

**PLANNING COMMITTEE - WEDNESDAY, 14TH FEBRUARY, 2024**

**UPDATES FOR COMMITTEE**

**Agenda No    Item**

4.     **Presentation on Planning Applications** (Pages 3 - 170)

5.     **Committee Updates** (Pages 171 - 172)


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# Planning Committee

14 February 2024

# Planning Committee 14 February 2024 Applications Presentations

4




**Planning Committee**  
**App No 23/10476**

Land North of Manor Road,  
Milford-on-Sea

Schedule 3a

3 3a 23/10476




**Planning Committee**  
**App No 23/11156**

Land adjacent to 1 Woodlands Close,  
Dibden Purlieu, Hythe  
SO45 4JG

Schedule 3b

52 3b 23/11156



**Planning Committee**  
**App No 23/11142**

Land adjacent Station House  
Hinton Wood Lane  
Hinton Admiral

Schedule 3c

67 3c 23/11142



**Planning Committee**  
**App No 23/10819**

Sundown Farm  
Drove End  
Martin

Schedule 3d

80 3d 23/10819




**Planning Committee**  
**App No 23/10225**

The Coal Yard  
Vicarage Lane  
Hordle SO41 0HS

Schedule 3e

102 3e 23/10225



**Planning Committee**  
**App No 21/11237**

Land west of Burgate,  
Salisbury Street,  
Fordingbridge, SP6 1LX

Schedule 3f

126 3f 21/11237

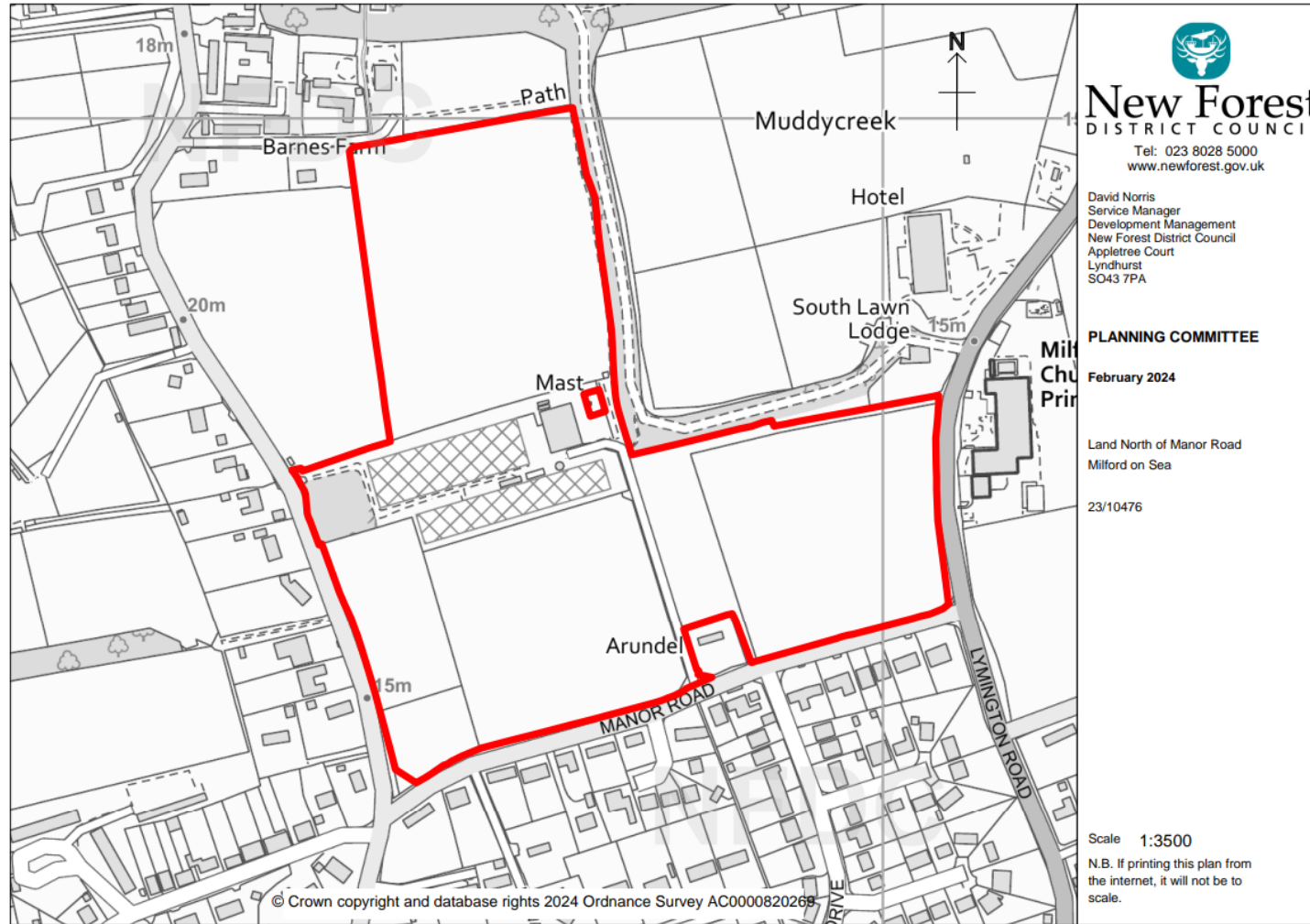
# Planning Committee

## App No 23/10476

Land North of Manor Road,  
Milford-on-Sea

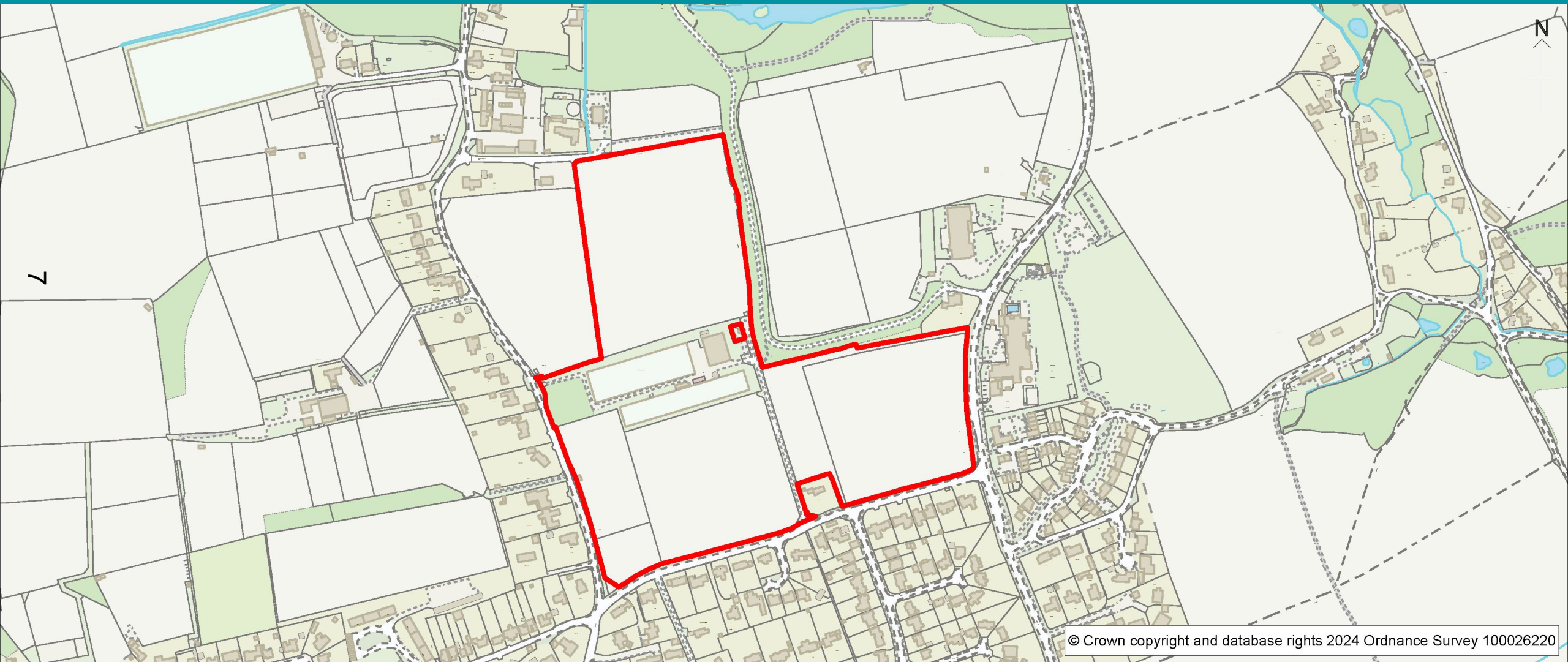
**Schedule 3a**

# Red Line Plan



9

# Local context



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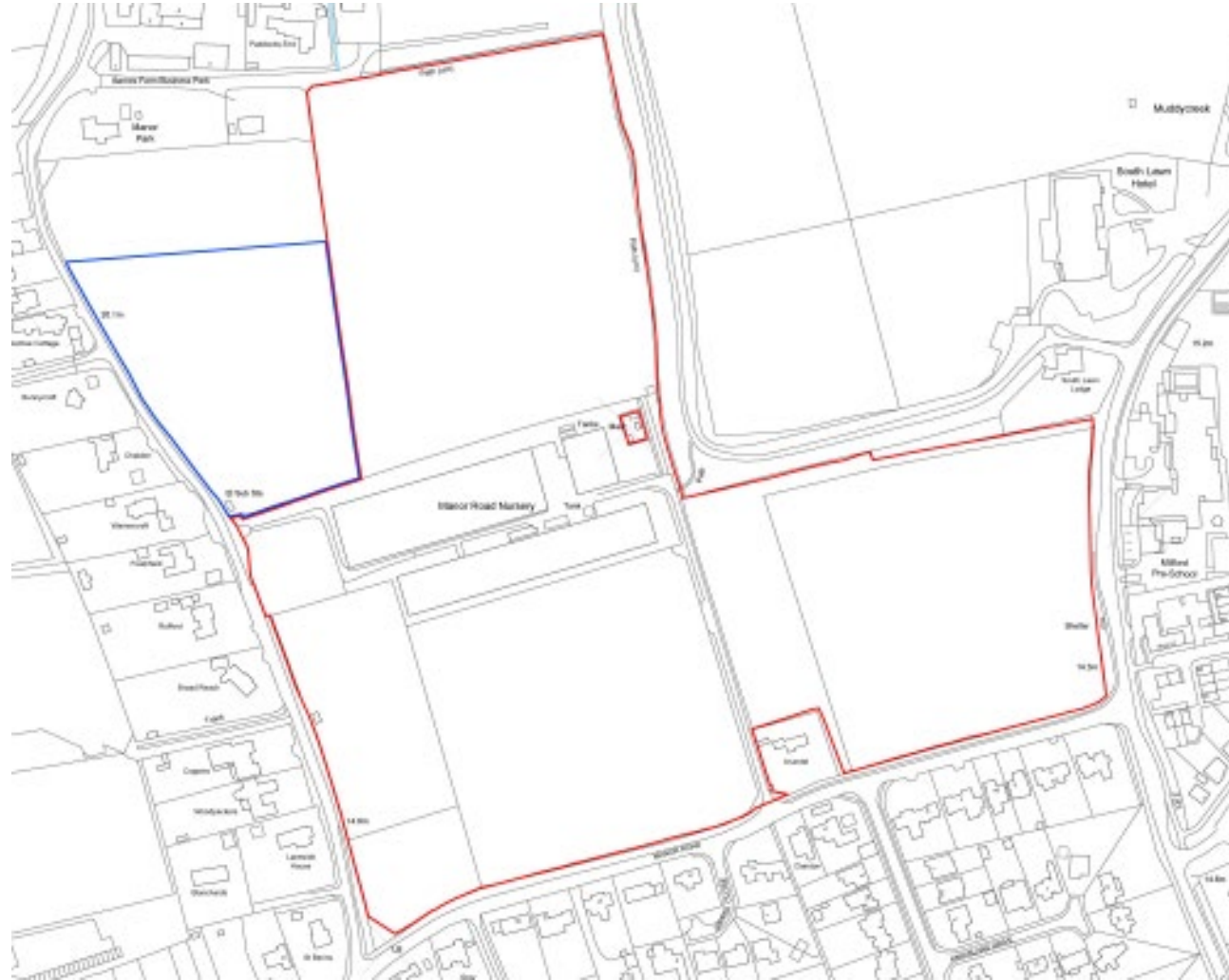
# Aerial photograph





# Location Plan (zoomed in)

6

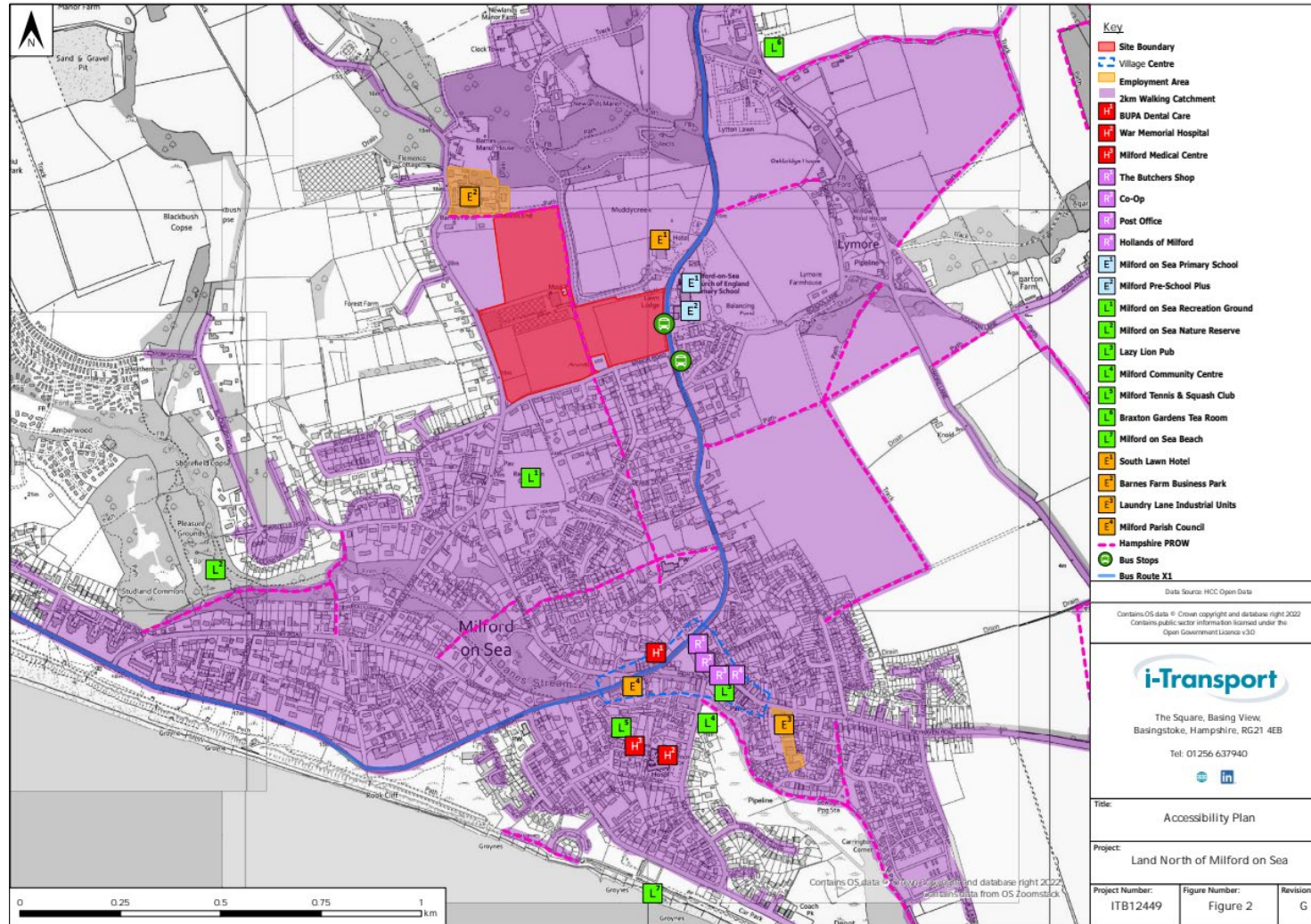


7

3a 23/10476

# Accessibility Plan

10




# Strategic Site 7 – Policy Allocation


- Allocated for at least 110 new homes and public open space
- Vehicular Access is to be provided from Manor Road
- Masterplanning Objectives are for a well-designed extension to the village that:
  - Respects and reinforces the strong rural character of Manor Road and Barnes Lane
  - Retains boundary trees and hedges, integrating them into a walkable network of recreational greenspace
  - Creates a compact pattern of perimeter blocks and well-designed buildings and streets that have space to create a sylvan setting
  - Creates a strong, permanent Green Belt boundary, with the main area of ANRG to be provided on Green Belt land within the site boundary


11


# Strategic Site 7 – Concept Masterplan





 Public open space suitable for mitigation (ANRG)


 Potential public open space


 Residential

 Retained Green Belt

 Vegetation of landscape value

 Indicative primary access

 Non-vehicular access

 Public right of way (PROW)

12

# Lymington Road Frontage



# Manor Road / Lymington Road Junction



# Manor Road (Eastern End)



# Manor Road (Centre)





# Manor Road (Western End)



# Barnes Lane



# Site – Eastern & NE Edge



# Eastern side of site



# Site – Central PROW / Access Drive



# Western side of site



# Existing Glasshouses



# Telecommunications Mast





# Northern ARNG Field



# Public Footpath to ANRG Field



# Land Use Parameter Plan



# Land Use Parameter Plan (zoomed in)

28



# Concept Masterplan compared with Land Use Parameter Plan

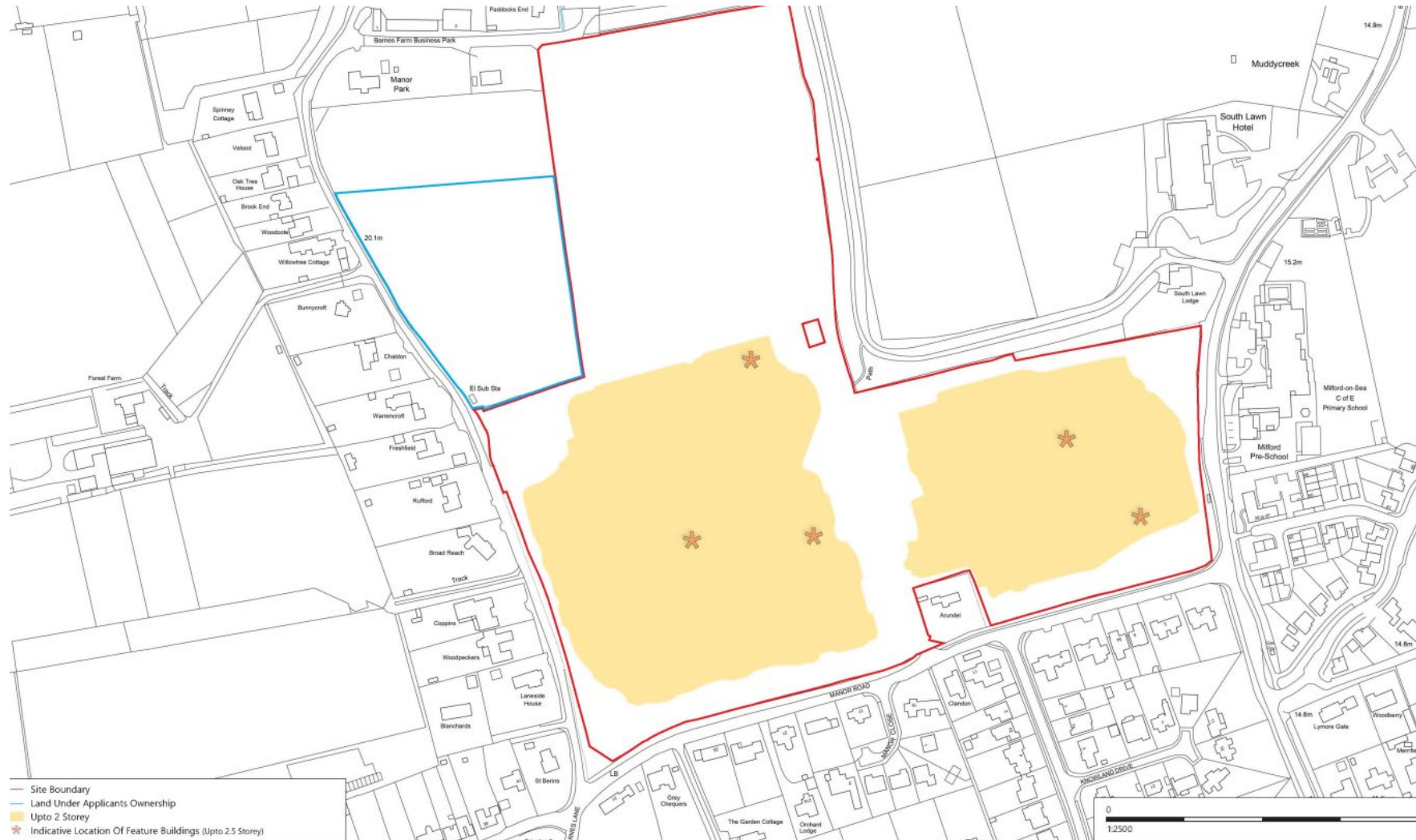


# Land use Parameter Plan with Tree Overlay



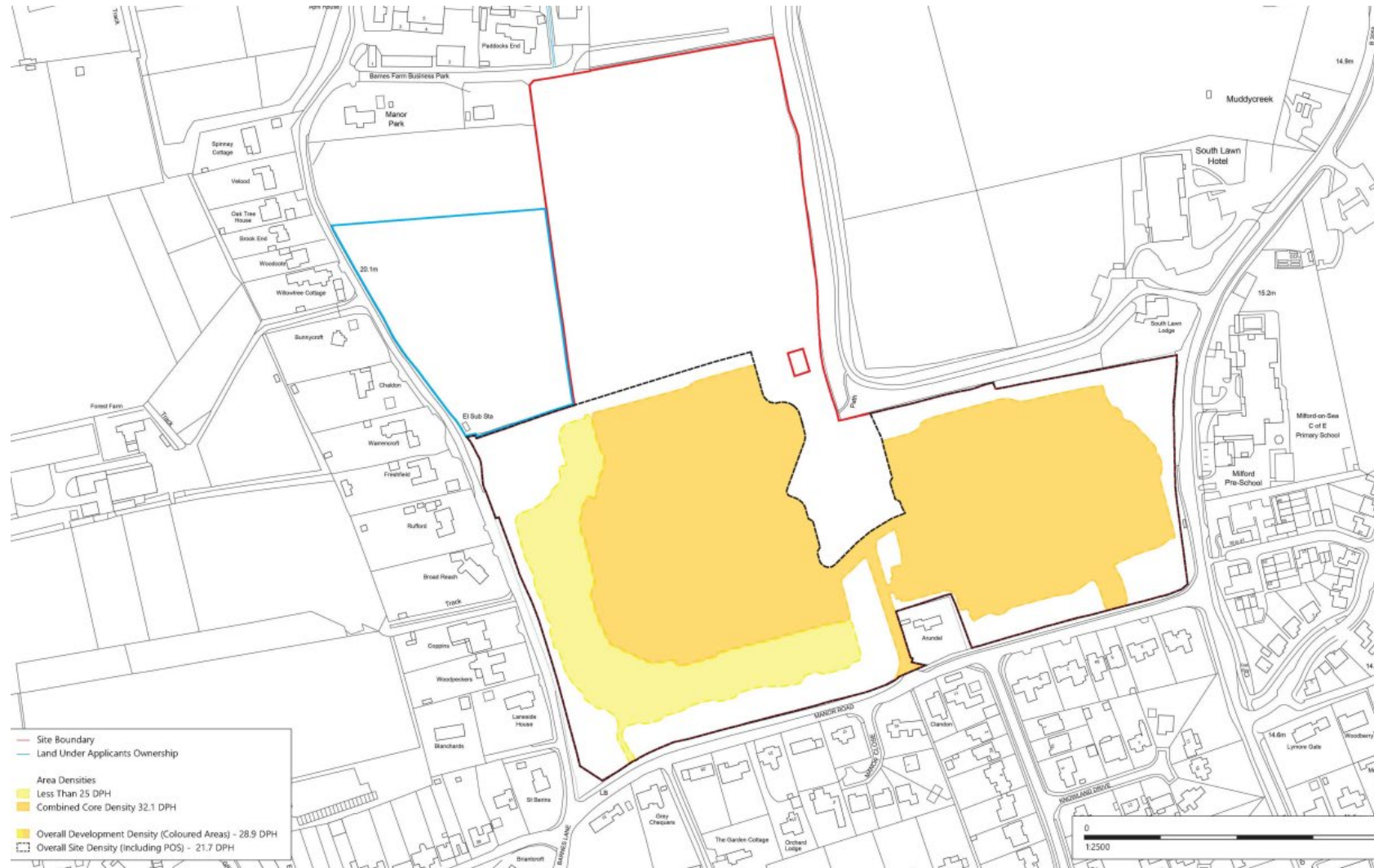
30

# Storey Heights Parameter Plan



31

# Density Parameter Plan (Illustrative)





# Illustrative Masterplan



33

# Landscape Strategy Plan



# ANRG Strategy Plan

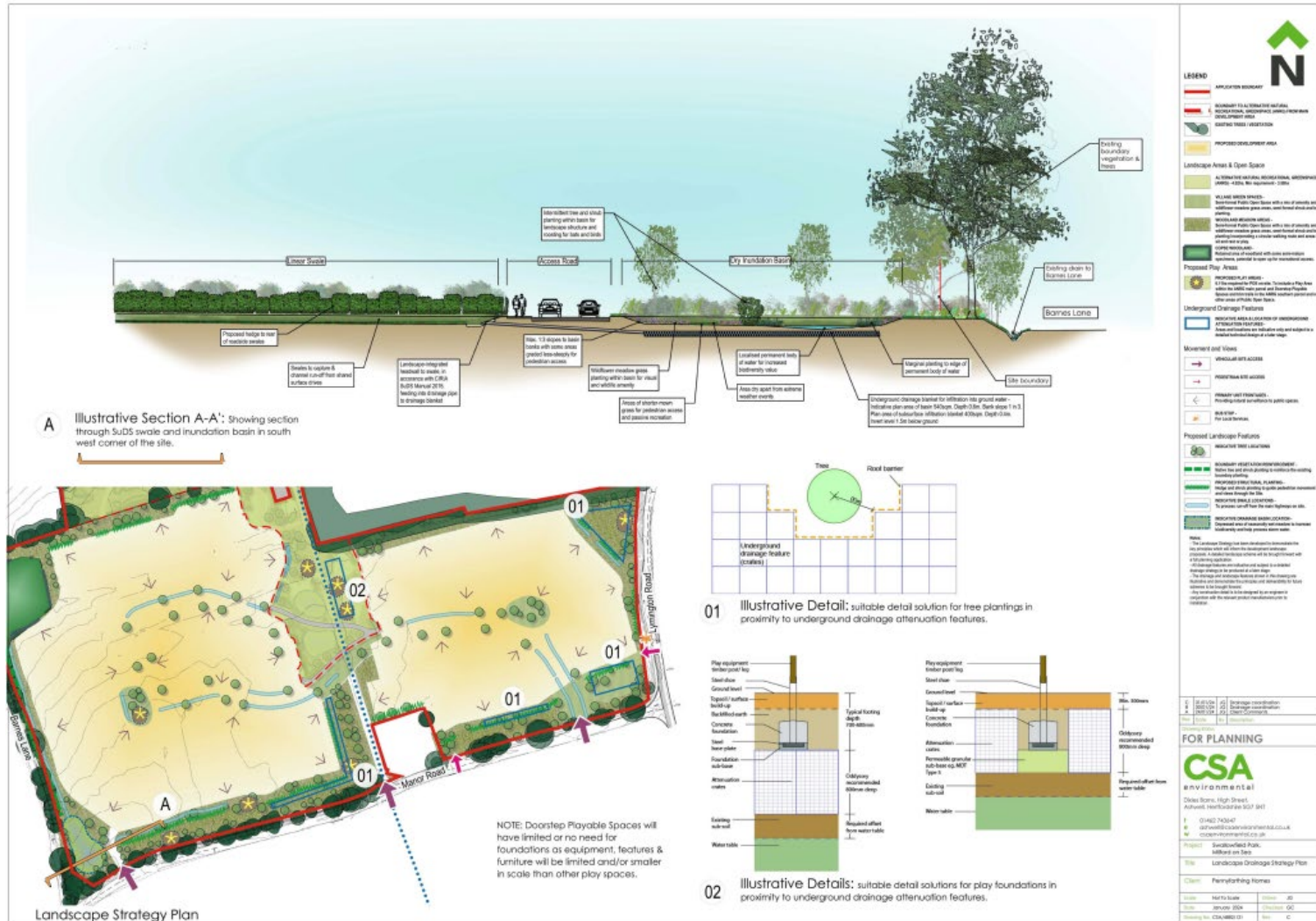
35



33

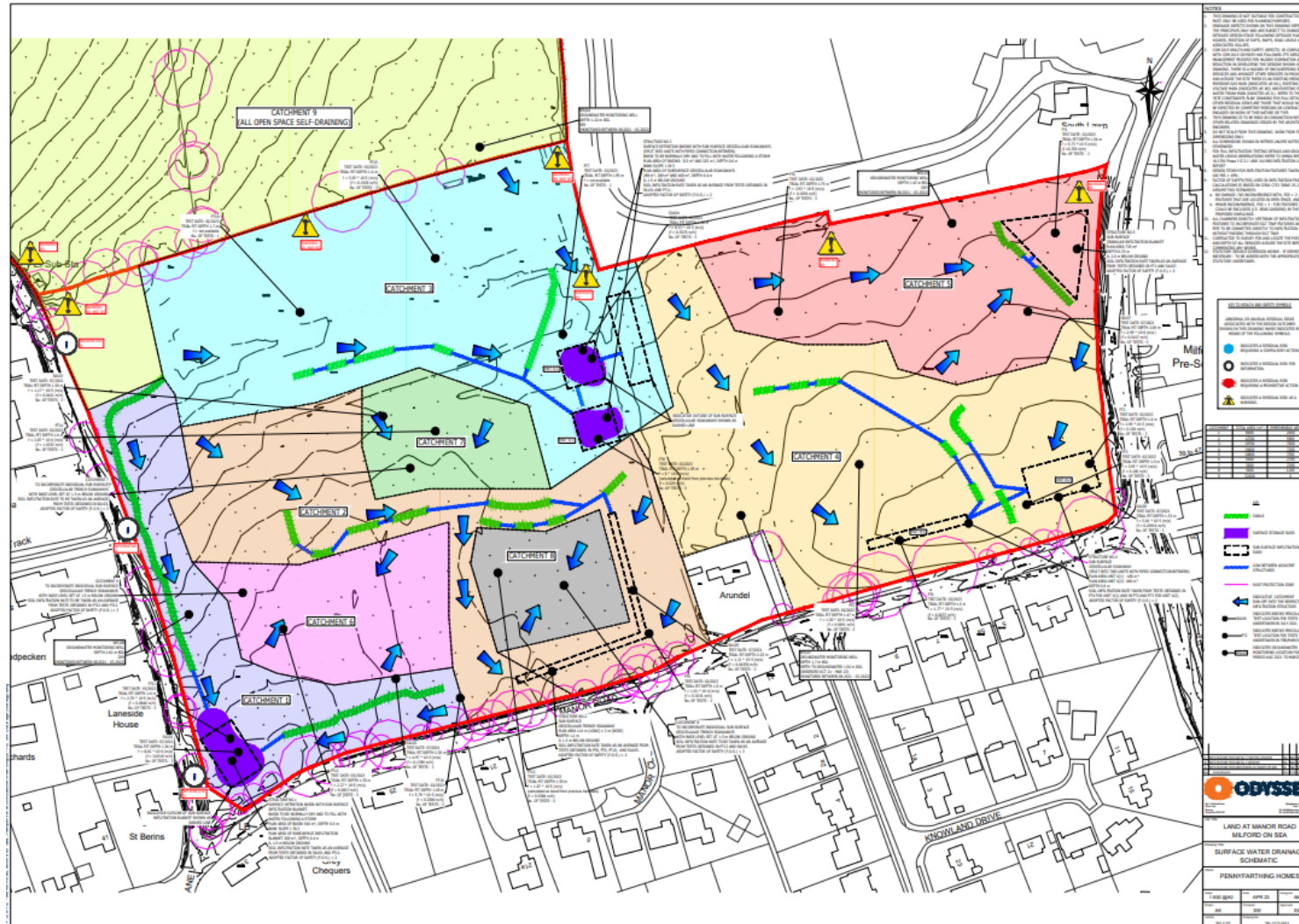
3a 23/10476

# Landscape Drainage Strategy Plan



# Surface Water Drainage Schematic Plan

37



# Illustrative Layout & Elevational Details 1



THE GATE LODGE

THE MANOR HOUSE

ILLUSTRATIVE PERSPECTIVE VIEW OF THE ENTRANCE TO THE SITE



TYPICAL HOUSE TYPE STREET SCENES TO ILLUSTRATE FORM, SCALE, MASSING AND MATERIALS



# Illustrative Layout & Elevational Details 2



39

# Illustrative Layout & Elevational Details 3



40

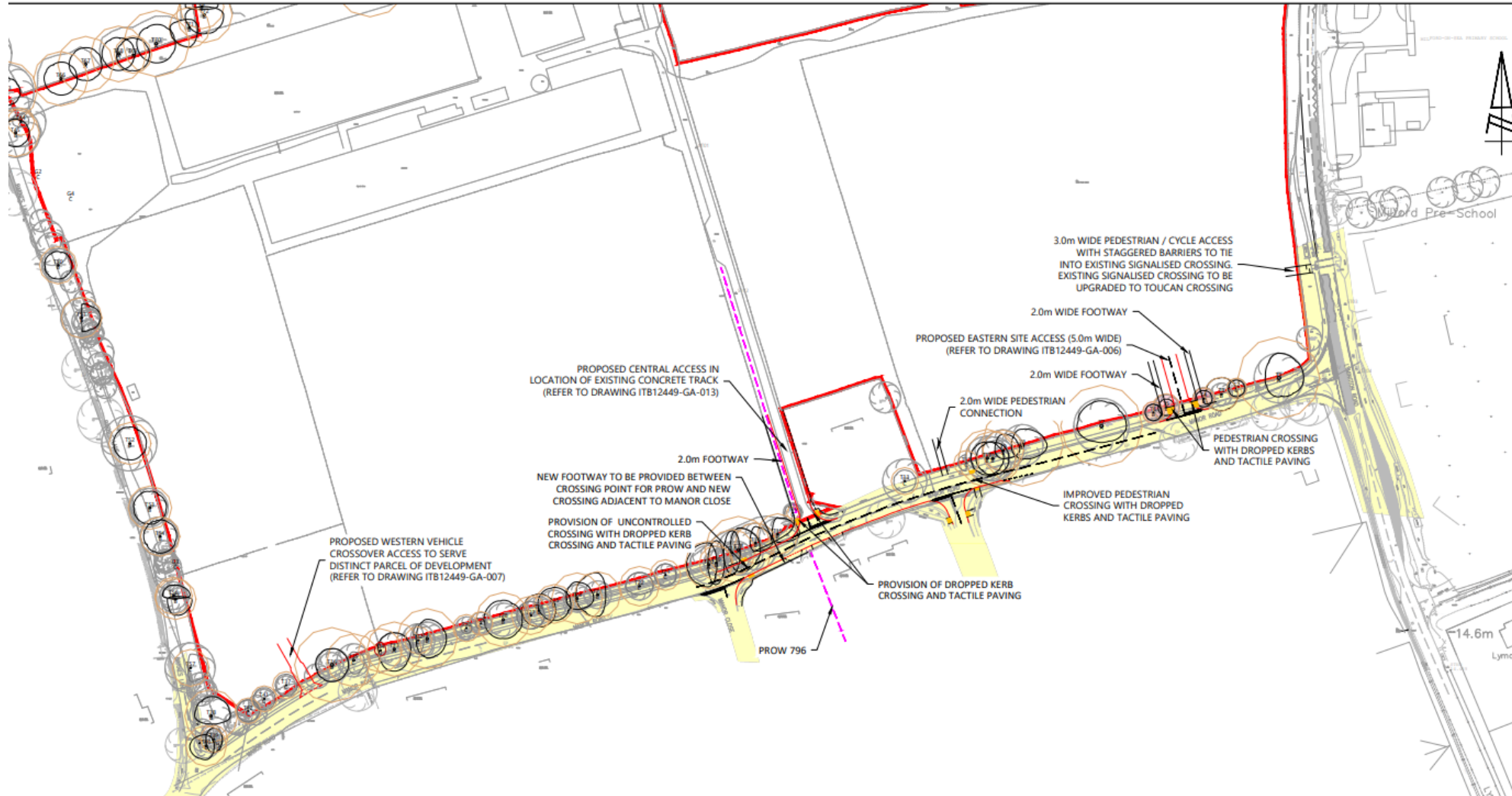


# Illustrative Layout & Elevational Details 4



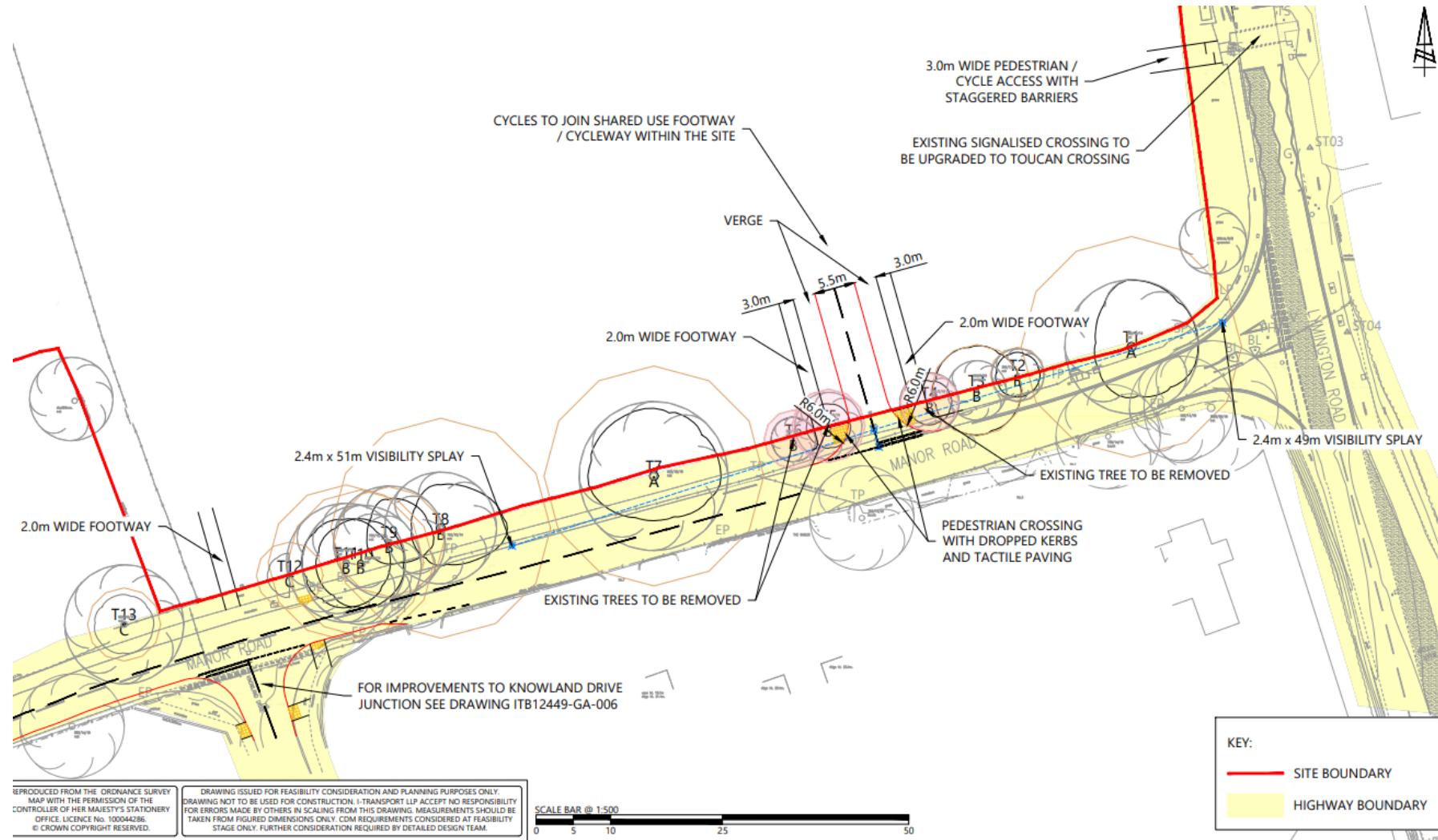
41

# Access Strategy



42

# Eastern Access Plan

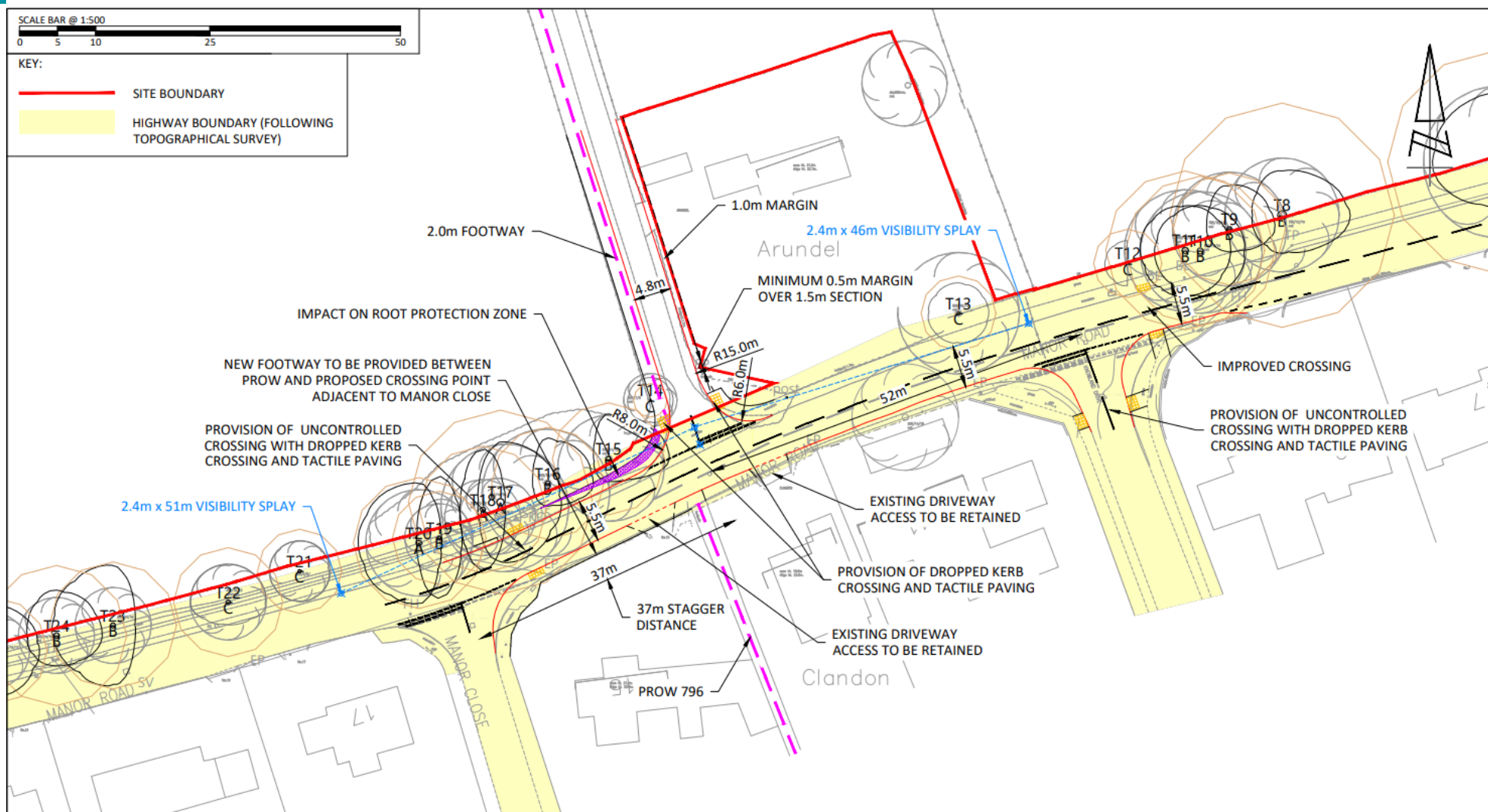


43

# Eastern Access



# Central Access Plan

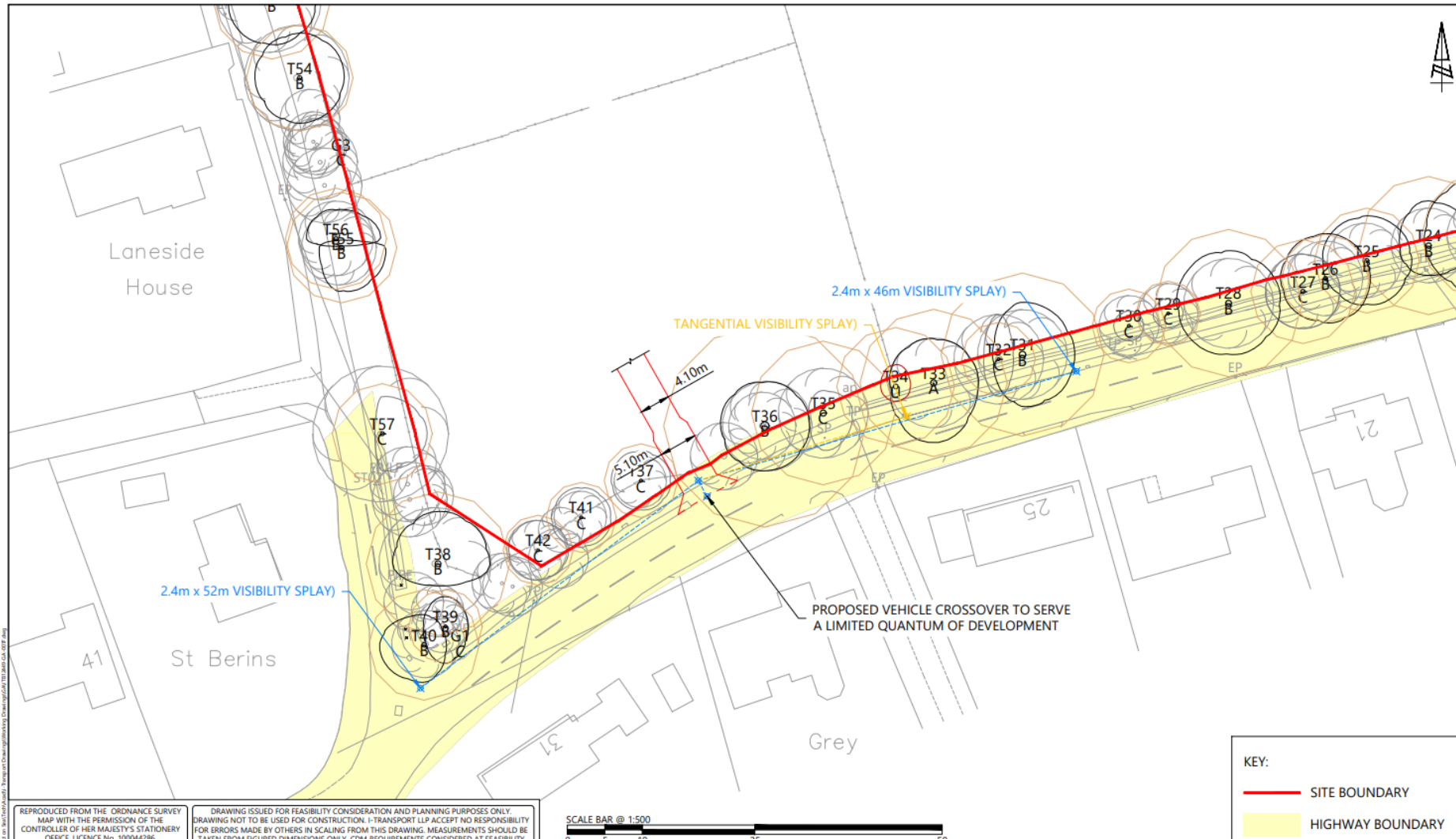


45

# Central Access



# Western Access Plan



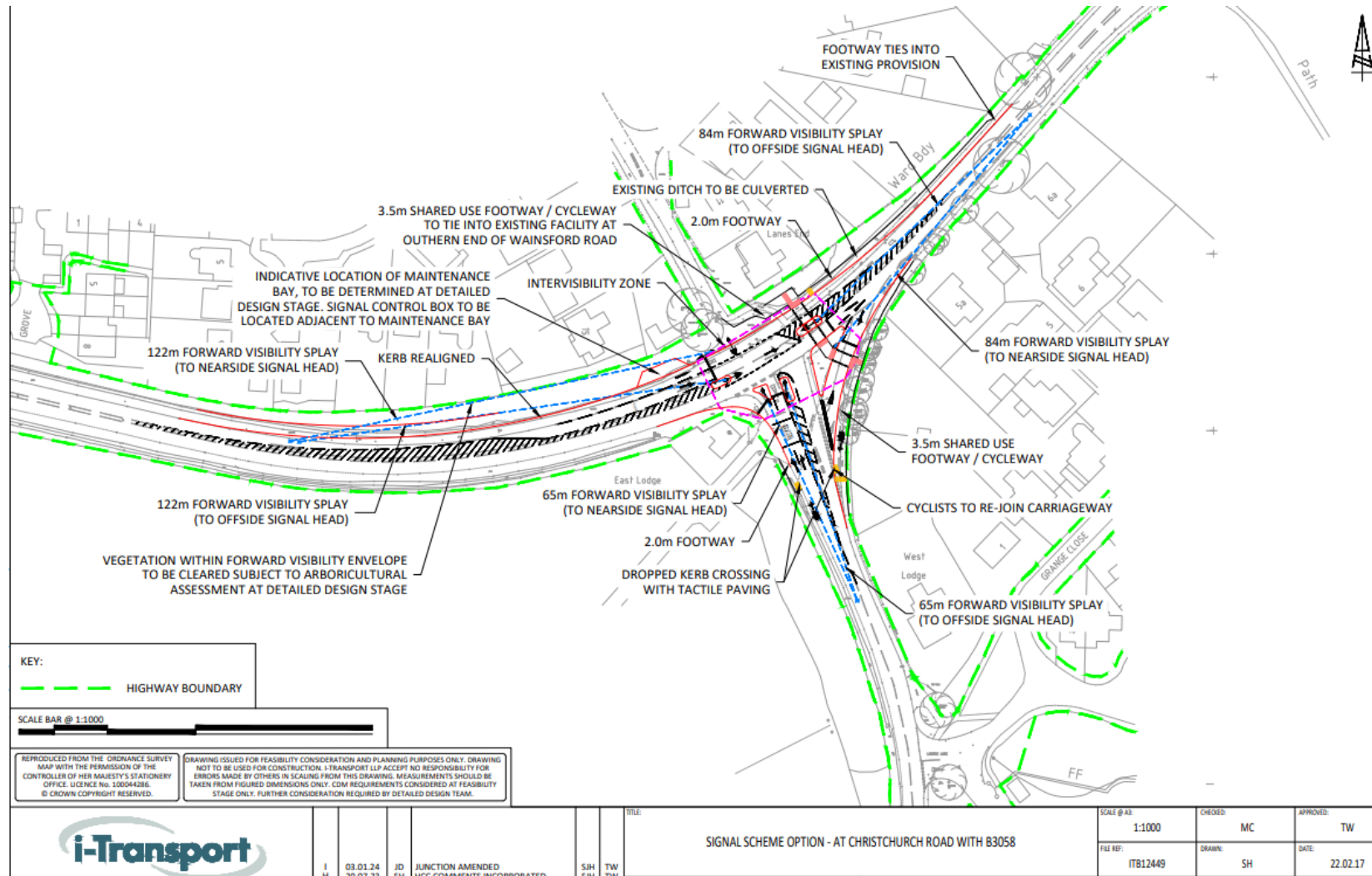
47

# Western Access





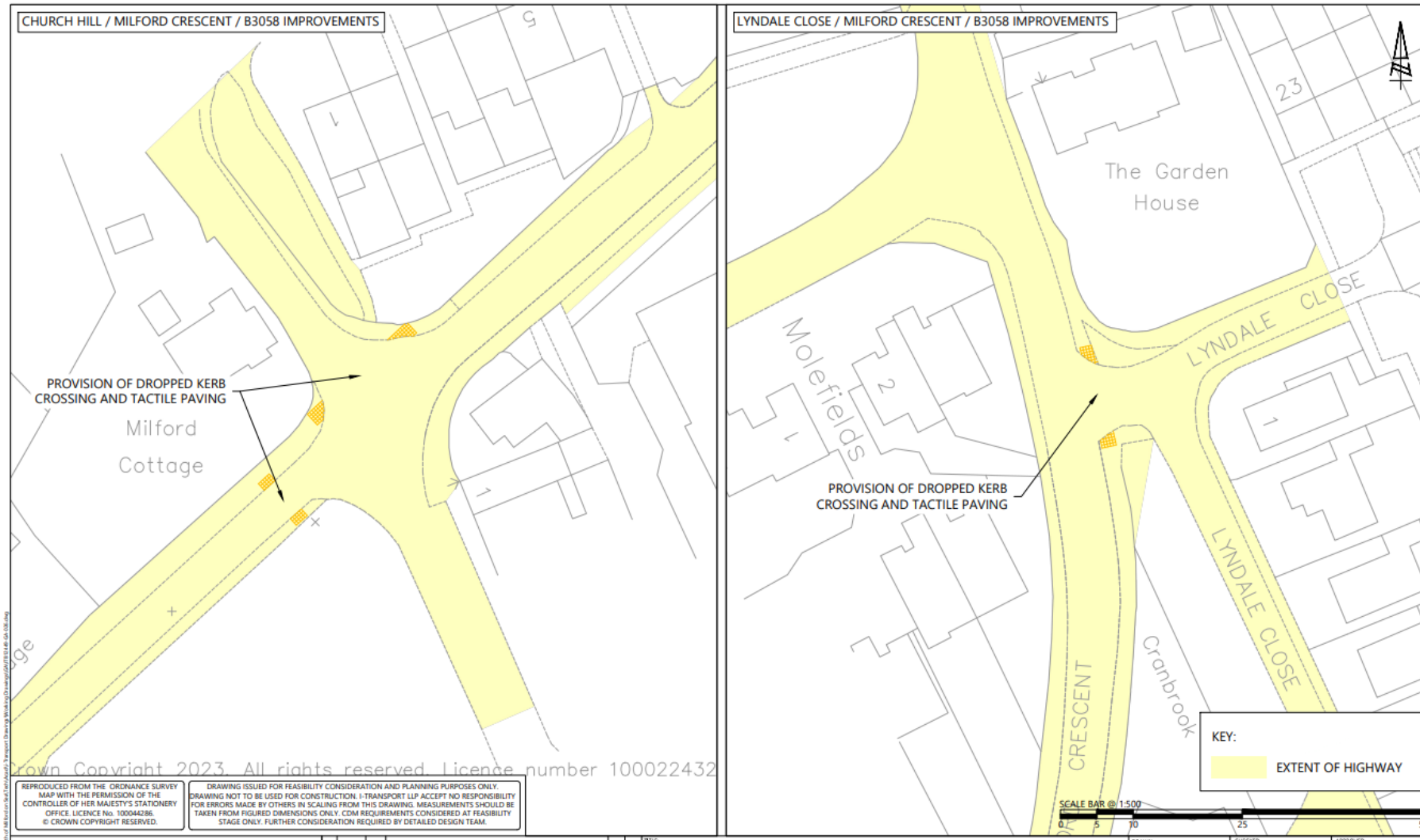
# Off-Site Highway works – B3058/A337 Junction improvements



49

# Off-Site Highway works – Pedestrian Improvements

50



# Summary

- The Scheme is considered to be a sustainable development that would accord with Policy Strategic Site 7, and local and national planning policies more widely
- The scheme would be served by safe and appropriate access points onto Manor Road; necessary improvements to off-site highway infrastructure would be secured
- The development would deliver important social benefits through the provision of 50% affordable housing, in line with policy expectations
- The development would deliver necessary levels of ANRG, Public Open Space and other green infrastructure
- Notwithstanding the 'uplift' in unit numbers, the parameter plans and other illustrative details provide the necessary level of assurance that a sufficiently green, spacious and well-designed extension to the village would be achieved

51

# Recommendation

- Delegated Authority be given to the DM Service Manager to GRANT PERMISSION subject to:
  - i. the completion of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in Section 11 of the Committee report
  - ii. the imposition of the conditions set out in the Committee report and any additional / amended conditions deemed necessary, having regard to the continuing Section 106 discussions

52

End of 3a 23/10476 presentation

53



**New Forest**  
DISTRICT COUNCIL

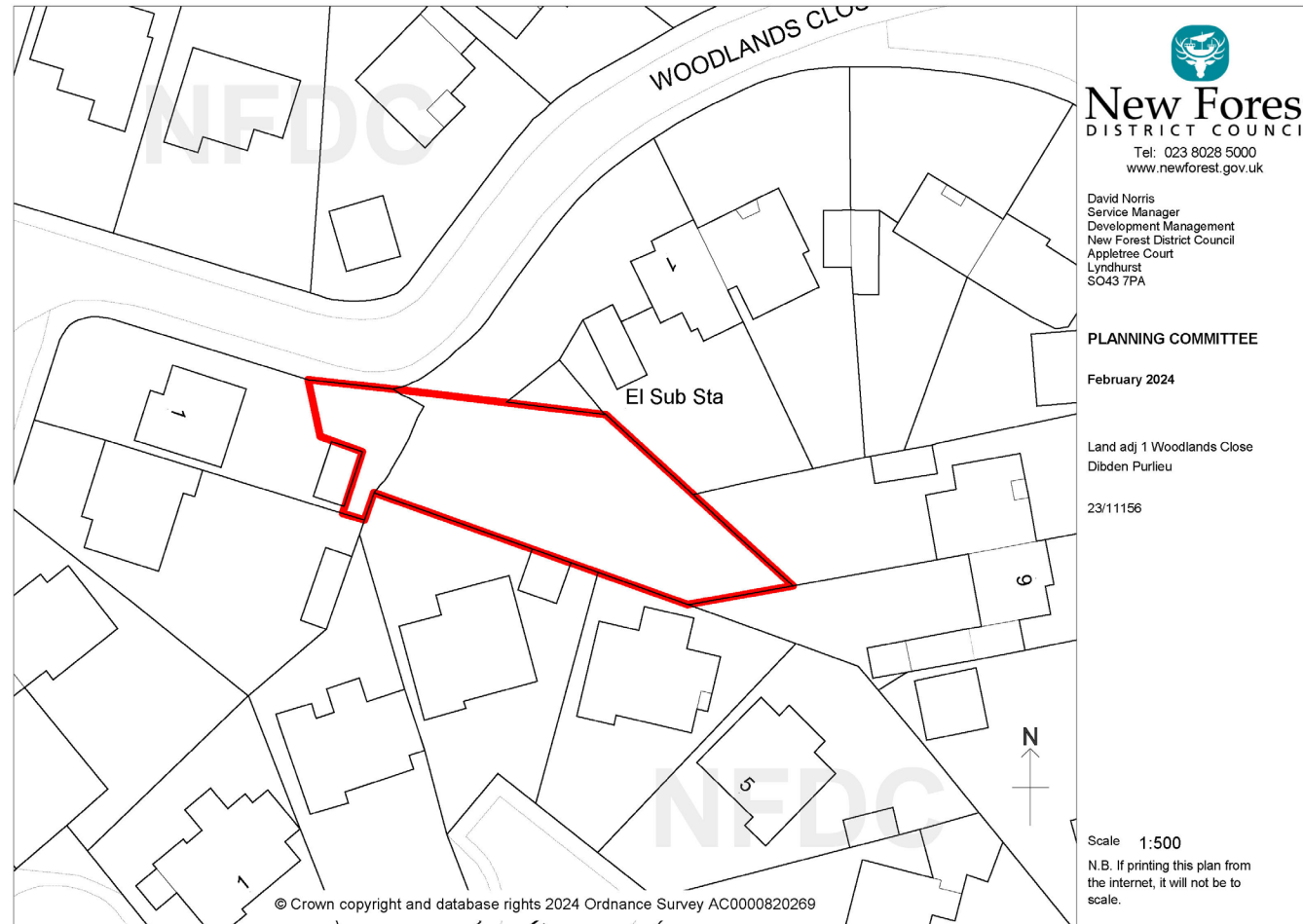
# Planning Committee

## App No 23/11156

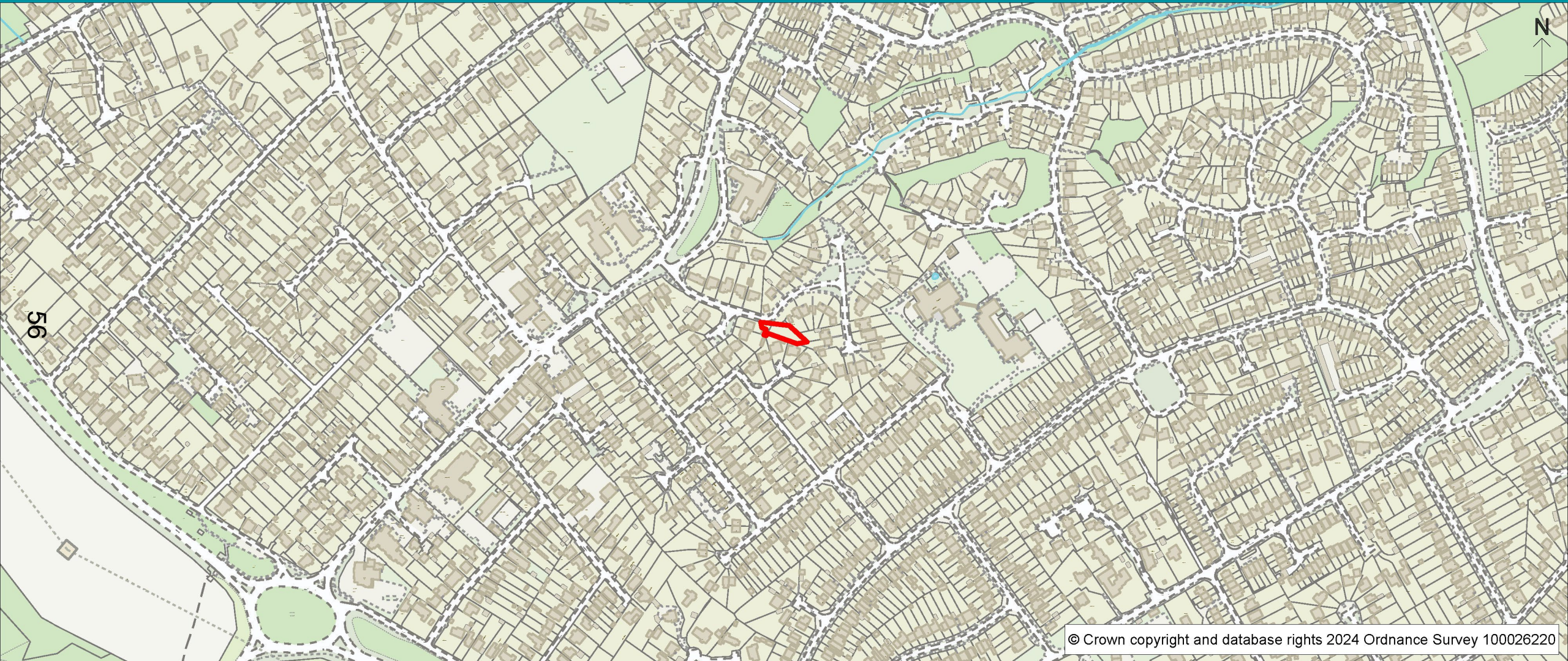
Land adjacent to 1 Woodlands Close,  
Dibden Purlieu, Hythe  
SO45 4JG  
**Schedule 3b**

# Red Line Plan

55



# Local context



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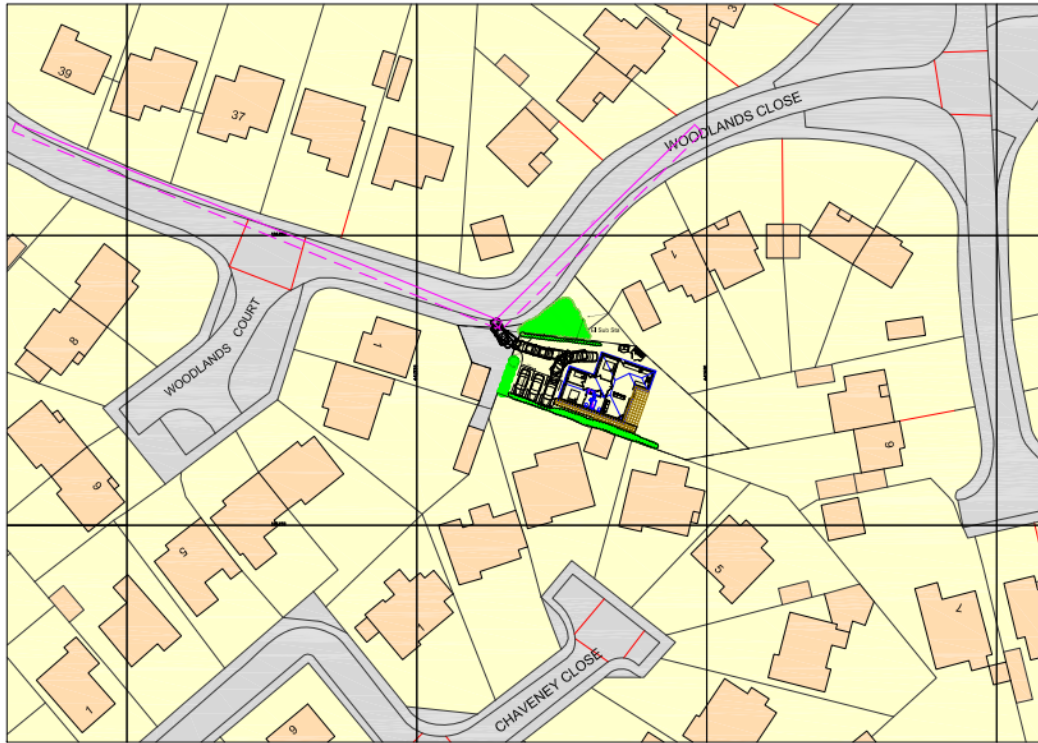
# Aerial photograph



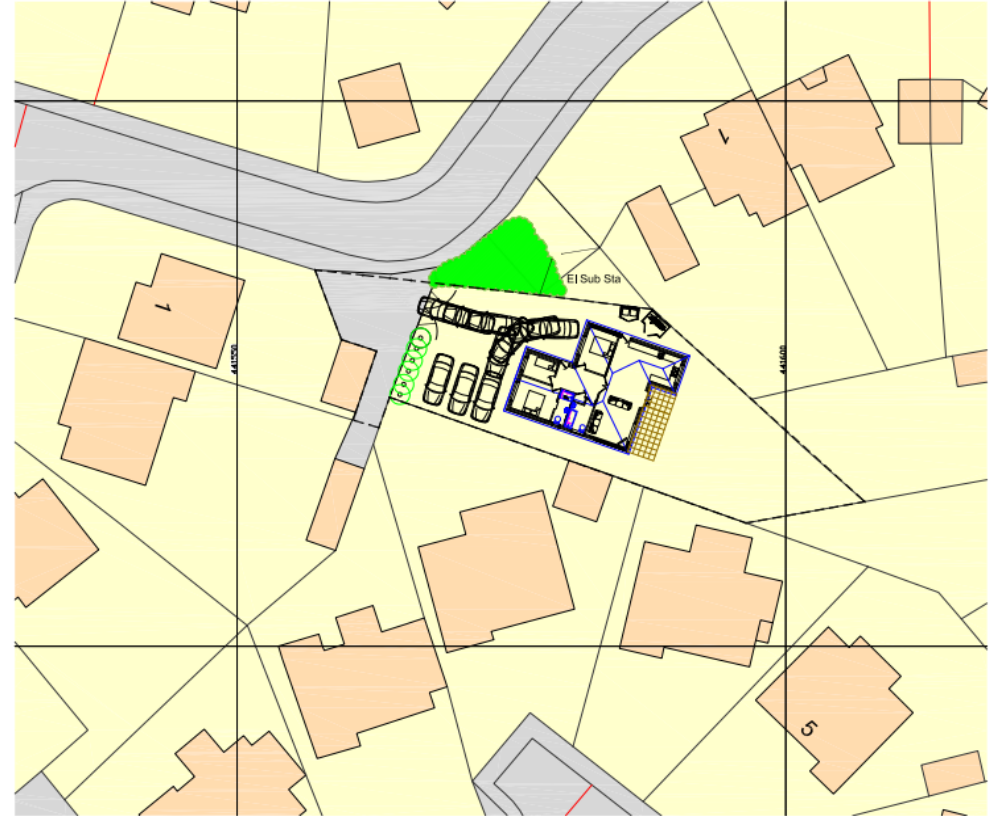
# Access and block plan

Access and crossover existing visibility will not be changed or altered cars can enter and leave in a forward gear exisating access is also used by No 1 & 2 Woodlands court.

58



Access Plan  
Scale 1:1250



Block Plan  
Scale 1:500



# Site plan

59



PICTURES TAKEN 1-SEPT 2023 ARROWS INDICATE DIRECTION OF PICTURES TAKEN

THE PROPOSED IS NOT VISIBLE FROM THE STREET AND IS WELL SCREENED

# Elevation and floor plans

60

**Notes:**  
 1. Dimensions and details to be checked on site for compliance of works.  
 2. All work must be done in accordance with the Building Regulations.  
 3. All work must be done in accordance with the Building Regulations.

**Front View**  
Scale 1:100

**Side View**  
Scale 1:100

**Rear View**  
Scale 1:100

**Side View**  
Scale 1:100

**Ground Floor Plan**  
Scale 1:100

**Roof Plan**  
Scale 1:100

Legend:  
 Swift box  
 Bee brick

B		
A		
	Date	Revisions
Drawing Title		
Proposed		
SITE ADDRESS		CLIENT ADDRESS
land adj 1 Woodlands Close Ditton Park Southampton SO45 4JG		
Scale:	as noted	PAPER SIZE A2
Date:	October 2023	Drawn by: <i>RNS</i>
<b>Sanders Design Services Ltd</b> 95 Cedar Road Hythe Southampton SO45 3PX www.sandersdesignservices.co.uk info@sandersdesignservices.co.uk 023 8020 7195		
Drawing No	wc sht 1	Revision
		x

# Site photographs



# Site photographs

62



# Site photographs

63



# Site photographs

64





# Site photographs

65



# Site photographs



# 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 or unilateral undertaking to secure those matters set out in the 'Developer Contributions' section of the report; such agreement to be completed by 31st May 2024
  - ii. the imposition of the conditions as set out in the Committee report

67

End of 3b 23/1156 presentation

89



**New Forest**  
DISTRICT COUNCIL

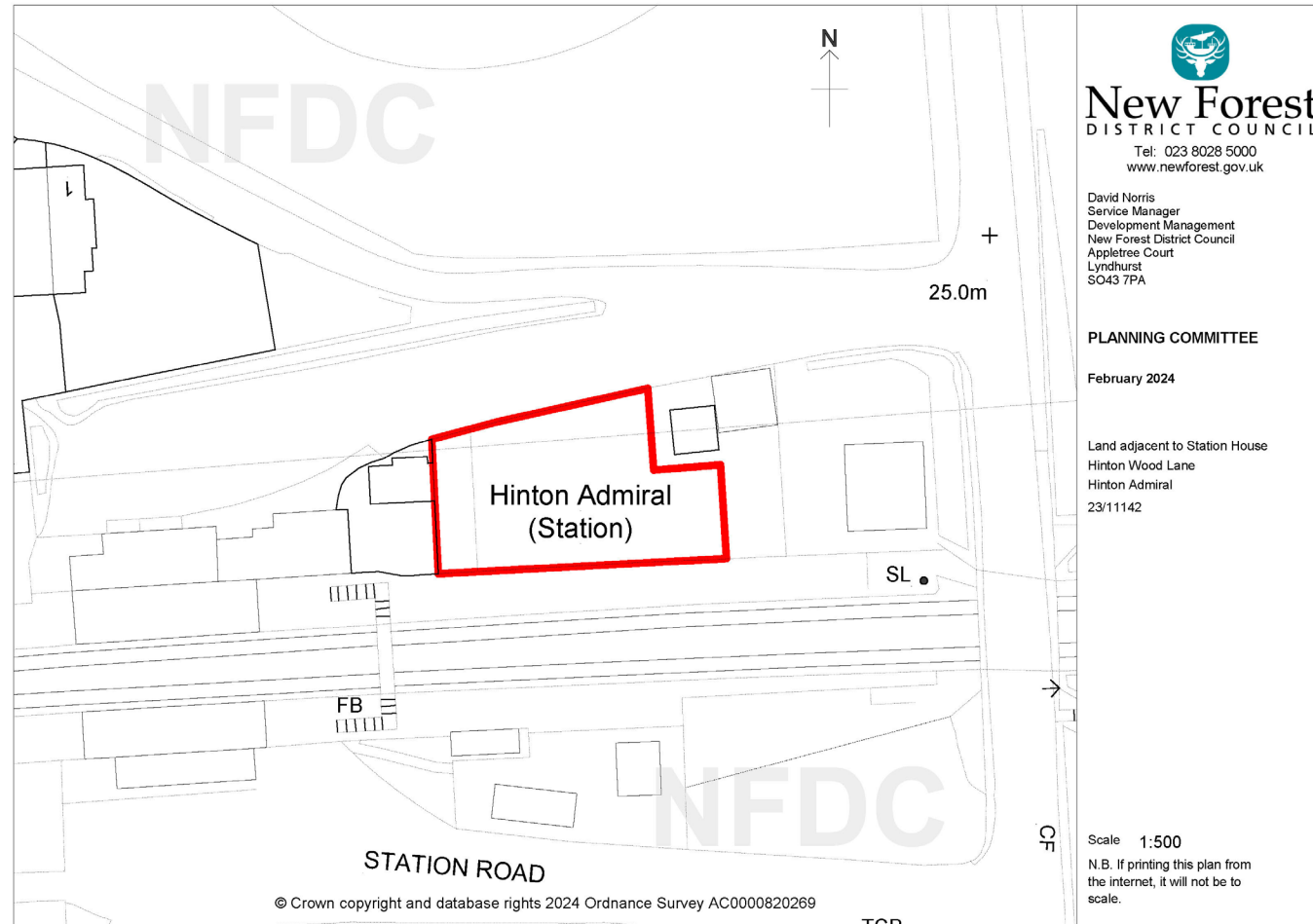
# Planning Committee

## App No 23/11142

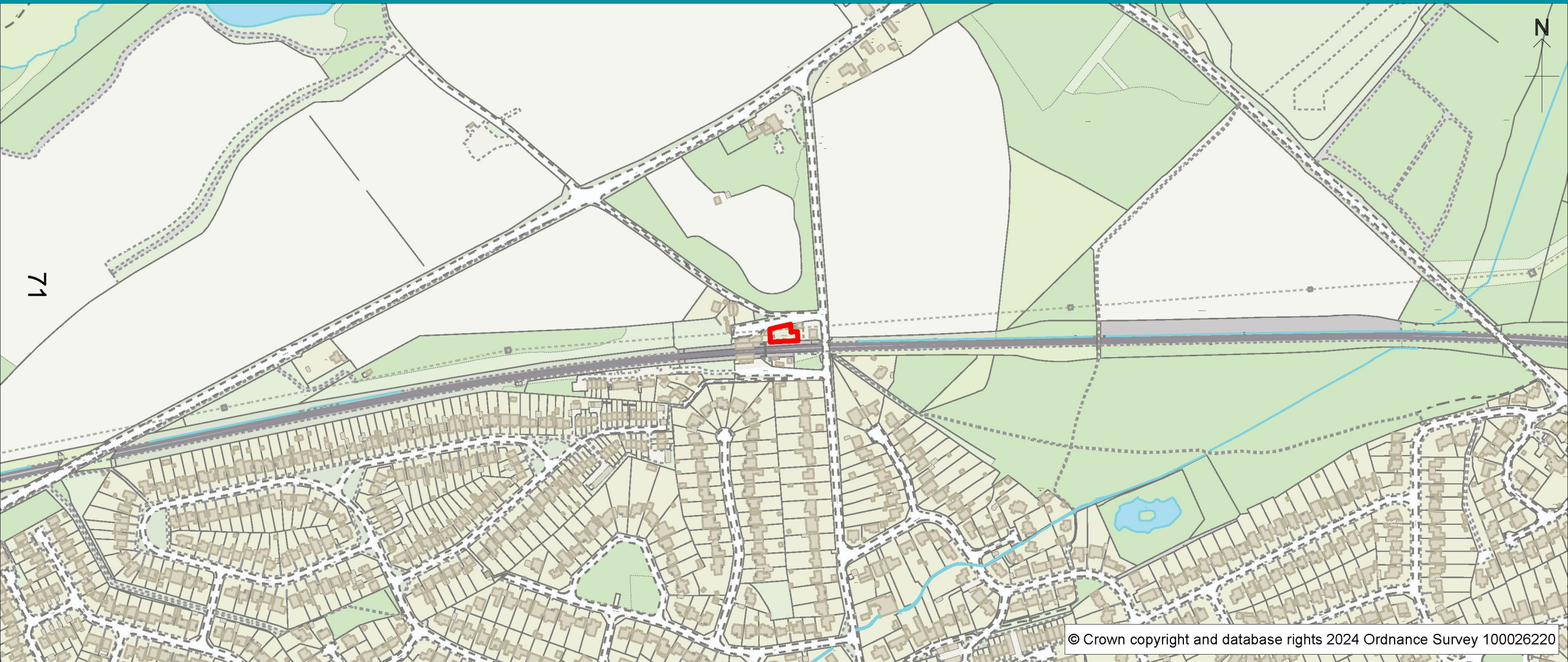
Land adjacent Station House  
Hinton Wood Lane  
Hinton Admiral  
**Schedule 3c**

# Red Line Plan

70

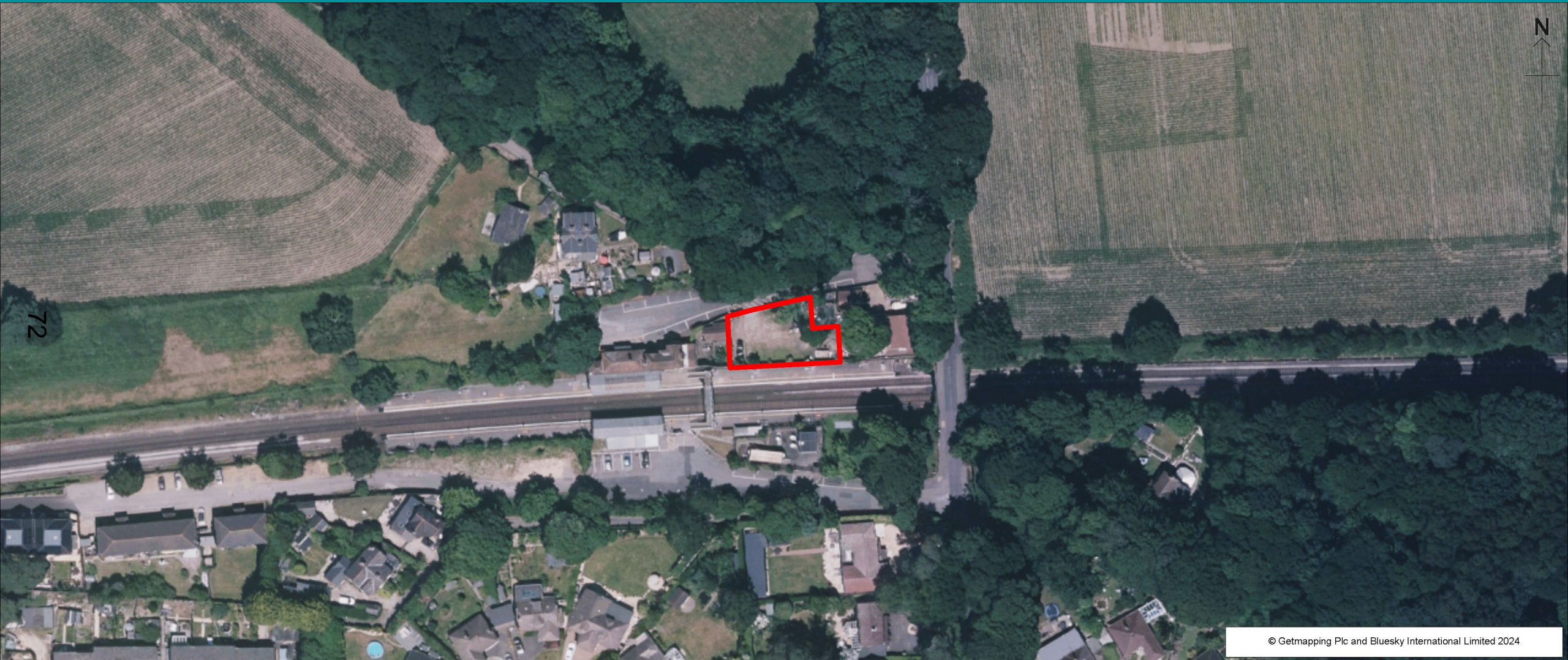


# Local context



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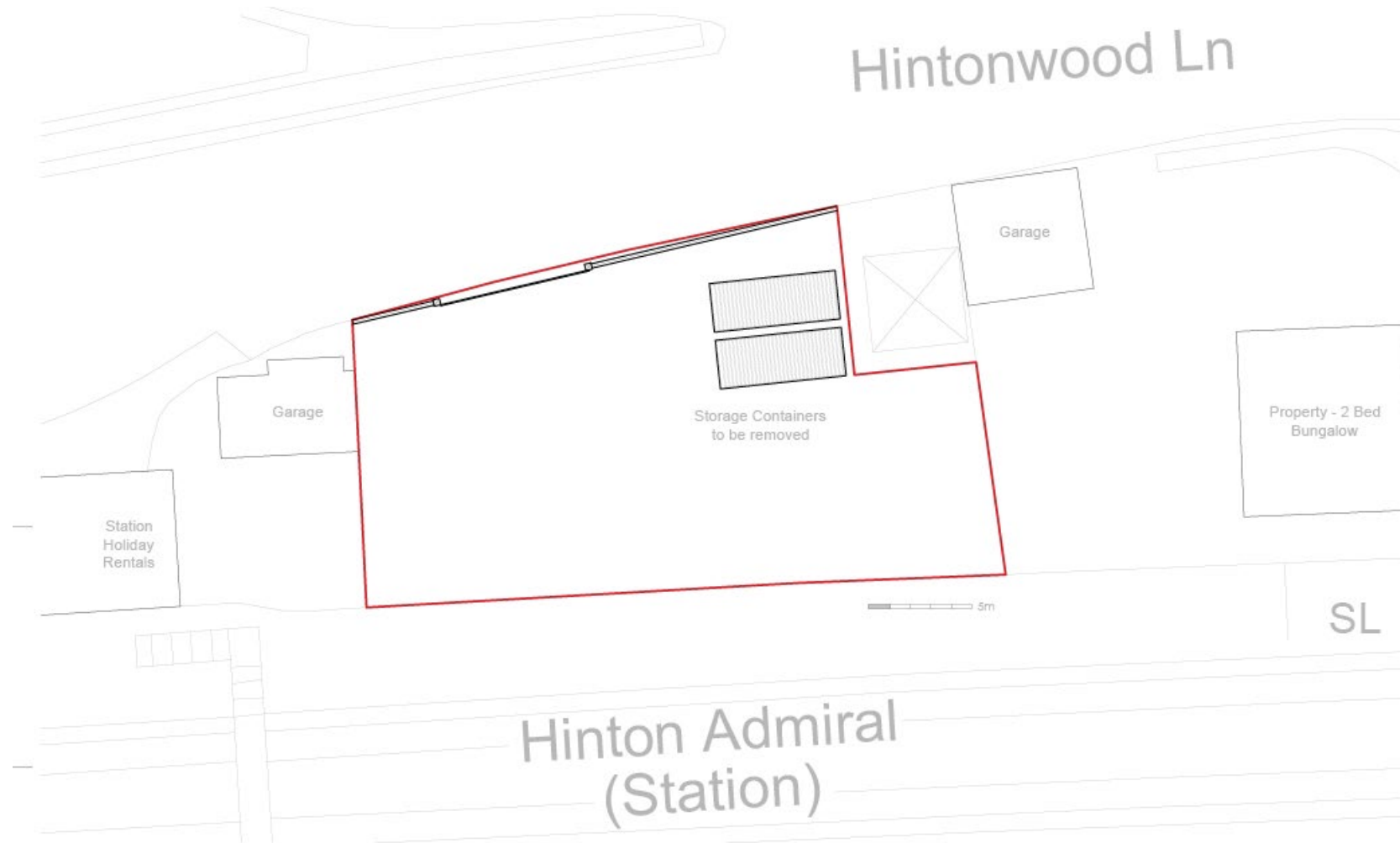
# Aerial photograph



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# Existing site plan



73

# Proposed site plan



**Location Plan 1:1250 @A3**  
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 Licence number 100022432

**Description**

**A Proposal for**

- 2 x 2 Bed Bungalow
- 4 x Parking Spaces
- 4 x Cycle Spaces

in a site area of 0.045 ha (0.11 ac)

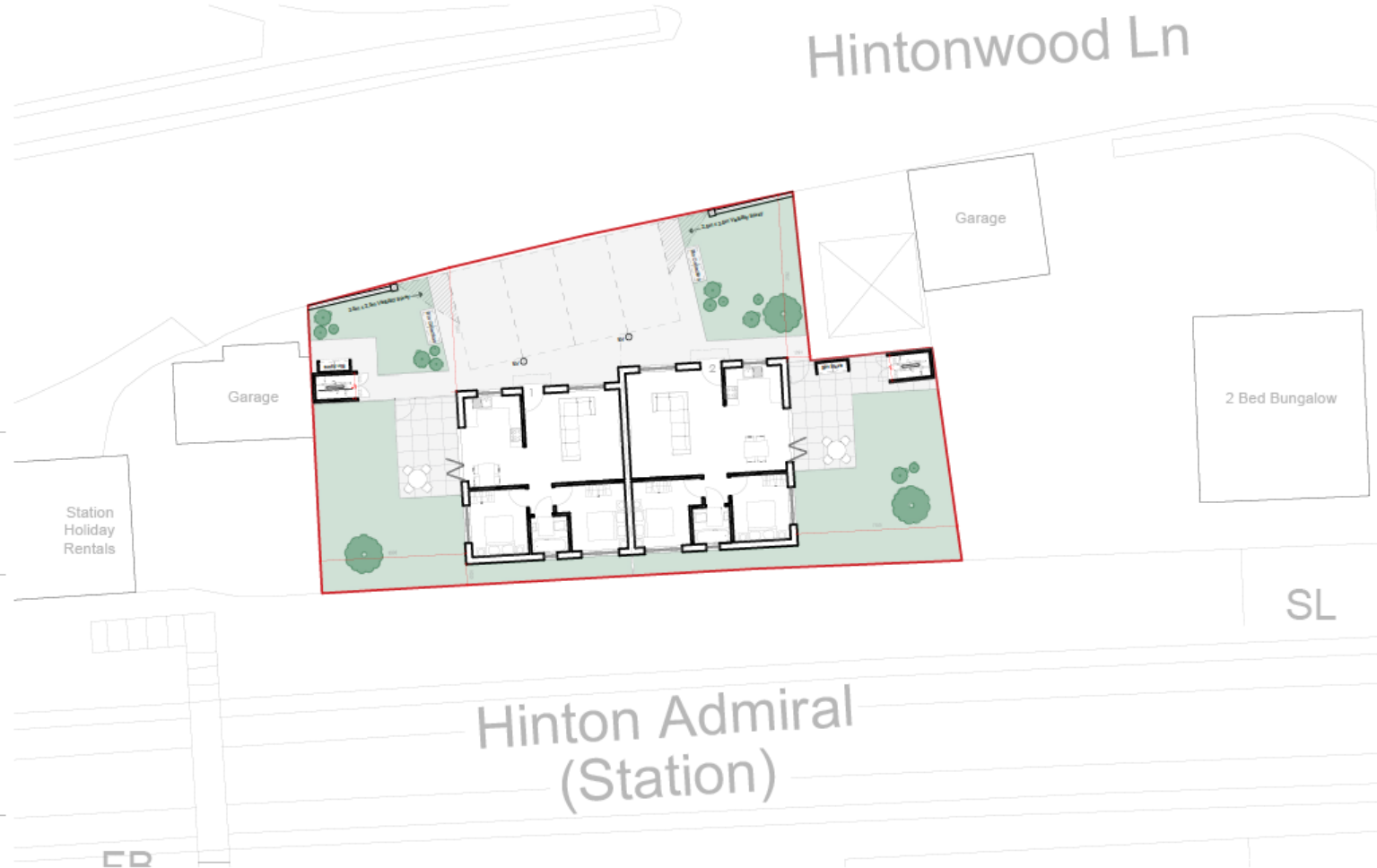
**Key**

- Site Boundary
- Proposed Planting



**Notes**

Do not scale from this drawing.  
 Use for planning purposes only.  
 The contents of this drawing are copyright.  
 Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.  
 All flat roofs to be fitted with a man safe system.

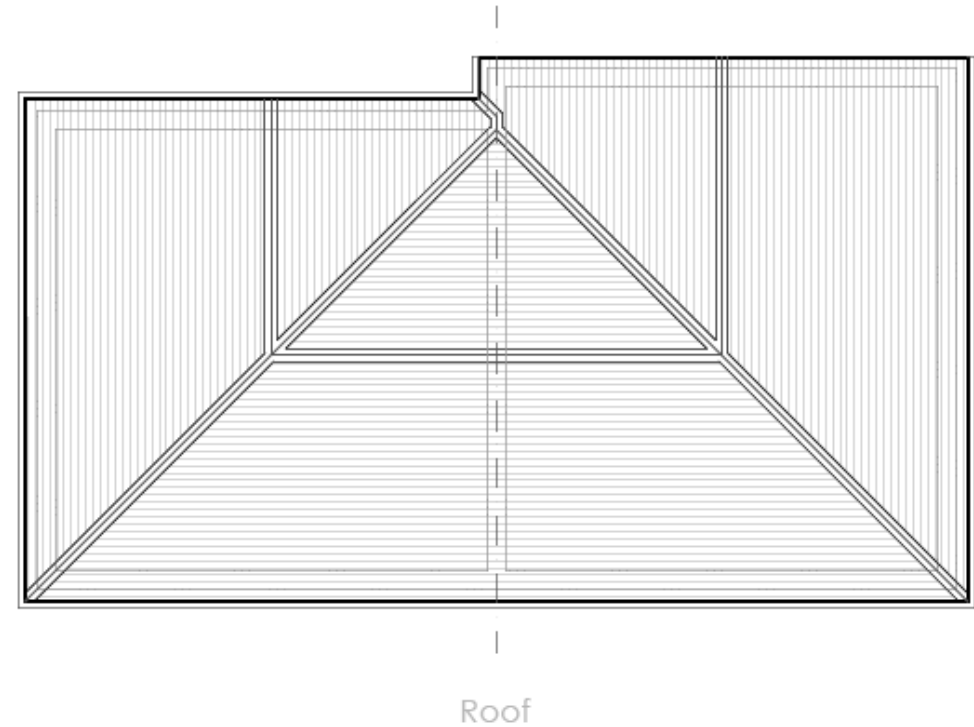
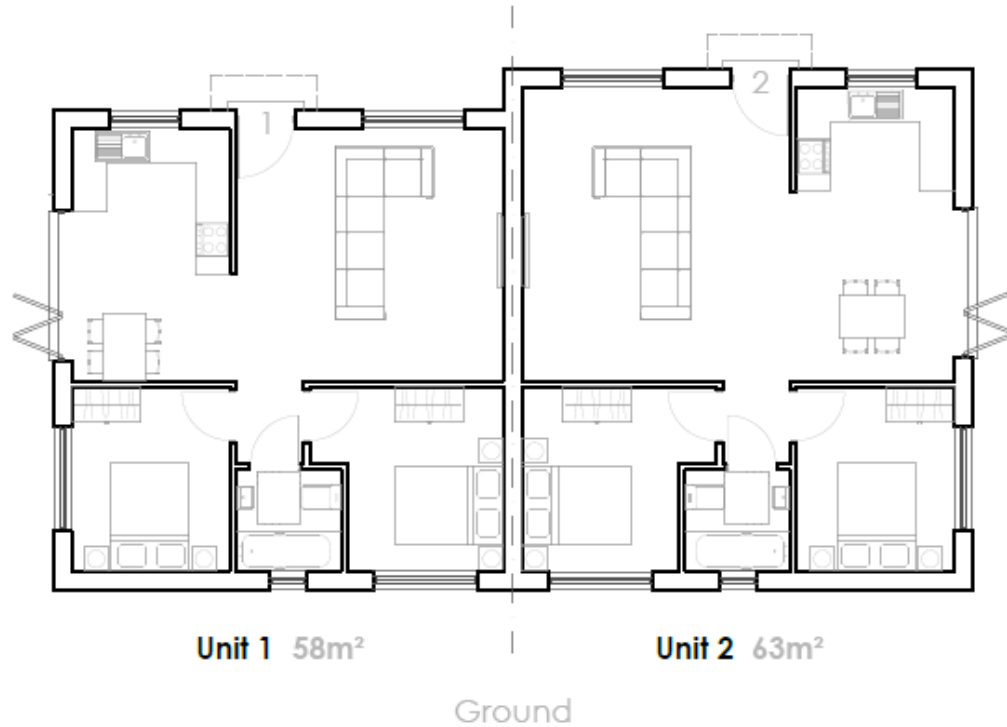


**Site Plan 1:200 @A3**



# Proposed floor and roof plans

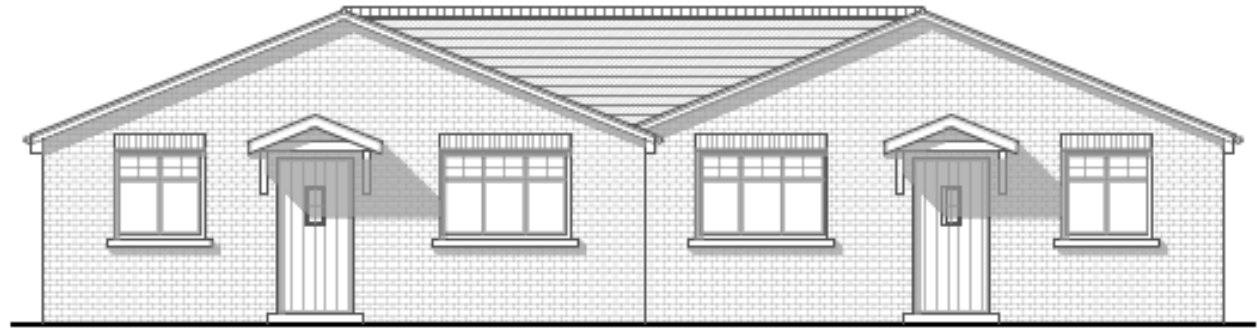
75



# Proposed elevations



West



North



South

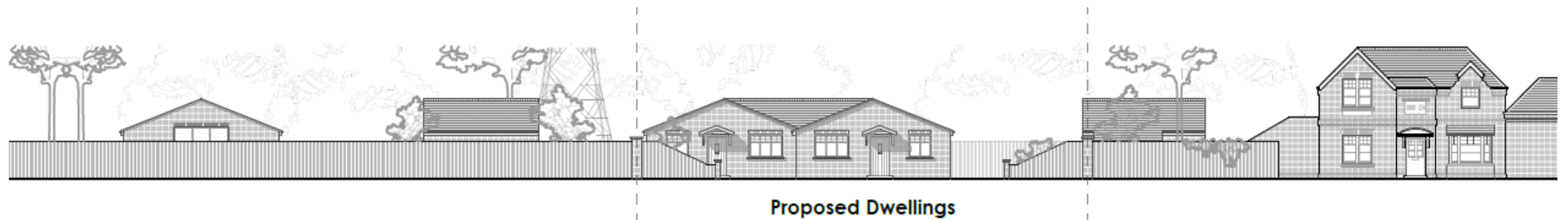
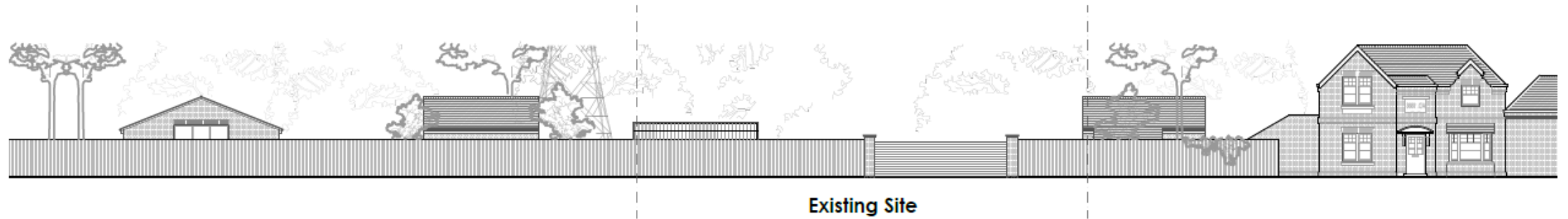


East

76

# Existing and proposed street scene

77



# Site from the south

78



# Site from car park

Towards existing holiday let



Towards Station House



# Recommendation

- There is insufficient justification for the provision of two dwellings in this Green Belt location and refusal is therefore recommended



End of 3c 23/1142 presentation

81



**New Forest**  
DISTRICT COUNCIL

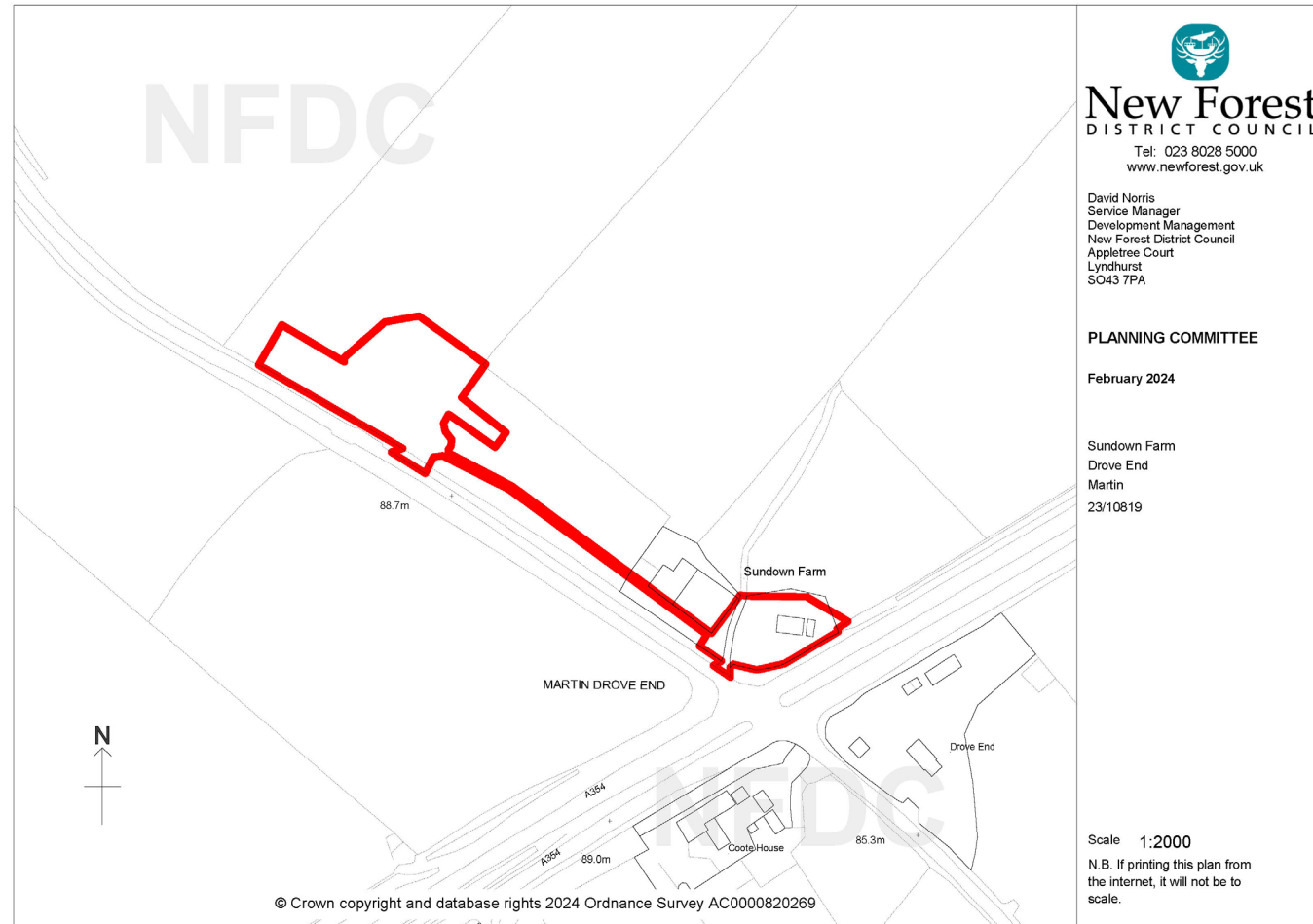
# Planning Committee

## App No 23/10819

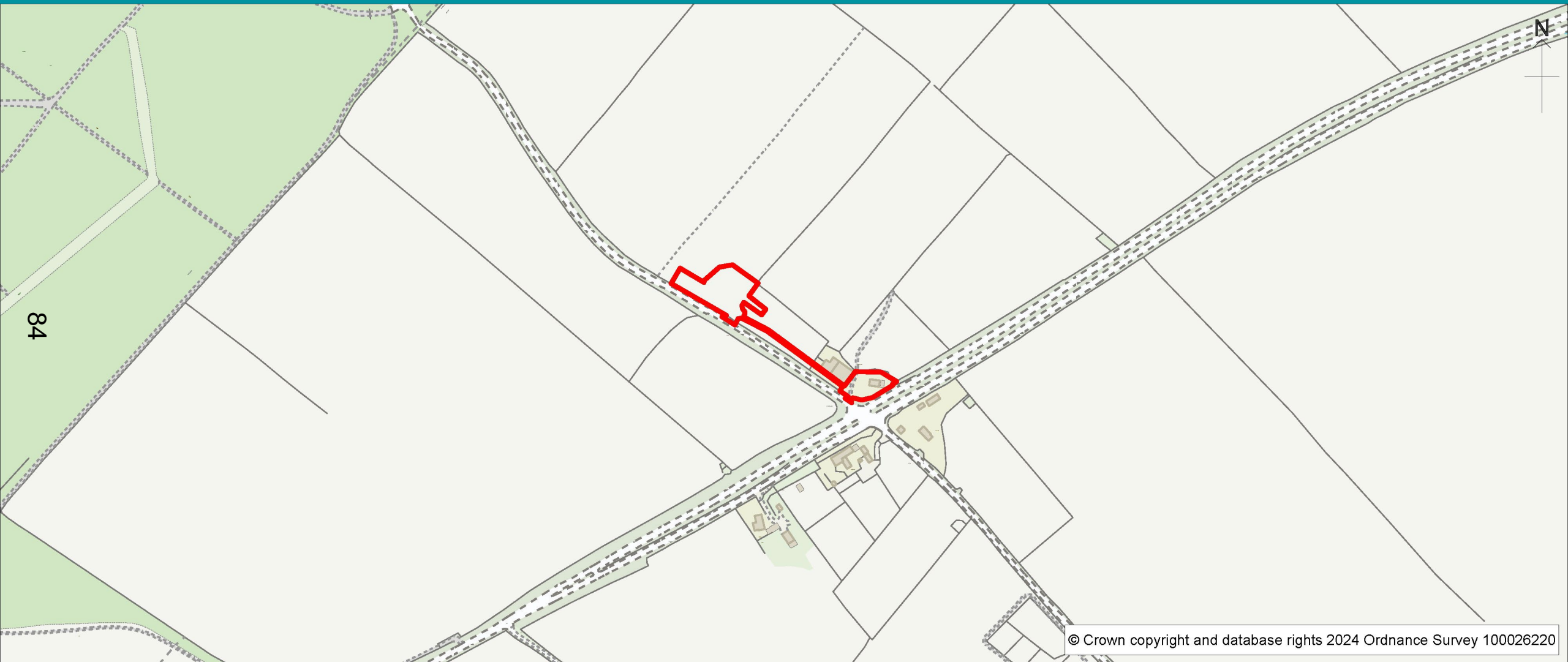
Sundown Farm  
Drove End  
Martin  
**Schedule 3d**

# Red Line Plan

83



# Local context



84

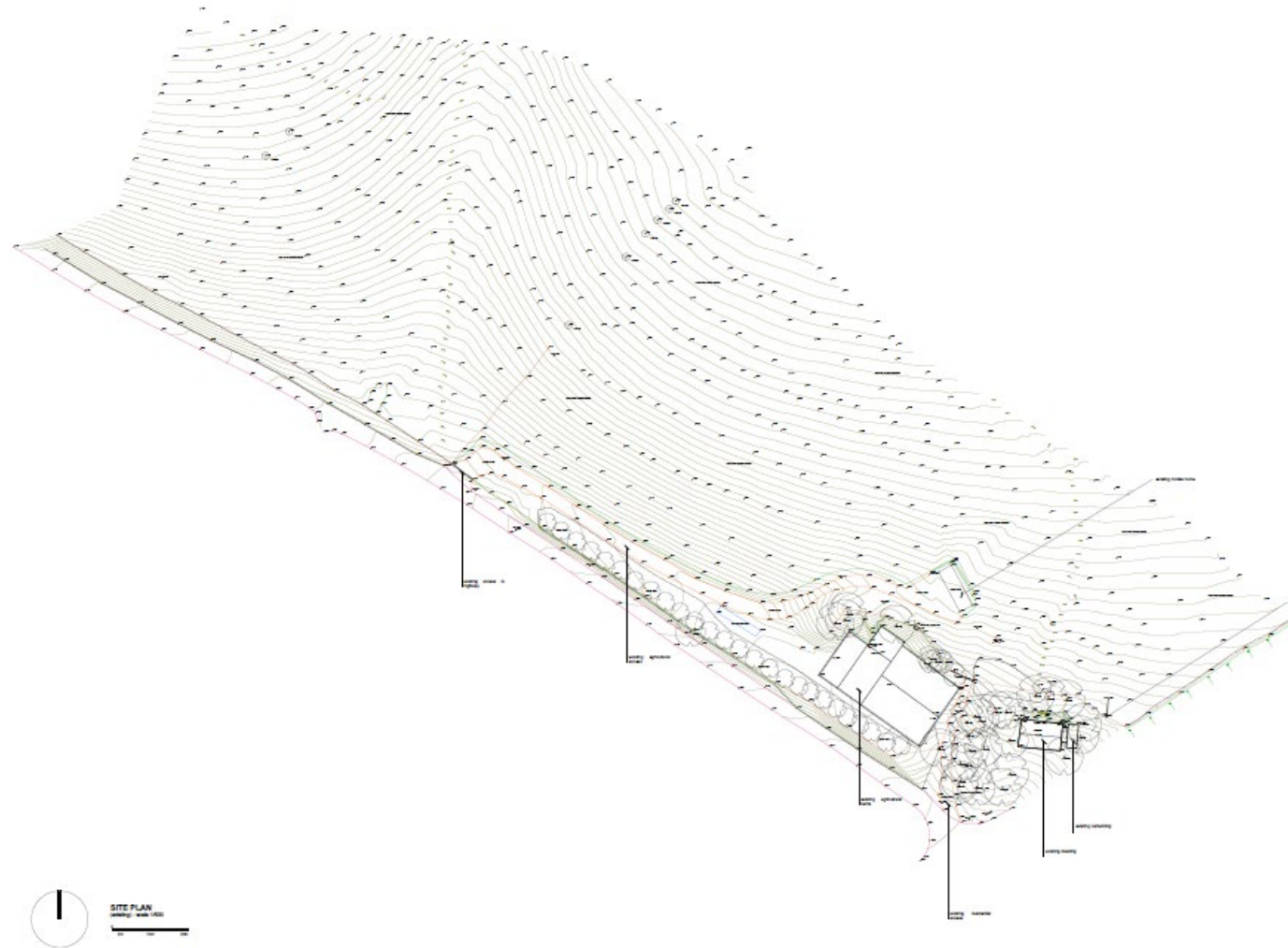
# Aerial photograph



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# Existing site topography

98



# Existing dwelling, west and north elevations

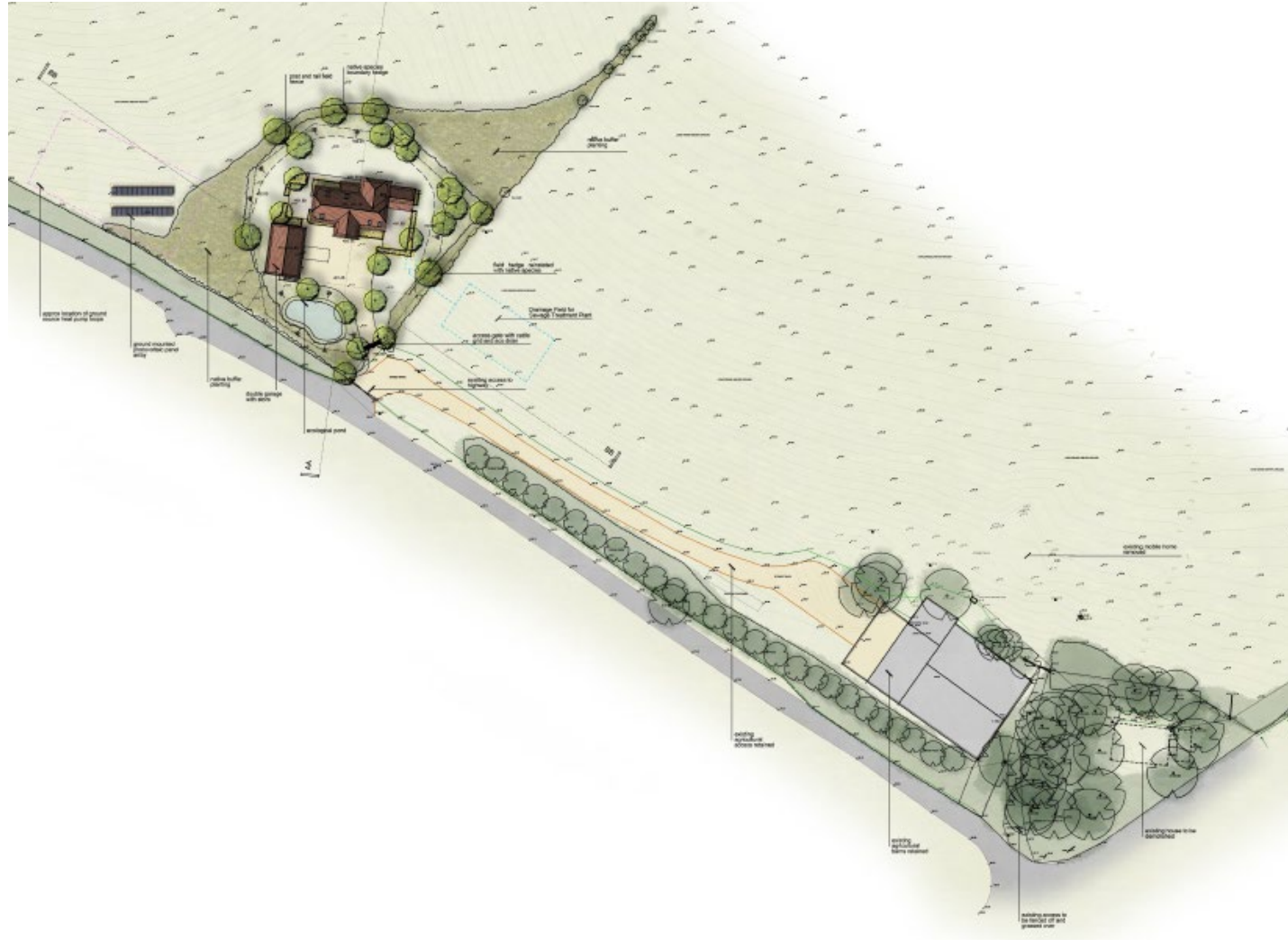
87



85

3d 23/10819

# Proposed site plan



88



# Existing mobile home

68



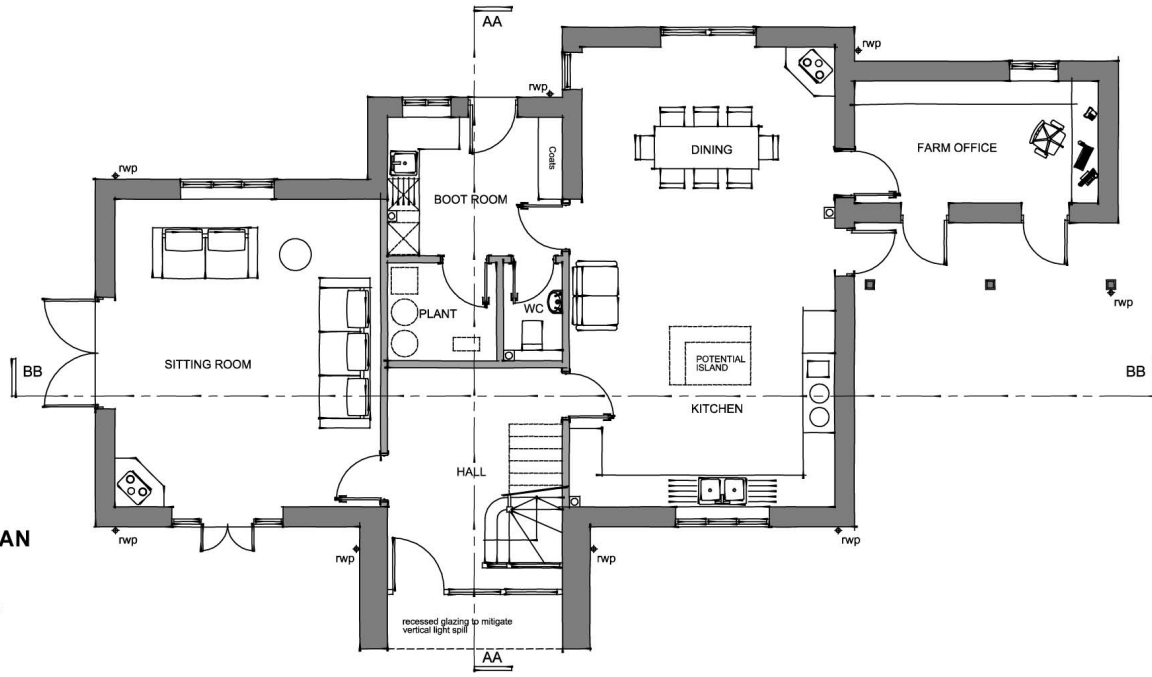
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3d 23/10819

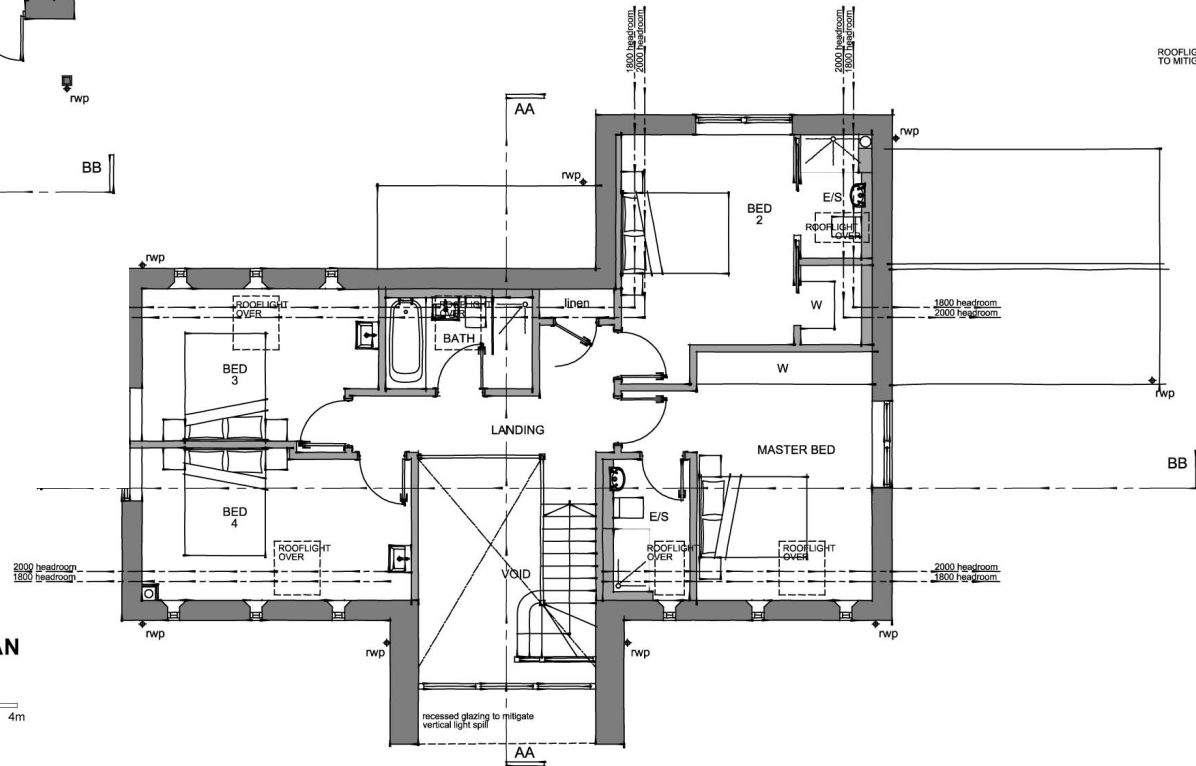
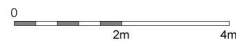
# Proposed floor plans

06

**GROUND FLOOR PLAN**  
(proposed) - scale 1/100



**FIRST FLOOR PLAN**  
(proposed) - scale 1/100



# South (front) and North (rear) elevations



**SOUTH ELEVATION**  
(proposed) - scale 1/100



**NORTH ELEVATION**  
(proposed) - scale 1/100



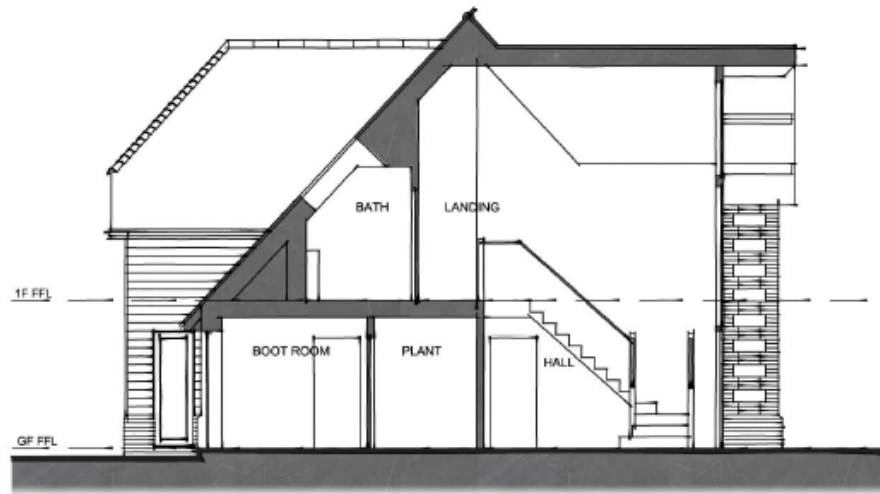
# Side elevations

92

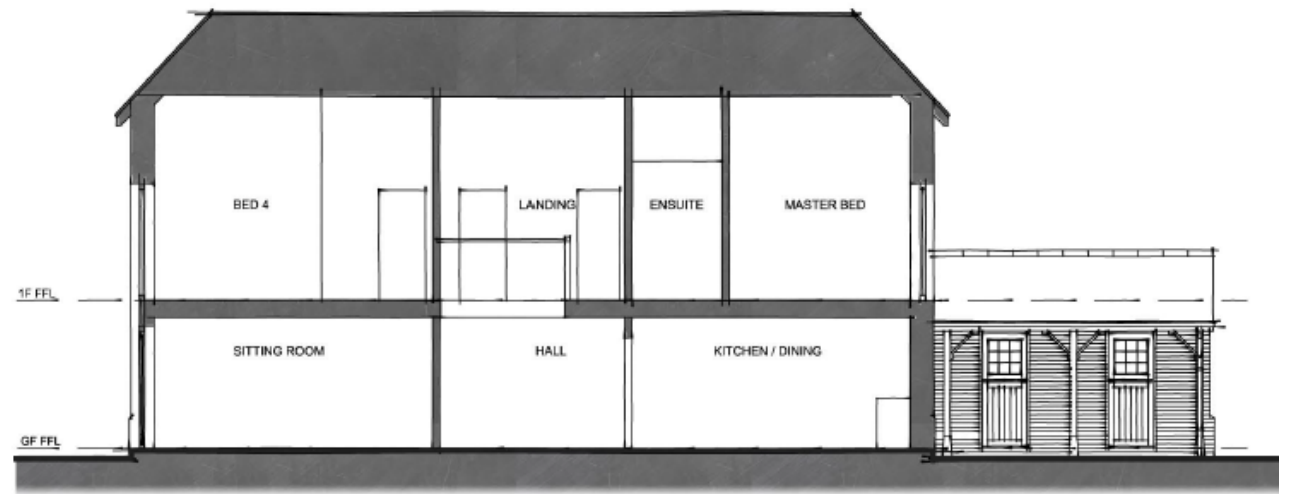


# Cross sections

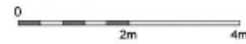
93



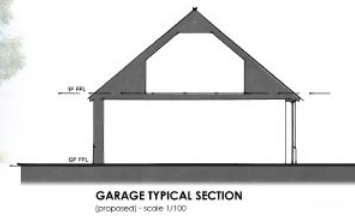
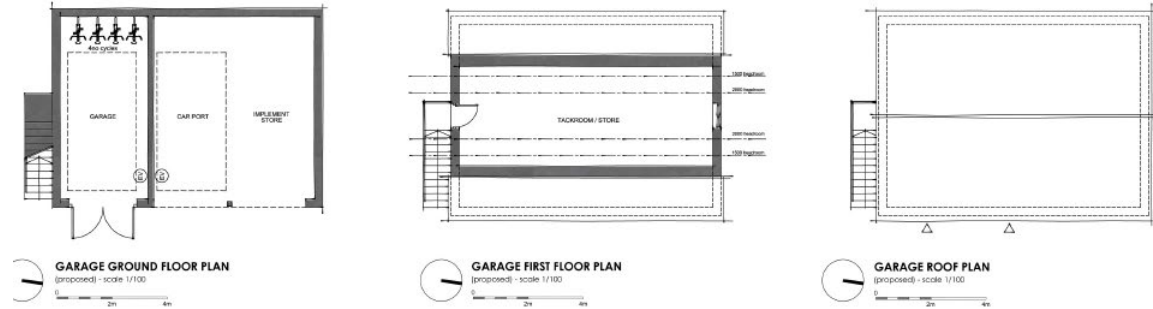
**SECTION AA**  
(proposed) - scale 1/100



**SECTION BB**  
(proposed) - scale 1/100



# Proposed garage building



# Landscape mitigation plan (extract)



95

# Views of the proposed siting 1

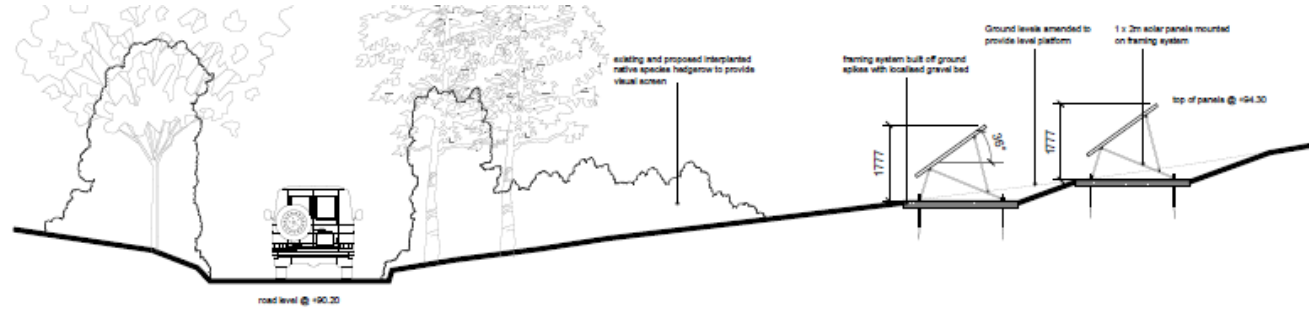


96



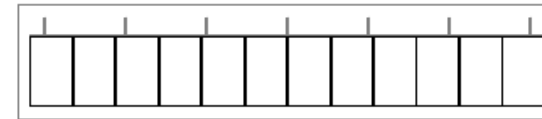
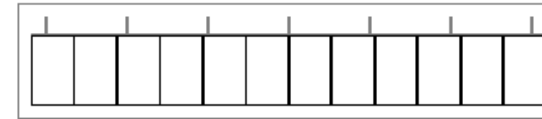
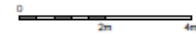
# Proposed solar panels

97



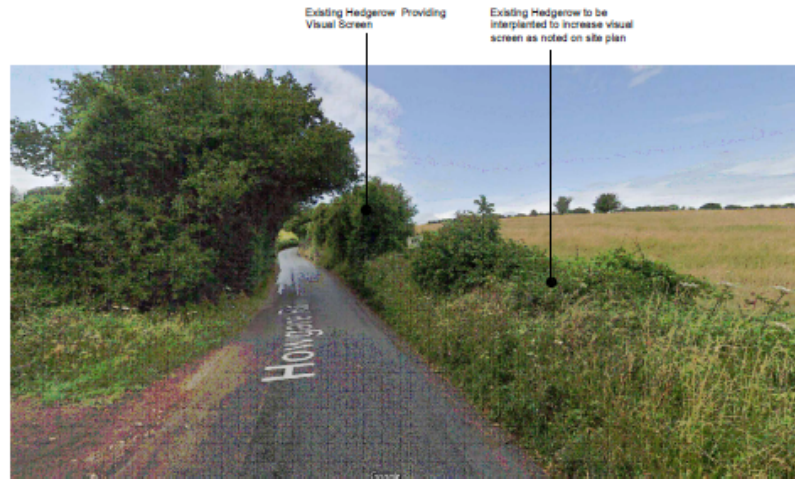
**TYPICAL SECTION THROUGH SOLAR PANELS**

(proposed) - scale 1/100

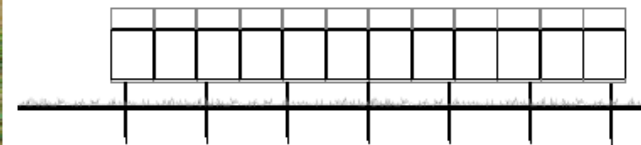


**PLAN OF SOLAR PANELS**

(proposed) - scale 1/100



STREET VIEW EXTRACT ADJACENT PROPOSED SOLAR PANELS

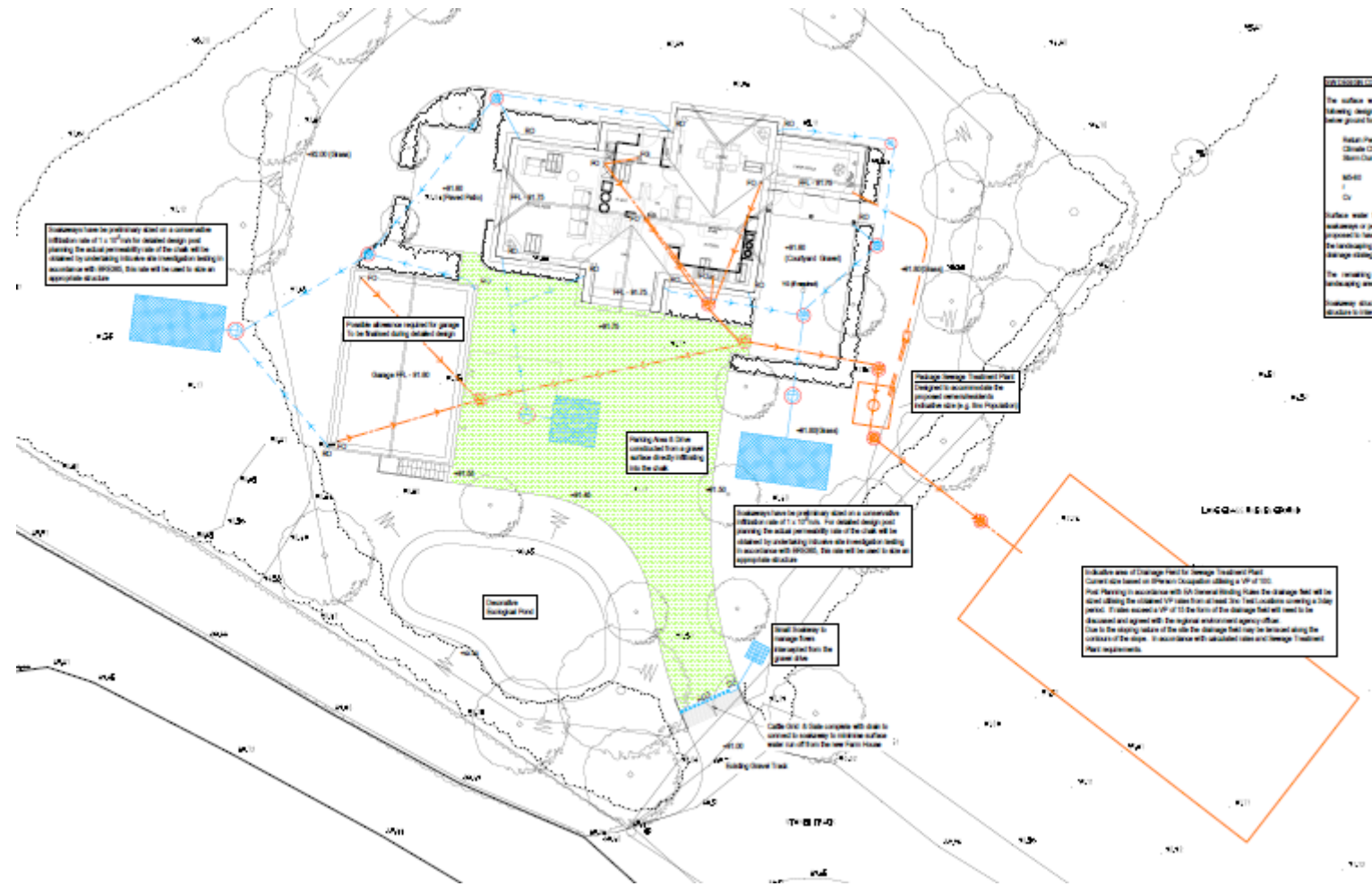


**SOUTH ELEVATION OF SOLAR PANELS**

(proposed) - scale 1/100



# Drainage Strategy (extract)



86

# Views of the proposed siting 2



# Existing farm track



# Howgare Road



# Recommendation

- The proposed dwelling would be seen as an isolated dwelling in the countryside some distance from the existing farm buildings
- Coupled with the harm to the Natural Landscape through the size and associated infrastructure of the proposed dwelling, there is limited justification for the replacement of the existing dwelling as proposed
- Refusal is therefore recommended for the reasons given in the report

102

End of 3d 23/10819 presentation

103



New Forest  
DISTRICT COUNCIL

# Planning Committee

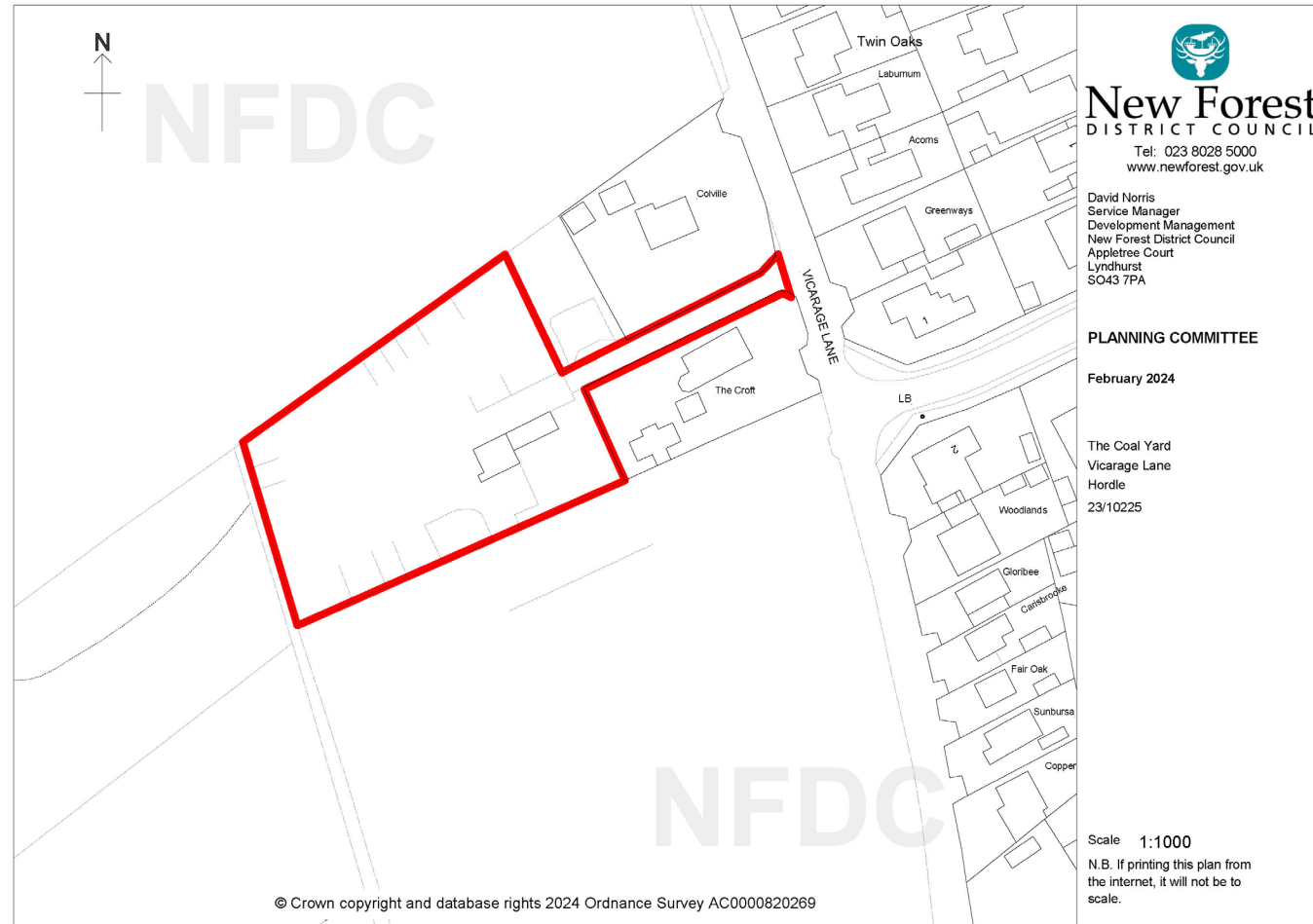
## App No 23/10225

The Coal Yard  
Vicarage Lane  
Hordle SO41 0HS  
**Schedule 3e**

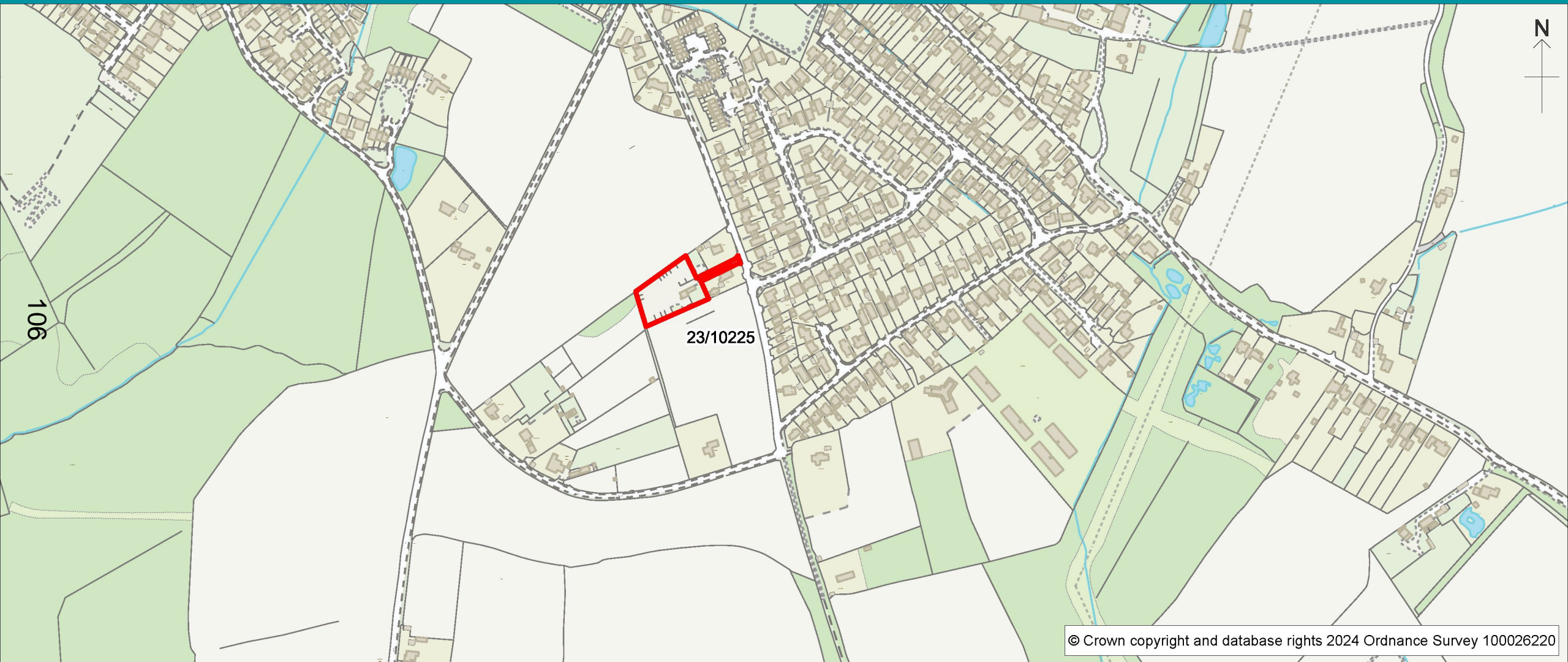


# Red Line Plan

105

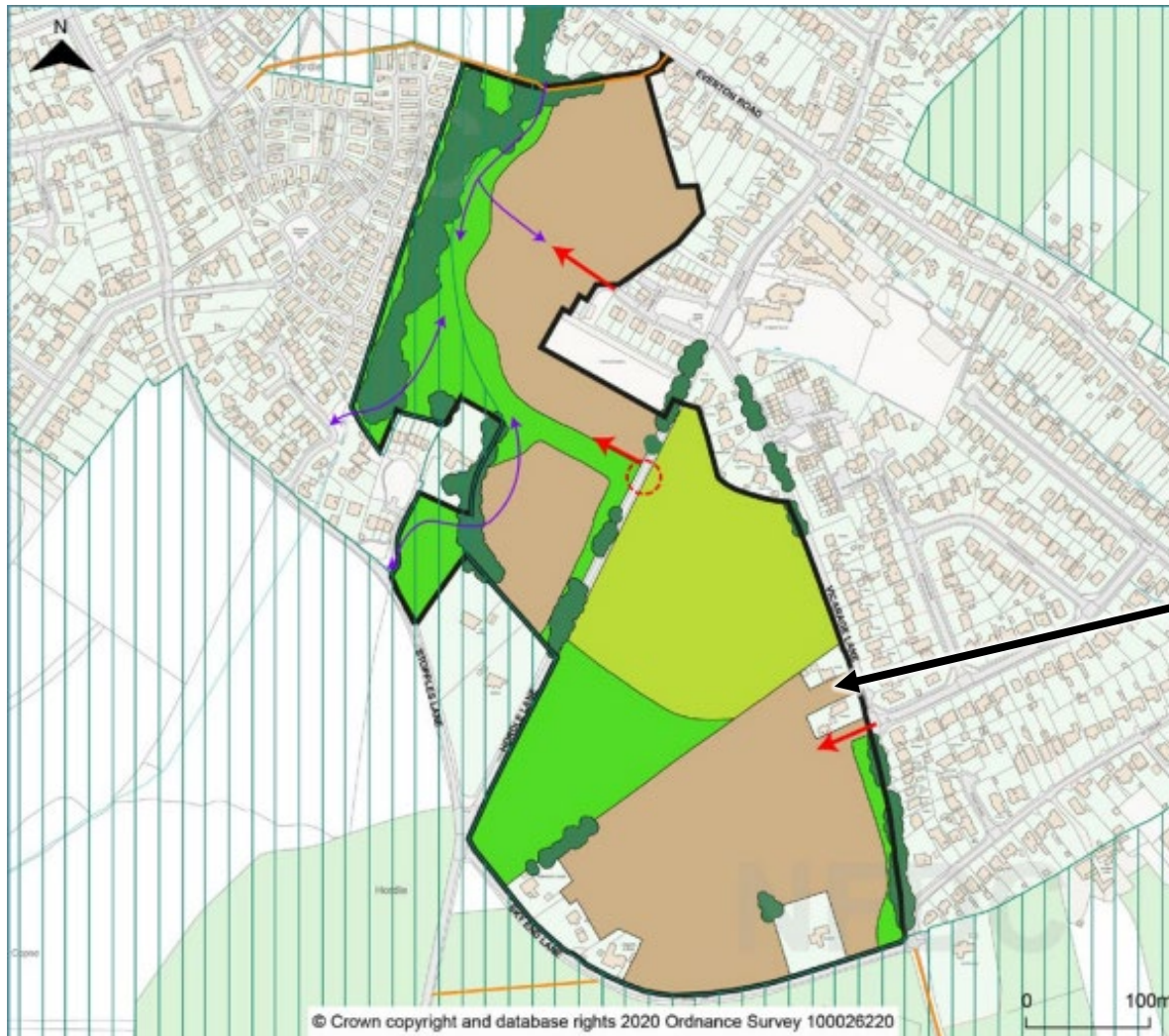


# Local context



# SS8: Land at Hordle Lane Local Plan strategic site allocation

107



- Public open space suitable for mitigation (ANRG)
- Potential public open space
- Residential
- Retained Green Belt
- Vegetation of landscape value
- Indicative primary access
- Non-vehicular access
- Public right of way (PROW)
- Potential crossing

**The Coal Yard – part of SS8**

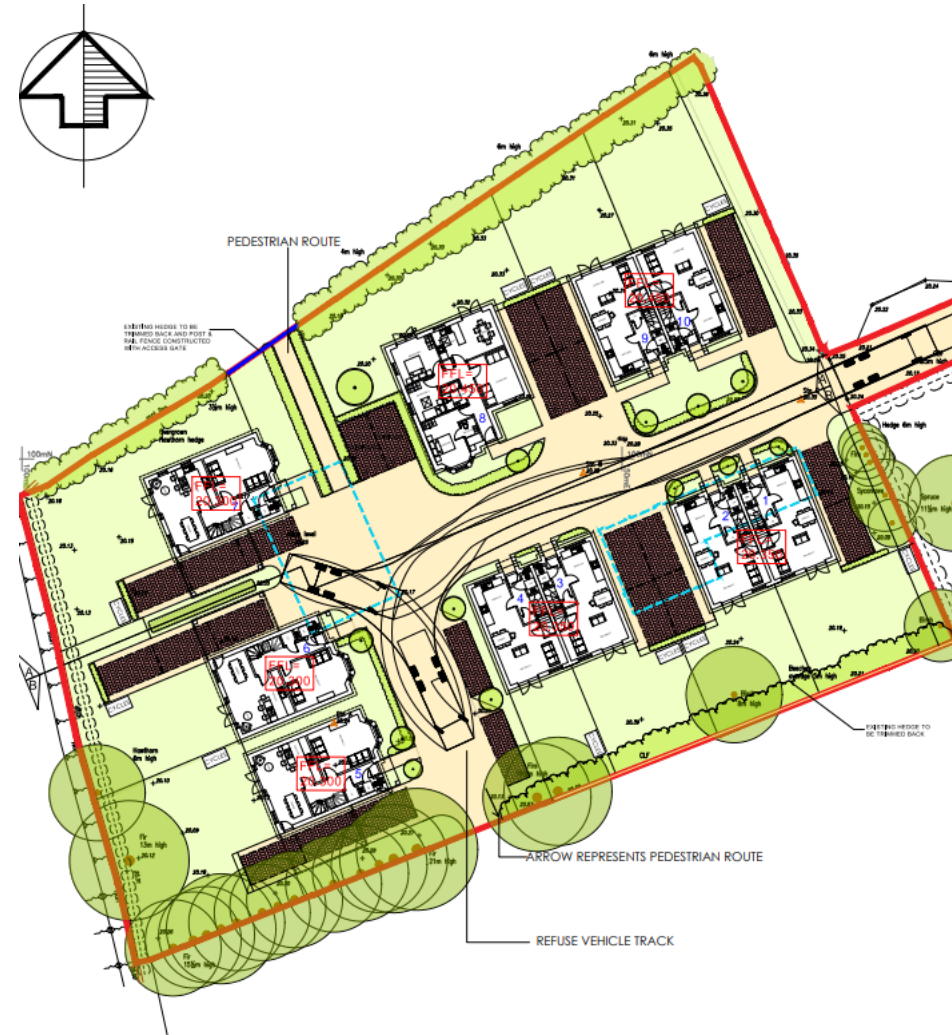
# Aerial photograph: application site and application 23/10661(Part SS8)



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# Proposed site layout plan

109

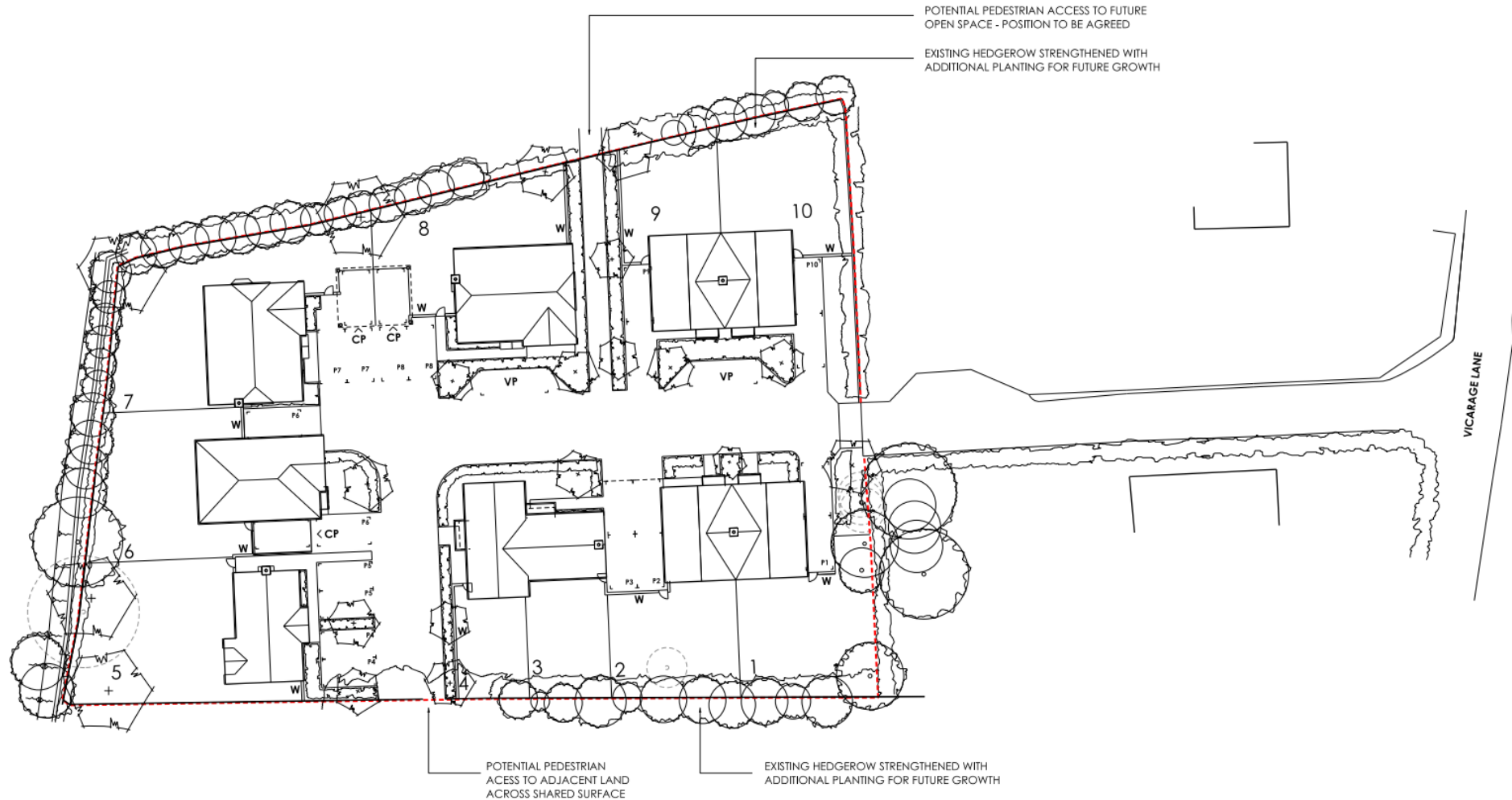


# Proposed landscaping plan

110



# Previous site plan 19/10007



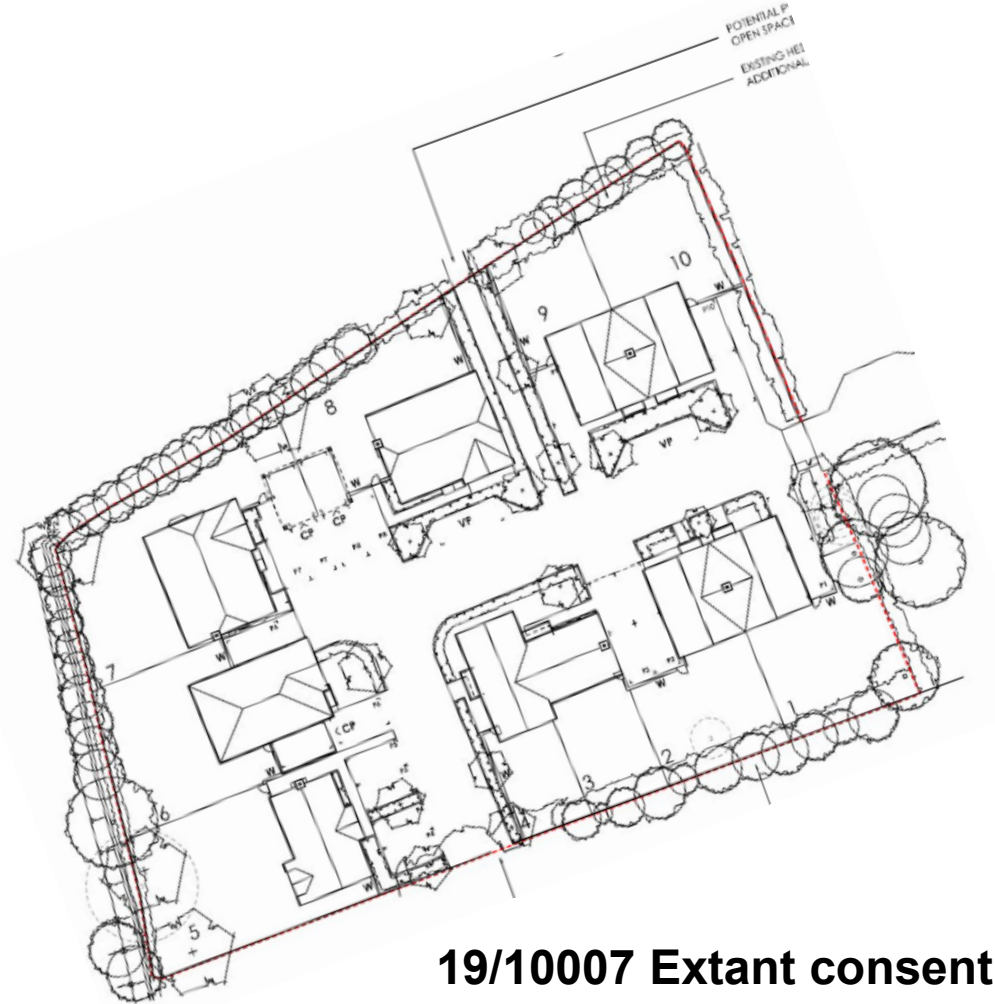
111

# Comparison layout plans

112



**23/10225 Current S73**



**19/10007 Extant consent**



# Units 1 and 2: Elevations and floor plans

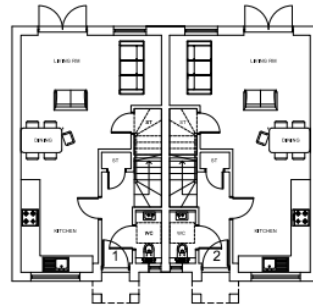


NORTH ELEVATION  
SCALE 1:100

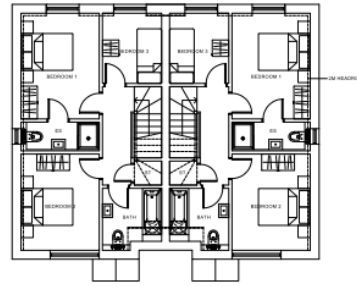
WEST ELEVATION  
SCALE 1:100

SOUTH ELEVATION  
SCALE 1:100

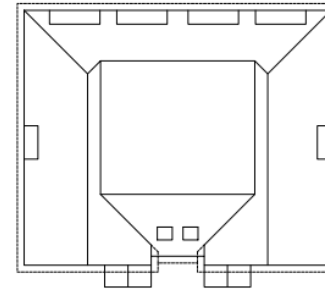
EAST ELEVATION  
SCALE 1:100



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



SECOND FLOOR PLAN  
SCALE 1:100

113

# Units 3 and 4: Elevations and floor plans



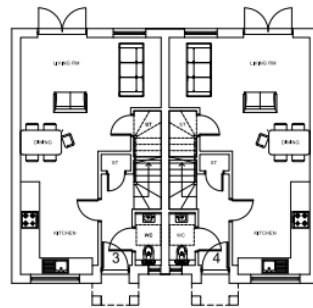
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WEST ELEVATION  
SCALE 1:100

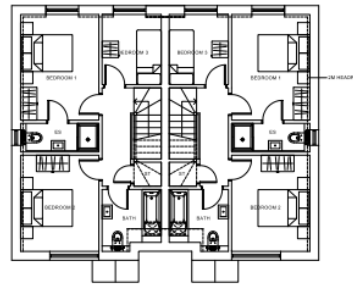
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SCALE 1:100

EAST ELEVATION  
SCALE 1:100

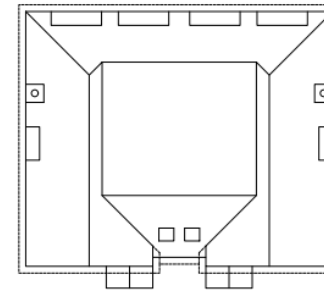
114



GROUND FLOOR PLAN  
SCALE 1:100

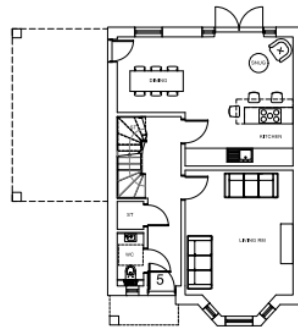


FIRST FLOOR PLAN  
SCALE 1:100

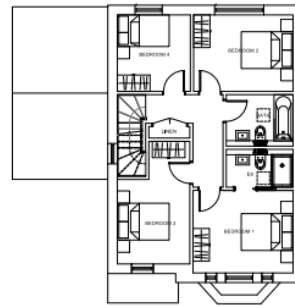


SECOND FLOOR PLAN  
SCALE 1:100

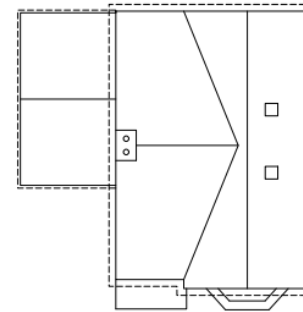
# Unit 5: Elevations and floor plans



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

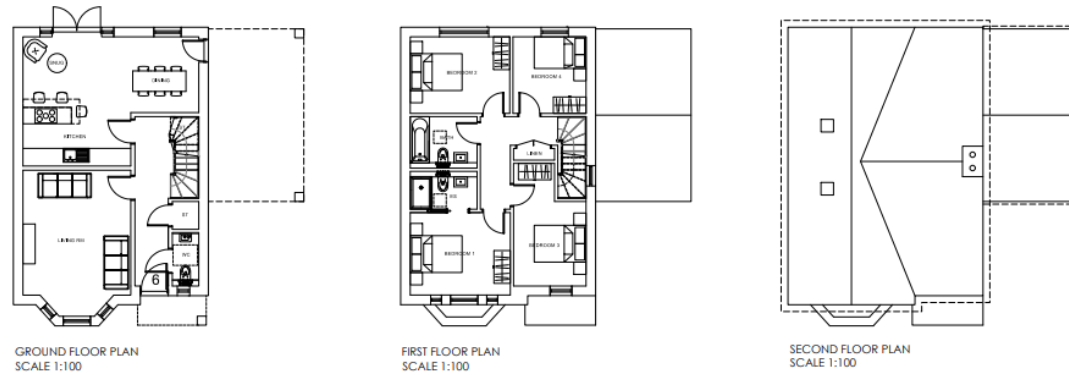


SECOND FLOOR PLAN  
SCALE 1:100

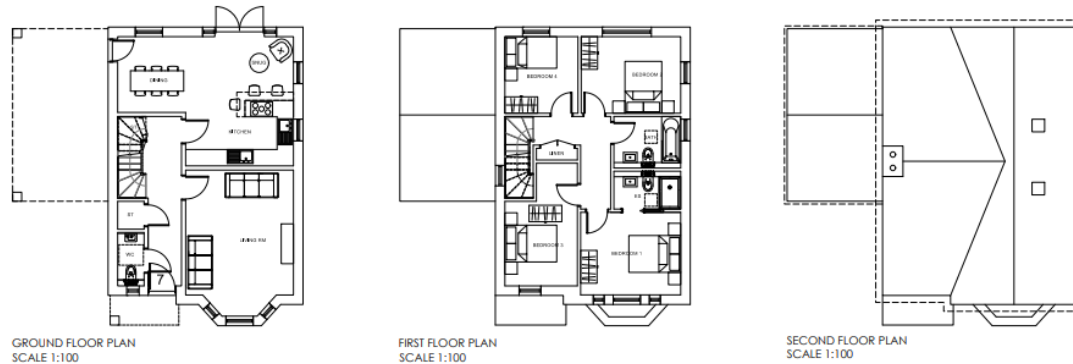
# Unit 6: Elevations and floor plans



116



# Unit 7: Elevations and floor plans

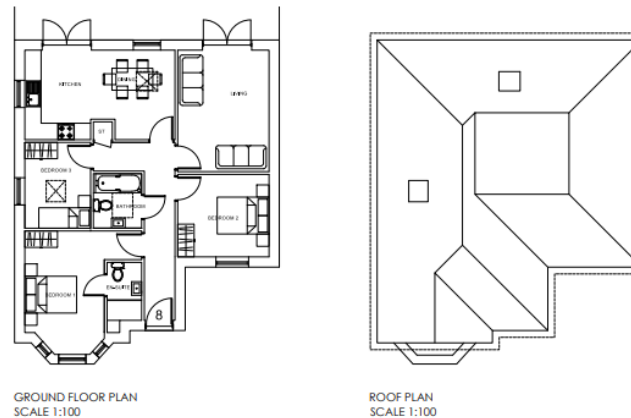


117

# Unit 8: Elevations and floor plans



118



# Units 9 and 10: Elevations and floor plans

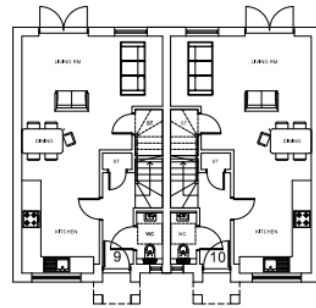


SOUTH ELEVATION  
SCALE 1:100

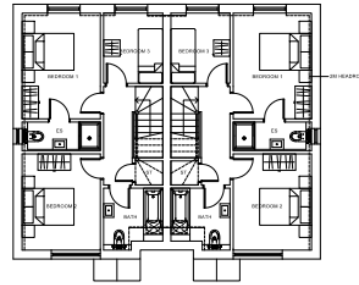
EAST ELEVATION  
SCALE 1:100

NORTH ELEVATION  
SCALE 1:100

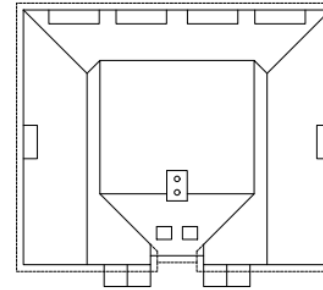
WEST ELEVATION  
SCALE 1:100



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



SECOND FLOOR PLAN  
SCALE 1:100

# Indicative street scenes

120



INDICATIVE SITE SCENE A-A  
SCALE 1:100



INDICATIVE SITE SCENE B-B  
SCALE 1:100

From our best endeavours we warrant that the information contained in this document is true and correct to the best of our knowledge and belief at the date of completion of this document. We do not accept any liability for any loss or damage, including consequential loss or damage, arising from the use of this document. We do not accept any liability for any loss or damage, including consequential loss or damage, arising from the use of this document. We do not accept any liability for any loss or damage, including consequential loss or damage, arising from the use of this document.

**Note:** Any design or details relating to Fire Safety, including under Part B of Building Regulations is shown for indicative/information purposes only and is subject to appropriate external professional input. No assumption of any responsibility is accepted.

B	SITE SCENES UPDATED TO MATCH REVISED SITE PLAN & ELEVATIONS	28/04/23
A	STREET SCENES UPDATED	17/10/22
No.	Revision.	date



# Photographs: Access from Vicarage Lane

121



# Photographs: Access to the site



122

# Photographs: Towards rear of Colville

123



# Photographs: Cleared site



124

# Photographs: Vicarage Lane Street scene

125



# Recommendation

- The proposed development would be contextually appropriate and would not have an adverse impact on the character and appearance of the area
- It would not lead to any adverse impact on amenity, trees or highway safety and would provide opportunities for ecological enhancements
- The required habitat mitigation has been secured by a legal agreement
- It is an acceptable form of development, which would assist with meeting local housing needs and provide connectivity to the wider site allocation of SS8 in the Local Plan, Part 1
- **GRANT variation of Planning Permission 19/10007 subject to the condition as set out**

126



# New Forest

DISTRICT COUNCIL

# Planning Committee

## App No 21/11237

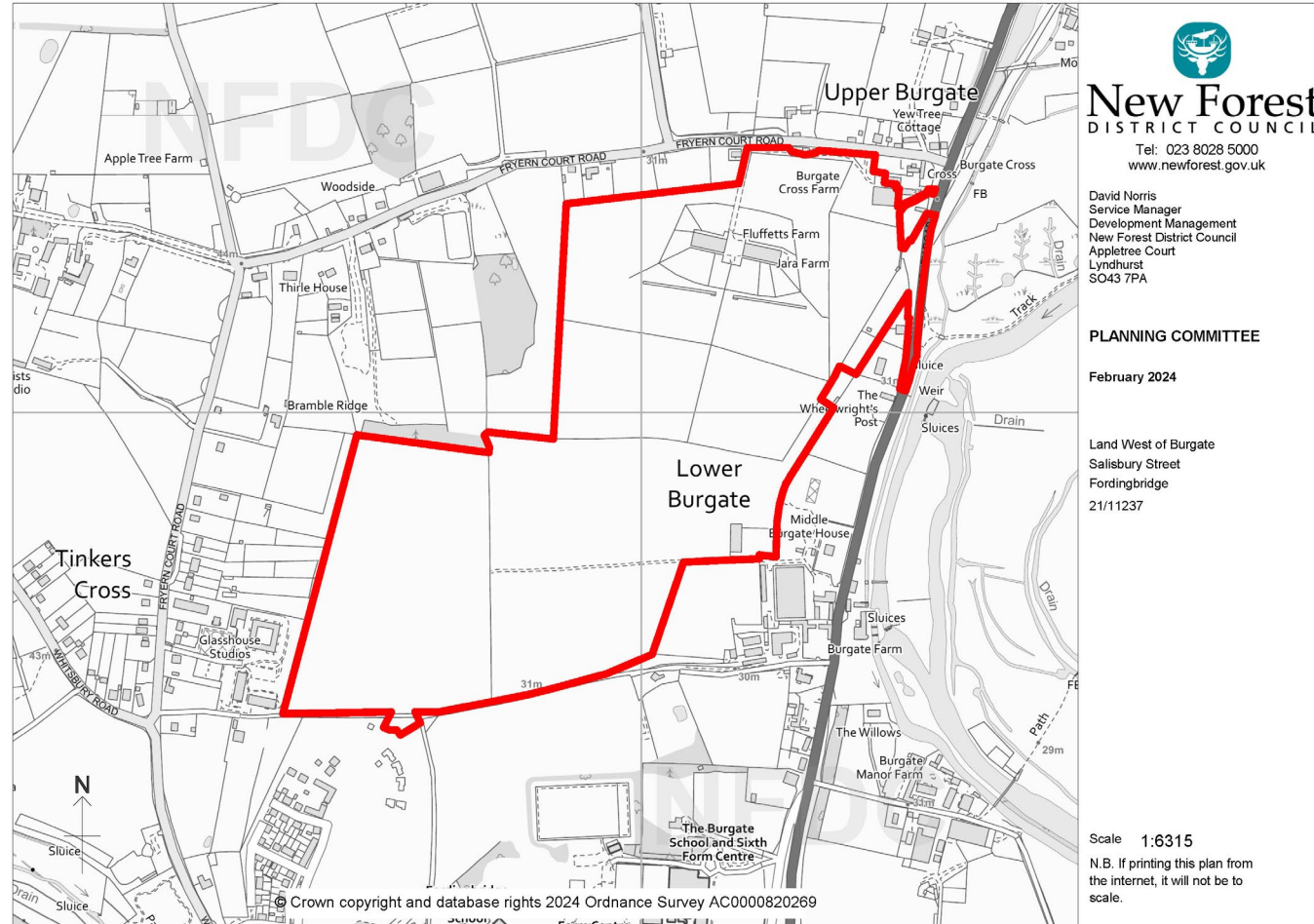
Land west of Burgate,  
Salisbury Street,  
Fordingbridge, SP6 1LX

**Schedule 3f**



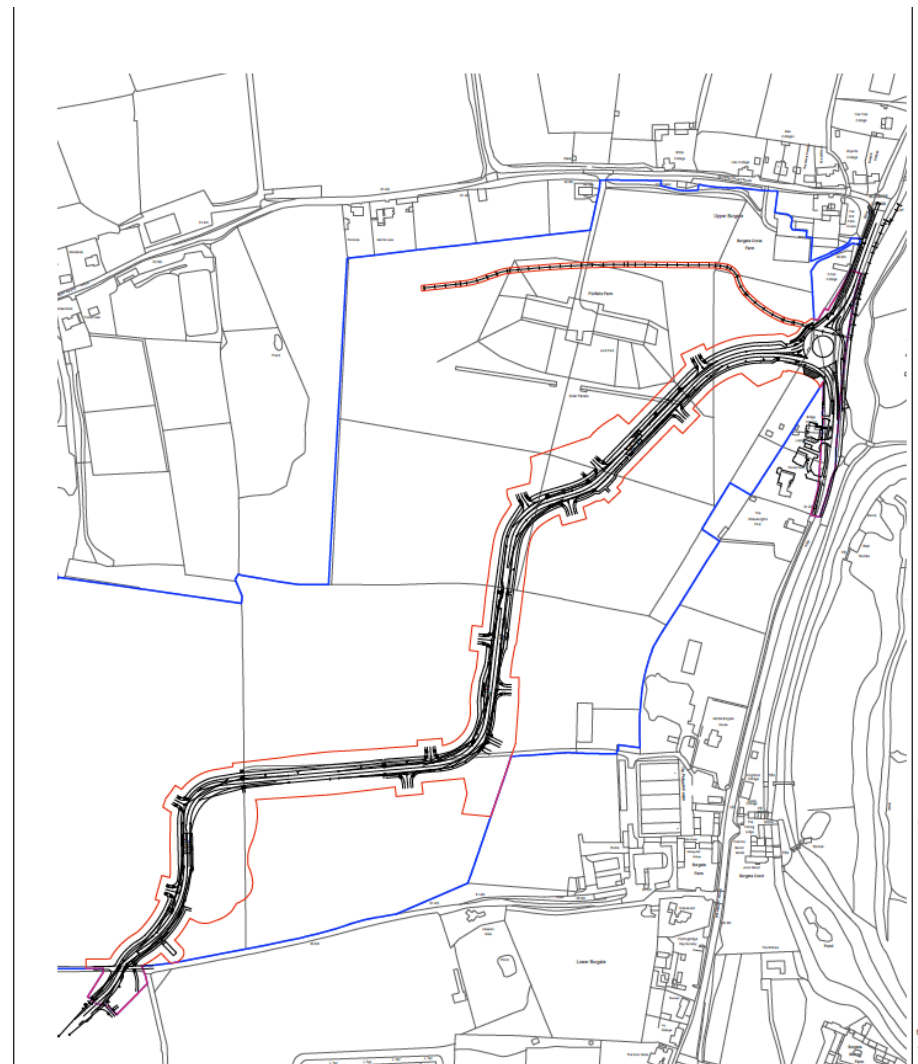
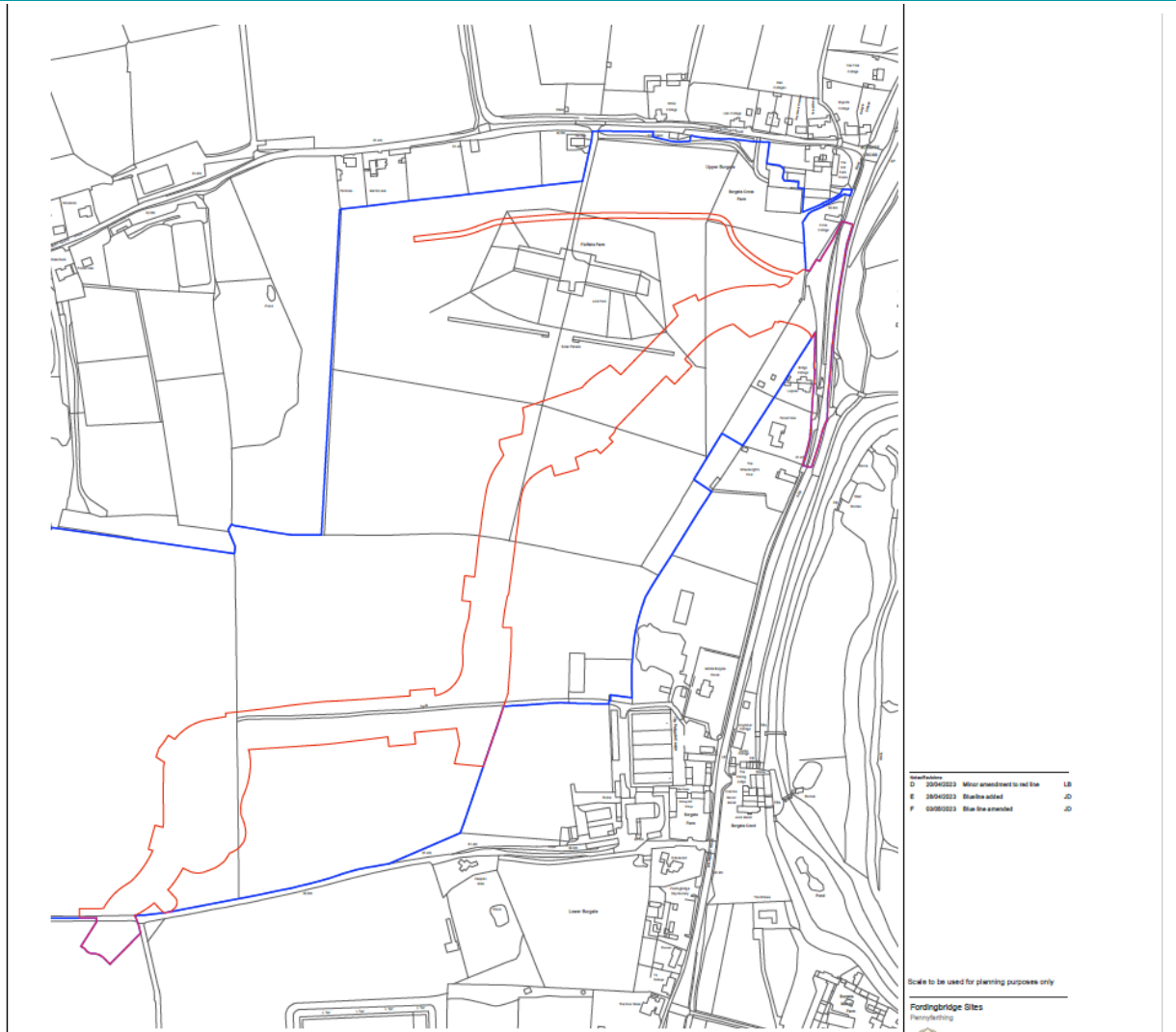
# Red Line Plan

129



# Approved 23/10518 Red Line Plans with and without junction and road details

130



# Extent of first detailed phase

131

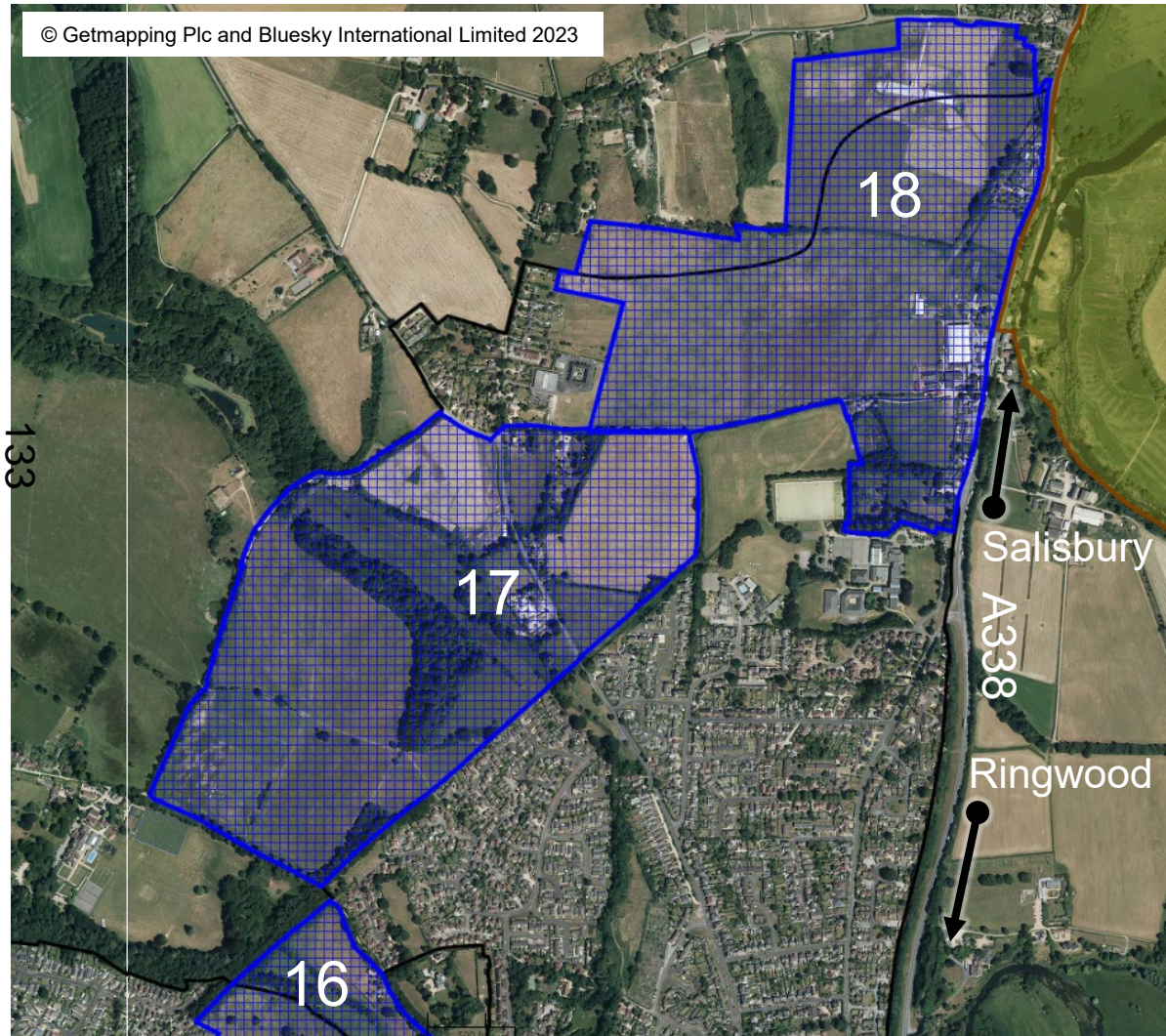


# Recommendation (February 2024)

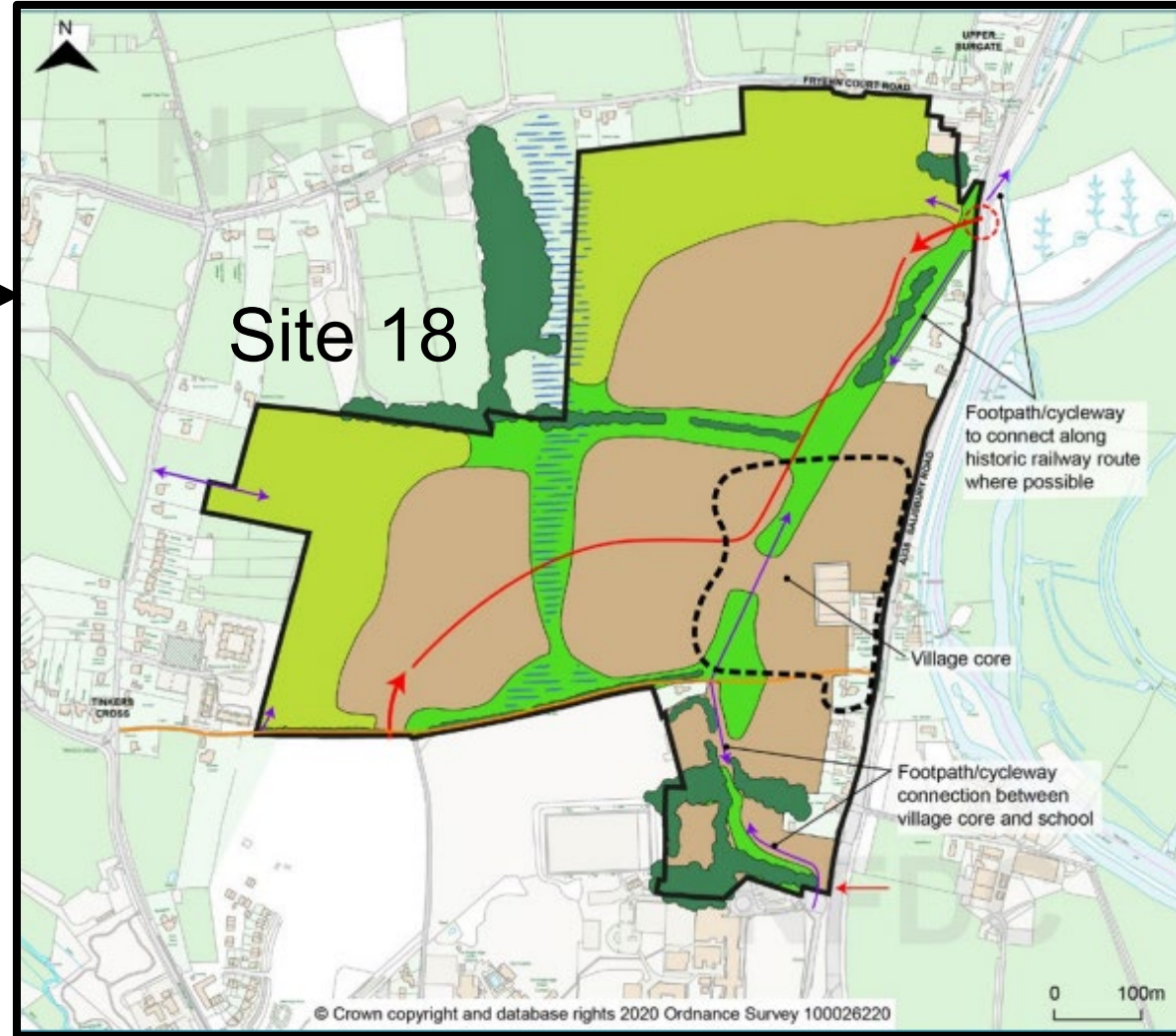
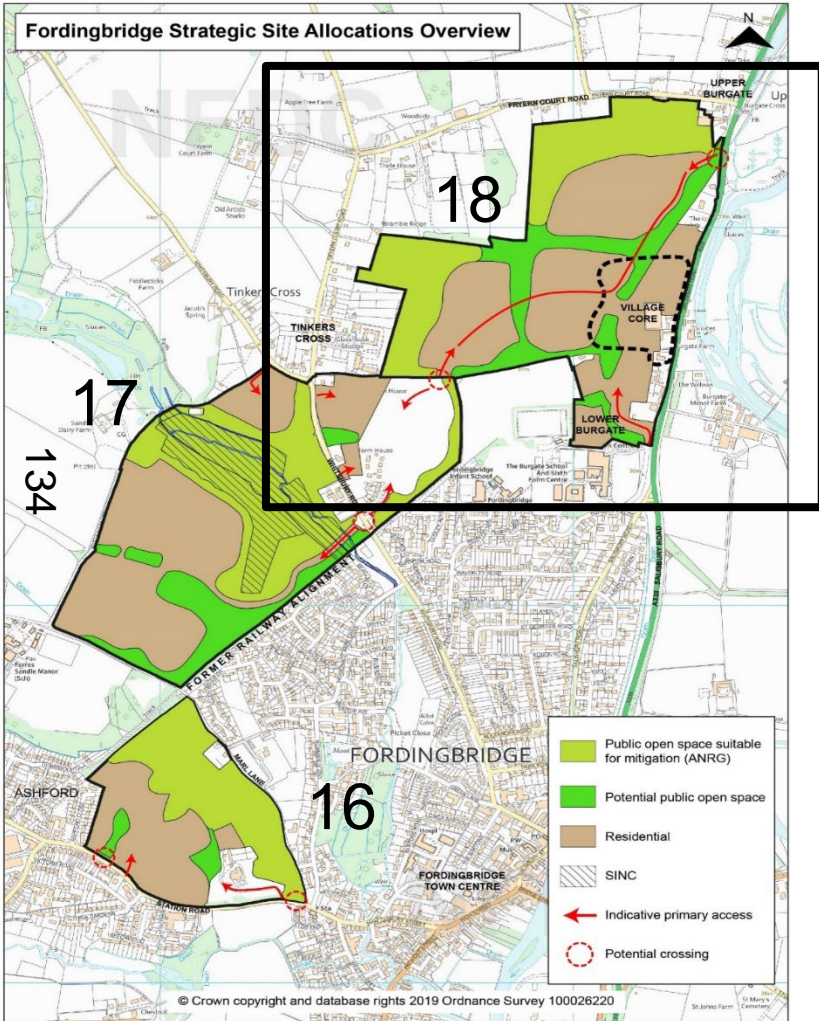
- Delegated Authority be given to the Service Manager, Development Management to GRANT PERMISSION subject to:
  - i. the completion of a planning obligation entered into by way of a Section 106 Agreement by end of June 2024 to secure those matters set out in the January 2023 Committee report and Update Sheet, and this update report; and
  - ii. the imposition of the conditions set out in the January 2023 Committee report and Update sheet, this update report, and any additional / amended conditions deemed necessary by the Service Manager, Development Management

132

# Aerial photographs and local context

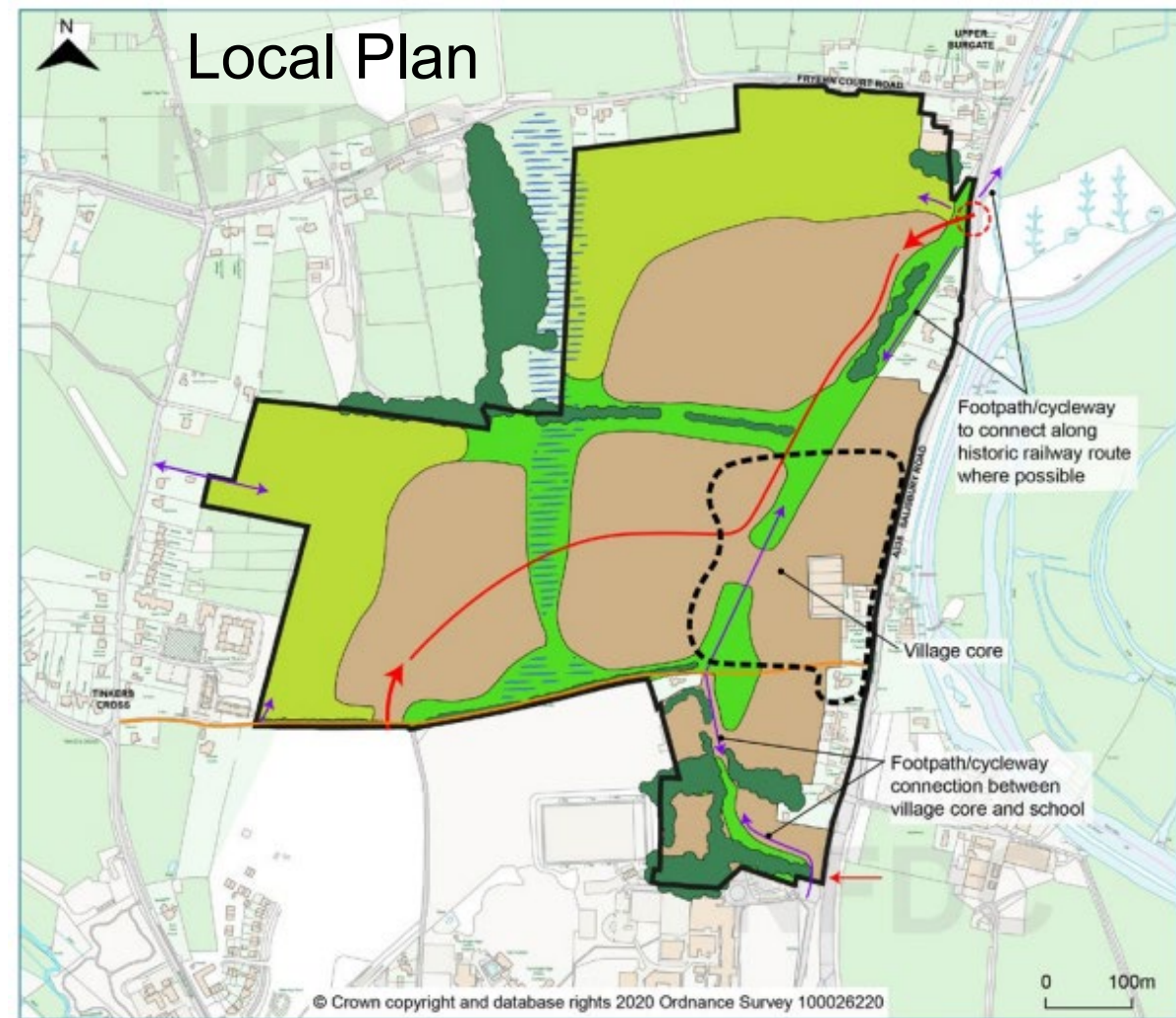
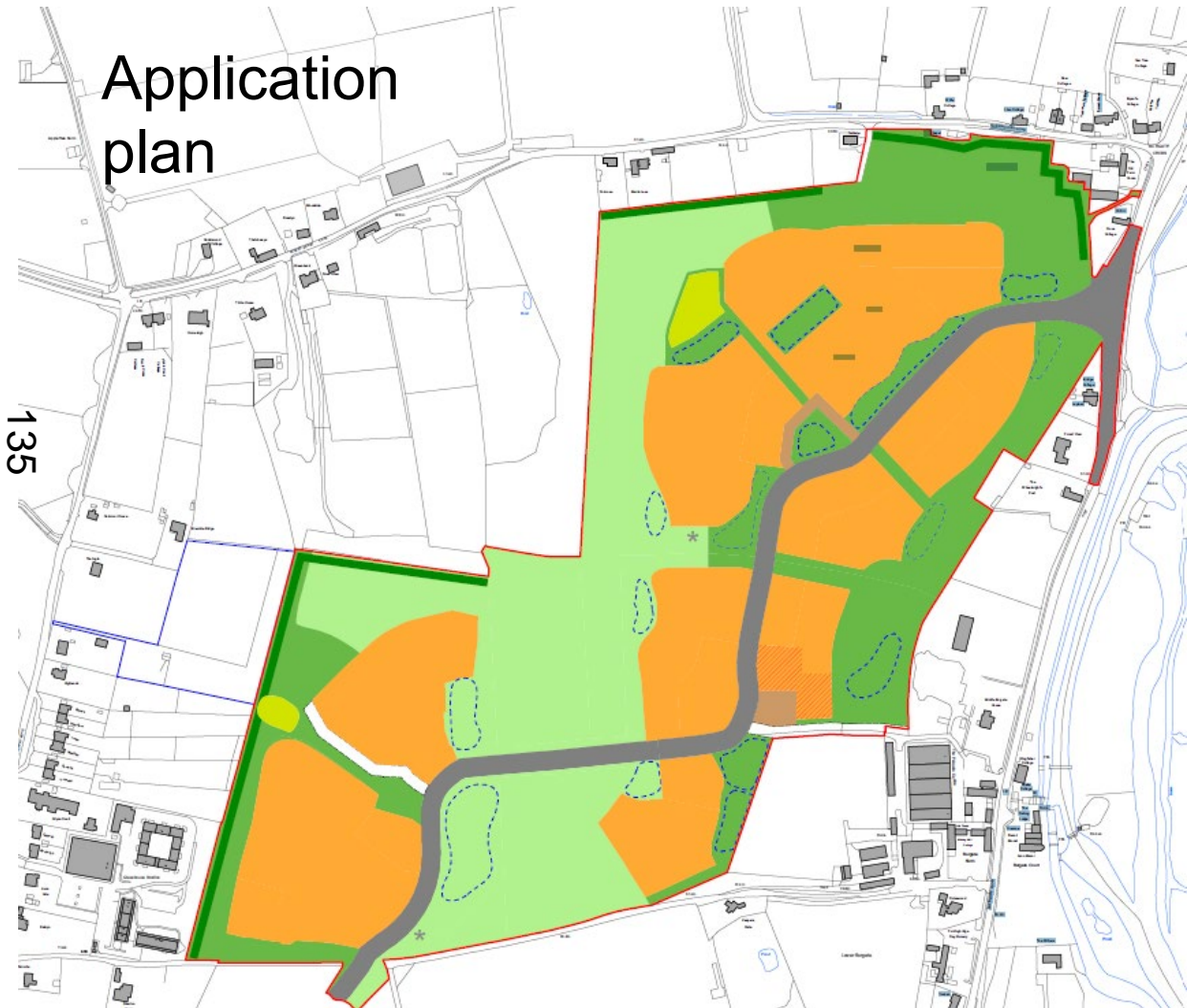


# Fordingbridge Strategic Sites



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

# Local Plan and application submission



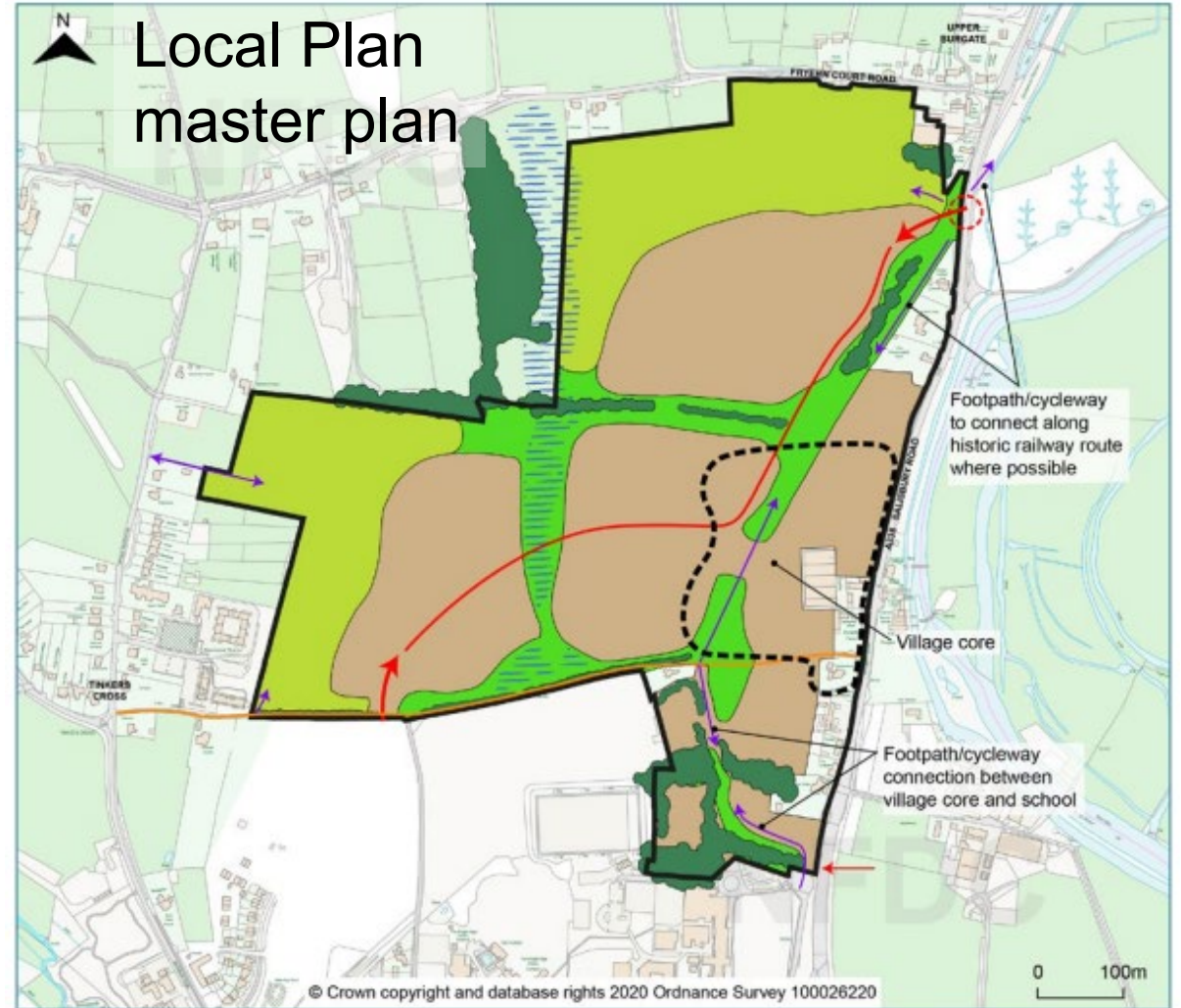
# Illustrative master plan and Local Plan master plan

Application master plan



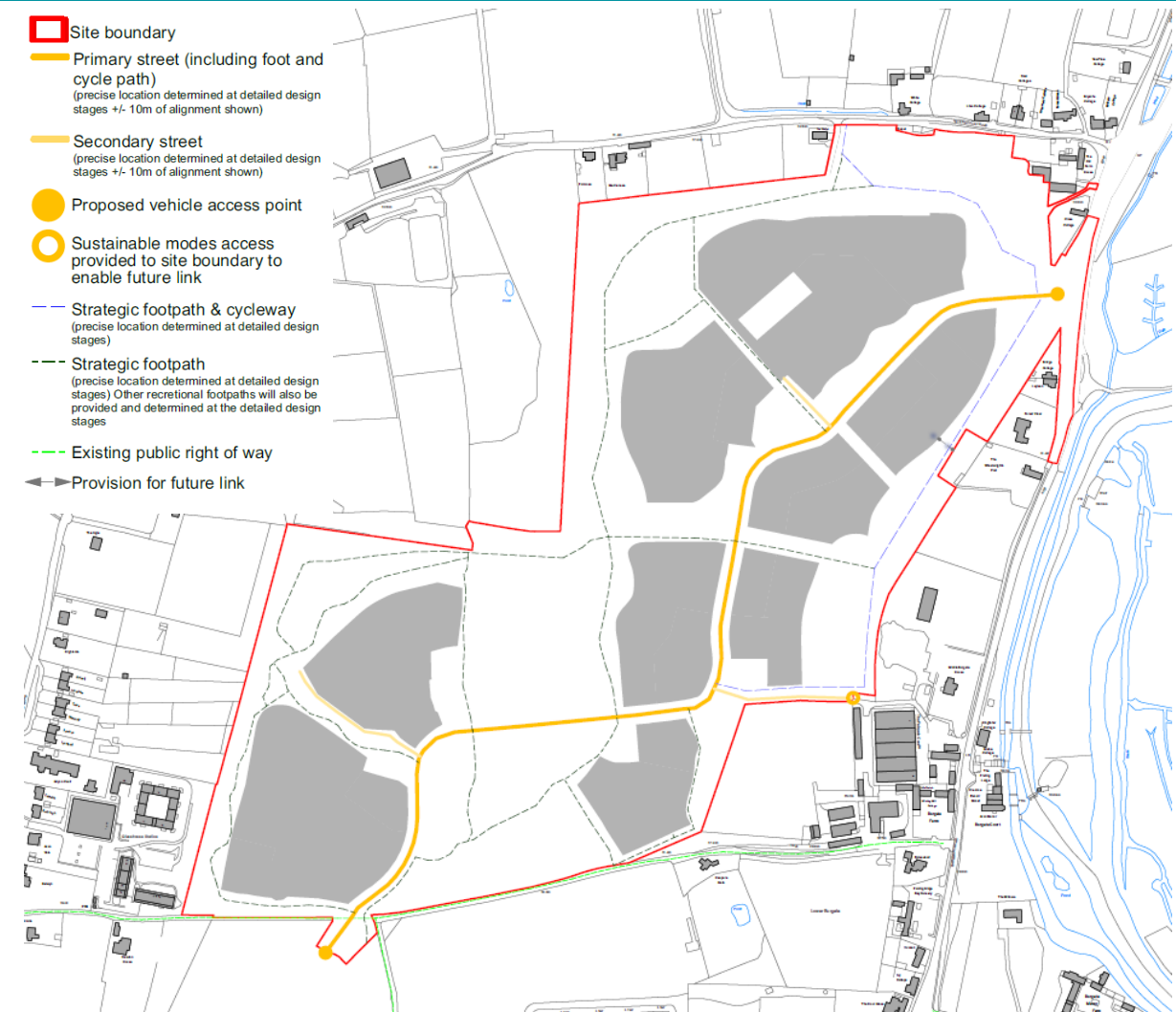
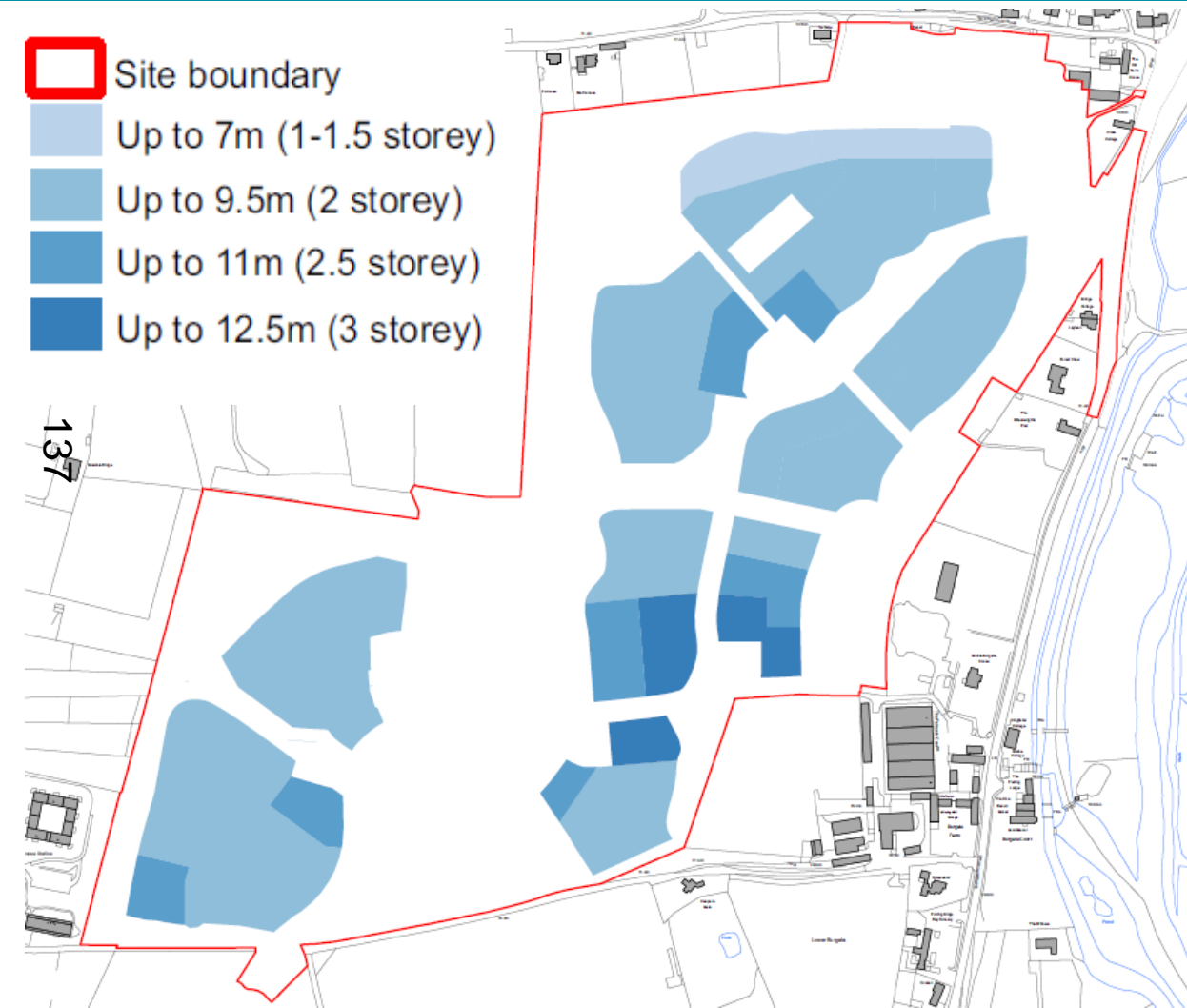
136

Local Plan master plan

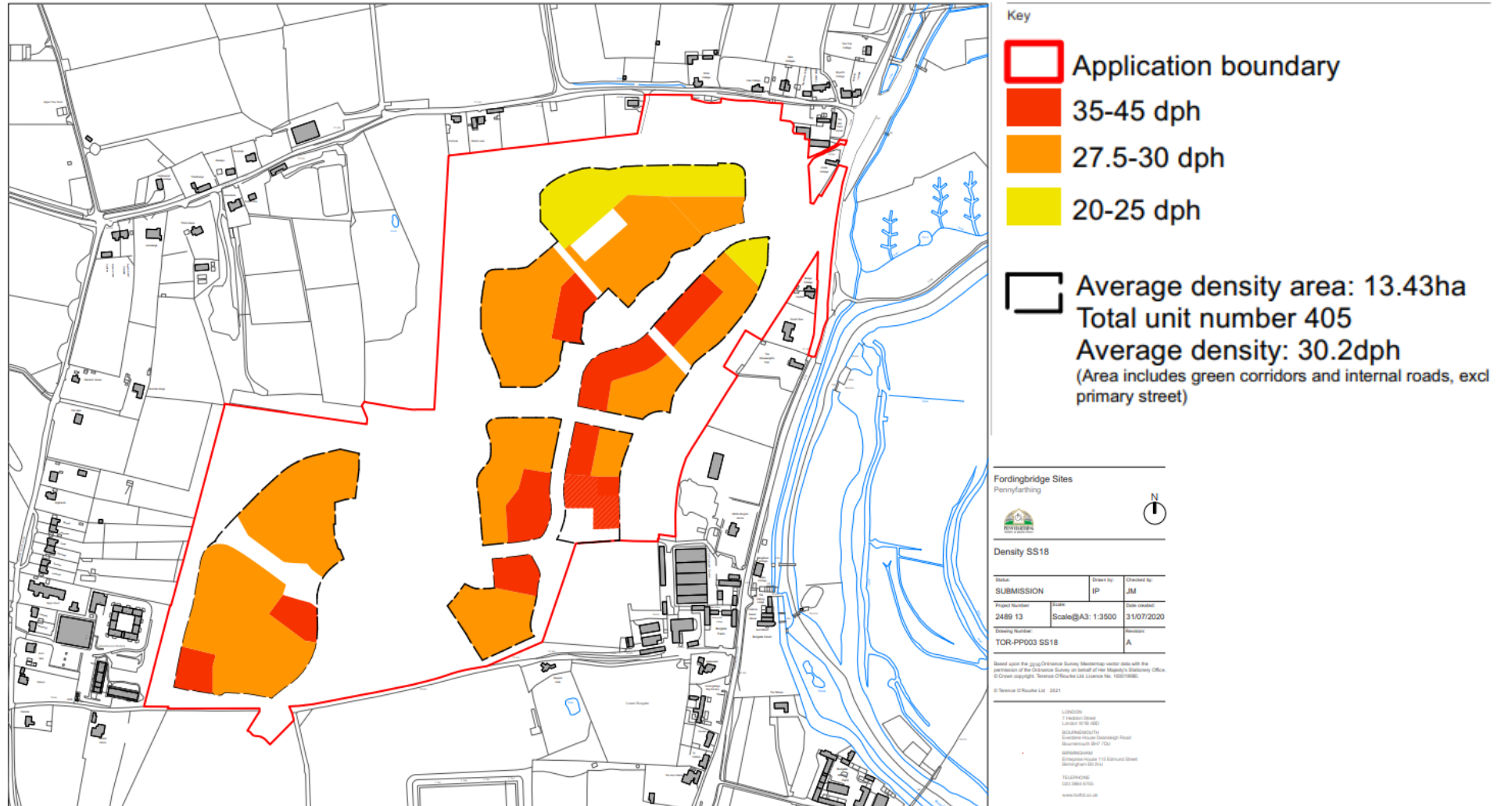




# Building heights and access parameter plans



# Density parameter plan



# Site photographs: Burgate Cross and roundabout site



# Site photographs: Roundabout site looking south and north

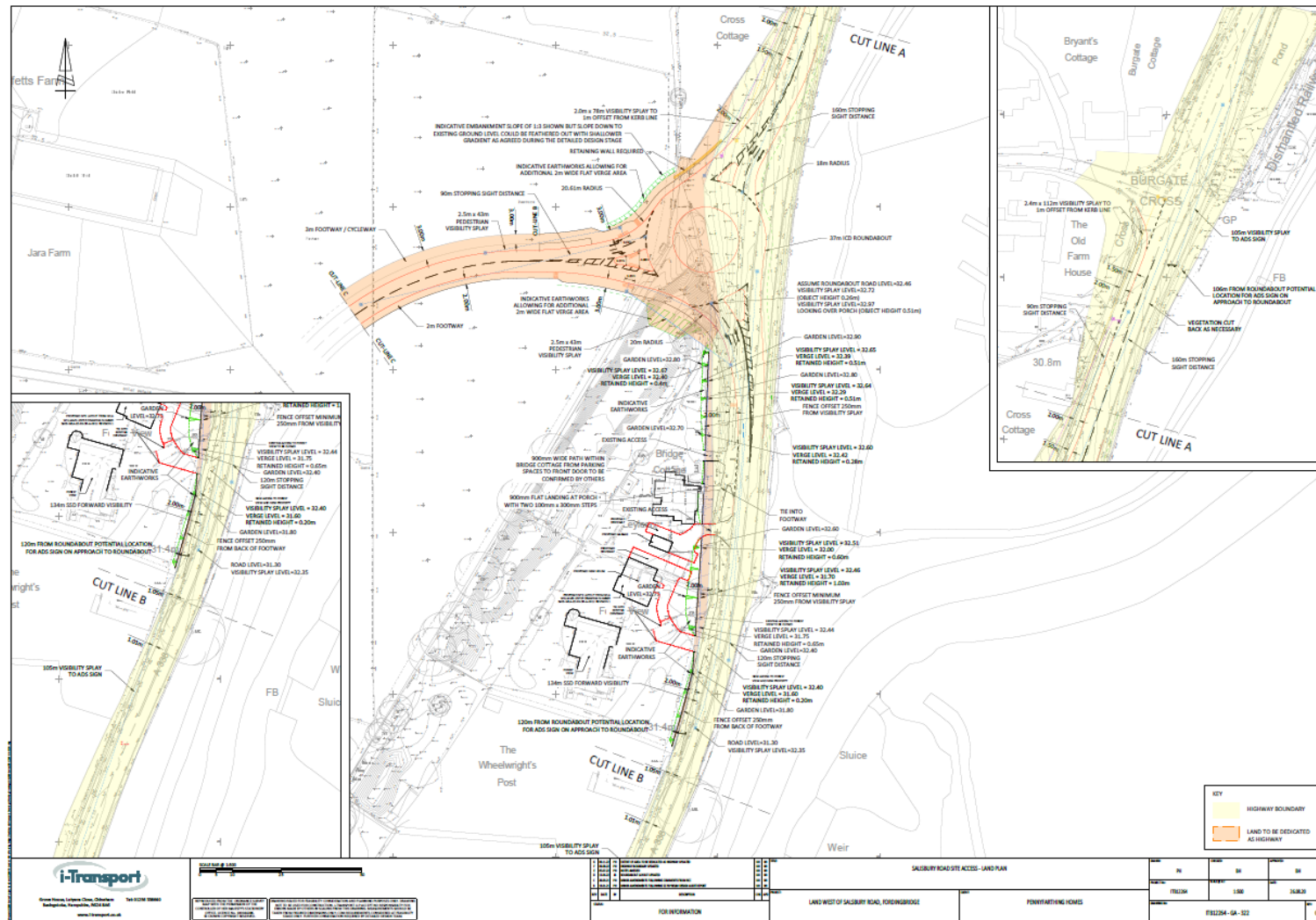


140



# Roundabout and land ownership

141



# Proposed roundabout on A338 and aerial extract



© Getmapping Plc and Bluesky International Limited 2023

# Site photographs: Northern views of poultry units and Burgate



143

# Site photographs: Looking east and northwards





# Settlement boundary and northern edge

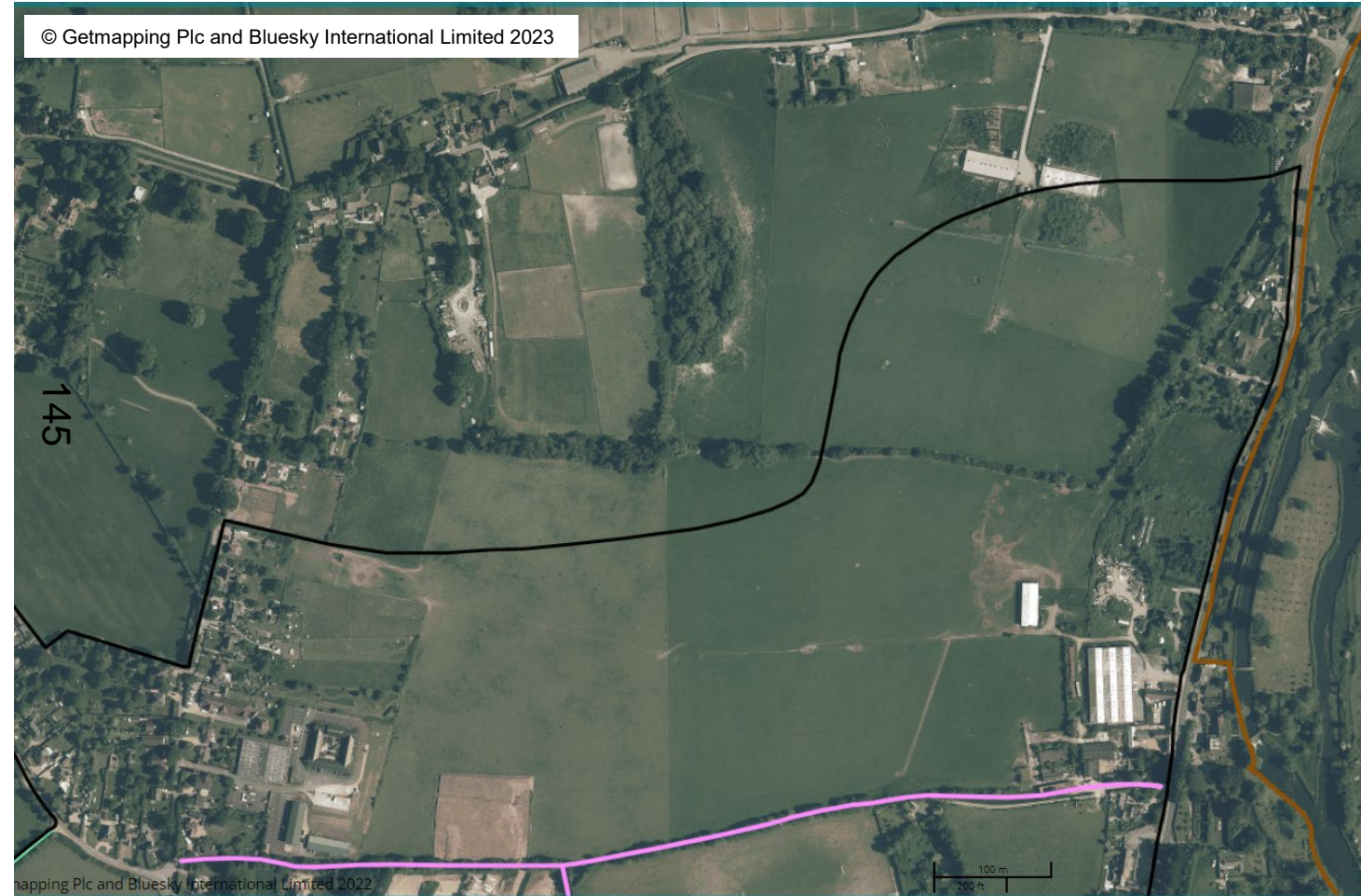
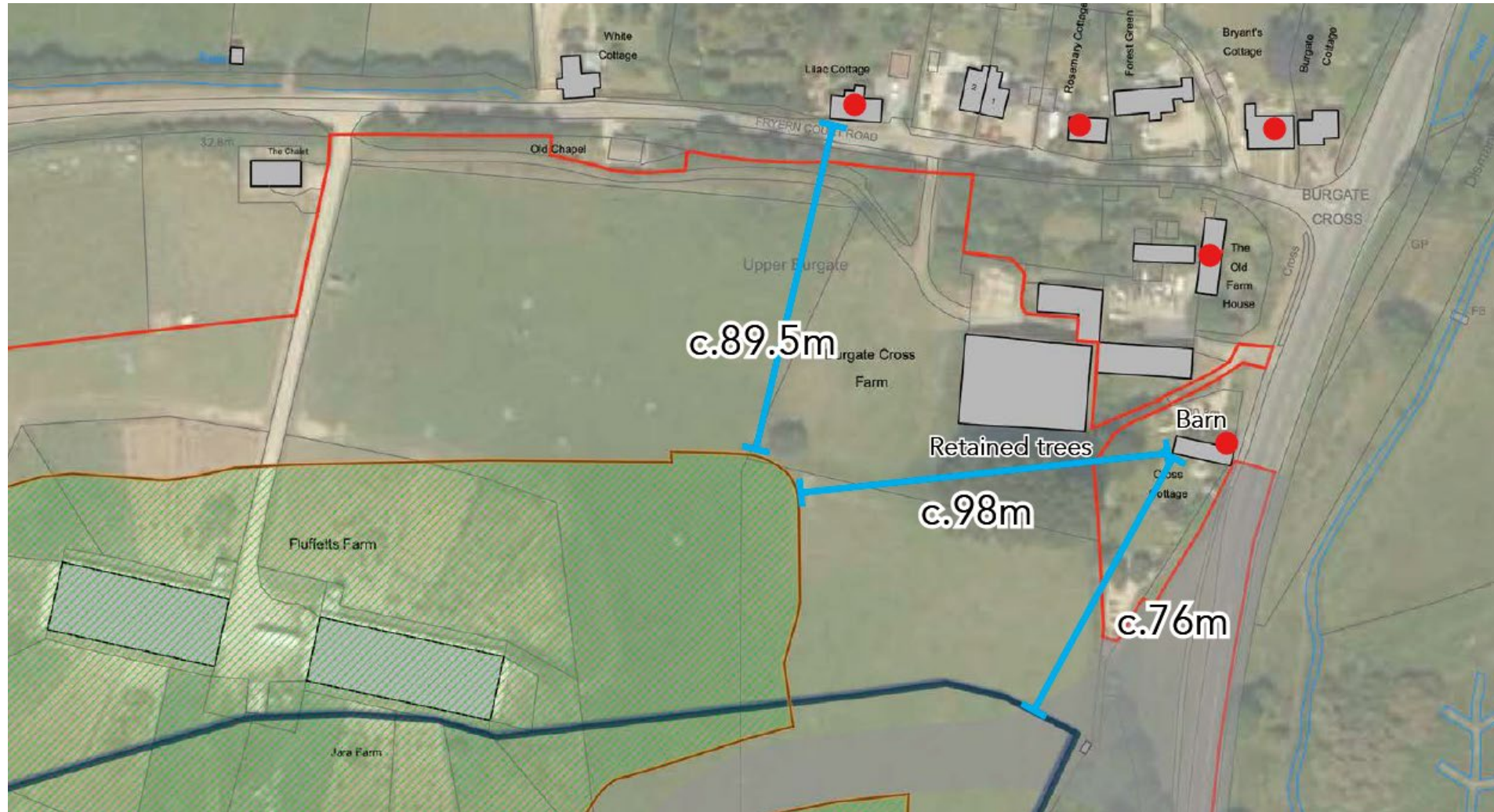


Figure 6.12: Overlay of the land use parameter plan with the local plan extract

# Development edge and Listed Buildings



146

# Site photographs: Setting of Listed Buildings



147

Figure 6.2: View 1 from Bryants Cottage



Figure 6.3: View 2 from Rosemary Cottage

# Site photographs: Views from Fryern Court Road to northern



1: View 3 from 1 and 2 New Cottages

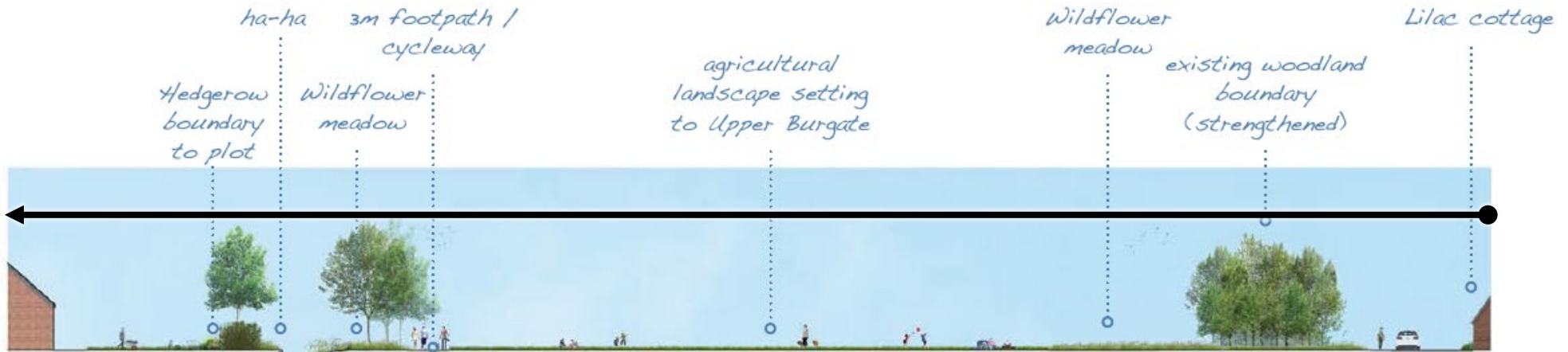
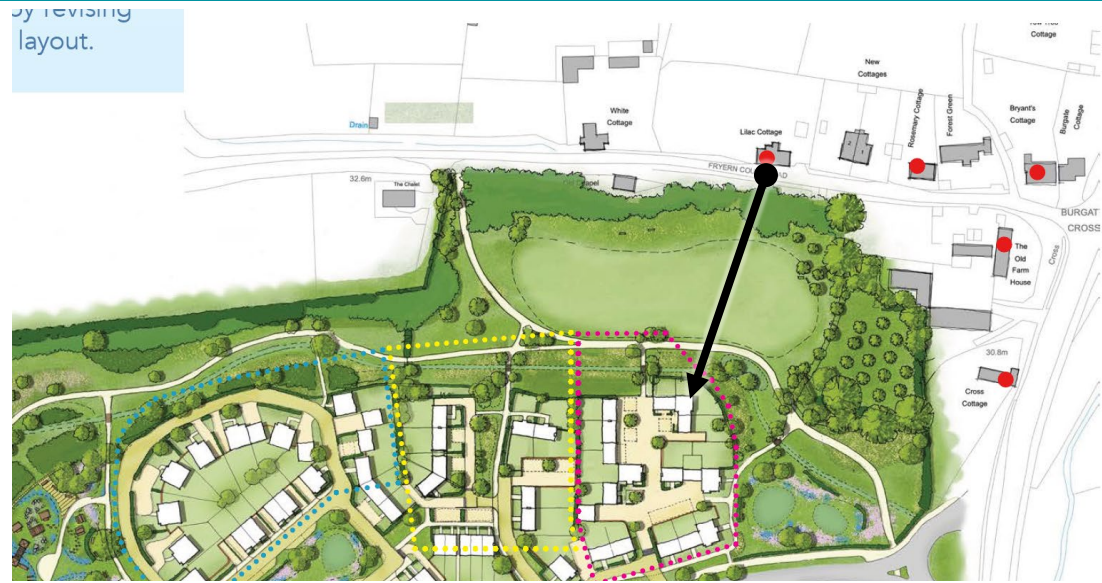
148



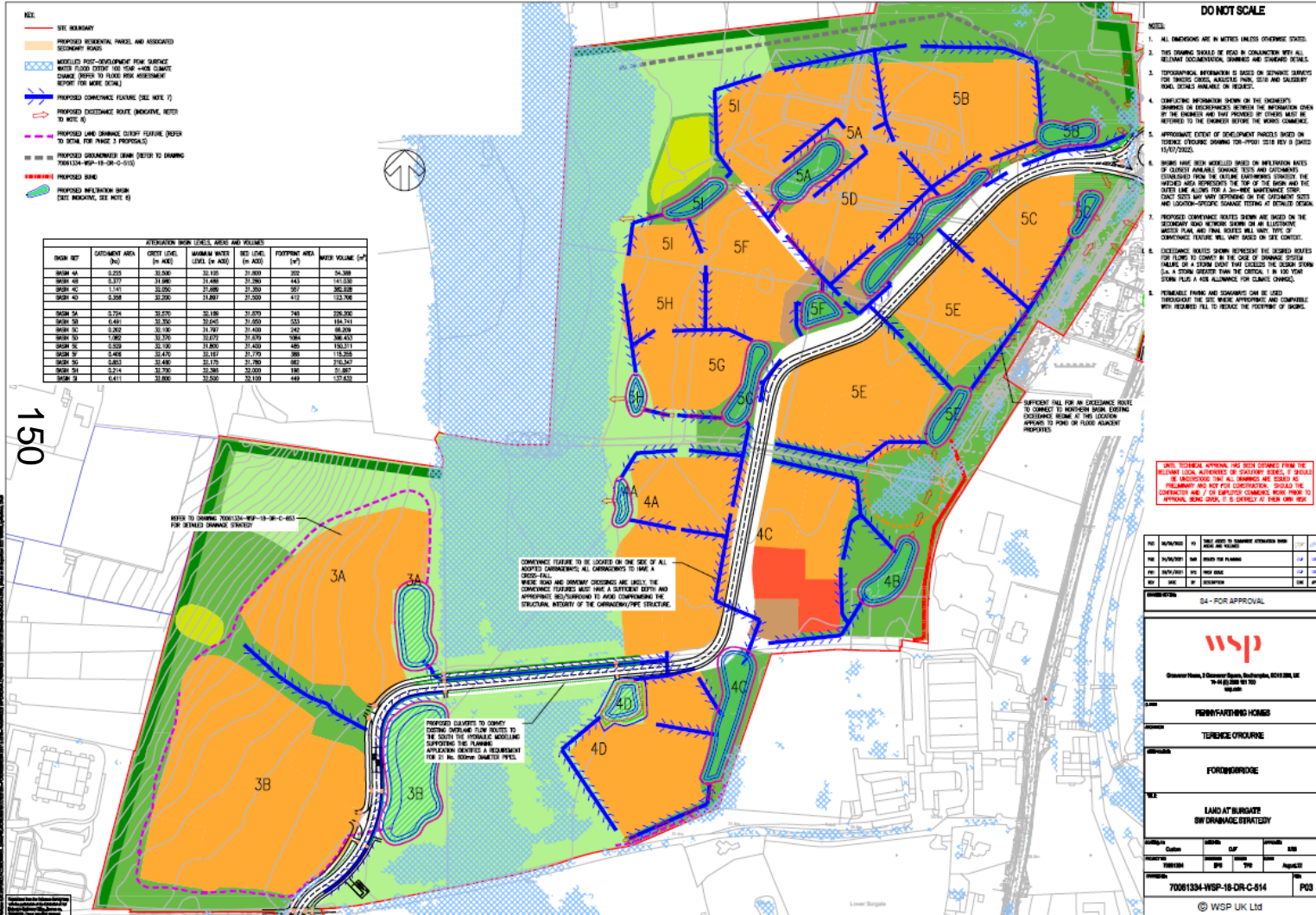
2: View 4 from White Cottage

# Masterplan extract and Listed Buildings

149

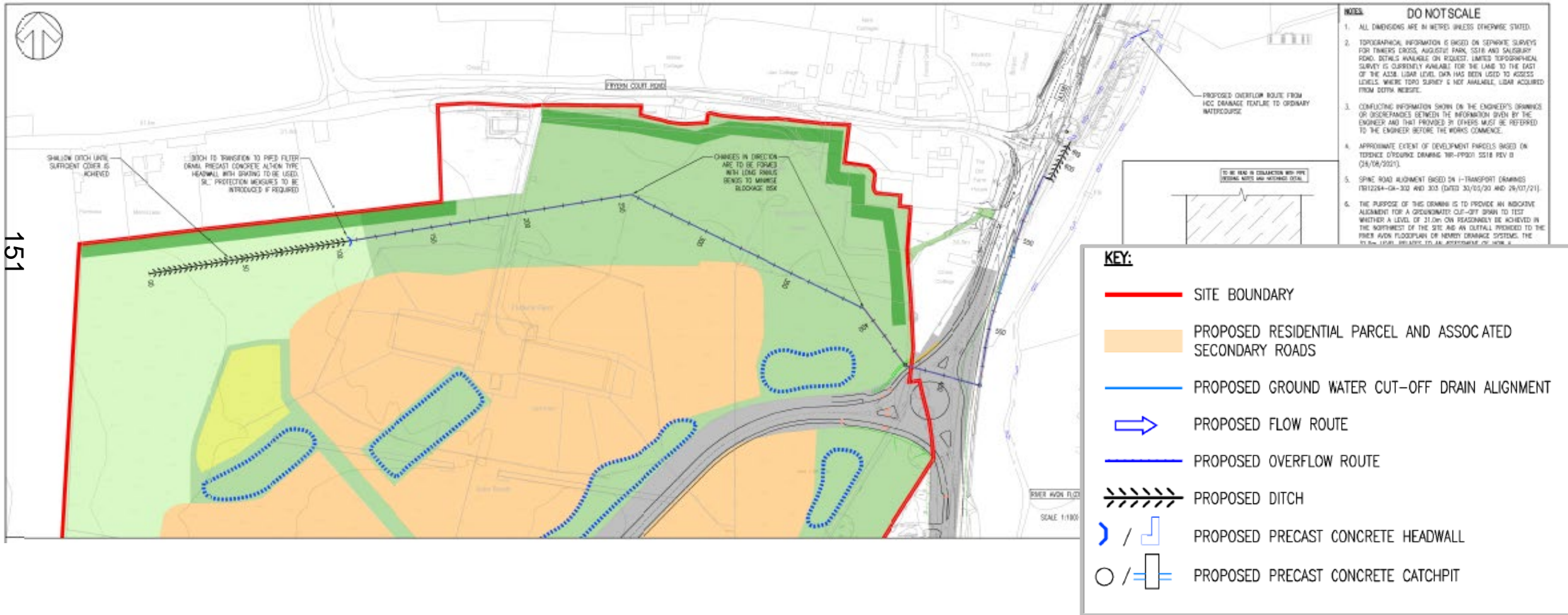


# Surface water drainage strategy



- KEY:**
- SITE BOUNDARY
  - PROPOSED RESIDENTIAL PARCEL AND ASSOCIATED SECONDARY ROADS
  - MODELLED POST-DEVELOPMENT PEAK SURFACE WATER FLOOD EXTENT 100 YEAR +40% CLIMATE CHANGE (REFER TO FLOOD RISK ASSESSMENT REPORT FOR MORE DETAIL)
  - PROPOSED CONVEYANCE FEATURE (SEE NOTE 7)
  - PROPOSED EXCEEDANCE ROUTE (INDICATIVE, REFER TO NOTE 8)
  - PROPOSED LAND DRAINAGE CUTOFF FEATURE (REFER TO DETAIL FOR PHASE 3 PROPOSALS)
  - PROPOSED GROUNDWATER DRAIN (REFER TO DRAWING 70061334-WSP-18-DR-C-515)
  - PROPOSED BUND
  - PROPOSED INFILTRATION BASIN (SIZE INDICATIVE, SEE NOTE 6)

# Northern surface water interceptor drain



# Community Hub proposals



1. Shared surface square with tree planting, car parking and street furniture, could be used for community events
2. Provision for ground floor local food convenience store and potentially for further complementary retail uses, such as a cafe with residential above
3. Potential for provision of community hub and/or local office space, with residential above.
4. Residential parking to the rear of the block
5. Pedestrian and vehicle links provided to connect with the adjoining land holdings (exact position of links to be determined at the detailed design stages)
6. Multi-functional attenuation basin and potentially usable open space when dry
7. Primary street



Opportunity for community events



Spaces with the opportunity for social interaction



Mixed use centre



Electric charging spaces



High quality public realm materials and street furniture



# Site photographs: Southern parcel - first detailed phase



# Public open space and ANRG land – first phase



- Phase 3 boundary POS and ANRG boundary
- First residential phase boundary
- Proposed footpath network
- Future footpath network SS18
- Existing footpath network FORD 1
- Existing footpaths / bridleways
- Proposed on-site ANRG provision
- Proposed informal POS provision
- Proposed LEAP / Play
- ANRG dimensions

154

# Site layout - first phase (south)

155



153

3f 21/11237

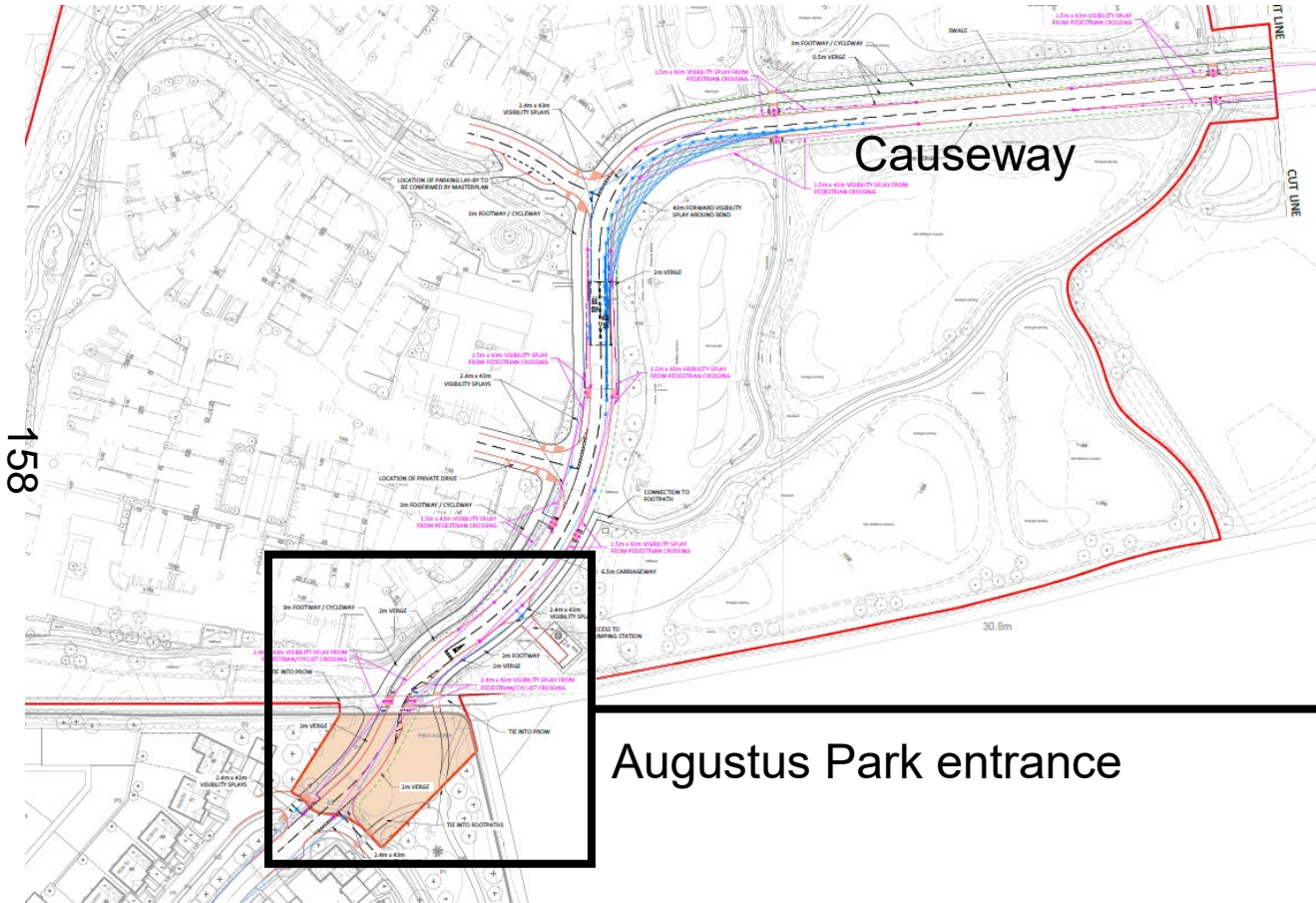
# Site layout - first phase (north)



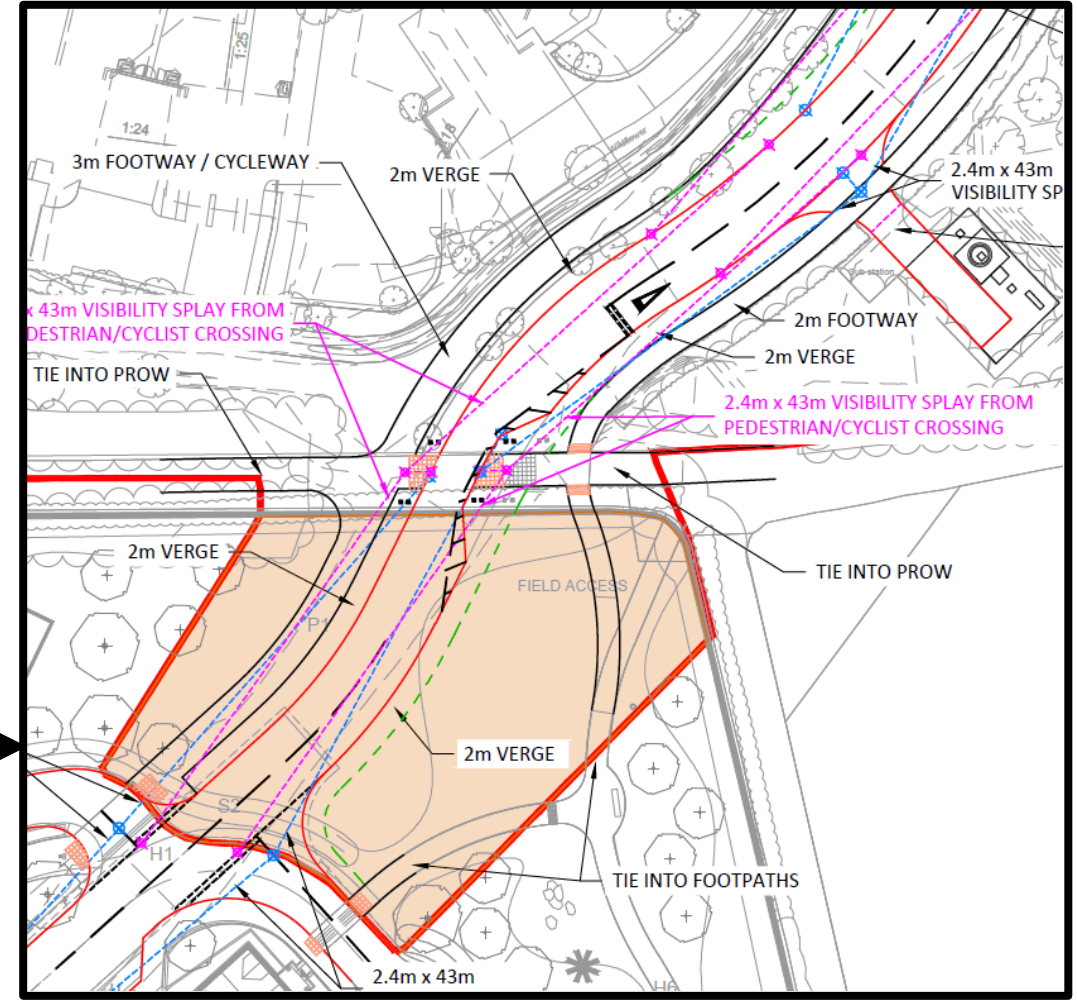
# Site photographs: Entrance from Augustus Park and Footpath



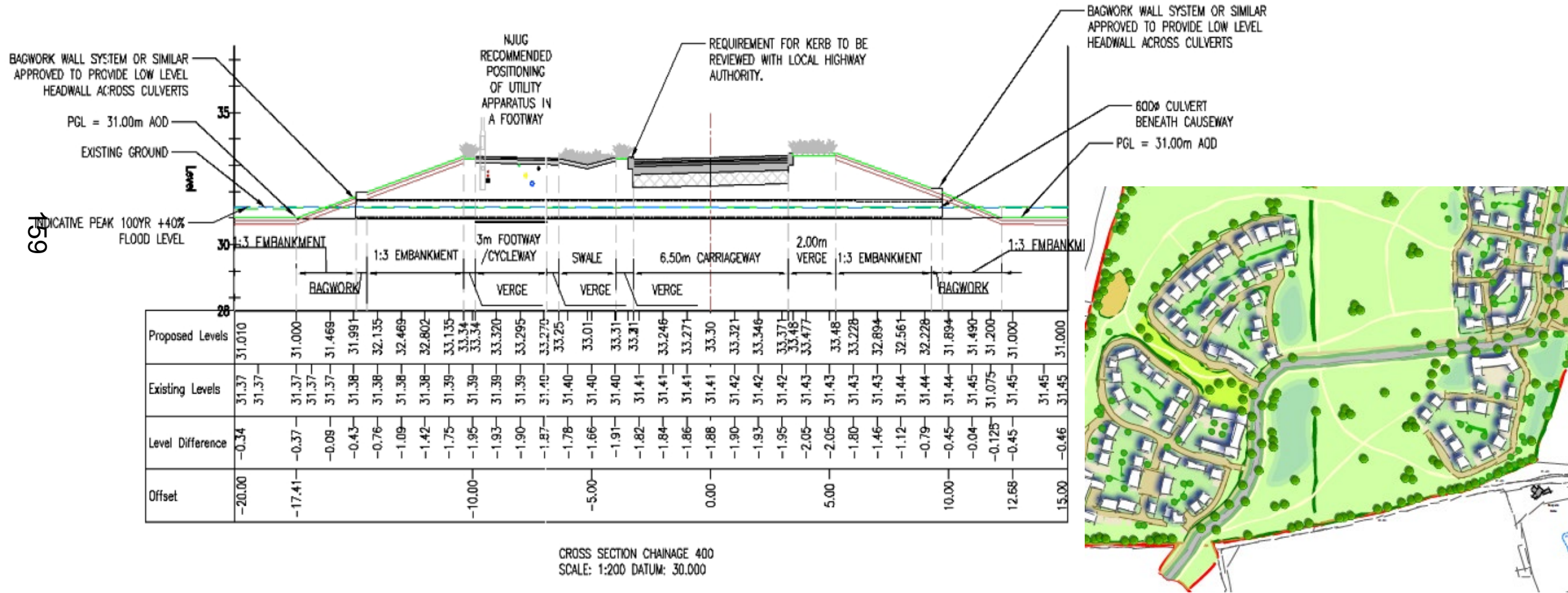
# Road details - first phase



Augustus Park entrance

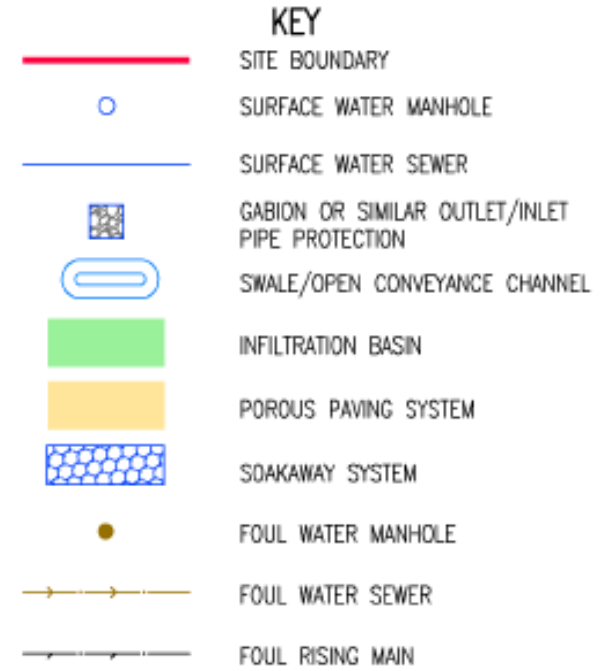
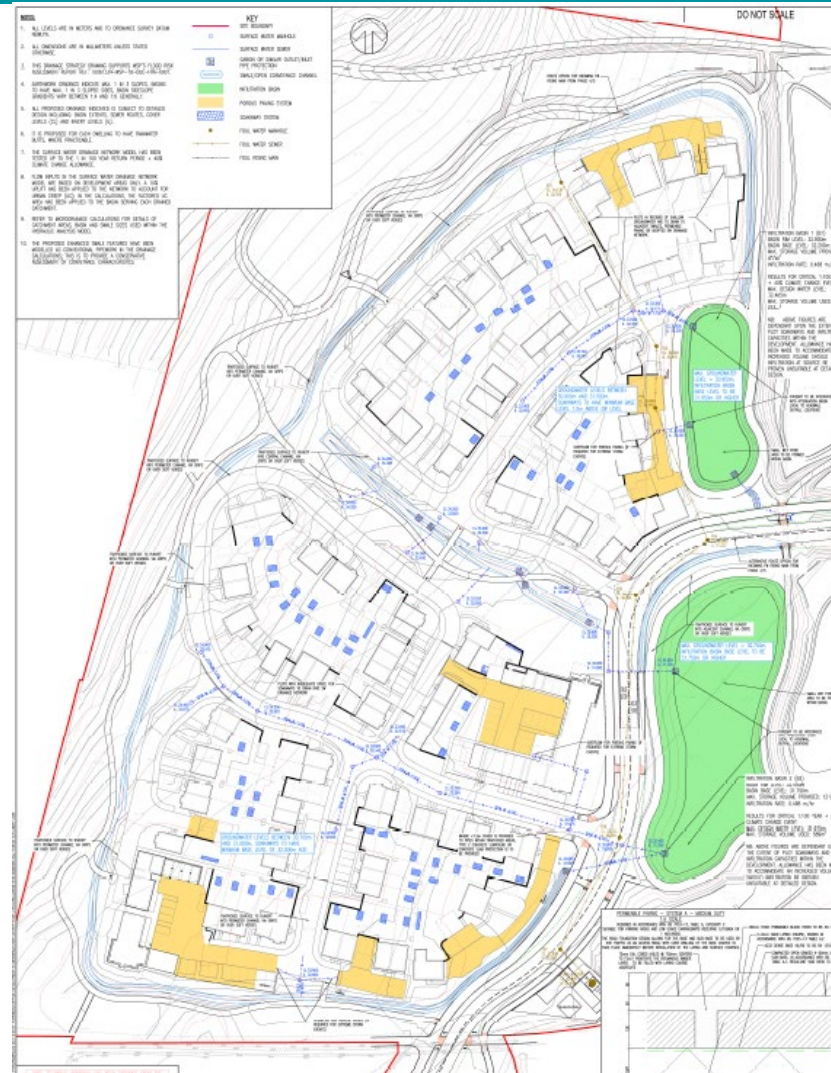


# Causeway road details - first phase



# Surface water strategy - first detailed phase

160

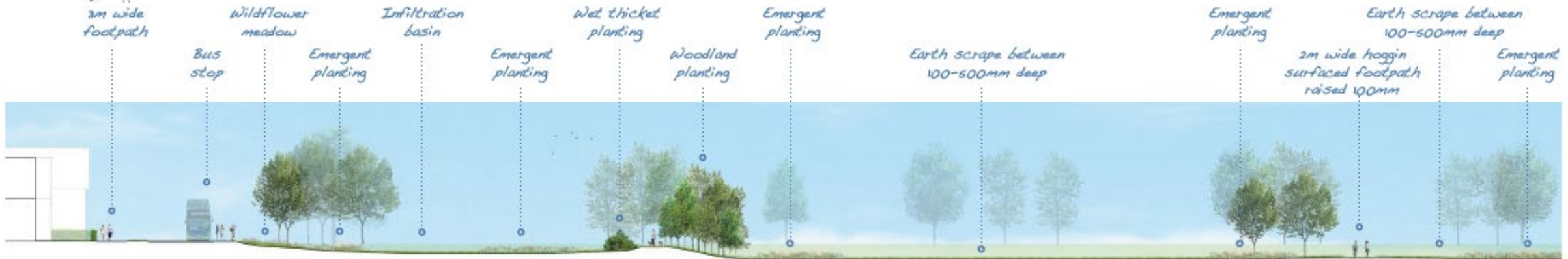
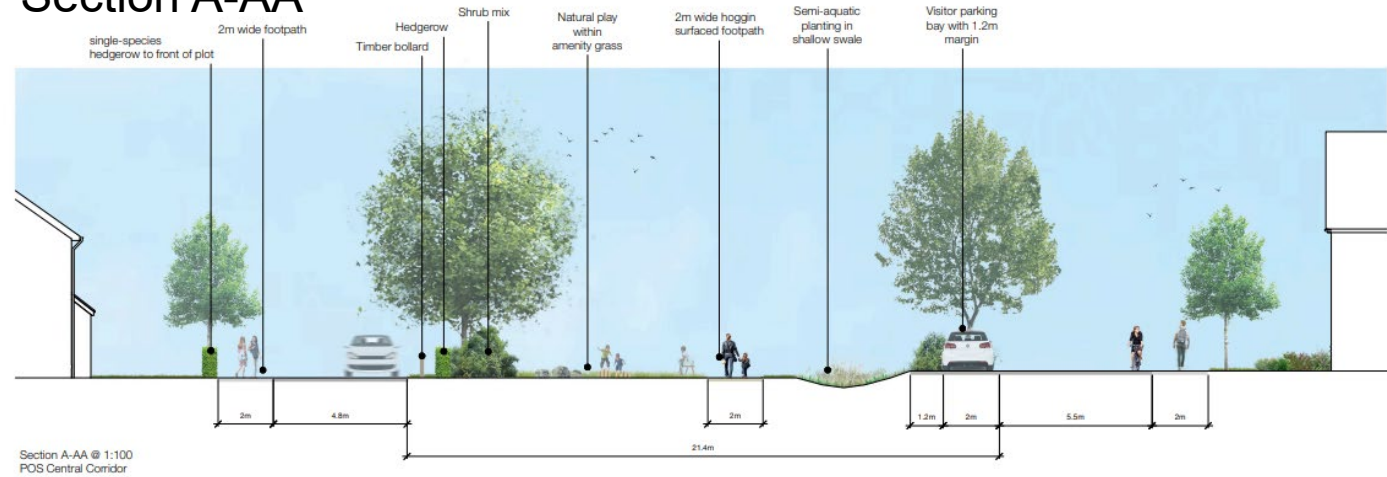




# Surface water drainage basins and swales cross sections



Section A-AA



Section B-BB

# Special house type elevations

162



# Apartment block 1 elevations

**Apartment Block 1**  
 (previously Apt Blocks 1 & 2)  
 Plots: 42 - 55  
 14 No. apartments

163



PLOT 42 - 55: APARTMENT BLOCK 1

PLOTS 40-41

4 Apartment Block 1: North Elevation  
 Scale: 1:100



6 Apartment Block 1: West Elevation  
 Scale: 1:100



5 Apartment Block 1: East Elevation  
 Scale: 1:100



PLOT 56 - 58

PLOT 56 - 58 carports

PLOT 42 - 55: APARTMENT BLOCK 1

7 Apartment Block 1: South Elevation  
 Scale: 1:100

# Apartment block 2 elevations

**Apartment Block 2**  
(previously Apt Block 3)  
Plots: 77 - 83  
7 No. apartments



4 Apartment Block 2: North Elevation  
Scale: 1:100

5 Apartment Block 2: East Elevation  
Scale: 1:100



6 Apartment Block 2: West Elevation  
Scale: 1:100

7 Apartment Block 2: South Elevation  
Scale: 1:100

# Typical street scene elevations 1



2 Streetscene Elevation from Northern Attenuation Basin  
Scale: 1:200



3 Streetscene Elevation from ANRG  
Scale: 1:200



4 Streetscene Elevation of northern side of green spine  
Scale: 1:200

165

# Typical street elevations 2



1 Streetscene Elevation from Primary Street  
Scale: 1:200

166



5 Streetscene Elevation along Western Boundary  
Scale: 1:200

# Affordable Housing details: 81 units = 20%

## Viability Appraisal

1BA	2BA	2BH	3BH	4BH	total	SS18	
36	40	90	188	50	404	Total	404
24	8	58	183	50	323	Private	
						Affordable	81
0	0	20	0	0	20	First Homes	20
0	0	0	0	0	0	SR	0
12	6	6	0	0	24	AR	29.6%
0	26	6	5	0	37	SO	45.7%
36	40	90	188	50	81		

167

Abnormals	rate/unit	404
S106	£3,514	£ 1,419,684
Education	£6,279	£ 2,536,799
Phosphates	£10,000	£ 4,040,000
site wide	£69,059	£ 27,900,000
CIL	£ 8,481.18	£ 3,426,397
Management Compay Subsidy	£ 1,980.20	£ 800,000
<b>Total</b>	<b>£99,314</b>	<b>£ 40,122,880</b>

A key factor within the appraisal is the extent of the S106 related contributions and construction abnormal costs relevant to the site at SS18 which are significant.

# Recommendation (February 2024)

- 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 by end of June 2024 to secure those matters set out in the January 2023 Committee report and Update Sheet, and this update report; and
  - (ii) the imposition of the conditions set out in the January 2023 Committee report and Update sheet, this update report, and any additional / amended conditions deemed necessary by the Service Manager, Development Management.



End of 3f 21/11237 presentation

169



New Forest  
DISTRICT COUNCIL

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**PLANNING COMMITTEE – 14 February 2023**

## **COMMITTEE UPDATES**

**Item 3a: LAND NORTH OF MANOR ROAD, MILFORD-ON-SEA,**

**Application 23/10476**

**Pages 5 -72**

1. Additional representations have been submitted from local residents. These raise similar concerns to those set out in Section 9 of the Committee report. There have been some specific additional comments relating to the 2023 Levelling Up and Regeneration Act and how this should be applied to the proposed development with reference to development at 'The Swifts'. There have also been some specific additional comments that insufficient consideration has been given to the development's impact on the highway safety of the section of Barnes Lane going southwards from Manor Road into Milford Village / and westwards via New Valley Road.
2. The Highway Authority have made an additional comment in response to the comments received about Barnes Lane. They advise that the development would be unlikely to result in a noticeable increase in daily traffic along this section of Barnes Lane; and what additional traffic there would be would certainly not constitute an unacceptable impact on the highway network.
3. The Hampshire County Council Rights of Way team have added to their comments and have requested that the developer make a contribution of £50,000 to improvements to / resurfacing Public Footpath 796, which crosses through and around the edges of the site. This contribution will need to be considered further through Section 106 negotiations.
4. Natural England have confirmed they have no further comment on the Local Planning Authority's Appropriate Assessment.

**Item 3f: LAND WEST OF BURGATE, SALISBURY STREET, FORDINGBRIDGE SP6 1LX**

**Application 21/11237**

**Pages 127-130**

## **2. UPDATE ON OTHER FORDINGBRIDGE STRATEGIC SITES**

Correct typo in first paragraph which should refer to January 2023

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