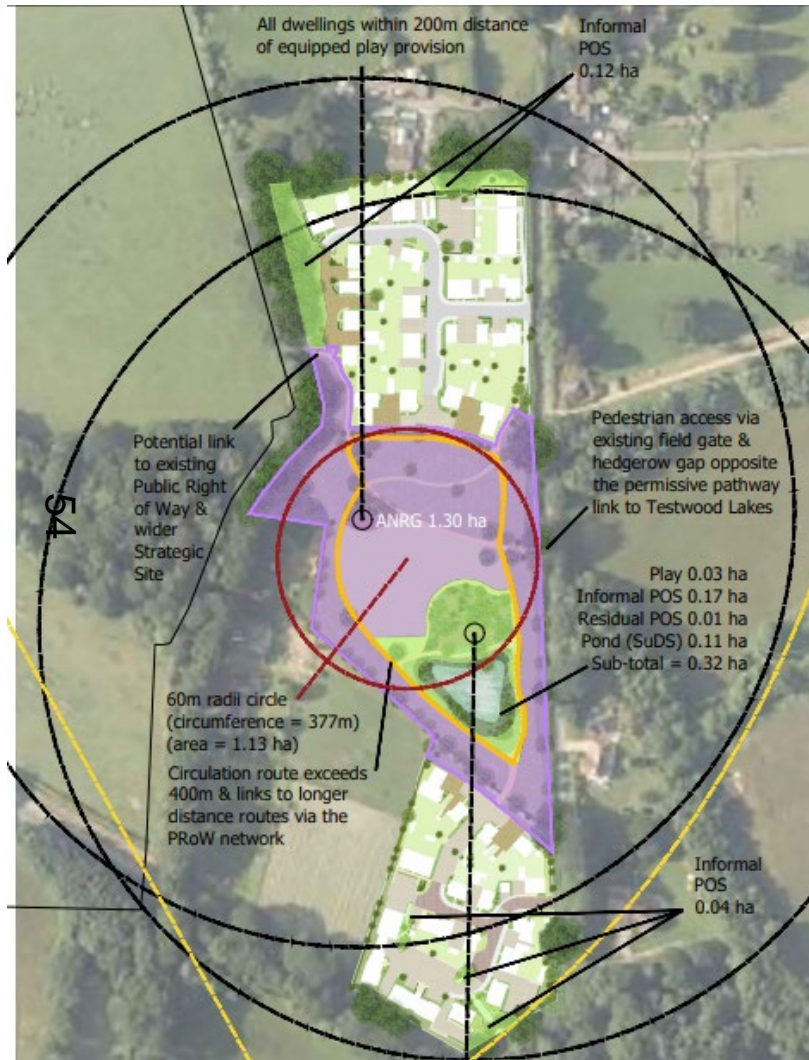
53



51

3b 22/10854

Green Infrastructure



Accessibility 1

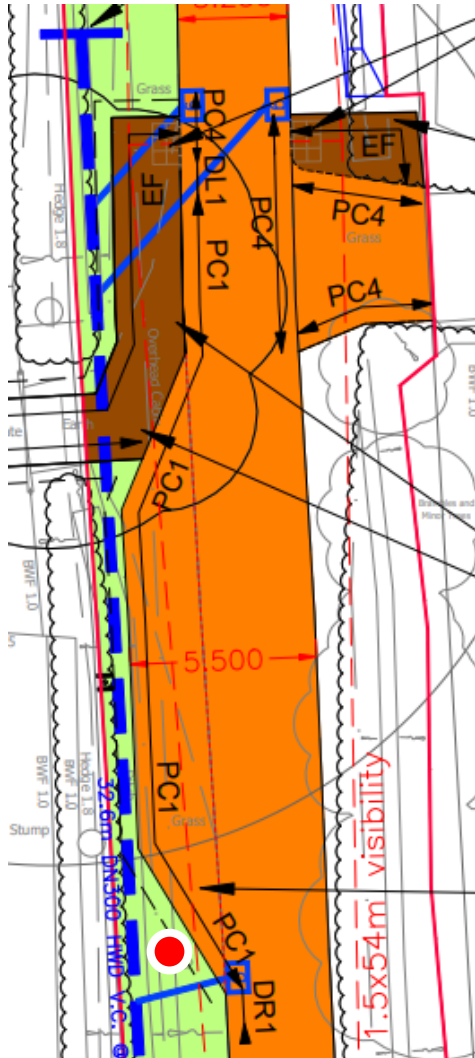


Accessibility 2 – Hill Street Improvements



**Southern Access
and road widening**

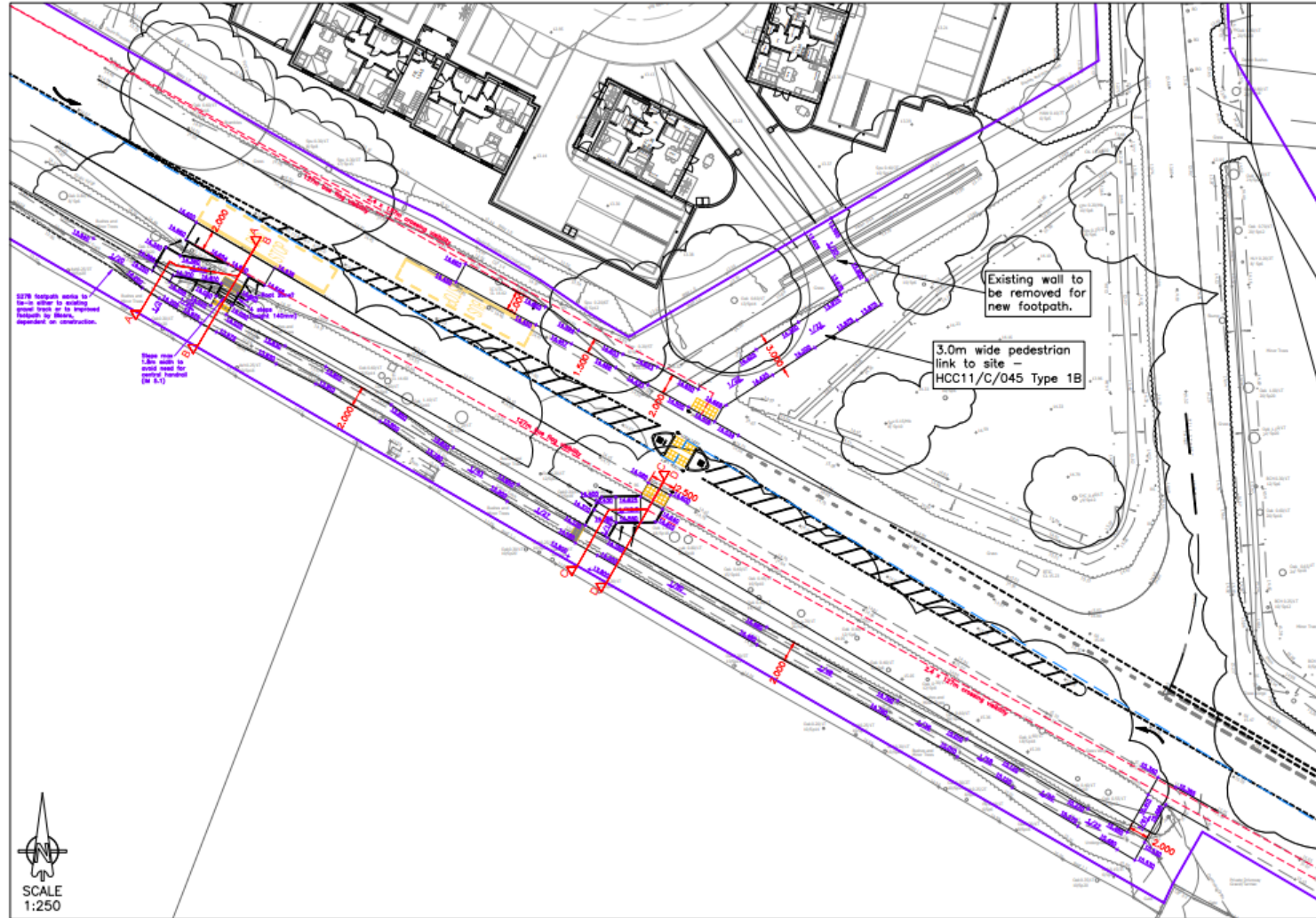
Accessibility 3 – Hill Street Improvements



57

Accessibility 4 – Salisbury Road enhancements

59



Summary

- The design layout and appearance of the scheme would positively integrate with the landscape setting, preserve residential amenity, highway safety and designated heritage assets
- The scheme makes provision for improvements to off-site highway infrastructure, Greenway Bridleway and education facilities in the area
- New Public Open Space, trees and biodiversity net gain and policy compliant 35% provision of affordable housing
- The scheme has economic, environmental and social benefits, contributes to delivery of the Development Plan and achieves sustainable development. There are no significant impacts that demonstrably outweigh these benefits

8

Recommendation

- Delegated Authority be given to the Service Manager DM to **GRANT PERMISSION** subject to:
 - i. the completion of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in the report; such agreement to be completed by end of June 2024
 - ii. the imposition of the conditions set out in the report

61

End of 3b 22/10854 presentation

62



New Forest
DISTRICT COUNCIL

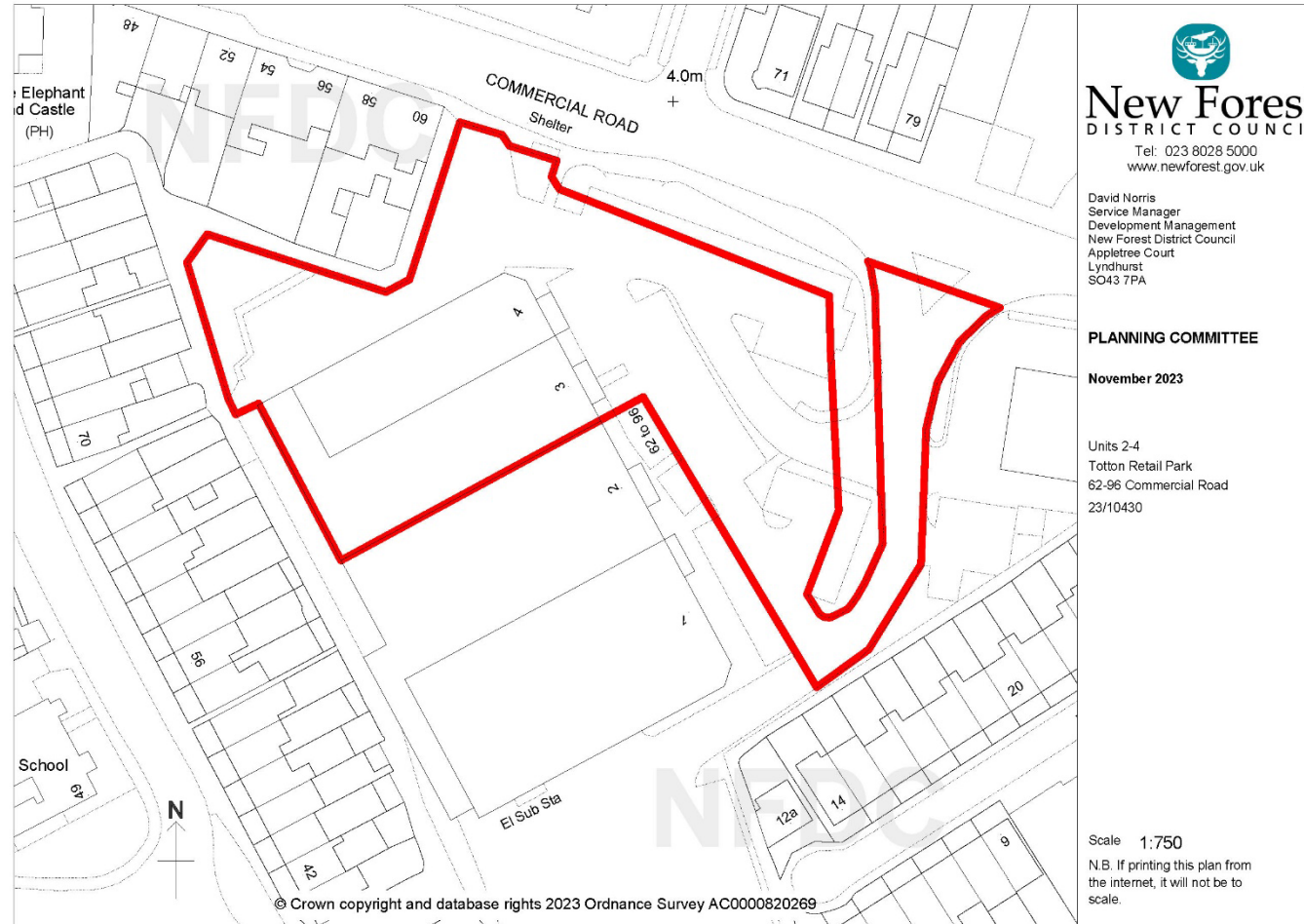
Planning Committee

App No 23/10430

Unit 2-4, Totton Retail Park
62-96 Commercial Road
Totton SO40 3AG
Schedule 3c

Red Line Plan

64



New Forest
DISTRICT COUNCIL

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

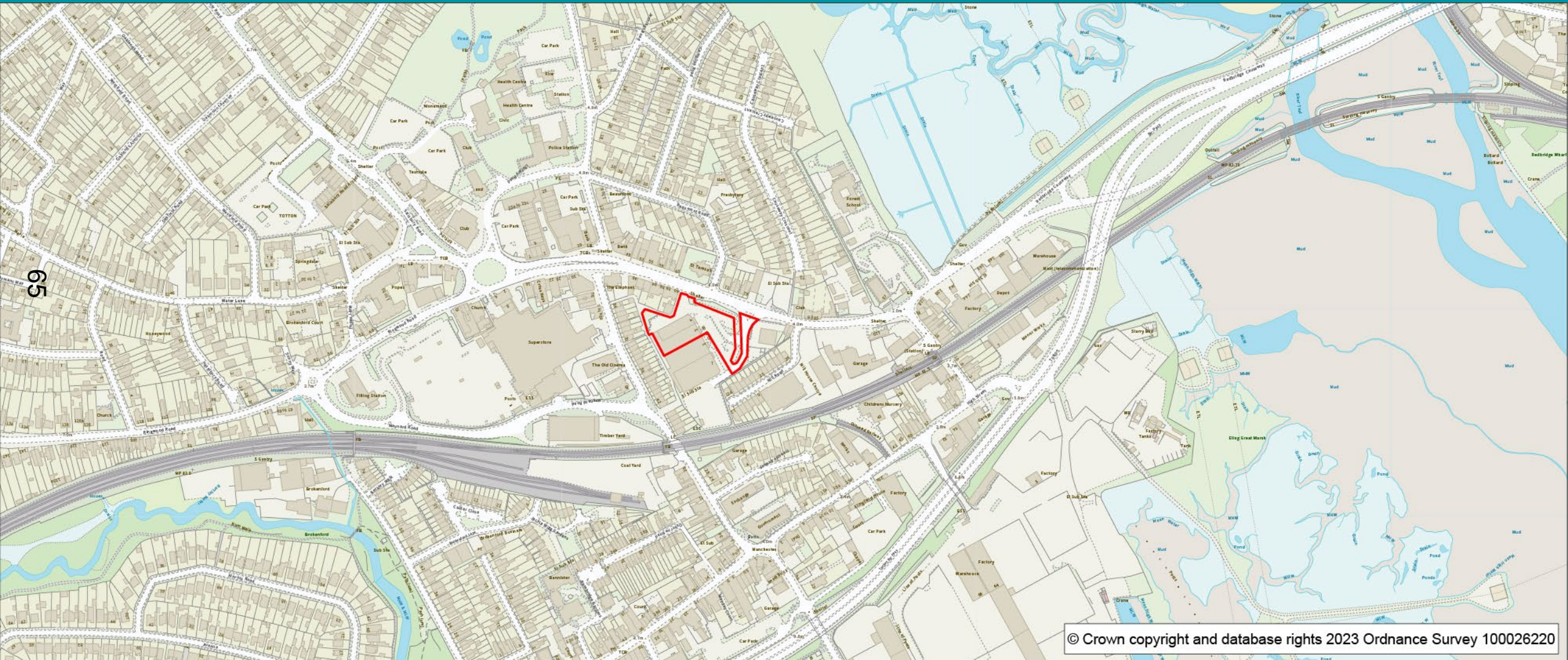
David Norris
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

November 2023

Units 2-4
Totton Retail Park
62-96 Commercial Road
23/10430

Local context



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Aerial photograph

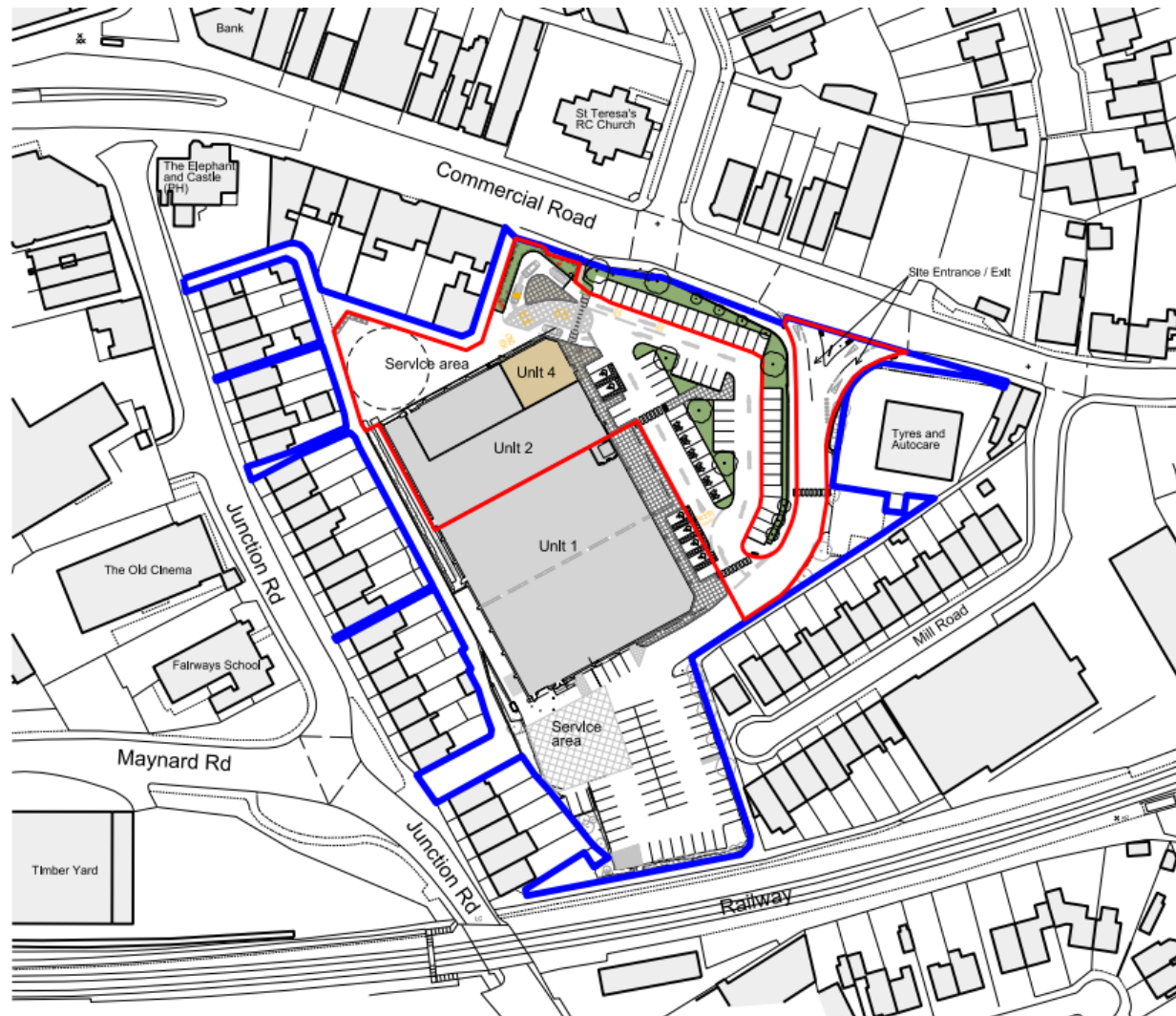


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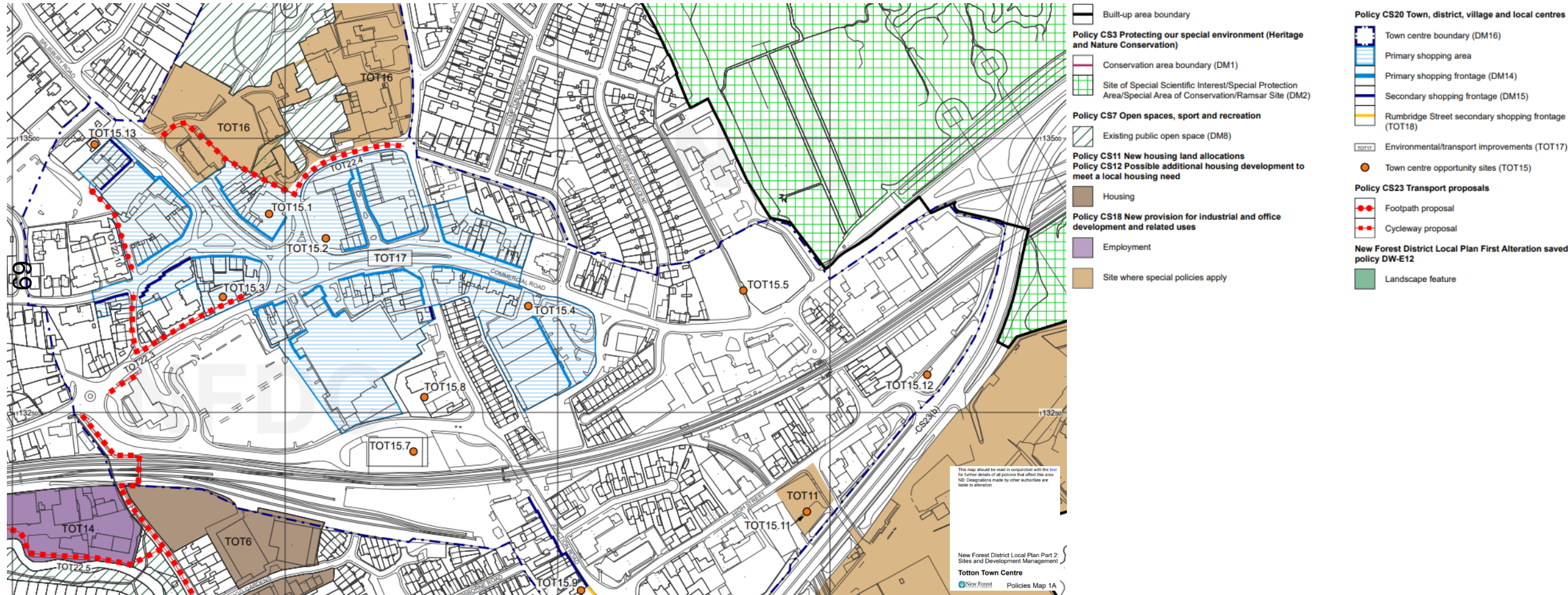


Site Location Plan



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Totton Town Centre Opportunity Site (Policy TOT15.4)



Existing Site Plan

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Proposed Site Plan

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Photographs

72



Photographs

73



Photographs



74



Photographs

73



Photographs



Photographs

77



75

3c 23/10430

Photographs

78



76

3c 23/10430

Photographs



79

Photographs



Photographs

81

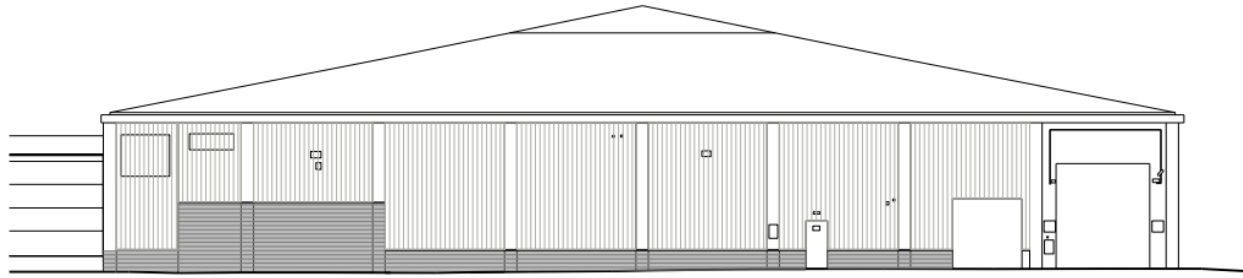


Photographs

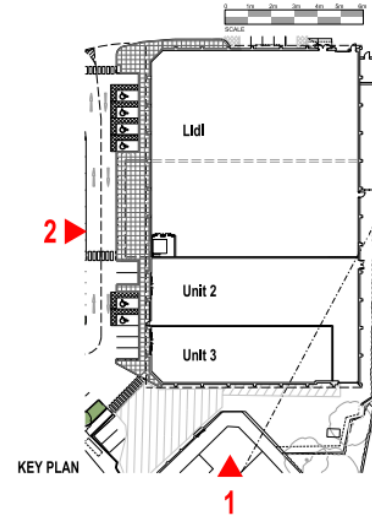
82



Existing Elevations



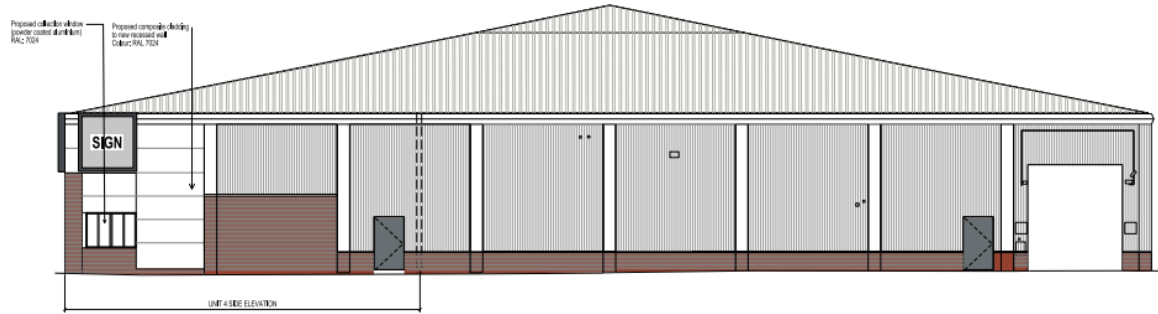
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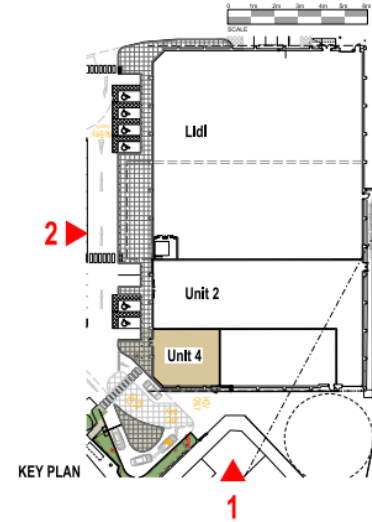
2. EXISTING NORTH EAST ELEVATION

A SCALE NOTATION CORRECTED
REV. DATE: 07/2015
DRAWN BY: JMC
METRIC INCOME PLUS LTD PARTN
DRIVE THRU UNIT
TOTTEN RETAIL PARK, TOTTEN
DRAWN BY:
EXISTING ELEVATIONS

Proposed Elevations



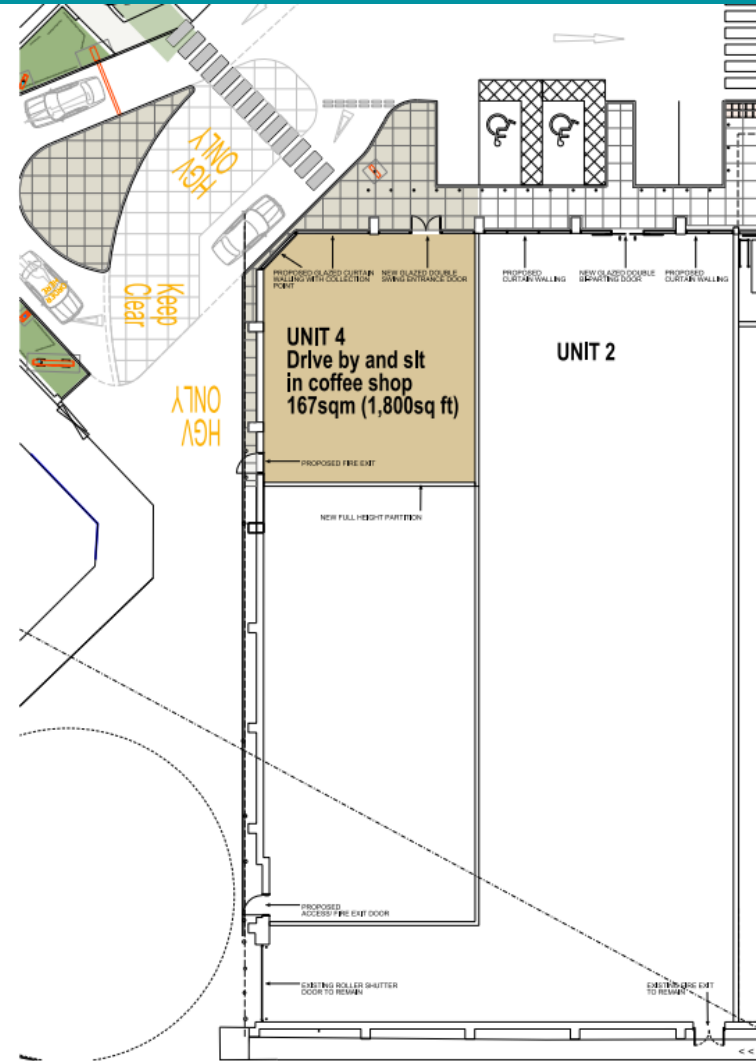
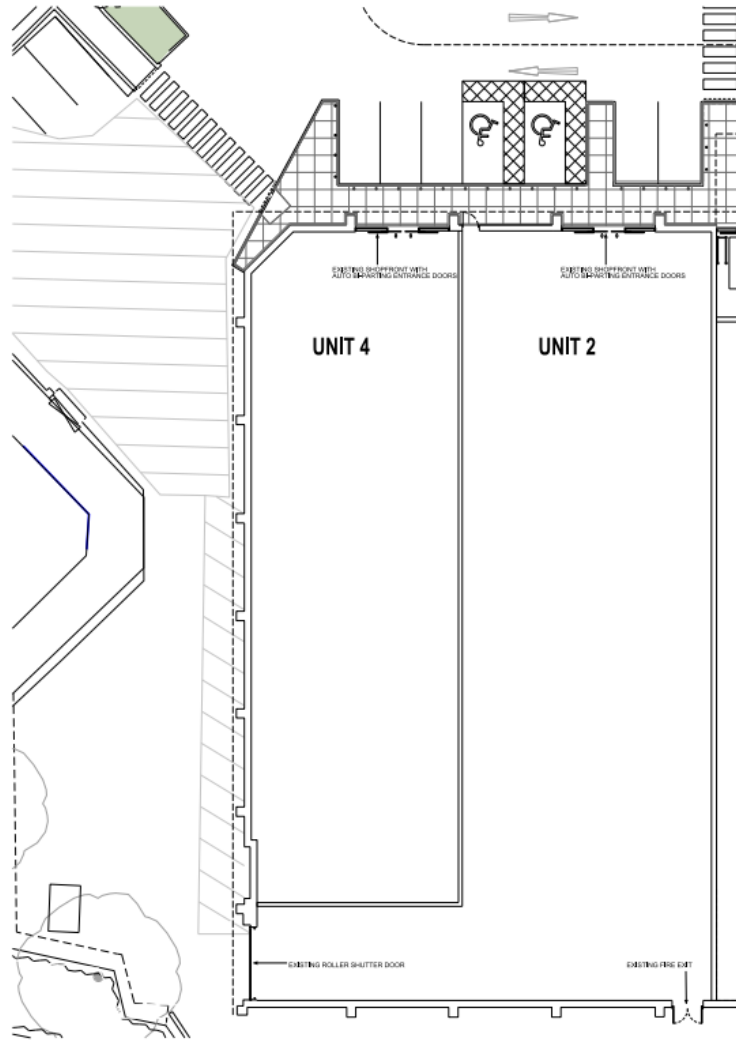
1. PROPOSED NORTH WEST ELEVATION



2. PROPOSED NORTH EAST ELEVATION

A. CHANGES NOTATION CORRECTED
 REV. DATE: NOTED
 DRAWN BY: MFC
 CHECKED BY: MFC
 CLIENT: METRIC INCOME PLUS LTD PARTNERSHIP
 PROJECT: DRIVE THRU UNIT
 TOTTEN RETAIL PARK, TOTTEN
 DRAWING NO.: PROPOSED ELEVATIONS

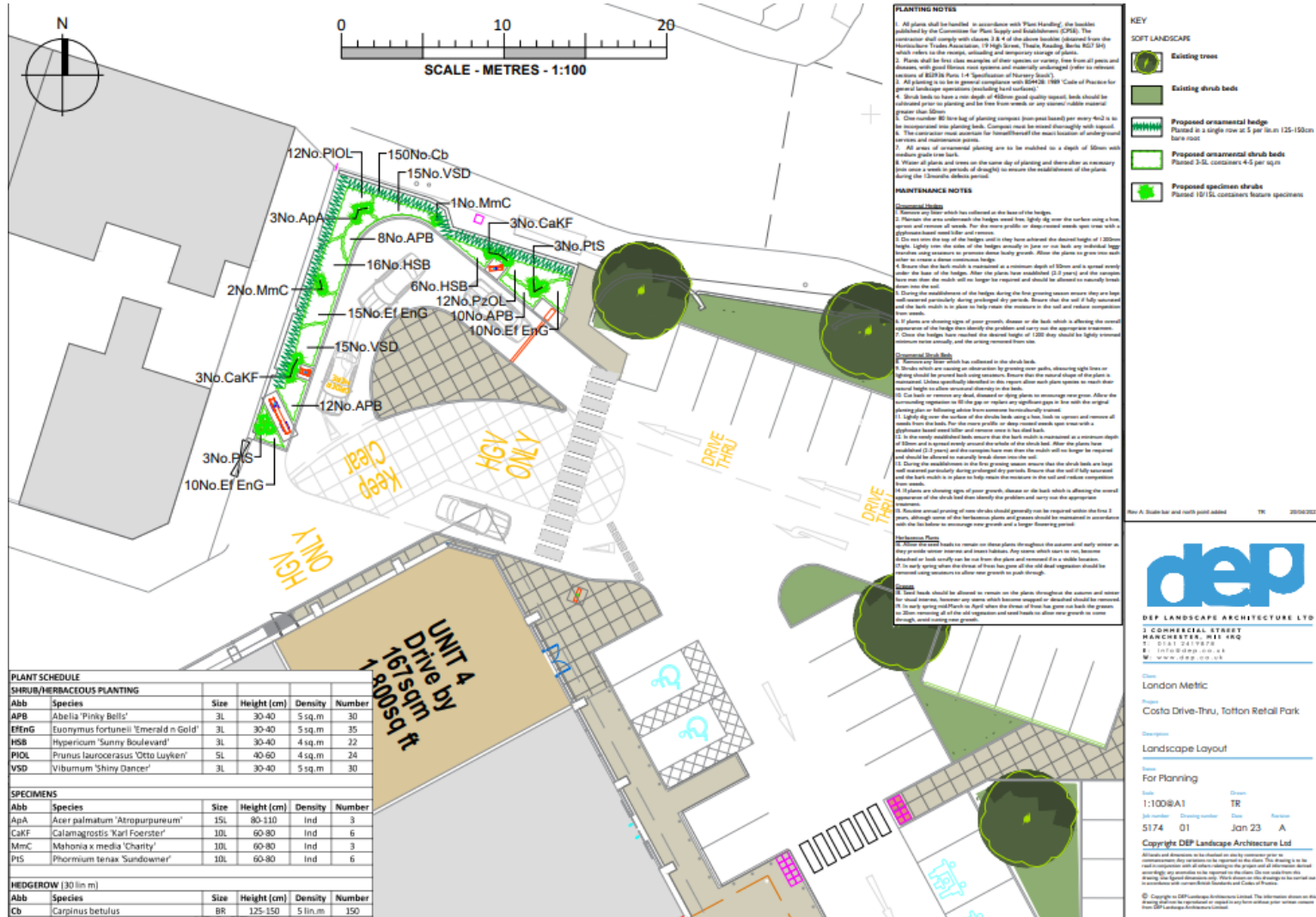
Existing and Proposed Floorplans



85

Landscape Plan

86



84

3c 23/10430

Recommendation

- **Grant Subject to Conditions**

87

End of 3c 23/10430 presentation

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New Forest
DISTRICT COUNCIL

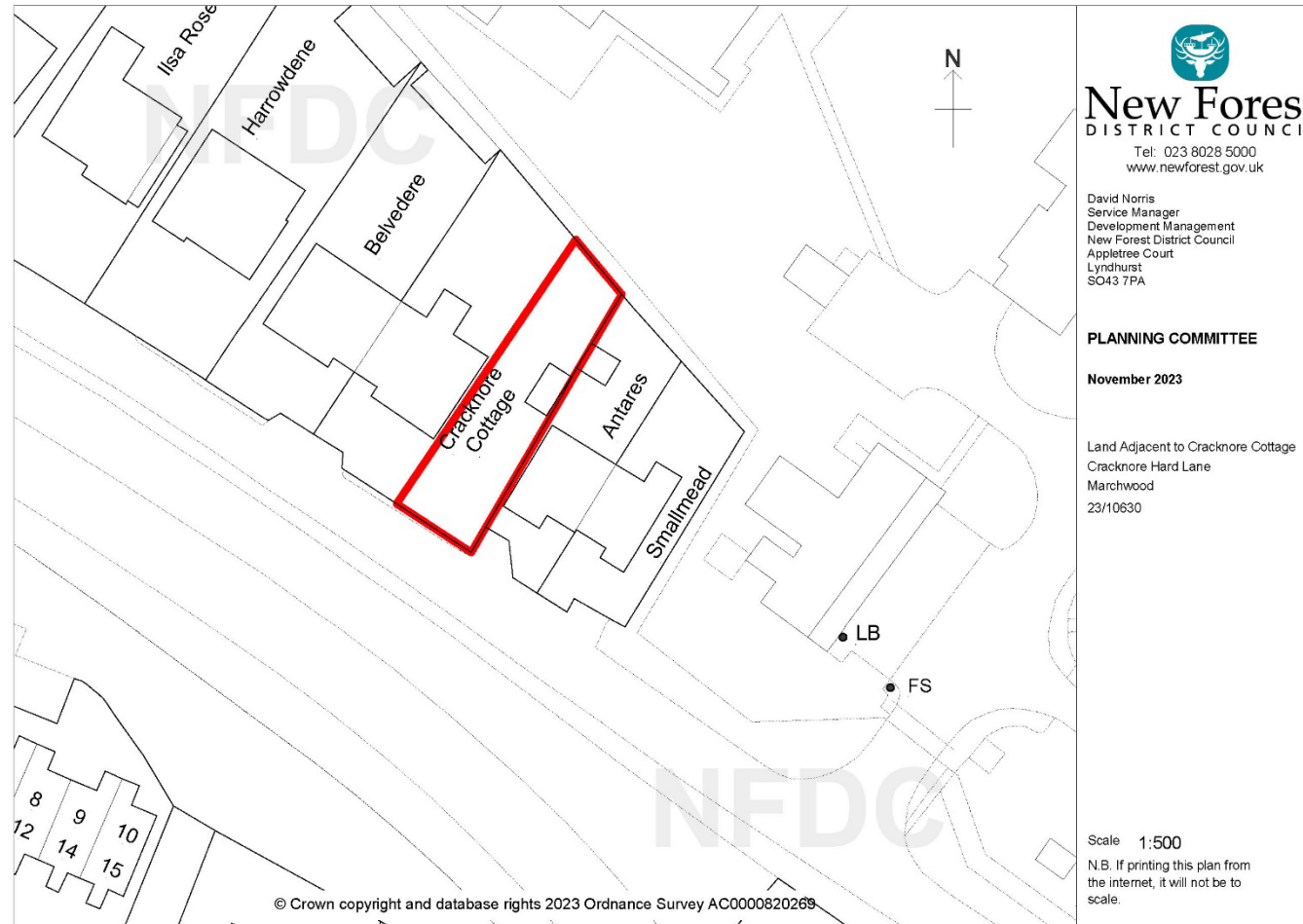
Planning Committee

App No 23/10630

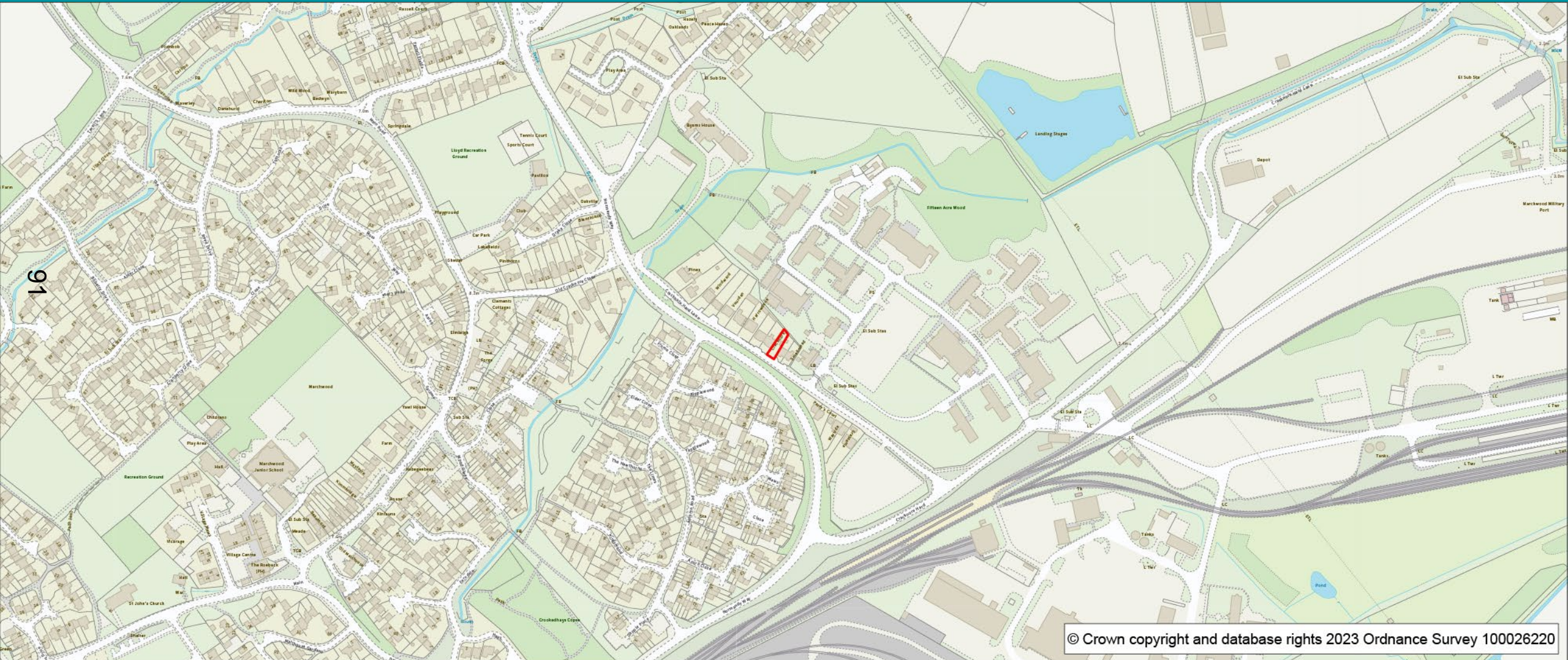
Land adjacent to Cracknore Cottage,
Cracknore Hard Lane,
Marchwood, SO40 4UT
Schedule 3d

Red Line Plan

06

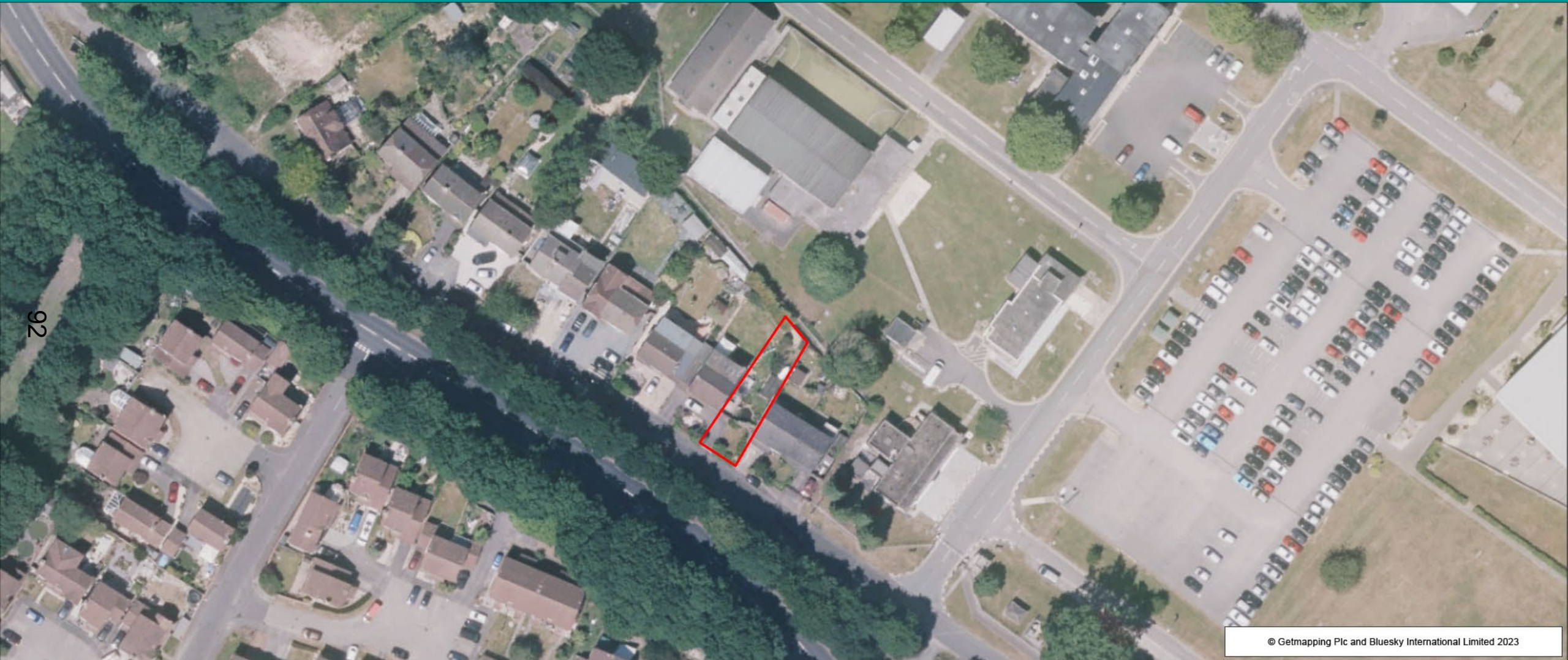


Local context



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Aerial photograph



92

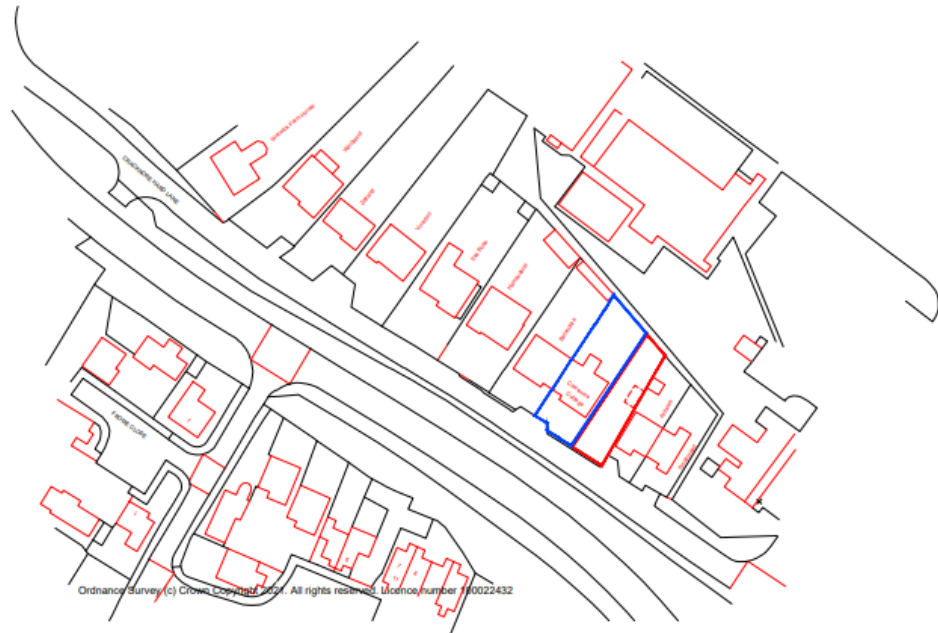
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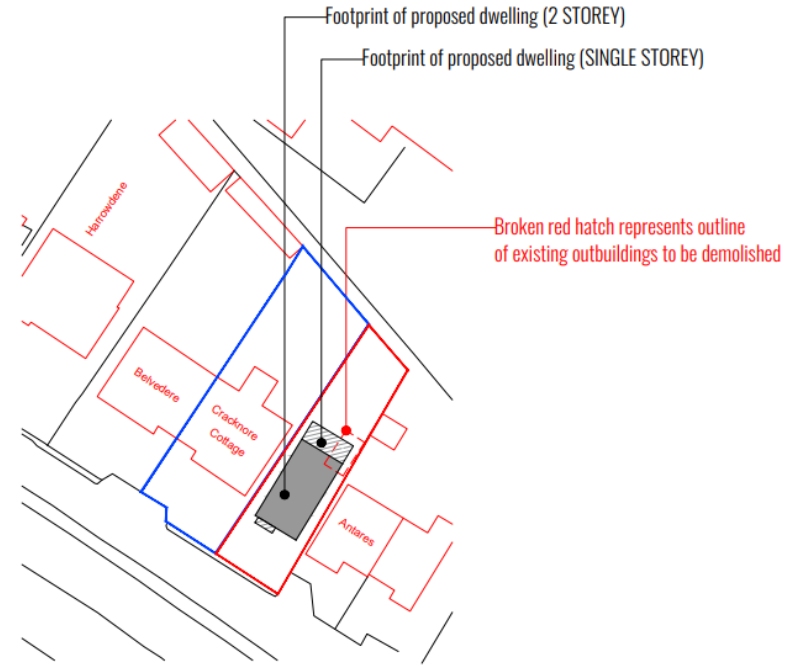
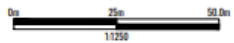


Location Plan and Block Plan

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Location Plan



Block Plan



KEY:

-  Outline of application site (residential curtilage)
-  Outline of boundary of land also owned by applicant

Photographs – Site location

95



Photographs – Street scene



Photographs – Street scene

97



Photographs – Front and rear elevations of Cracknore Cottage

88



Photographs – Rear of Cracknore Cottage

66



Photographs – Area to side of Cracknore Cottage

100



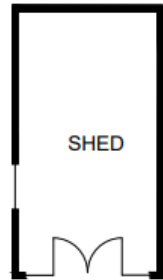
Photographs – Area to side of Cracknore Cottage

101

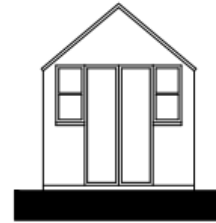


Existing Shed (to be removed as part of the development)

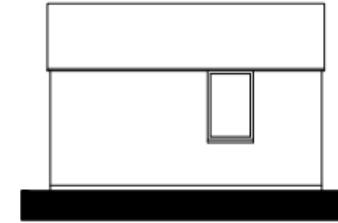
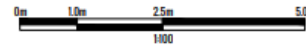
102



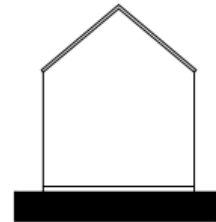
Shed Floor Plan | Existing



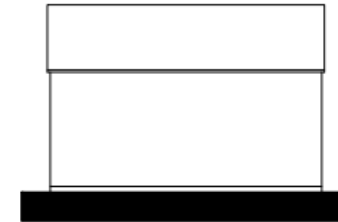
South-West Elevation | Existing



North-West Elevation | Existing



North-East Elevation | Existing



South-East Elevation | Existing



Photographs – existing shed and relationship with neighbour

103



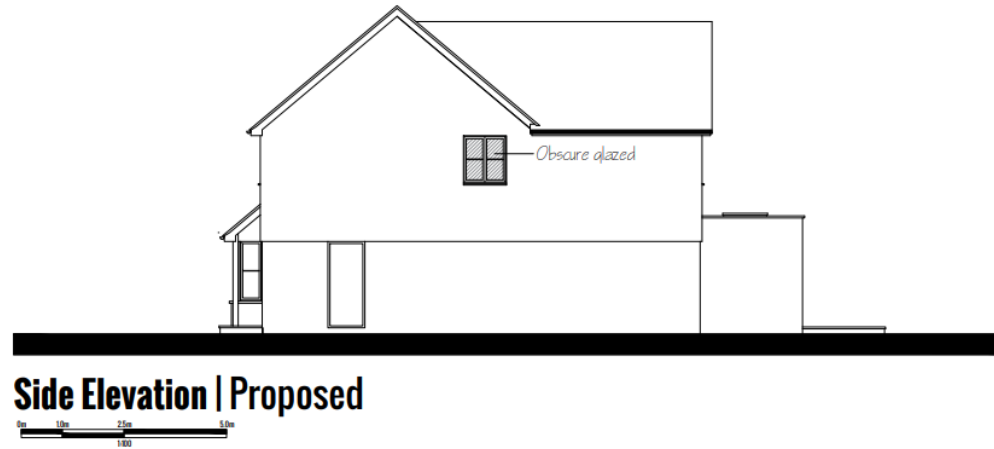
Photographs – rear garden and boundary

104



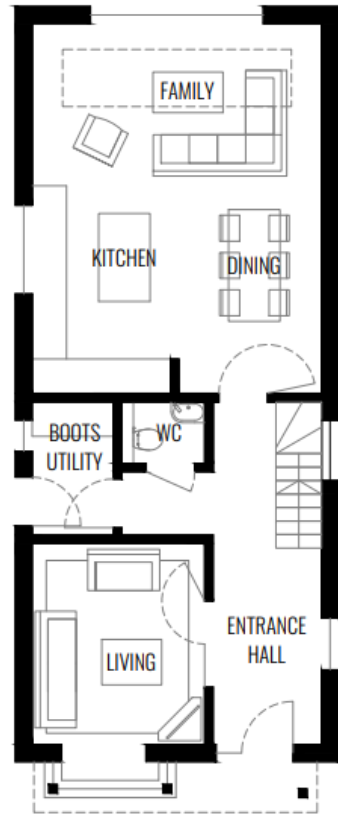
Elevations of proposed dwelling

105

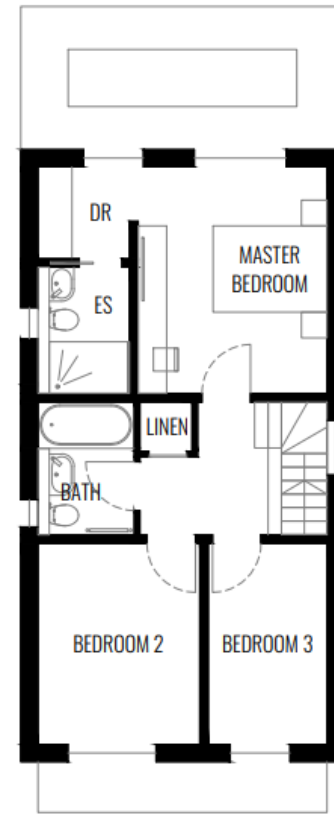


Floorplans of proposed dwelling

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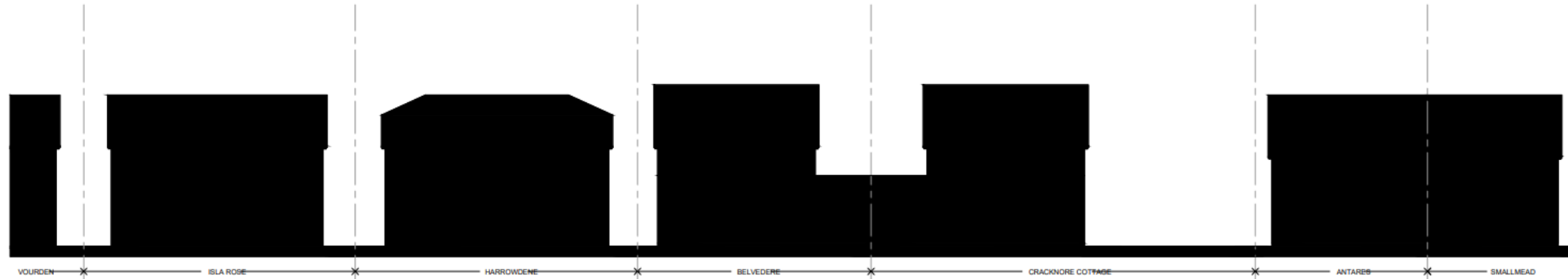
Ground Floor Plan | Proposed



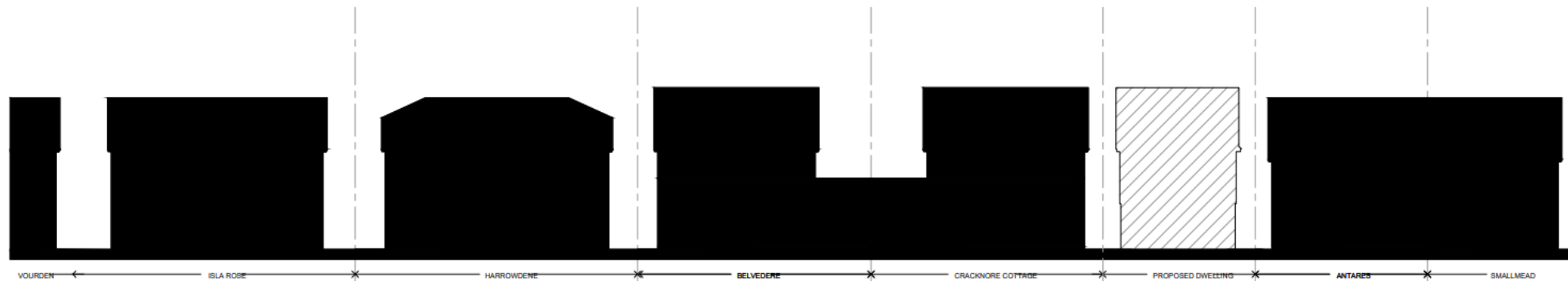
Floor Plan | Proposed



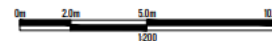
Street Scene Plan



Street Scene | Existing



Street Scene | Proposed



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Proposed parking plan



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Recommendation

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- i. the completion by the Owner of the Land of a planning obligation entered into by way of a Section 106 Agreement to secure the relevant habitat mitigation / air quality contributions
- ii. the imposition of the conditions set out within the report

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New Forest

DISTRICT COUNCIL

PLANNING COMMITTEE – 8 NOVEMBER 2023

COMMITTEE UPDATES

Item 3a – Land north of Station Road, Fordingbridge (Application: 23/10316)

The applicant has circulated a briefing note to members of the Planning Committee, promoting their scheme and the recommendation. This has been added to the public file for the application, available on the Councils website.

9 REPRESENTATIONS RECEIVED

Further two letters of objection raising issues of traffic through the town centre and matters of principle which are addressed in the report, along with issues relating to sustainable build and use of air source heat pumps which again are addressed in the report.

Item 3b – Land West of Hill Street, Calmore, Netley Marsh (Application: 22/10854)

The applicant has circulated a briefing note to members of the Planning Committee, promoting their scheme and the recommendation. This has been added to the public file for the application, available on the Councils website.

Amended recommendation.

A target of **June 2024** to complete the S.106 is included in the recommendation.

Amended conditions

No.5. Southern access and Hill St widening first works.

The first works to be undertaken pursuant to this planning permission shall be to form the southern access from the adopted highway as shown on the plans hereby approved. No foundation excavations shall be undertaken on site until the carriageway widening on Hill Street, up to the junction with the southern access, shown in principle on MJA Consulting plan 'Hill Street General Arrangement' ref:617-MJA-SW-XX-DR-C-602 rev P3 received 03/07/23 has been completed.

Reason. In order to ensure safe access for construction vehicles and avoid conflict with existing users of Hill Street in the interests of highway safety and amenity and in accordance with policy CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2023.

No.14. Details of road, path, cycleway design/junctions

Prior to the commencement of development on site, details, including cross-sections, of the construction, design and junctions between routes, of all roads, driveways, cycleways and footways, including any traffic calming measures, signage and surface line painting on the site shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented in accordance with the phasing schedule agreed by condition No.3 of this planning permission.

Reason: In the interests of ensuring an appropriate design, ensure appropriate connectivity and future maintenance and in accordance with policies ENV3 and CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

No.19. Surface water drainage.

Concurrent with implementation of the scheme hereby approved, the surface water drainage scheme as shown in the MJA Consulting Flood Risk Assessment and Development Drainage Strategy ref:CP/22/0223/6717 received 22nd Aug 2023, plan Ref: 6717-MJA-SW-XX-DR-C-003 P13 received 03/11/23 and the Pluvial Modelling Report received 11th may 2023, shall be implemented and available to serve the north parcel of the development prior to first occupation of the dwellings on that parcel and to serve the south parcel prior to first occupation of the dwellings in that parcel.

The flood compensation area, shown on the drainage plan, enhancement of the drainage ditch and replacement of the highways drain as shown in the report and plans shall be completed prior first occupation of the site.

A maintenance and management schedule for the approved drainage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved and thereafter implemented, in accordance with the timetable enclosed therein.

Reason: In order to ensure sufficient and appropriate sustainable drainage for the site and area and in accordance with policies STR1, CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the NPPF.

No.20. Ensure minimum finished floor levels

The finished floor levels of the dwellings hereby approved shall be in accordance with that shown on the MJA Consulting Drainage Strategy Layout plan ref:6717-MJA-SW-XX-DR-003-C rev P13 received 02/11/23.

Reason: In order to protect the properties from the risk of flooding over the life of the development and in accordance with policy CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

New conditions

No.25. On site visibility splays.

Prior to occupation of the penultimate dwelling on the north parcel of development hereby approved, the on site visibility splays in the north parcel as shown on MJA consulting plan 'Visibility Splays' ref:6717-MJA-SW-XX-DR-C-510 P3 received 27/06/23 shall be provided.

Prior to occupation of the penultimate dwelling on the south parcel of development hereby approved, the on site visibility splays in the south parcel as shown on MJA consulting plan 'Visibility Splays' ref:6717-MJA-SW-XX-DR-C-510 P3 received 27/06/23 shall be provided.

Notwithstanding the provisions of the Town & Country Planning General Development Order 2015 nothing over 600mm in height shall be placed or permitted to remain on the land within the splays as shown.

Reason: in the interest of on site highway and pedestrian safety and in accordance with policy CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

No.28. Access routes maintenance

Prior to first residential occupation of the scheme hereby approved a schedule of maintenance, including details of roles and responsibilities, of all of the roads, footways and cycleways, to maintain the details secured by condition No.14 of this permission, shall be submitted and approved in writing by the Local Planning Authority.

The approved schedule shall thereafter be implemented in accordance with the time scales included therein.

Reason: In order to ensure the quality, safety and retention of the routes throughout the site, to support active travel and preserve the appearance of the area, in accordance with policies STR1, ENV3 and CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020..

Item 3d - Land Adjacent to Cracknore Cottage, Cracknore Hard Lane, Marchwood (Application 23/10630)

The Applicant has submitted an Air Quality Statement setting out 3 measures to comply with the Air Quality in new development Supplementary Planning Document.

An informative will be added to the Decision Notice.

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