

**PLANNING COMMITTEE - WEDNESDAY, 11TH SEPTEMBER 2024**

**UPDATES FOR COMMITTEE**

**Agenda No    Item**

6.    **Presentation on Planning Applications** (Pages 3 - 166)
  
7.    **Committee Updates** (Pages 167 - 174)

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# Planning Committee

11 September 2024



Agenda Item 6

# Planning Committee 14 August 2024 Applications Presentations



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**Planning Committee  
App No 21/11723**  
Land at Moortown Lane, Ringwood

Schedule 3a

3 3a 21/11723

**Planning Committee  
App No 23/10707**  
Land East of Crow Lane  
Ringwood

Schedule 3b

61 3b 23/10707

**Planning Committee  
App No 23/10268**  
Land North of Salisbury Road,  
Calmore  
Netley Marsh

Schedule 3c

79 3c 23/10268

**Planning Committee  
App No 21/11329**  
Gang Warily Farm,  
Newlands Road  
Fawley

Schedule 3d

135 3d 21/11329

**Planning Committee  
App No 24/10539**  
4 Westgrove,  
Fordingbridge  
SP6 1LS

Schedule 3e

148 3e 24/10539

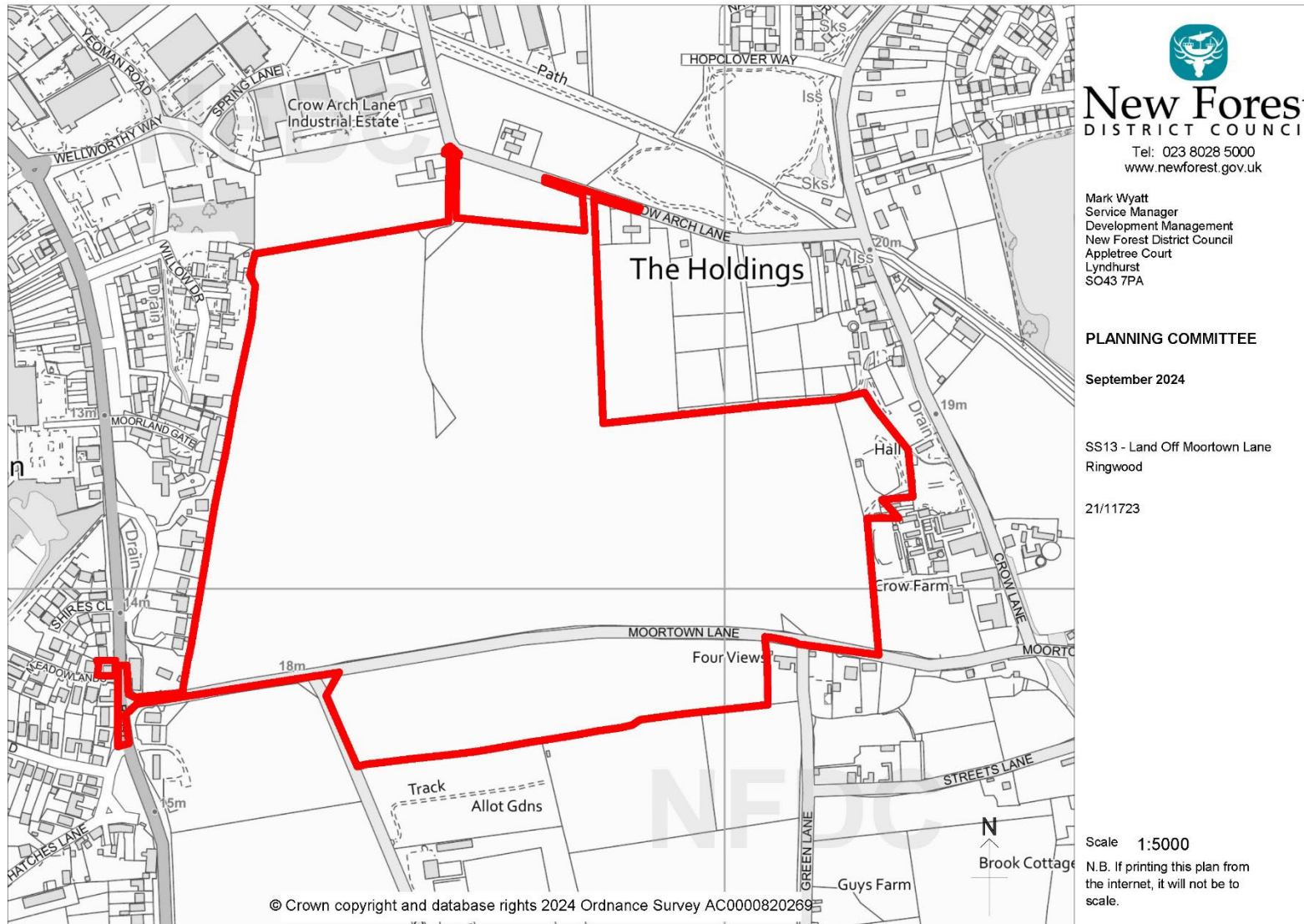


# Planning Committee App No 21/11723

Land at Moortown Lane, Ringwood

Schedule 3a

# Red Line Plan



**New Forest**  
DISTRICT COUNCIL

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

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

September 2024

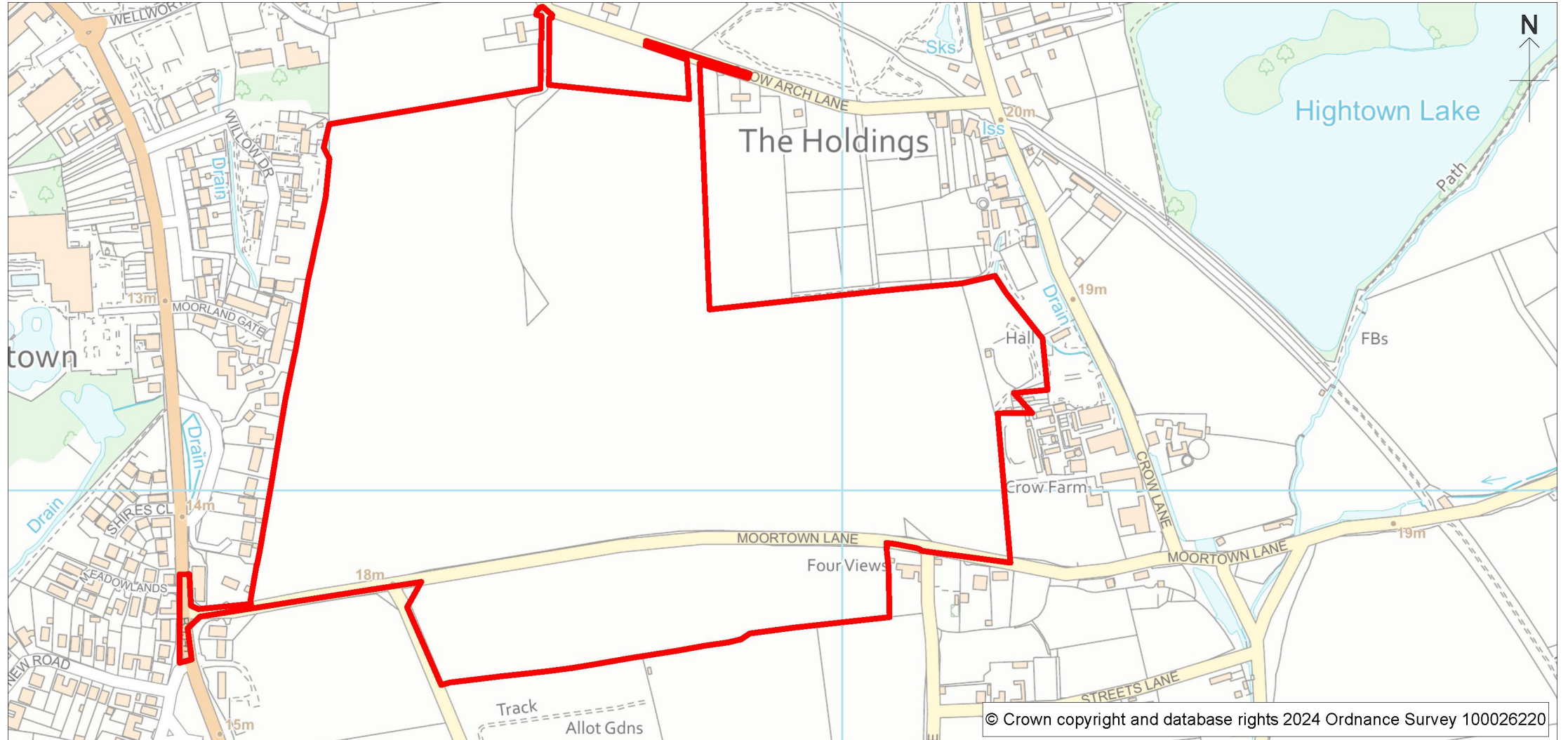
SS13 - Land Off Moortown Lane  
Ringwood

21/11723

Scale 1:5000

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

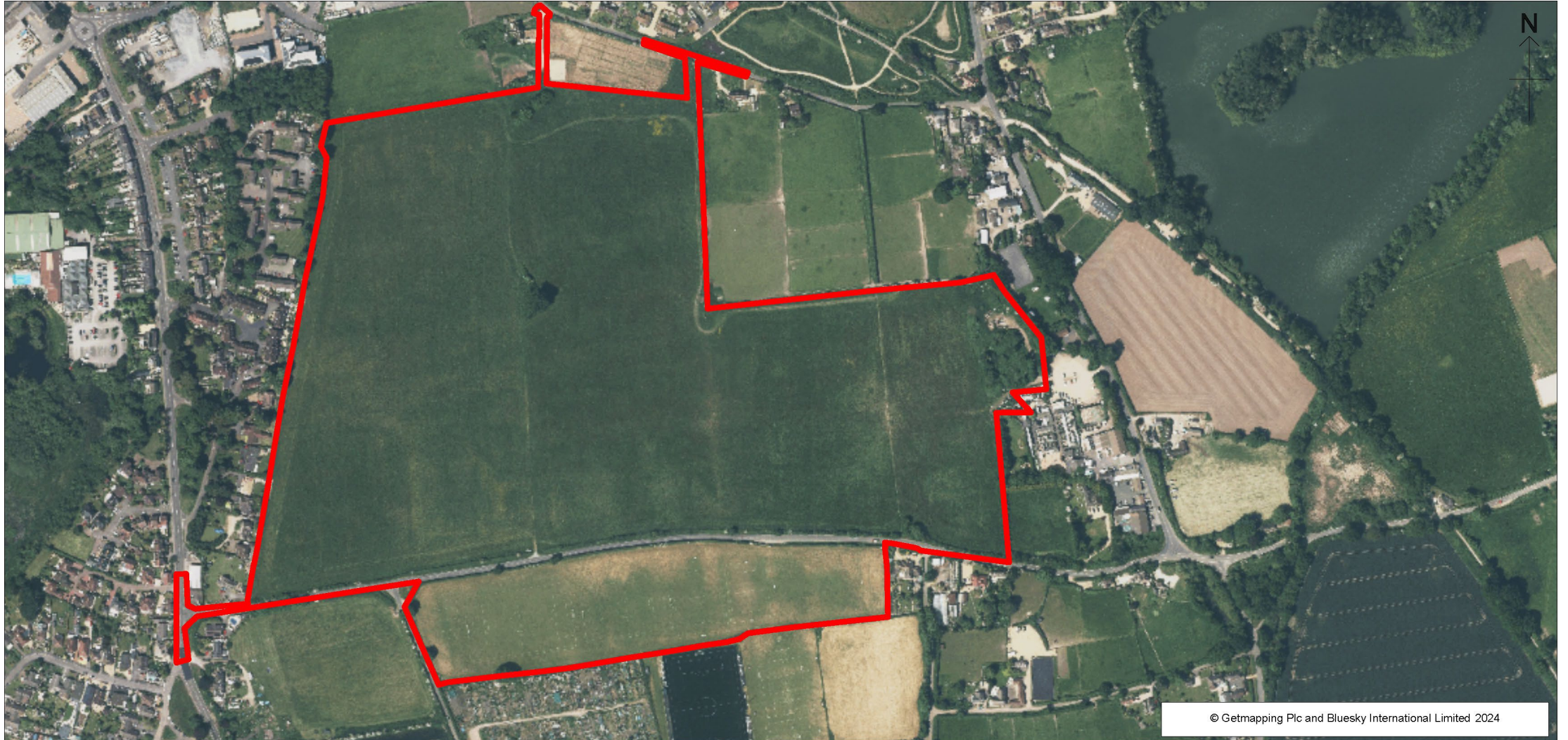
# Local context



7



# Aerial photograph

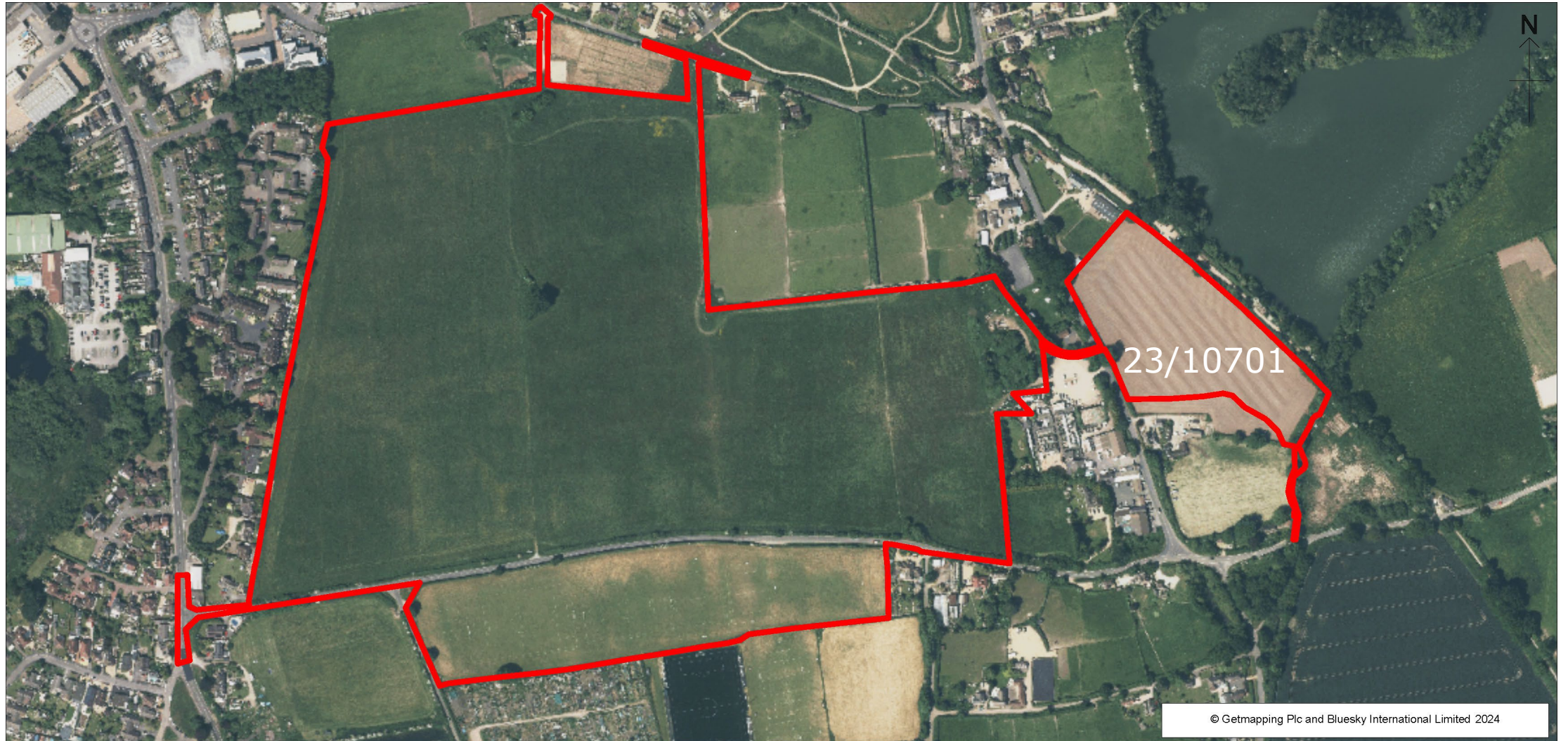


8

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# Relationship with 23/10701



6

7

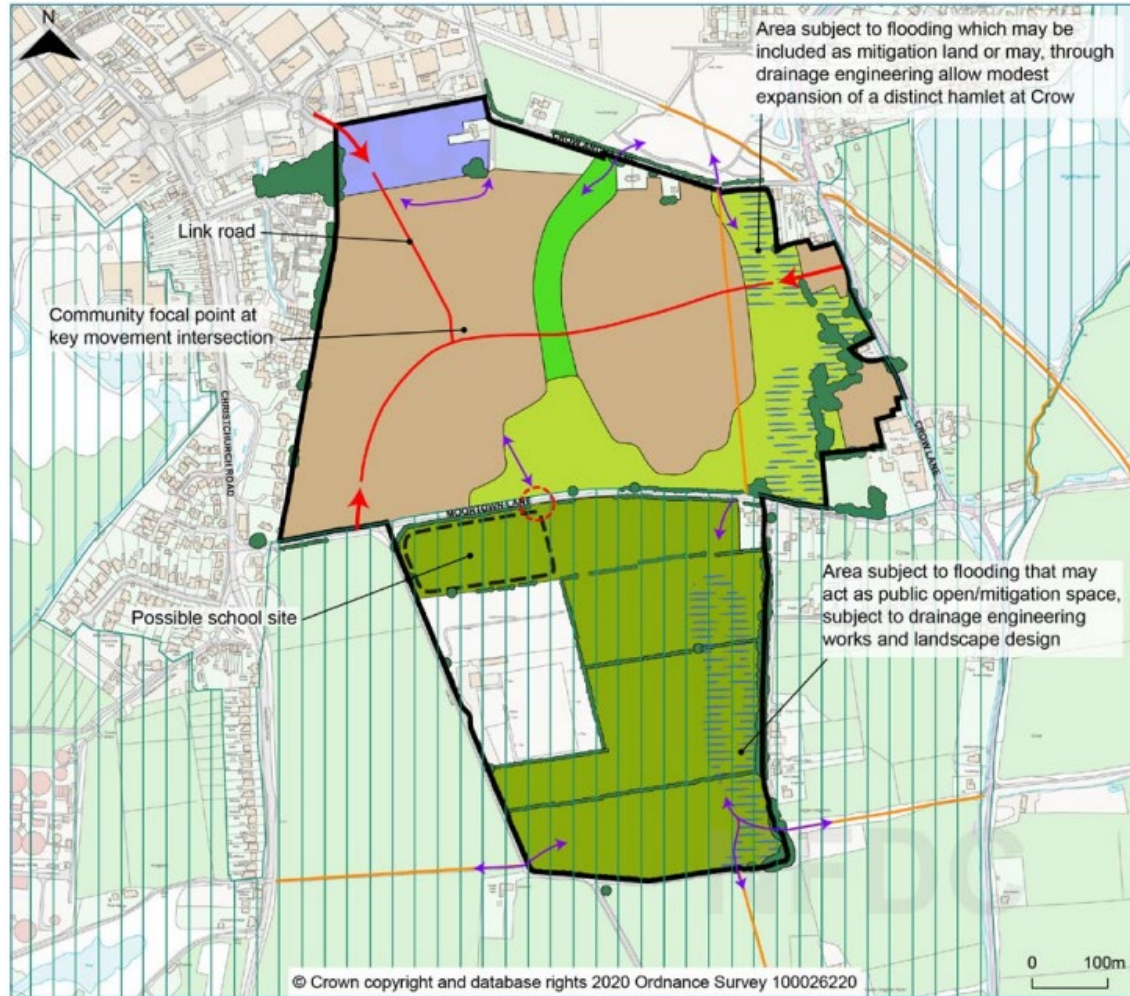
3a 21/11723



# Local Plan Concept Masterplan



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Strategic Site SS13 Allocated for residential led development comprising at least 480 new homes, access and public open space

## Key

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





# Proposed Development

- The proposal involves the residential-led mixed-use development of part of the Local Plan Allocation Site 13: Land at Moortown Lane, Ringwood
- The proposal is submitted as a hybrid planning application with planning permission sought for the following:
  - Outline planning permission for the erection of 293 dwellings (C3) with all matters reserved except access; and
  - Full planning permission for the erection of 150 dwellings with associated parking, ANRG, open space, landscaping and sustainable drainage systems (SuDS), alongside the creation of a vehicular junction with Moortown Lane, primary and secondary road infrastructure, creation of public footway and offsite highways improvements

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# Site Phasing



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# Site Photographs 1 - Site Access

13

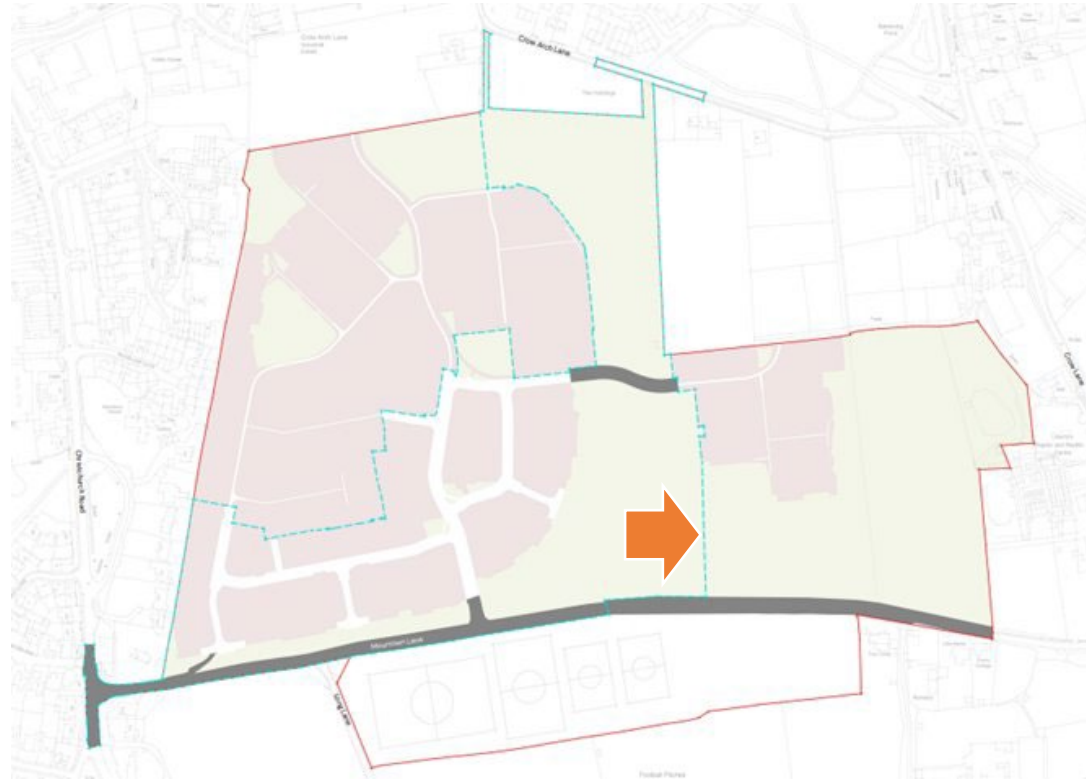




# Site Photographs 2 - East towards Crow Lane



14



# Site Photographs 3 - North towards Crow Arch Lane



15



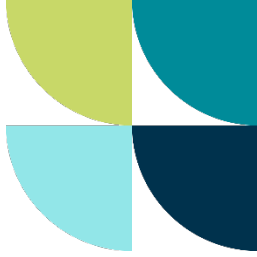




# Site Photographs 4 - North West towards western boundary

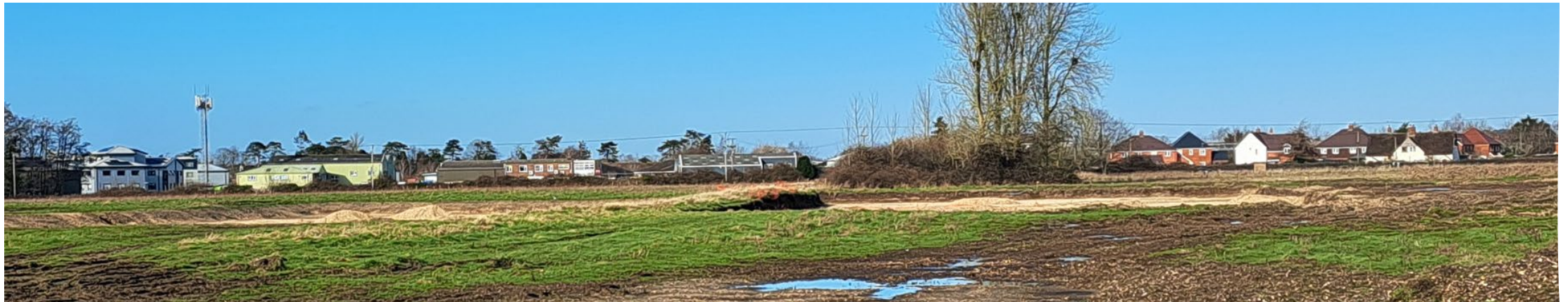
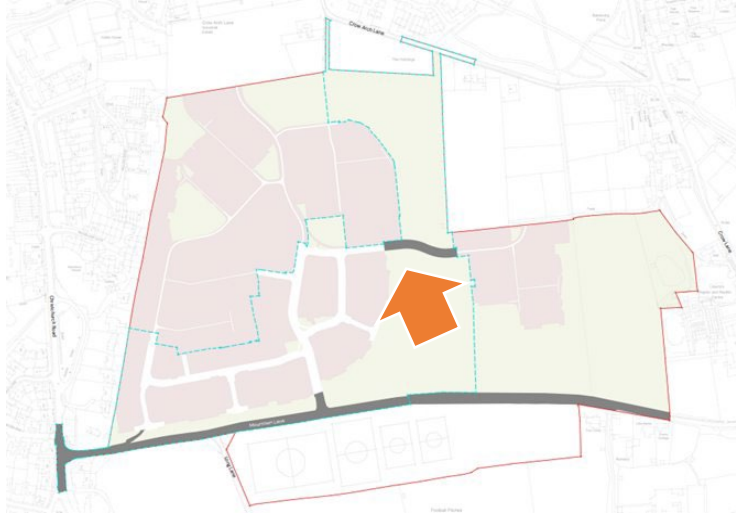
16





# Site Photograph 5 - Centre towards NW

17



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# Site Photographs 6 - towards western boundary

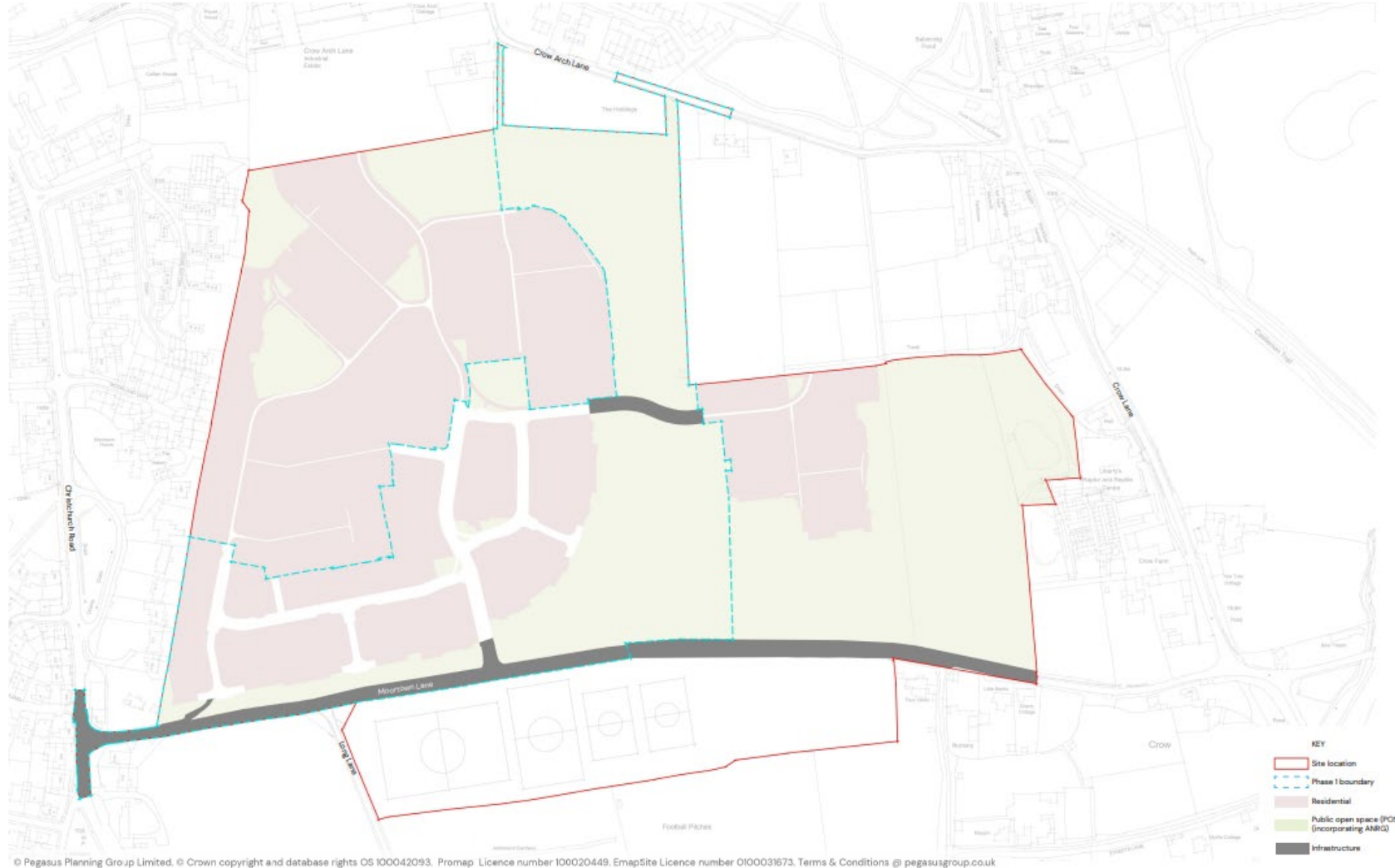
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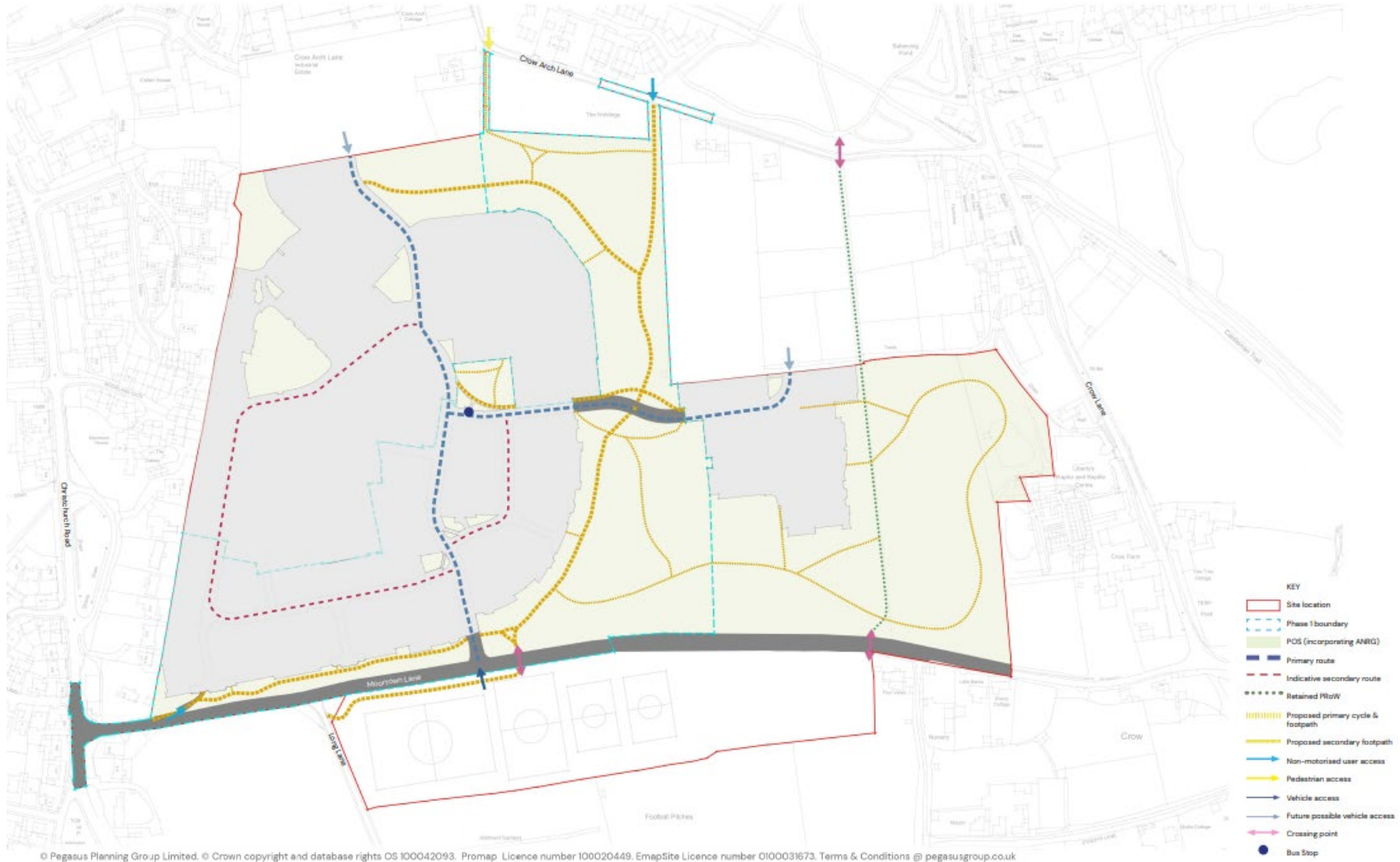
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# Parameter Plans 1 - Land Use



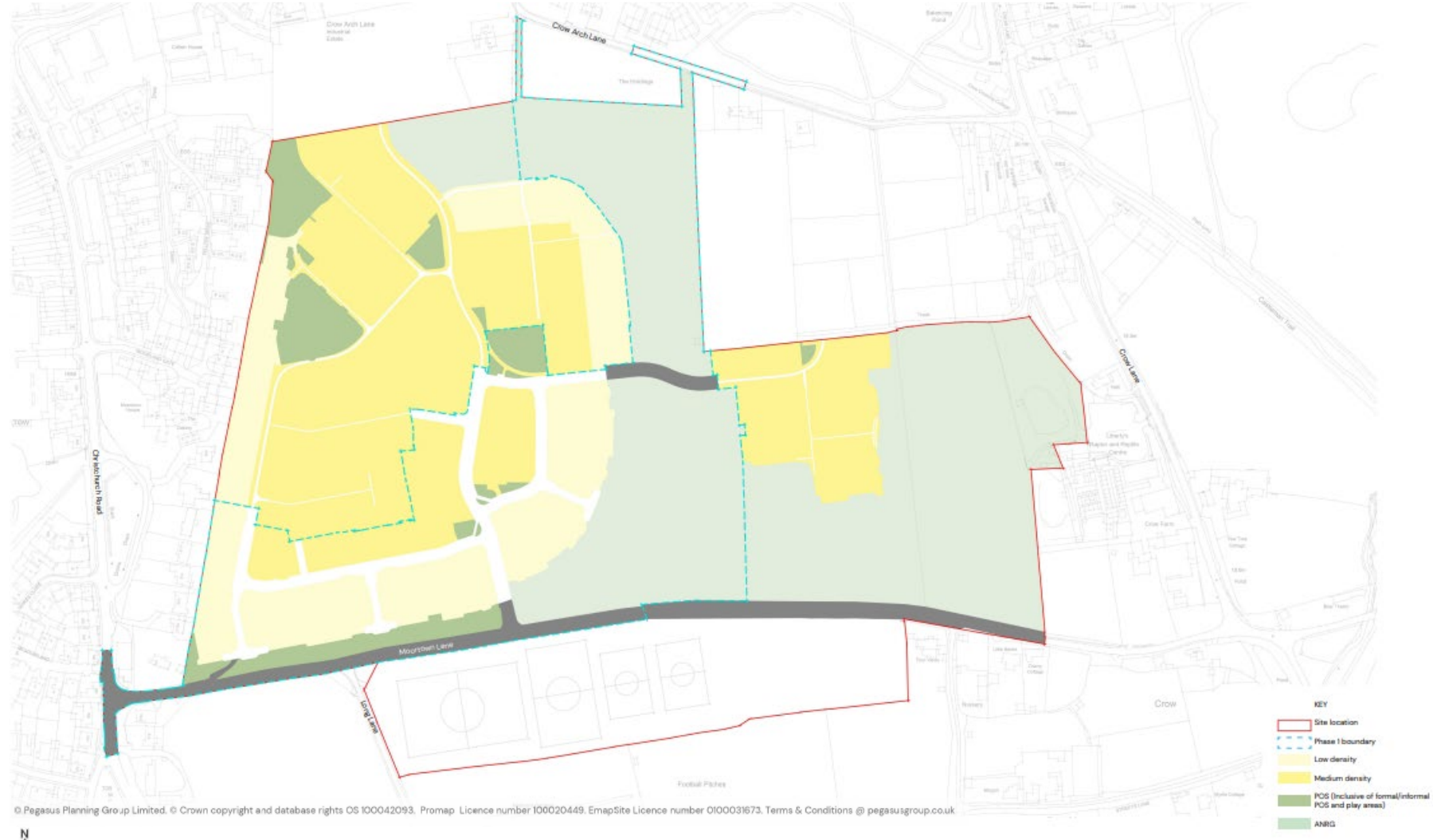
# Parameter Plans 2 - Movement and Access



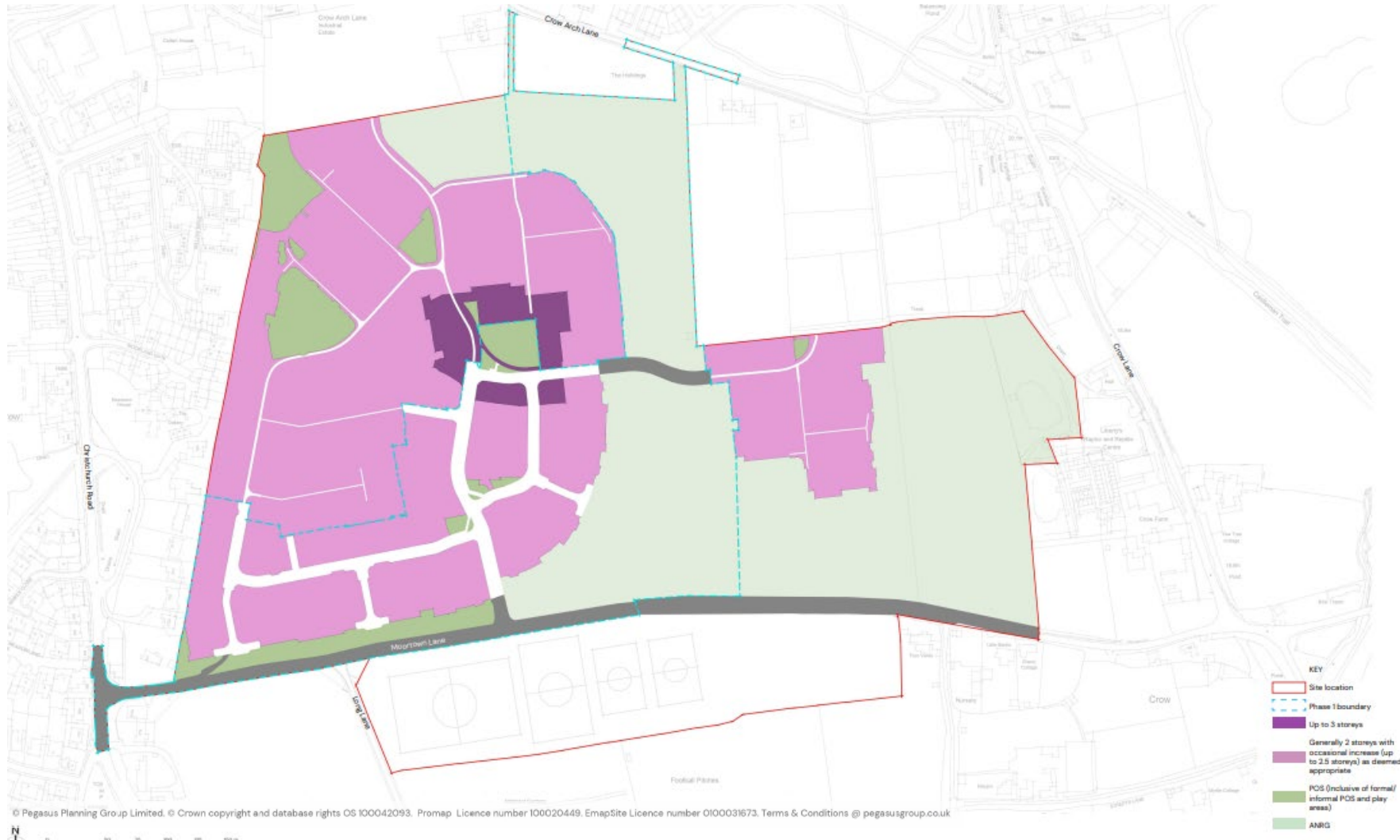
20

# Parameter Plan 3 - Building Density

21

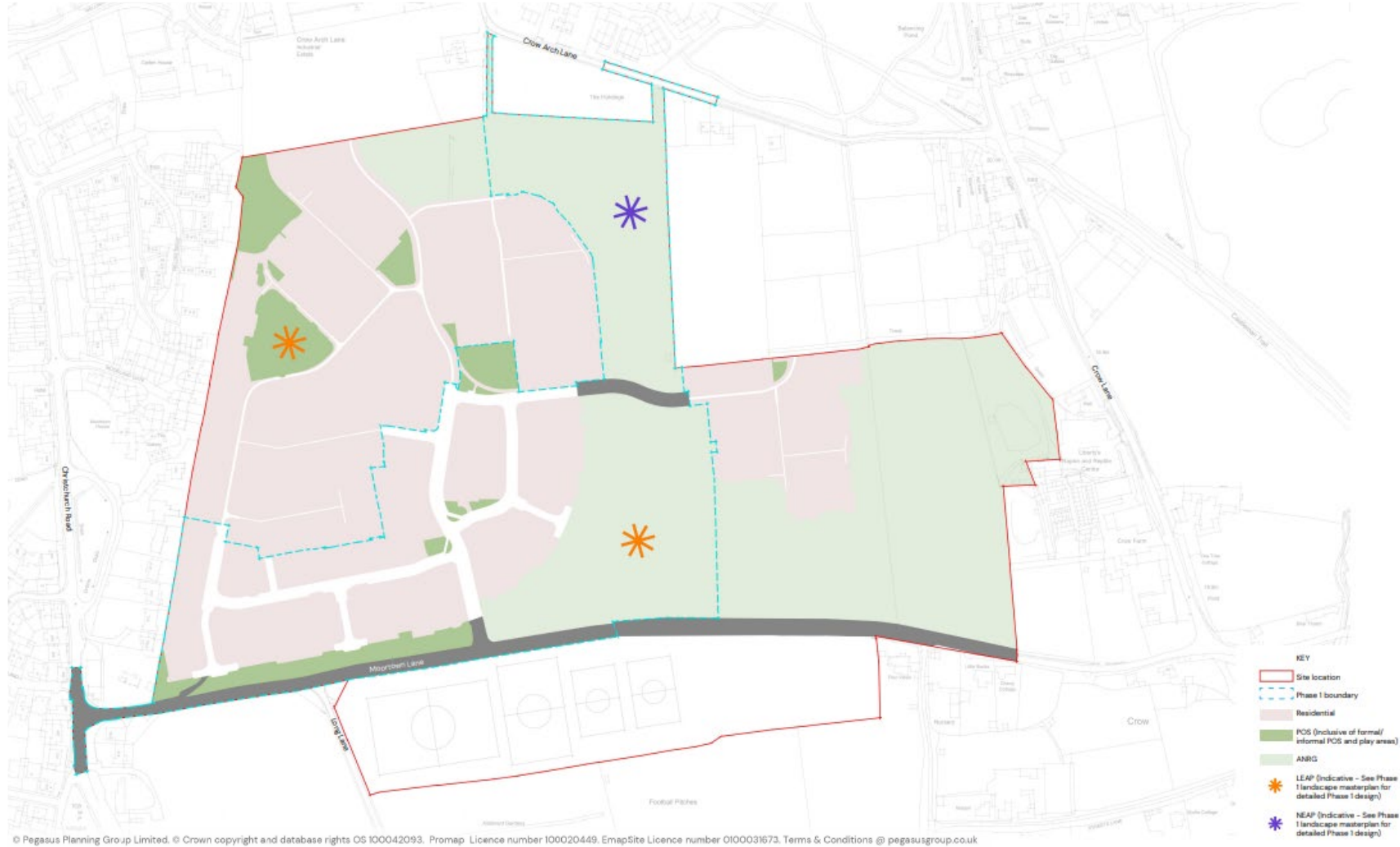


# Parameter Plans 4 - Building Scale





# Parameter Plans 5 - Landscape



# Phase 1 (Full) Housing Mix



Tenure and Typology	Market	Social Rented (AH)	Affordable Rented (AH)	Shared Ownership (AH)	Total
1-bed flat	0	7	5	0	12
2-bed house	15	11	11	11	48
3-bed house	23	6	10	9	48
4+ bed house	37	2	0	3	42
Total	75	26	26	23	150

24

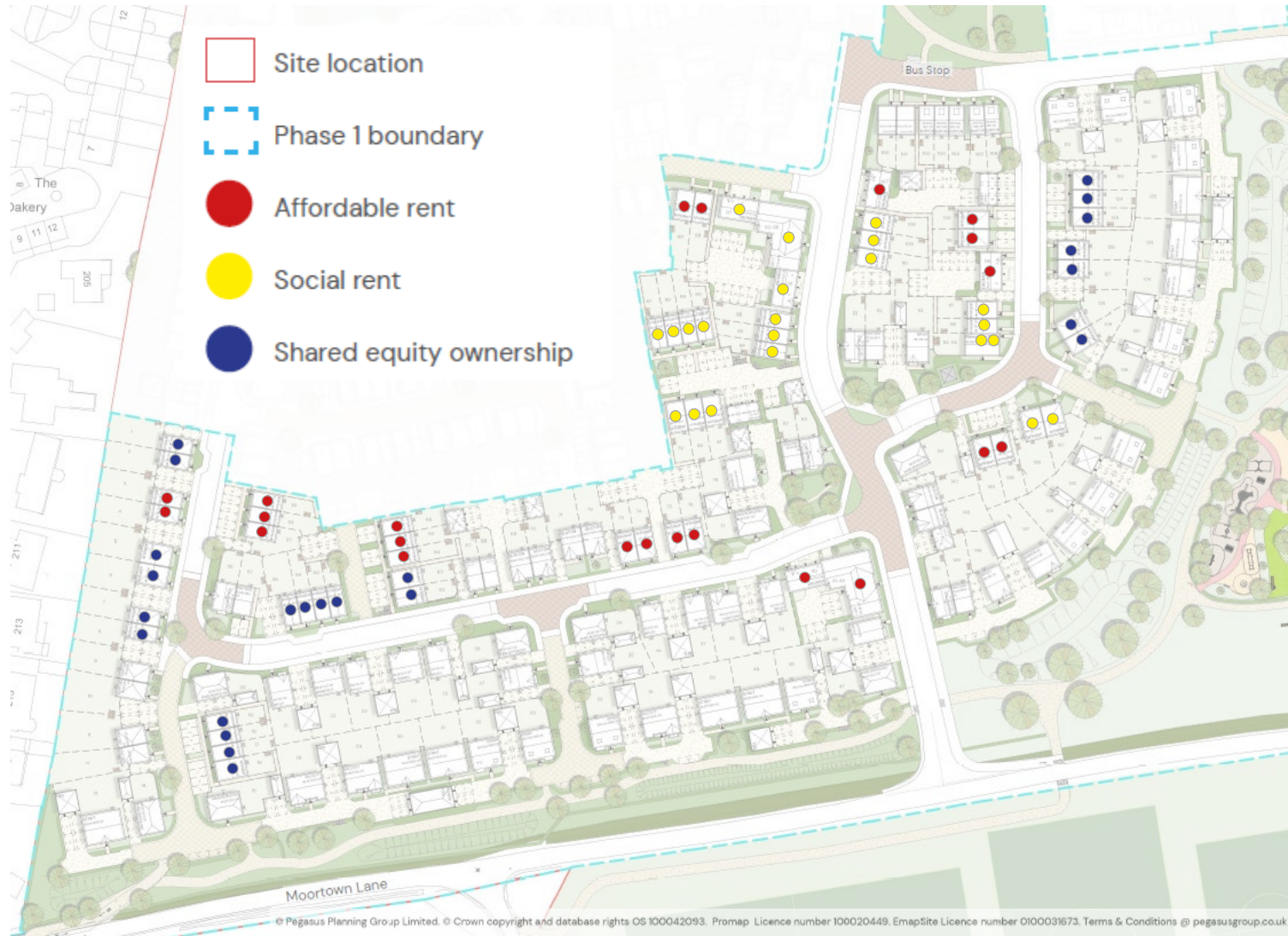
# Proposal (Full and Outline) Housing Mix



Tenure and Typology	Market	Social Rented (AH)	Affordable Rented (AH)	Shared Ownership (AH)	Total
1-bed	0	21	19	0	40
2-bed	113	15	14	19	161
3-bed	102	8	13	18	141
4+ bed	95	3	0	3	101
Total	310	47	46	40	443

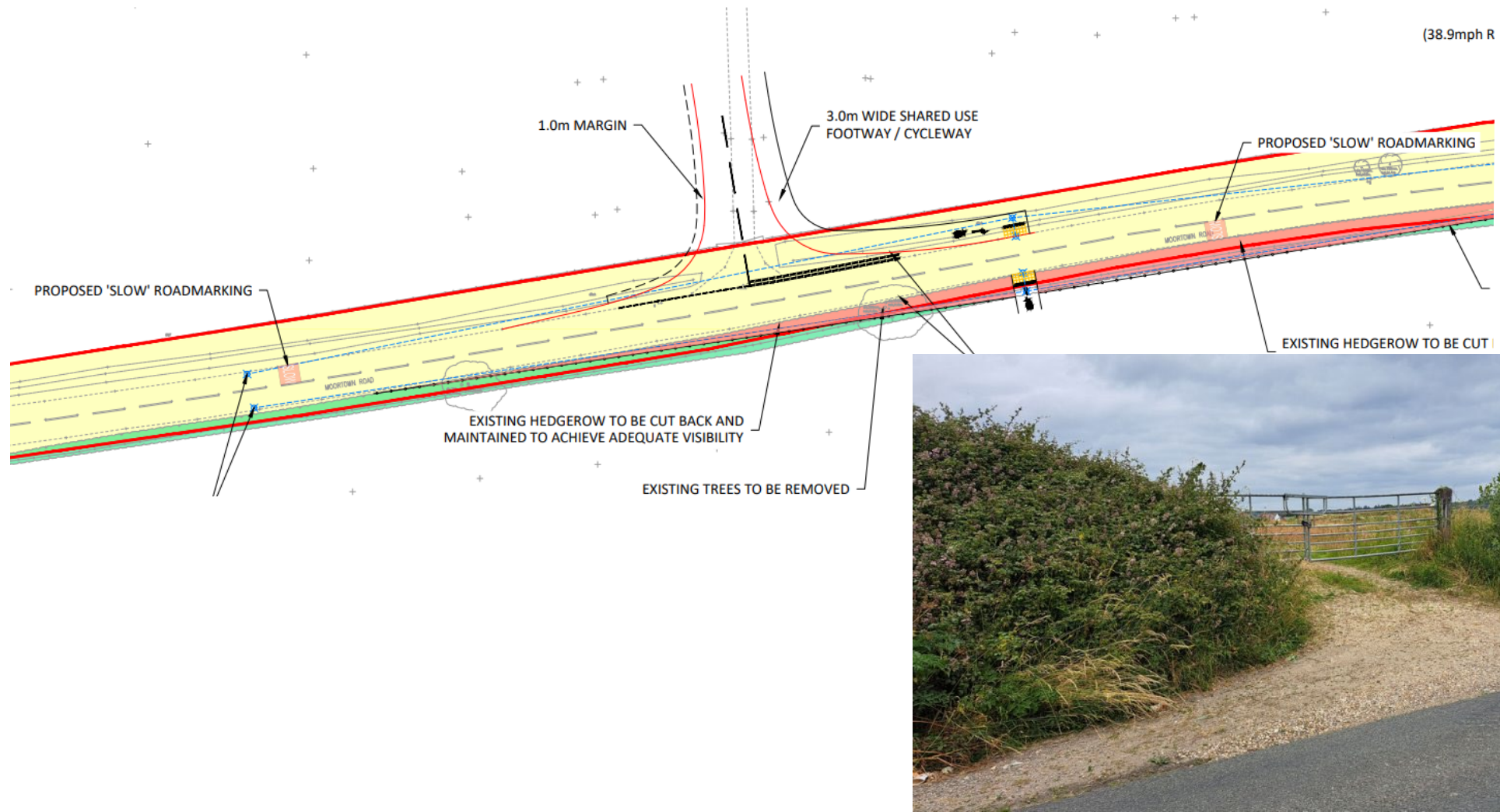
25

# Phase 1 Housing Mix





# Highways 1 - Site Access

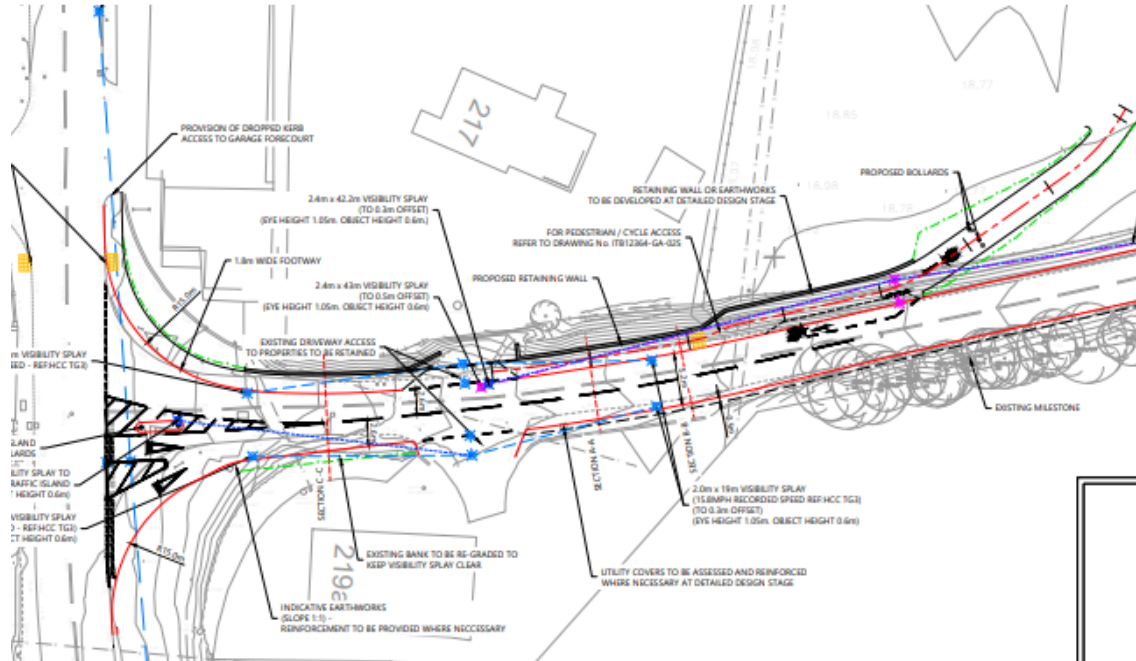


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# Highways 2 - Moortown Lane & Christchurch Road



28





# Highways 3 - Moortown Lane & Christchurch Road



29



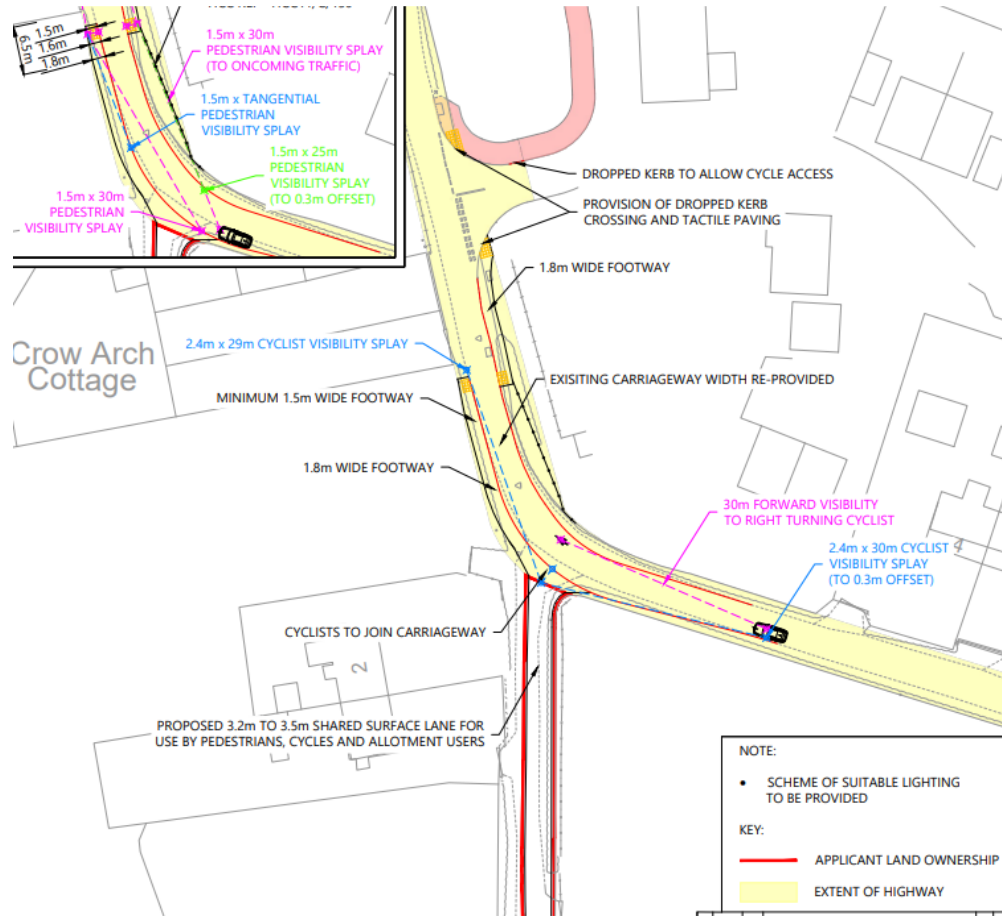
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# Highways 4 Pedestrian/Cycle route - Crow Arch Lane



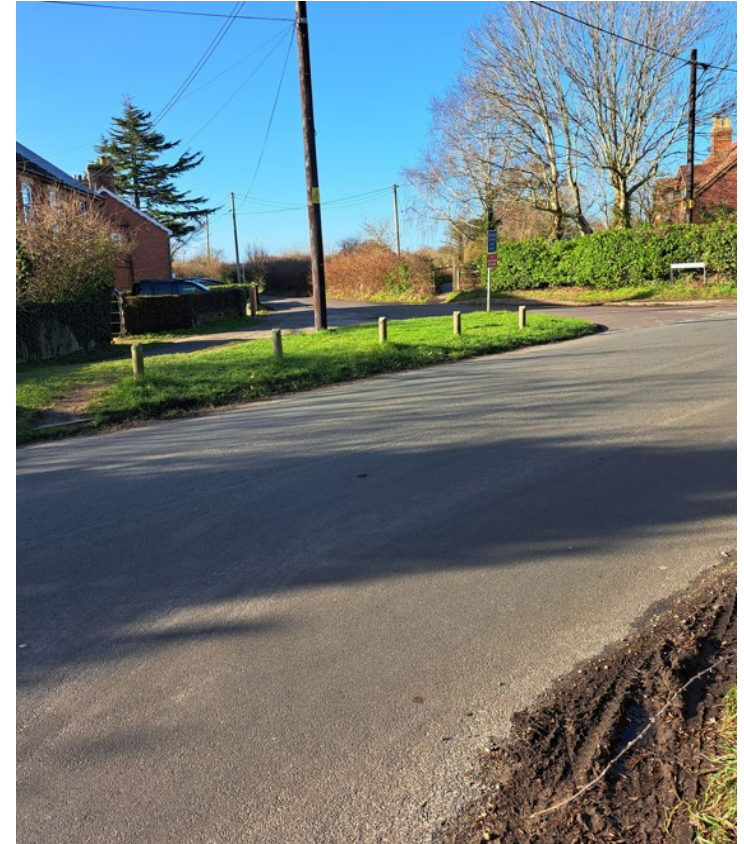
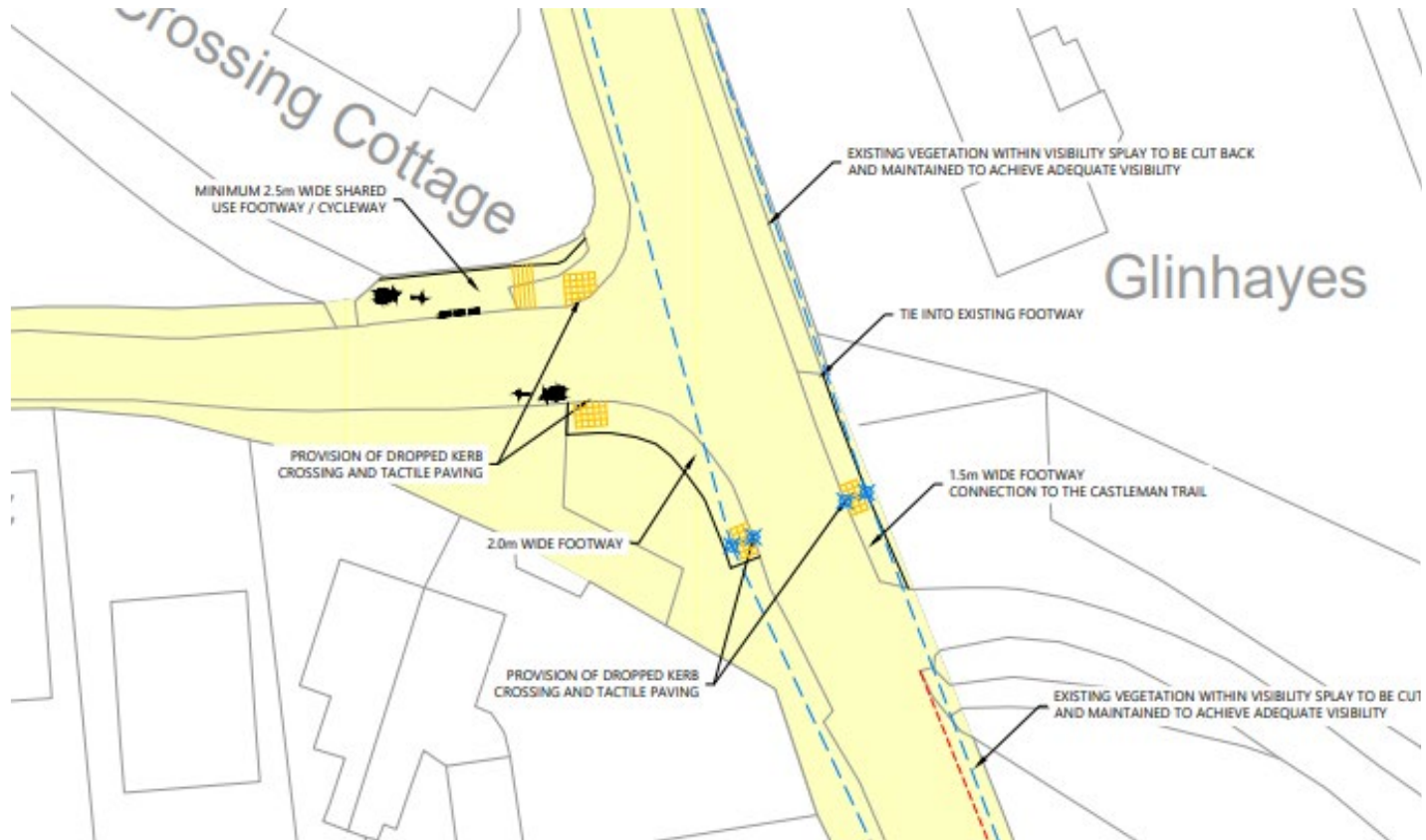
30





# Highways 5 - Crow Lane & Crow Arch Lane junction

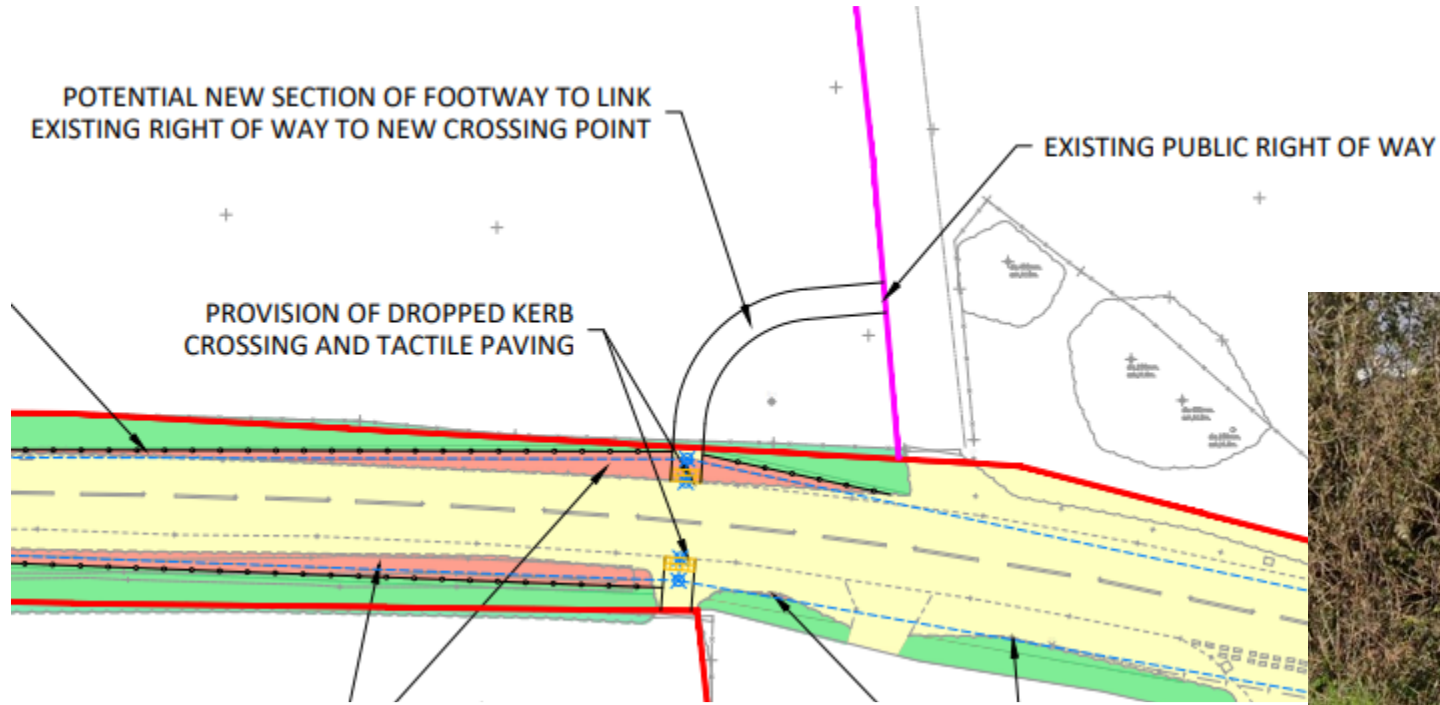
31







# Highways 6 - Moortown Lane: Eastern Pedestrian Access

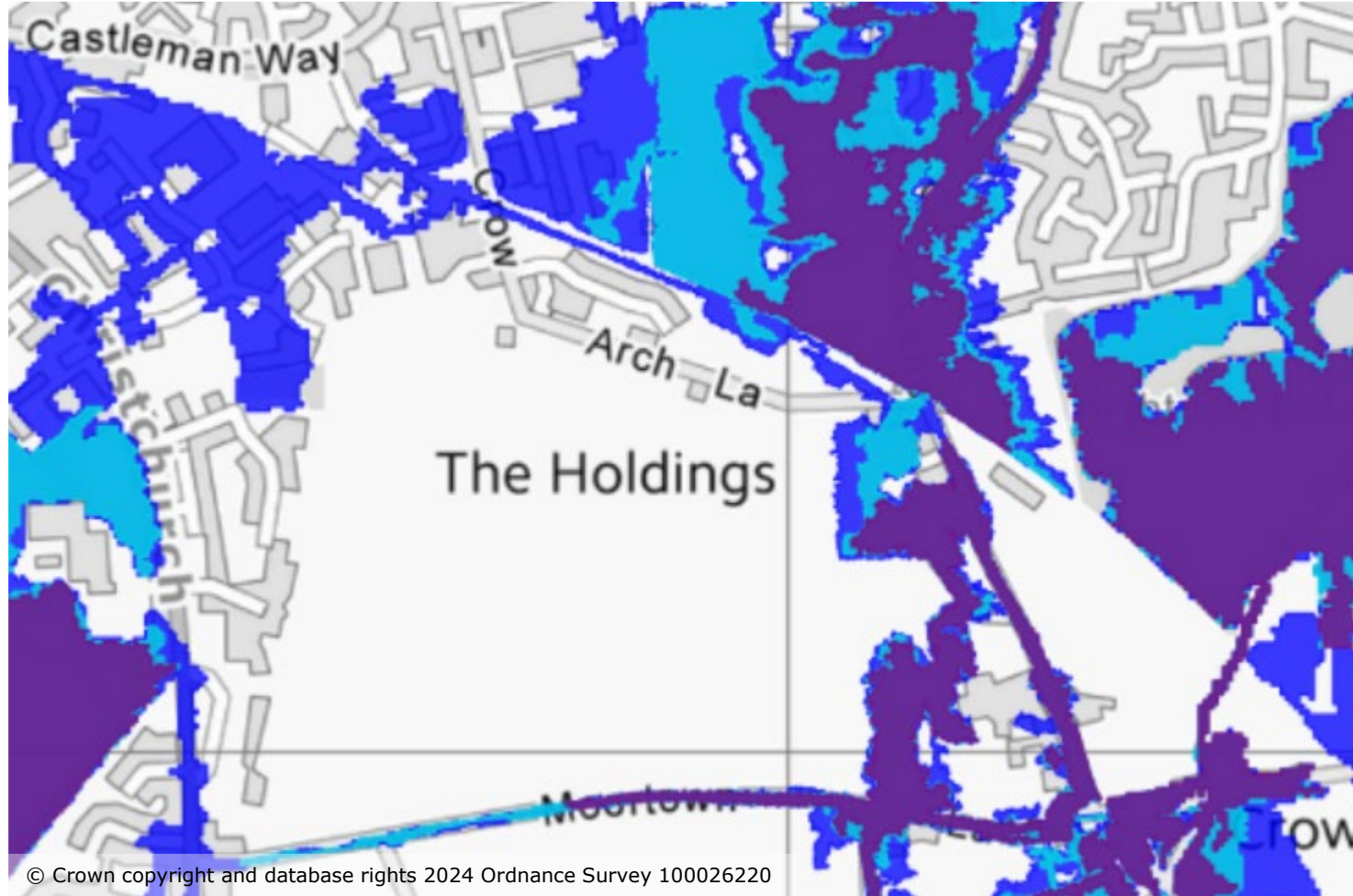


32

# Flood Risk - Fluvial (watercourses)



33



- Zone 2
- Zone 3a
- Zone 3b

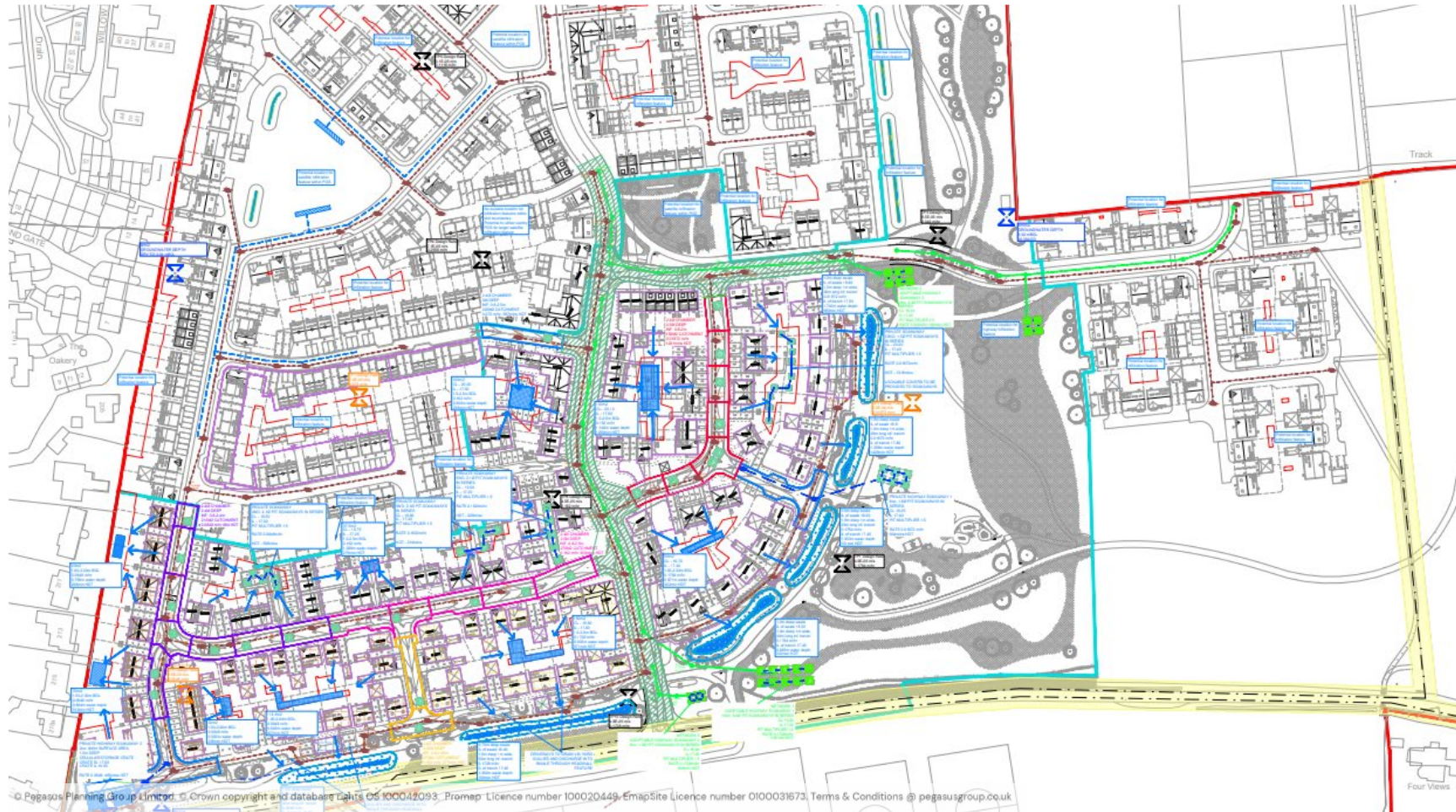
# Flood Risk - Surface Water



34



# Surface Water Drainage Strategy



35



# Landscape Masterplan & ANRG Strategy



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- Site Boundary
- Phase 1 Boundary
- Option Land Boundary
- Proposed Native Scrub and Woodland Planting
- Proposed Broadleaf Tree Planting to Form Small Groupings/Copses and Large Individual Feature Trees
- Proposed Shrub Planting
- Proposed Species-rich Meadow Grass
- Proposed Flowering Lawn
- Proposed Amenity Lawns for Informal Kickabout
- Proposed Play Spaces
- Proposed Dog Agility Area
- Proposed Drainage Basin
- Proposed Primary Path (Asphalt or Similar)
- Proposed Secondary Path (Hoggin or Similar)
- Indicative Nature Trail (Mown Grass Path)

- 1 Scrubby vegetation enhanced as reptile mitigation area
- 2 NEAP focussed on provision for older children and youths
- 3 Tree planting predominantly located in clusters along the edges of the ANRG corridor to frame long views across the space
- 4 ANRG crossing designed to remove sense of severance - see detail drawing edp5444\_d017a
- 5 Pockets of mown lawns within meadow allow for flexible use and kickabout space adjacent to play areas
- 6 Larger attenuation features designed with enlarged area to allow for slackened slope on eastern side to blend seamlessly into the ANRG meadow landscape and allow accessibility during dry periods
- 7 LEAP designed with natural play space focussed on younger children
- 8 Network of circular paths allow for exercising of dogs off leads
- 9 Option land provides and ANRG 'buffer' and includes a circular path with access off the Castleman Trail
- 10 Stand of Black Poplar forms a central distinctive landmark
- 11 Pedestrian connections to sports field area south of Moortown Lane
- 12 Panorama views towards the New Forest Nation Park which forms a distant ridgeline and backdrop to Ringwood
- 13 Hedgerow along Moortown Lane retained and enhanced. Where removal is requirement the hedgerow will be reinstated where appropriate
- 14 Footbridge to be upgraded
- 15 Pocket parks to provide local greenspace, play and larger tree planting
- 16 Swales containing a gravel trench with naturalistic herbaceous planting to provide seasonal interest
- 17 Pedestrian footpath to Long Lane

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# Phase 1 Landscaping

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# Phase 1 NEAP Play Area

## Play Equipment



- 1. Basketball Goal  
Supplier: Massey & Harris  
Freestanding galvanised post basketball goal or similar approved
- 2. Hammock Swing  
Supplier: Jupiter Play  
Product Reference: 901310100R  
Age: 3 to 12
- 3. Sit Ups  
Supplier: Playdale  
Product Reference: SU/S  
Age: 14 to Adult
- 4. Ladder Walk  
Supplier: Playdale  
Product Reference: LW/S  
Age: 14 to Adult
- 5. Parallel Bars  
Supplier: Playdale  
Product Reference: PA/S  
Age: 14 to Adult



- 6. Twin Balance Beam  
Supplier: Playdale  
Product Reference: BB(T)/S  
Age: 14 to Adult
- 7. Parkour 2  
Supplier: KOMPAN  
Product Reference: NRO852  
Age: 6+
- 8. Varioiset Seeburg  
Supplier: Jupiter Play  
Product Reference: V01252050R  
Age: 6 to 14
- 9. Infinity Bowl  
Supplier: Jupiter Play  
Product Reference: IP20  
Age: 2+
- 10. Inclusive 2 Bay Swing  
Supplier: Jupiter Play  
Product Reference: L10A-IN-I  
Age: 3-14



- 11. Rope End Swing  
Supplier: Jupiter Play  
Product Reference: 901330100R  
Age: 3 to 14
- 12. Double Width Slide with Single Step  
Supplier: Jupiter Play  
Product Reference: 9022570100  
Age: 3 to 10
- 13. Jumping Blocks  
Supplier: Jupiter Play  
Product Reference: 906110300R  
Age: 5 to 12
- 14. Chime Cascade  
Supplier: Jupiter Play  
Product Reference: IP414  
Age: 3+
- 15. Pendulum Swing  
Supplier: Jupiter Play  
Product Reference: 904622100R  
Age: 8 to 14



- 16. Wave Seating  
Supplier: Jupiter Play  
Product Reference: DNDLAR
- 17. Robinia Hangout Bench  
Supplier: Jupiter Play  
Product Reference: 909223300R

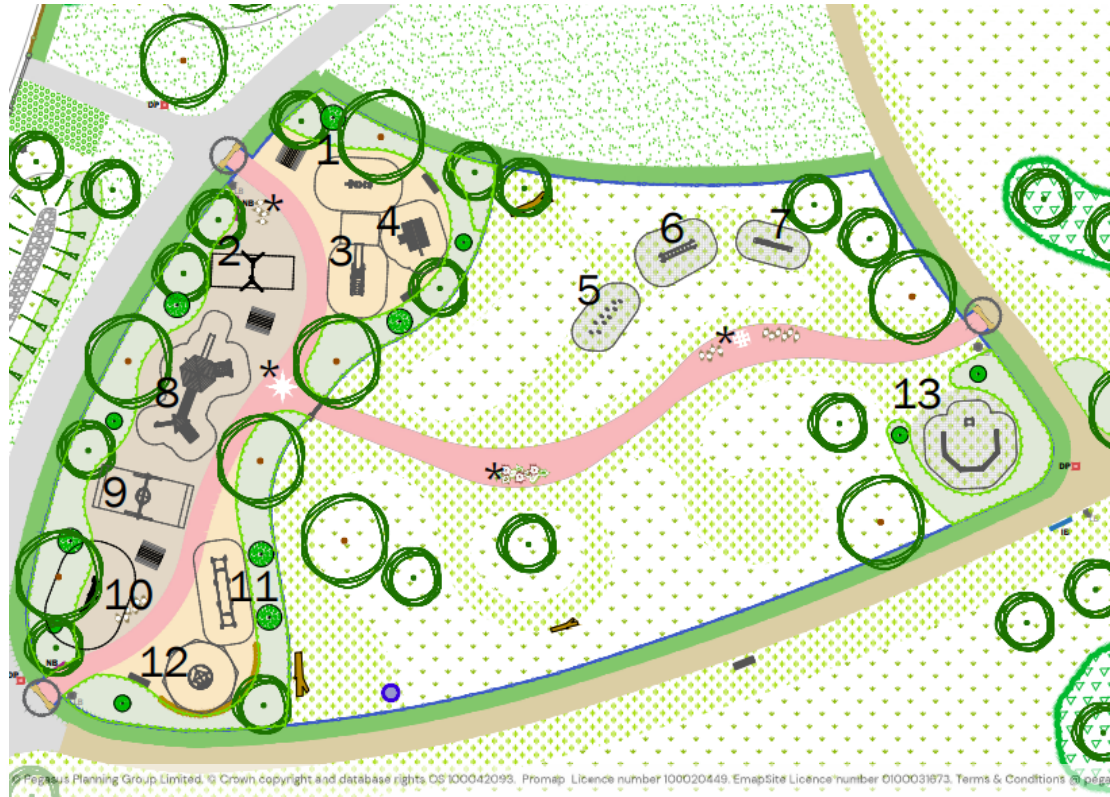
Notes: Each play equipment, where suitable, to incorporate metal fixtures at the base to prevent wood from entering the ground.



DRAWING  
POS  
be further  
ed in Phase 2
















# Phase 1 LEAP Play Area

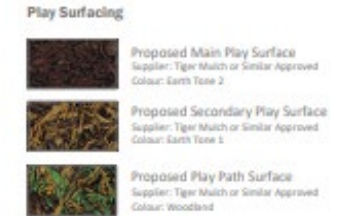


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## Play Equipment

- |  |   |  |   |   |
|--|---|--|---|---|
|               |            |         |      |            |
| 1. Natura Vespa Springs<br>Supplier: Jupiter Play<br>Product Reference: 8203A<br>Age: 2 to 6     | 2. Mixed Swing<br>Supplier: Jupiter Play<br>Product Reference: L39M<br>Age: 0 to 14           | 3. Mouse Slide<br>Supplier: Jupiter Play<br>Product Reference: PC208-N<br>Age: 1 to 6      | 4. Stake House<br>Supplier: Jupiter Play<br>Product Reference: 903226100R<br>Age: 2     | 5. Stepping Stilts<br>Supplier: Jupiter Play<br>Product Reference: 906110400R<br>Age: 2 to 12 |
|               |            |         |      |            |
| 6. Sloping Monkey Bars<br>Supplier: Jupiter Play<br>Product Reference: 90611000R<br>Age: 6 to 12 | 7. Block Bridge<br>Supplier: Jupiter Play<br>Product Reference: 906110700R<br>Age: 3 to 12    | 8. Varioset Worms<br>Supplier: Jupiter Play<br>Product Reference: V0120450<br>Age: 3+      | 9. Nest Swing<br>Supplier: Jupiter Play<br>Product Reference: 90123000R<br>Age: 0 to 14 | 10. Xylophone<br>Supplier: Jupiter Play<br>Product Reference: 90<br>Age: 5+                   |
|               |            |         |   |   |
| 11. Inclusive Seesaw<br>Supplier: Jupiter Play<br>Product Reference: 91266100R<br>Age: All Ages  | 12. Wildlife Wheelspin<br>Supplier: Jupiter Play<br>Product Reference: IP12W<br>Age: All Ages | 13. Nativity Seating<br>Supplier: Jupiter Play<br>Product Reference: A033<br>Age: All Ages |   |   |

Notes: Each play equipment, where suitable, to incorporate metal fixtures at the base to prevent wood from entering the ground.





# ANRG Road Crossing 1



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# ANRG Road Crossing 2



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# Phase 1 Housing Site Plan and Street Hierarchy



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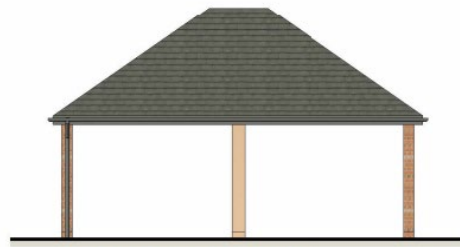


## Key

-  Site location
-  Phase 1 boundary
-  Principal street
-  Secondary street
-  Shared surface
-  Private drive

# Phase 1 Design - Vehicular Parking & Charging

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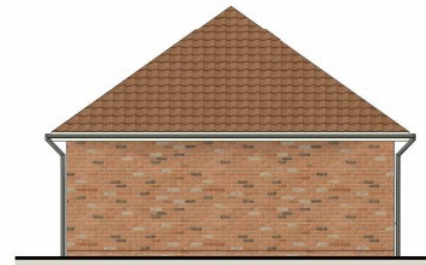
**FRONT ELEVATION**  
1 : 100



**LEFT ELEVATION**  
1 : 100



**FRONT ELEVATION**  
1 : 100



**LEFT ELEVATION**  
1 : 100

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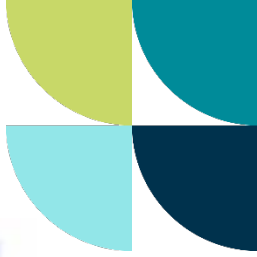
# Phase 1 - Character Areas



## Key

-  Site location
-  Phase 1 boundary
-  Crow Gardens
-  Crow Boulevard
-  Moortown Suburbs

# Phase 1 - "Crow Gardens" Character Area street scene



Plot 13:  
Stratford

Plot 14:  
Marlborough

Plot 15:  
Marlborough

Plot 28:  
Salcott

Plot 29:  
Salcott

Plot 30:  
Stratford

Plot 31:  
Stratford

45



Plot 32:  
Derby

Plot 33:  
Derby

Plot 52:  
Derby

Plot 51:  
Salcott

Plot 50:  
Stratford

Plot 49:  
Stratford

Plot 48:  
Derby

Plot 47:  
Marlborough

# Phase 1 - "Crow Boulevard" Character Area street scene



Plot 47:  
Marlborough

Plot 46:  
Ripley

Plot 41-45:  
Apartment

Plot 77:  
Marlborough

Plot 83:  
Chelmsford

Plot 84-86:  
AFR2B3P

Plot 91:  
Dromer

Plot 92-96:  
Apartment

46

## Crow Boulevard



Plot 100:  
Walkford

Plot 107:  
Dromer

Plot 108-110:  
AFR3B4P

Plot 111:  
Chelmsford



# Phase 1 - "Moortown Suburbs" Character Area Street scene



Plot 56:  
Chelmsford

Plot 57:  
Ashford

Plot 58-61:  
AFR2B3P

Plot 62:  
AFR3B4P

Plot 67-68:  
Calthorpe

Plot 69-70:  
Seaton

Plot 71-72:  
Seaton



Plot 73-74:  
AFR3B4P

Plot 75-76:  
AFR3B4P

Plot 77:  
Marlborough

Plot 82:  
Ashford

Plot 83:  
Chelmsford

47

# Phase 1 - Typical House Elevation & Floorplan



FRONT ELEVATION  
1 : 100



LEFT ELEVATION  
1 : 100

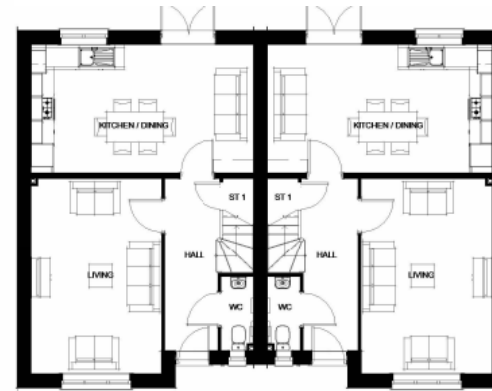


RIGHT ELEVATION  
1 : 100



REAR ELEVATION  
1 : 100

'Seaton' 3-bed semi detached market house (plots 69-72; 142-143)



GROUND FLOOR PLAN  
1 : 100



FIRST FLOOR PLAN  
1 : 100

# Phase 1 - Typical House Elevation & Floorplan

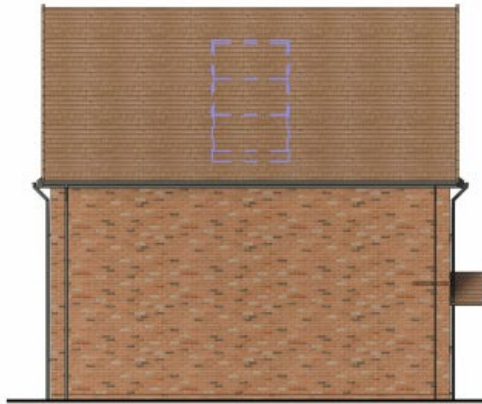


49



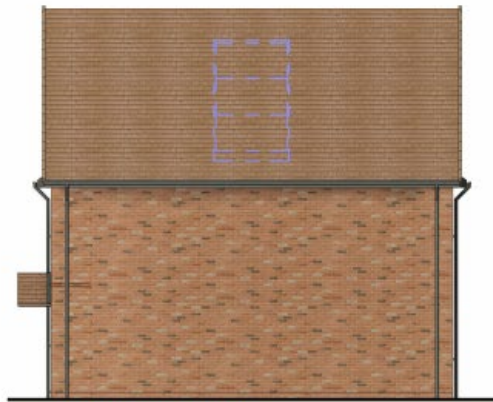
FRONT ELEVATION

1 : 100



LEFT ELEVATION

1 : 100



RIGHT ELEVATION

1 : 100



REAR ELEVATION

1 : 100

Affordable Housing - Four 2-bed terrace (plots 87 - 90)



GROUND FLOOR PLAN

1 : 100



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3a 21/11723



# Phase 1- Typical Elevations and Floorplan



FRONT ELEVATION  
1 : 100



LEFT ELEVATION  
1 : 100



RIGHT ELEVATION  
1 : 100



REAR ELEVATION  
1 : 100

'Derby' 5-bed detached 2.5 storey market house – red brick and weatherboarding (plots 32, 48, 122, 131, 135, 145, 146)



GROUND FLOOR PLAN  
1 : 100



FIRST FLOOR PLAN  
1 : 100



SECOND FLOOR PLAN  
1 : 100

# Phase 1 – Typical Elevations and Floorplans

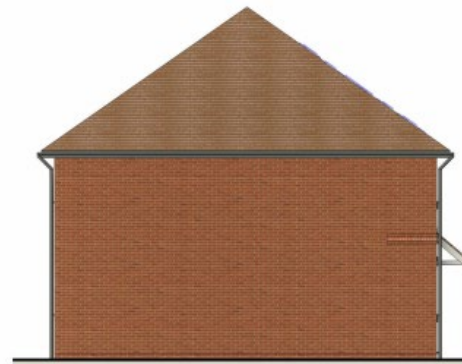


4-bed Affordable House - plots 5-6 and 137-138

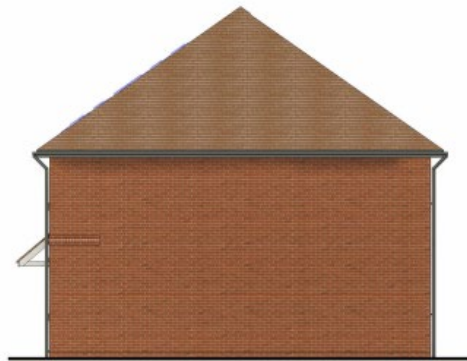
51



FRONT ELEVATION  
1 : 100



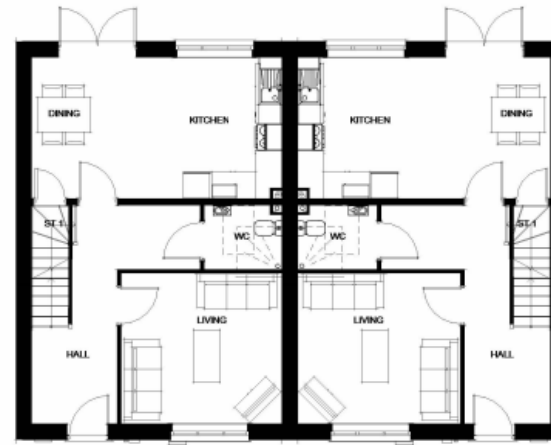
LEFT ELEVATION  
1 : 100



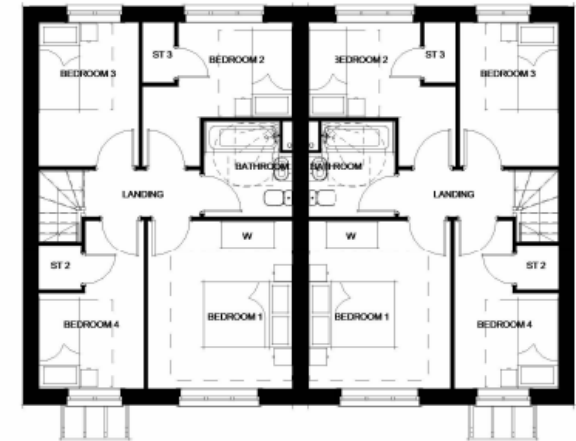
RIGHT ELEVATION  
1 : 100



REAR ELEVATION  
1 : 100



GROUND FLOOR PLAN  
1 : 100



FIRST FLOOR PLAN  
1 : 100

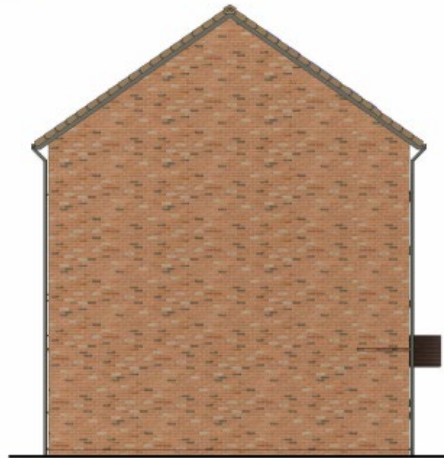
# Phase 1 - Typical Elevations and Floorplans



Reference to the previous unit's environmental elevations depending on the orientation and glazing unit area. To be checked by Energy Assessor for compliance as additional panels may be required depending on aspect.



**FRONT ELEVATION**  
1 : 100



**LEFT ELEVATION**  
1 : 100

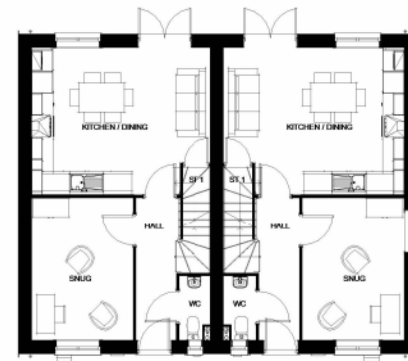


**RIGHT ELEVATION**  
1 : 100

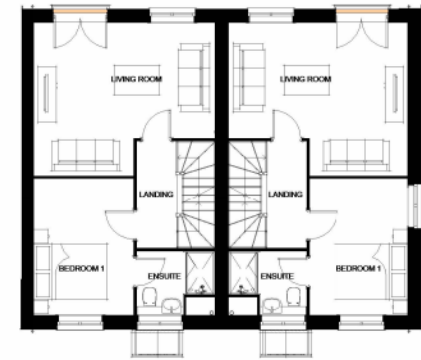


**REAR ELEVATION**  
1 : 100

'Walkford' 4-bed 3-storey semi-detached townhouse (plots 100/101)



**GROUND FLOOR PLAN**  
1 : 100



**FIRST FLOOR PLAN**  
1 : 100



**SECOND FLOOR PLAN**  
1 : 100



# Phase 1 – Typical Elevations and Floorplans



53



FRONT ELEVATION  
1:100

Affordable Flatted Block 41 35 (five 1-bed flats)



RIGHT ELEVATION  
1:100



# Phase 1 Design - Building Storeys



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# Summary

- The proposal would provide 92% of the minimum quantum of housing identified in Local Plan Policy SS13
- The proposal would make a significant contribution to the District's housing need
- The development will deliver 133 affordable dwellings across a range of tenures (Social Rent, Affordable Rent, Shared Ownership)
- Given the proposed housing, the balance is clearly in favour of permission and will meet the priority of meeting housing needs set out in the recently adopted NFDC Corporate Plan (2024-2028)

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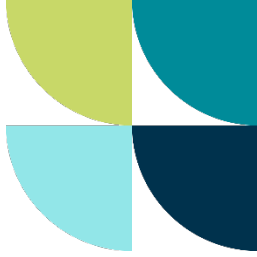




# Summary

- No substantive alternative evidence has been submitted in representations to set aside the views of statutory consultees
- The proposal subject to a s106 planning obligation and suitable conditions will be acceptable in terms of highways, access, vehicular parking, electric vehicle charging, public rights of way, pedestrian and cycle routes, cycle storage, refuse storage and collection, flood risk and foul drainage
- The proposal will be acceptable in terms of habitat mitigation and European designated nature conservation sites, phosphates neutrality, biodiversity net gain and protected species
- The proposal will also provide suitable public open space in the form of ANRG, informal open space and play areas. Detailed hard and soft landscaping in Phase 1 will be secured through suitable conditions

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# Summary

- The housing design is of sufficient quality to meet the requirements of NPPF paragraphs 135 and 136 and Policy ENV3 and has regard to local design guidance
- The detailed objections from NFDC Environmental Design and Ringwood Town Council, including the completed Building for a Healthy Life assessment, are noted and have been addressed in the Planning Assessment of the Committee Report
- The proposal does not meet Ringwood Neighbourhood Plan Policies R5, R6 and R10, but for the reasons set out in the Committee Report it is considered that this does not significantly and demonstrably outweigh the identified benefits
- The proposal, subject to suitable conditions, will not have a harmful impact on heritage assets, archaeological remains, mineral extraction, air quality, noise and residential amenity

(Continued on next slide)



# Summary

- The proposal will include a substantial package of contributions of approximately £4.4m towards local infrastructure and mitigation to be secured in a s106 planning obligation and significant further infrastructure funding should also come forward through the Community Infrastructure Levy (CIL)

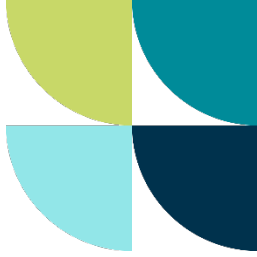




# Planning Balance

- Overall given there are no technical objections to the proposal which coupled with the significant public benefits including the delivery of need market and affordable housing, the provision of substantial new public open space, and the sustainable development as set out in this report the proposal is considered to be generally in line with local and national policy and guidance
- As such, in accordance with paragraph 11(d) of the NPPF, on the balance of all material considerations, with significant weight placed on the substantial housing being bought forward, the proposal comprises sustainable development in line with Local Plan Policy STR1 (Achieving Sustainable Development)
- Any identified harm does not equate to an identifiable level of adverse impact whereby that impact would significantly and demonstrably outweigh the identified benefits that the application will bring as set out in the above detailed report

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# Recommendation

Delegated Authority be given to the Service Manager (Development Management) to reconsult Natural England prior to the proposed adoption of the shadow HRA and AA, and to GRANT PERMISSION subject to:

- i. the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
- Affordable Housing (133 units)
  - Air quality monitoring contribution
  - Alternative Natural Recreational Greenspace (ANRG), Public Open Space (POS) and play spaces including management and maintenance framework (including provision for the scenario whereby management is not undertaken properly or the management company ceases to operate)
  - ANRG Phase 1 Phasing Plan
  - Biodiversity Net Gain management and monitoring
  - Community Facility contribution in lieu of community focal point
  - District Council Monitoring charges (recreational habitat mitigation commencement and on-site monitoring and/or inspections, affordable housing monitoring, biodiversity net gain monitoring, public open space)
  - Formal public open space (football pitch) contribution
  - Habitat Mitigation
  - Linden Ring 3 footpath improvement contribution
  - Hampshire County Council contributions
    - Primary Education in Ringwood
    - Countryside Services (Public Rights of Way)
    - Local Highway Authority contribution

(Continued on next slide)

# Recommendation

- ii. the imposition of the conditions set out in the report and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provision





End of 3a 21/11723 presentation



**New Forest**  
DISTRICT COUNCIL

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# Planning Committee

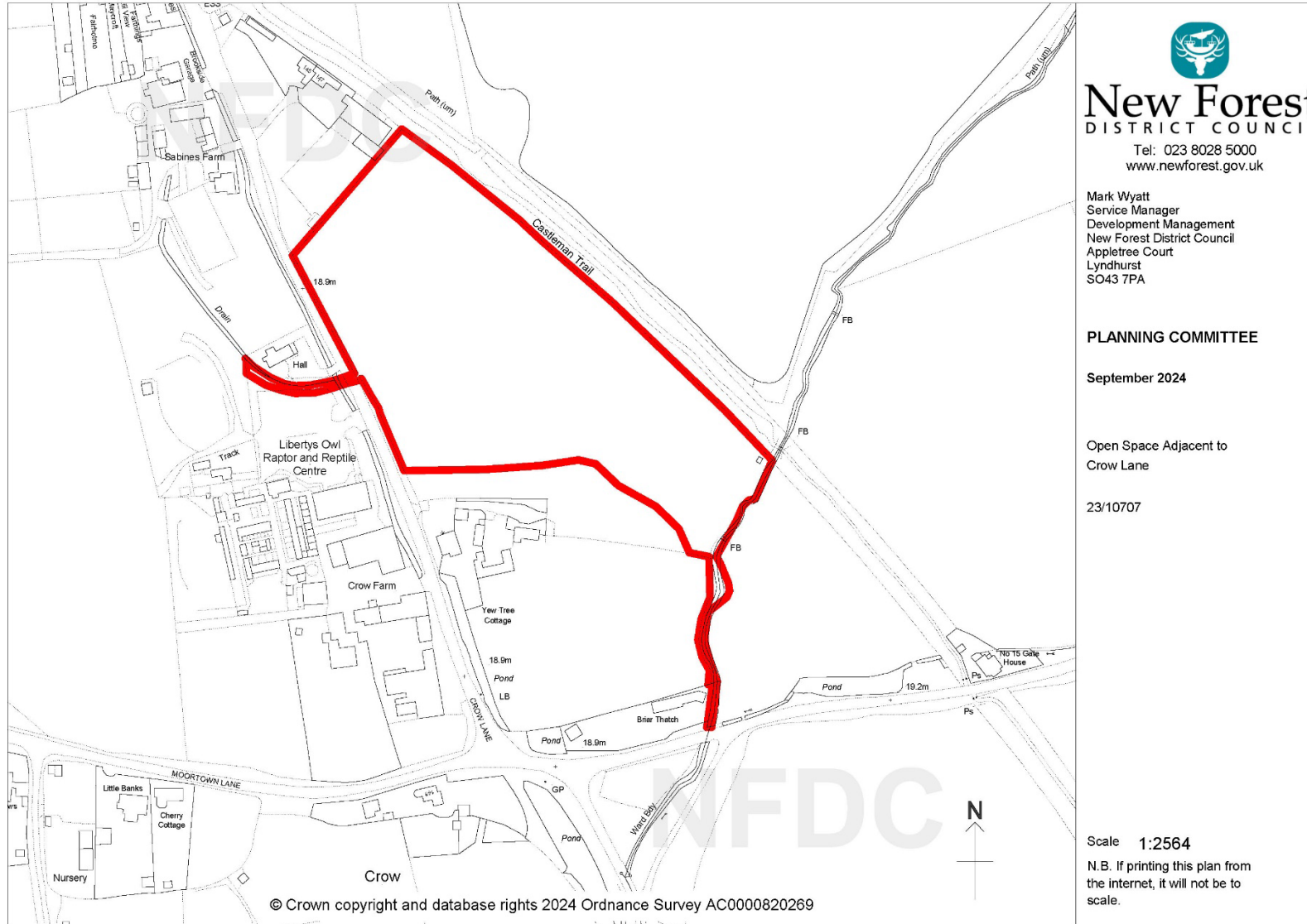
## App No 23/10707

Land East of Crow Lane

Ringwood

**Schedule 3b**

# Red Line Plan



**New Forest**  
DISTRICT COUNCIL

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

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

September 2024

Open Space Adjacent to  
Crow Lane

23/10707

Scale 1:2564

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scale.



# Local context



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# Aerial photograph

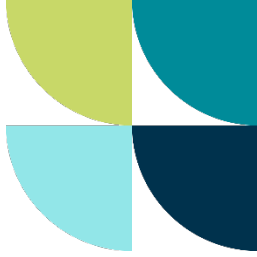


66

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3b 23/10707

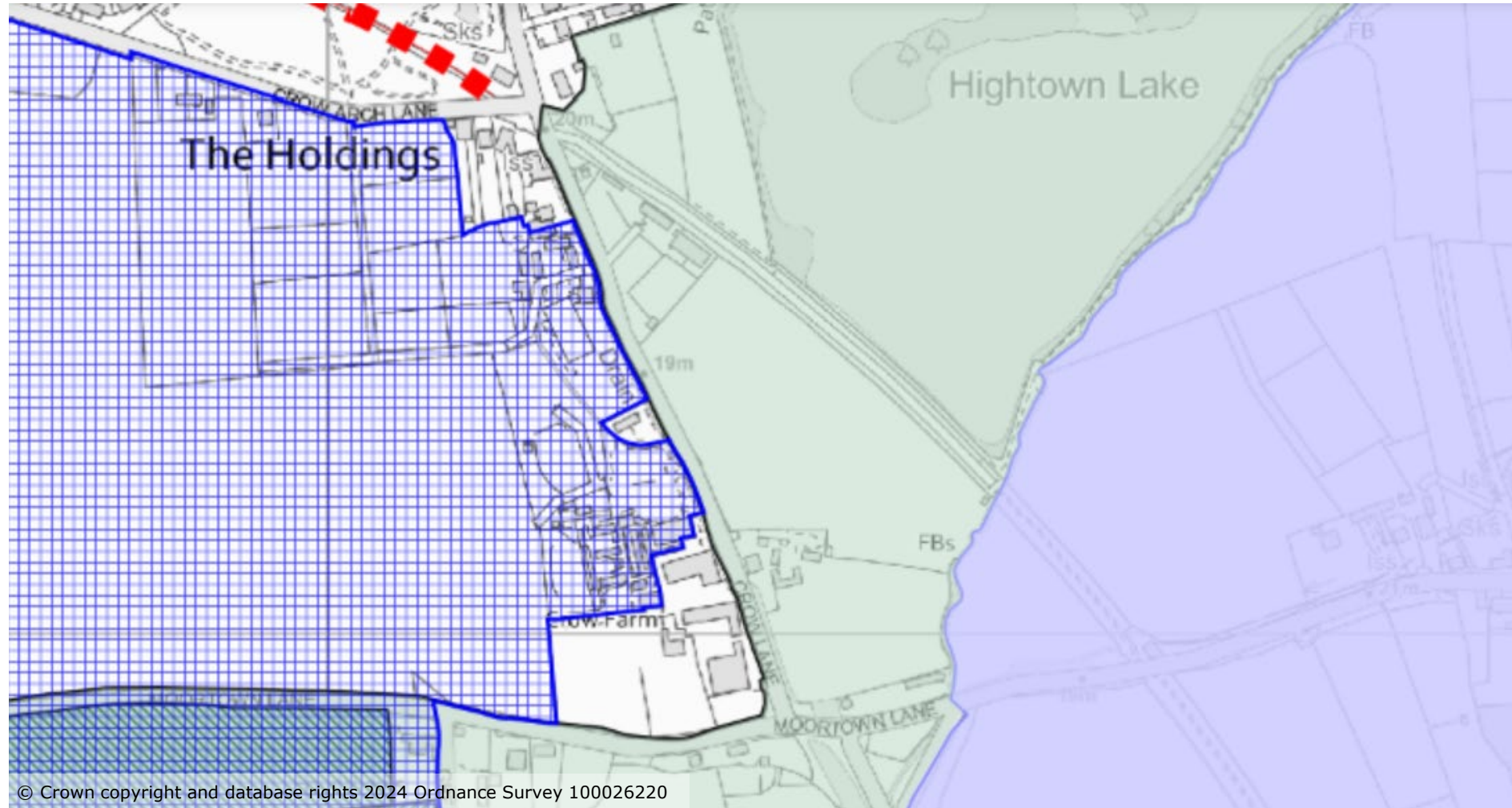


## Proposed Development

- The Change of Use of agricultural land to publicly accessible open space to facilitate Alternative Natural Recreational Greenspace (ANRG) with associated landscaping, footways and access points



# Green Belt and NFNPA boundary



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# Site photographs 1



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## Site photographs 2



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# Site photographs 3



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# Site photographs 4



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# Landscape Plan and Access Plan



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3b 23/10707



# Detailed Landscape Plan

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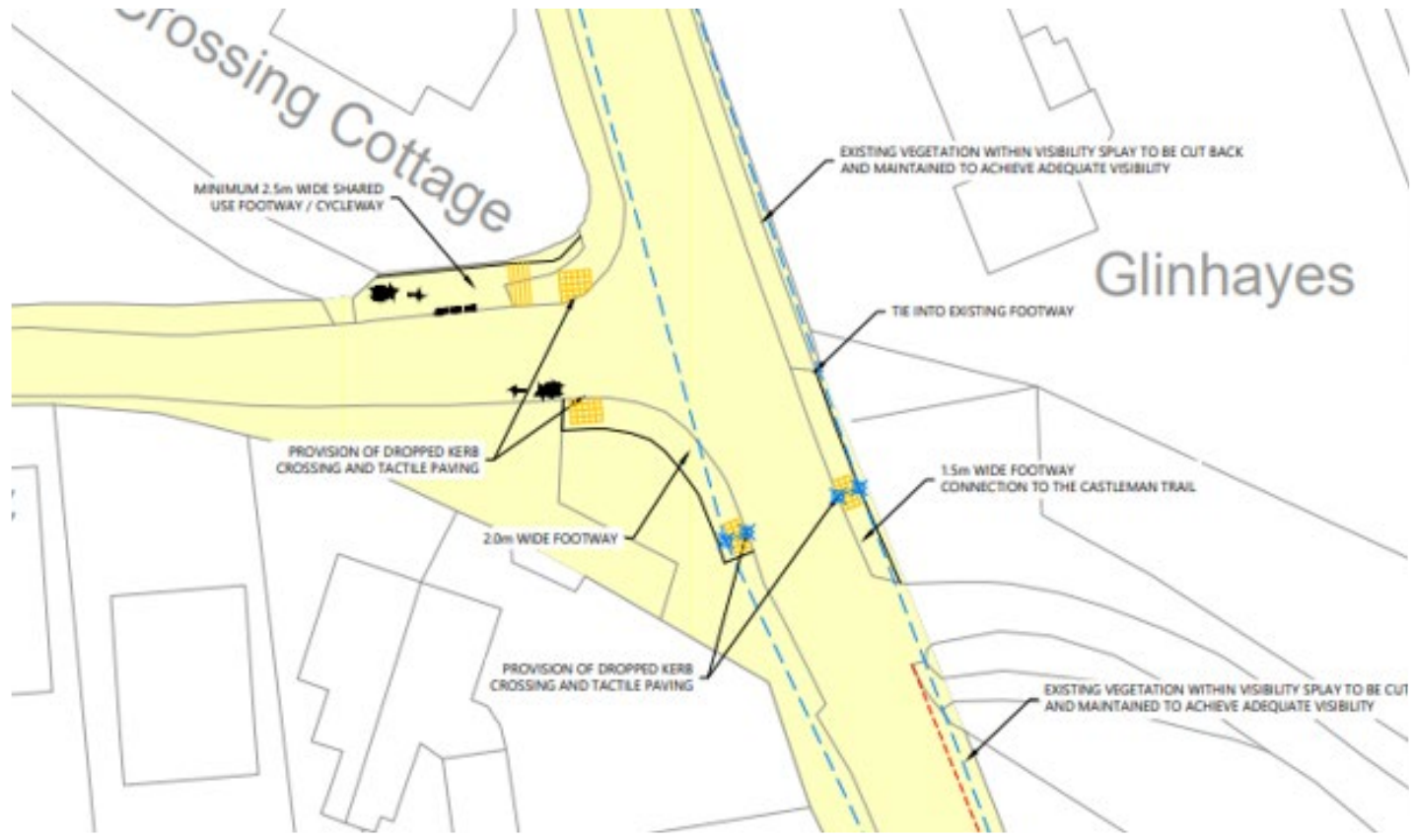
- Site Boundary
- Option Land Boundary
- Existing Vegetation to be Retained  
Refer to the Arboricultural Report
- Existing Vegetation to be Removed  
Refer to the Arboricultural Report
- Proposed Tree Planting
- Proposed Species-Rich Meadow Grass  
Product: SM1 Basic General Purpose Meadow Mixture  
Supplier: Ecoterrace Seeds  
Sowing rate: 4g/m<sup>2</sup>  
Topsoil Depth: 150mm
- Proposed Flowering Lawn  
Product: SL1 Flowering Lawn Mixture  
Supplier: Ecoterrace Seeds  
Sowing rate: 4g/m<sup>2</sup>  
Topsoil Depth: 150mm
- Proposed Native Shrub Planting  
Topsoil Depth: 450mm  
Mulch: Jute/Hessian Mulch Mats
- Proposed Wetland Tolerant Ornamental Planting  
Topsoil Depth: 450mm  
Mulch: 75mm Depth Bark Mulch
- Proposed Artificial Turf to Dog Agility Equipment  
Product: Birchwood 37mm Artificial Grass  
Supplier: Grass247  
Or similar approved
- 2m Secondary Footway  
Hoggin path with metal edging  
To engineers specification
- Proposed Litter/Dog Waste Bin  
Wylstone Litter Bin (W5/6)  
Colour/Finish: Light Stain  
Or similar approved
- Proposed Bench  
Wylstone Dacromet Bench in Inko Light Stain, Black Frame or similar approved
- Proposed Picnic Bench  
Wylstone Wheelchair Accessible Hardwood Picnic Table in Inko Light Stain, Black Frame or similar approved
- Proposed Information Board
- Proposed Direction Post
- Proposed Access Gate  
Product: Astin - 2 Way (P50-D110-04 - easy latch option)  
Or similar approved

- Please Refer to:
- Drawing 64 for Details on the Phase 1 POS
  - Drawing 99 for Details on the NEAP Play
  - Drawing 67 for Details on the LEAP Play
  - Drawing 91 for Details on Plot Planting

# Access – Castleman Trail at Crow Lane and Crow Arch Lane



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# Flood Risk

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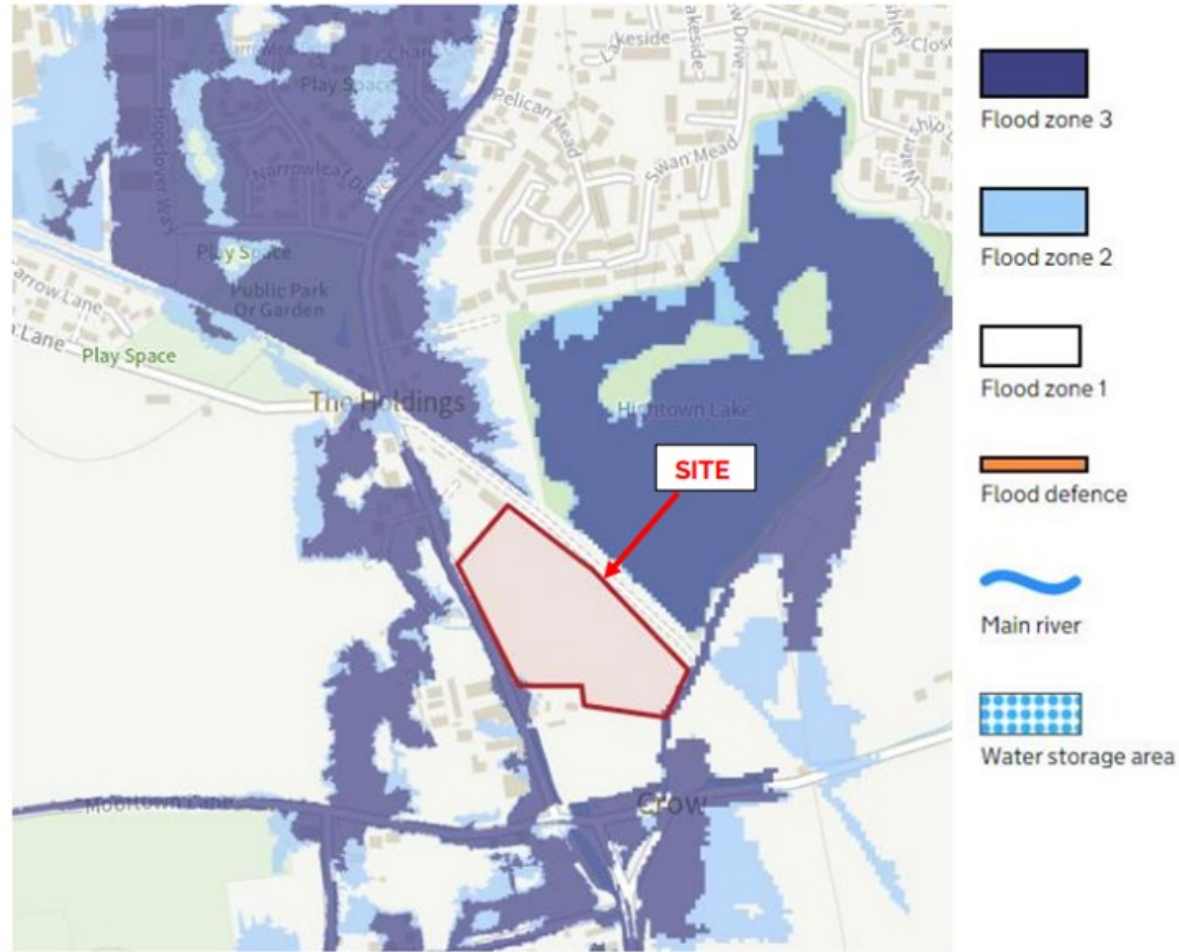


Figure 6: EA Flood Map for Planning (Contains OS data © Crown copyright 2023)  
 Source: <https://flood-map-for-planning.service.gov.uk>



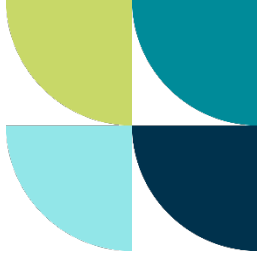
Figure 8: EA Surface Water Flood Map  
 (Source: <https://check-long-term-flood-risk.service.gov.uk/map>)

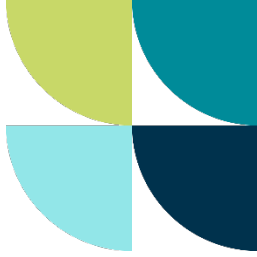


# Landscape Plan - Land East of Crow Lane and Moortown Lane (21/11723)



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# Summary

- The proposal is acceptable in terms of the South West Hampshire Green Belt and subject to suitable conditions, is sufficiently sensitively designed to minimise any adverse impacts on the setting of the New Forest National Park
- On balance of considerations the proposal is acceptable in terms of ANRG provision
- The long-term management of the proposed public open space can be linked to the main application (21/11723) and secured through suitable conditions and a planning obligation
- The proposal, subject to suitable conditions and a planning obligation, would be acceptable in terms of ecology, flood risk and drainage, trees, landscaping and pedestrian access
- The loss of agricultural land is considered to be outweighed by the benefit of additional public open space



# Recommendation

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

- i. the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
  - Public Open Space Management and Maintenance framework
- ii. the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions

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End of 3b 23/10707 presentation



**New Forest**  
DISTRICT COUNCIL

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# Planning Committee

## App No 23/10268

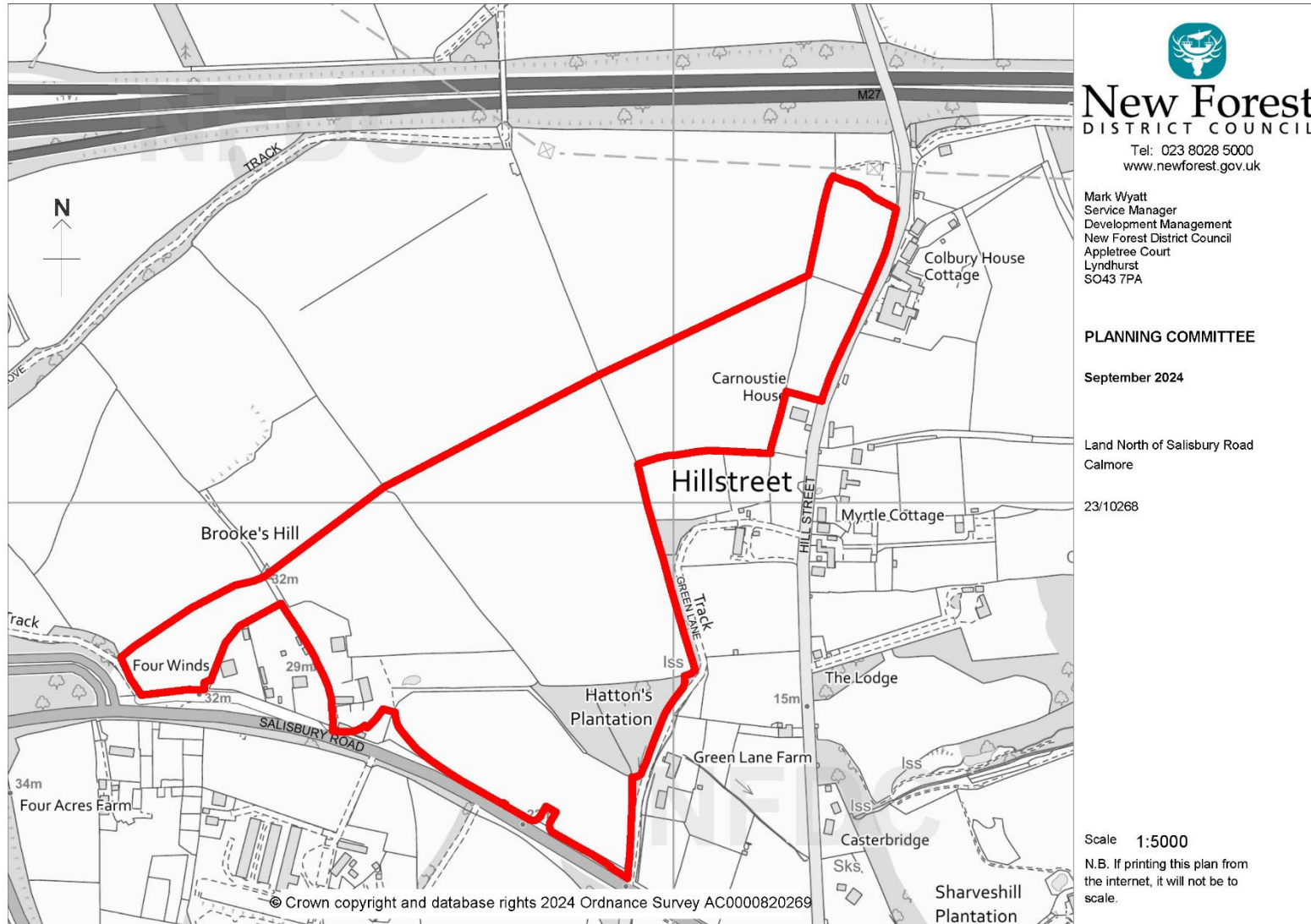
Land North of Salisbury Road,

Calmore

Netley Marsh

**Schedule 3c**

# Red Line Plan



**New Forest**  
DISTRICT COUNCIL

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

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

September 2024

Land North of Salisbury Road  
Calmore

23/10268

Scale 1:5000

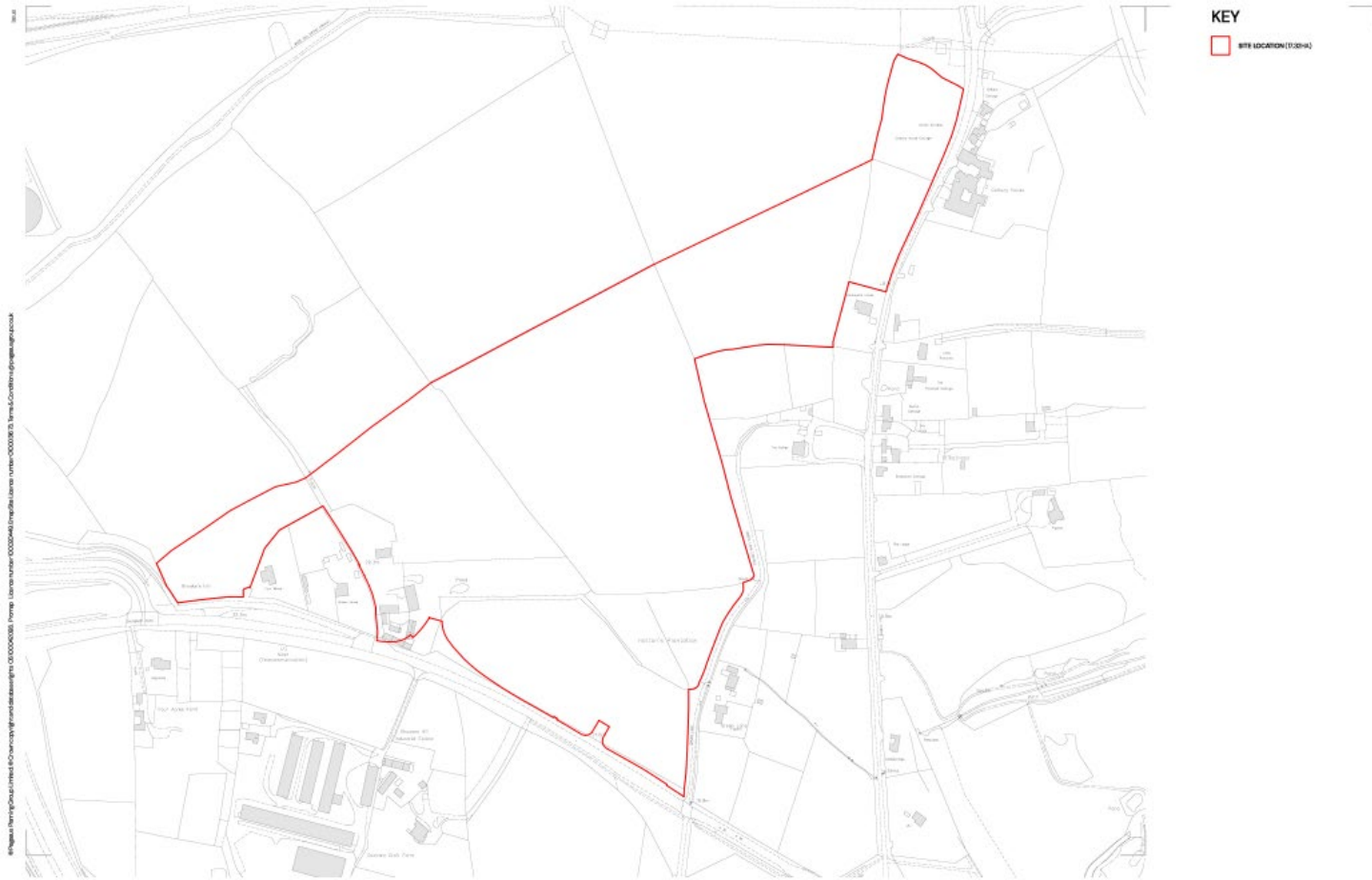
N.B. If printing this plan from  
the internet, it will not be to  
scale.



# Developer Site Location Plan



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LAND NORTH OF SALISBURY ROAD, NORTH TOTTON - SITE LOCATION PLAN



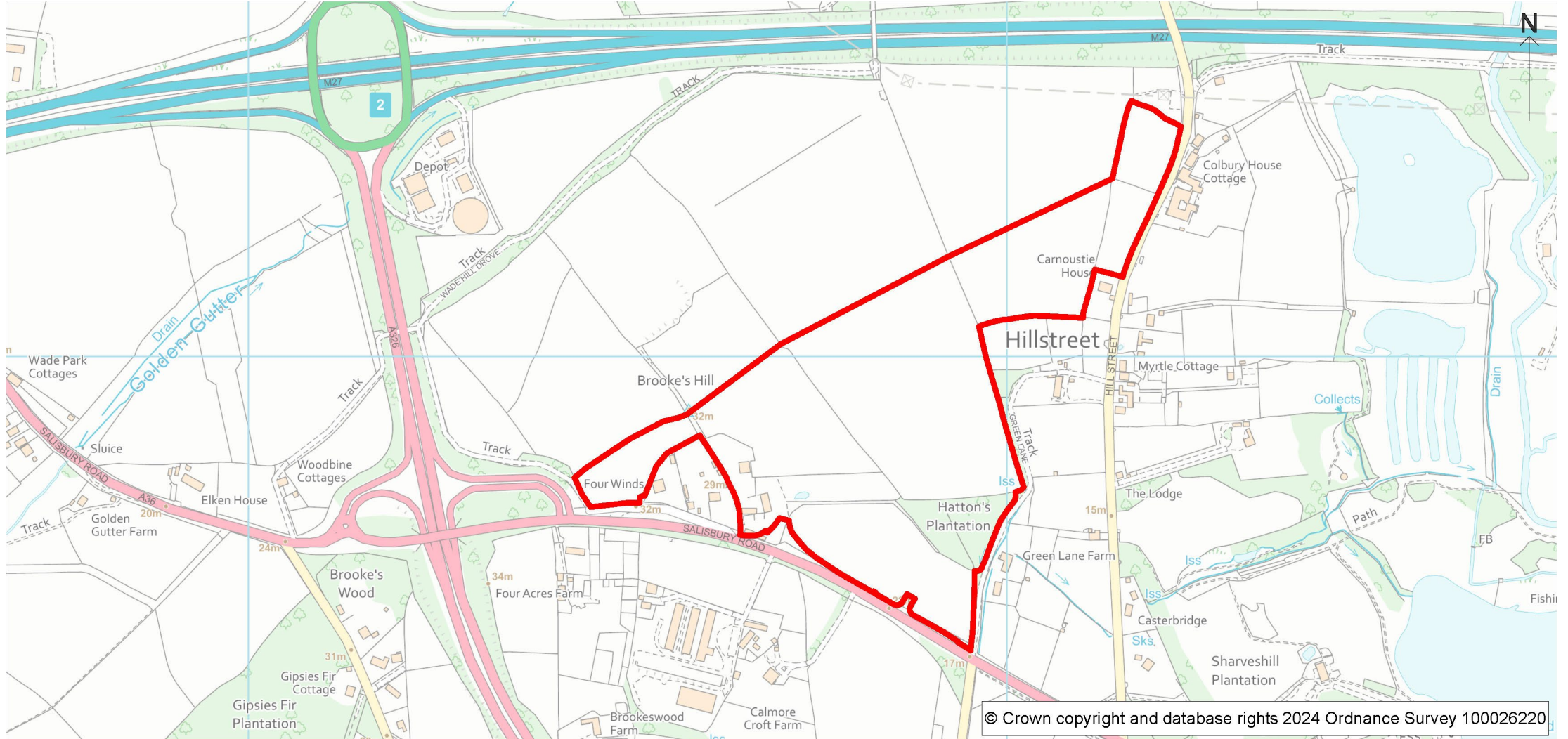
PEGASUS GROUP | TEAM DRAWN BY: TC | APPROVED BY: TB | DATE: 09/08/2022 | SCALE: 1:2500 @ A3 | 1:250 @ A0 | DRAWING: P22-0203\_DE\_DED\_A\_16 | CLIENT: BLOOR HOMES LIMITED AND THE TRUSTEES OF BARNER HILL ESTATES

81

3c 23/10268

# Local context

84



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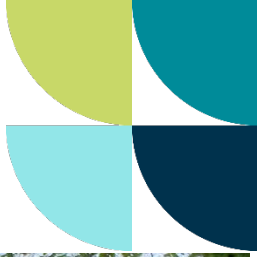
# Aerial photograph



85



# Photographs – South side and from Green Lane





# Photographs – North of Hatton's Plantation





# Photographs – towards northern edge





# Photographs – Central ANRG





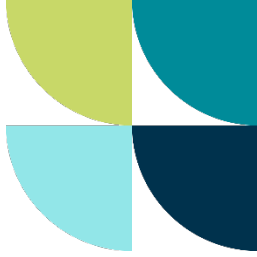
# Photographs – Eastern edge / side of site





# Photographs – Hill Street Edge





# Context to Reserved Matters application

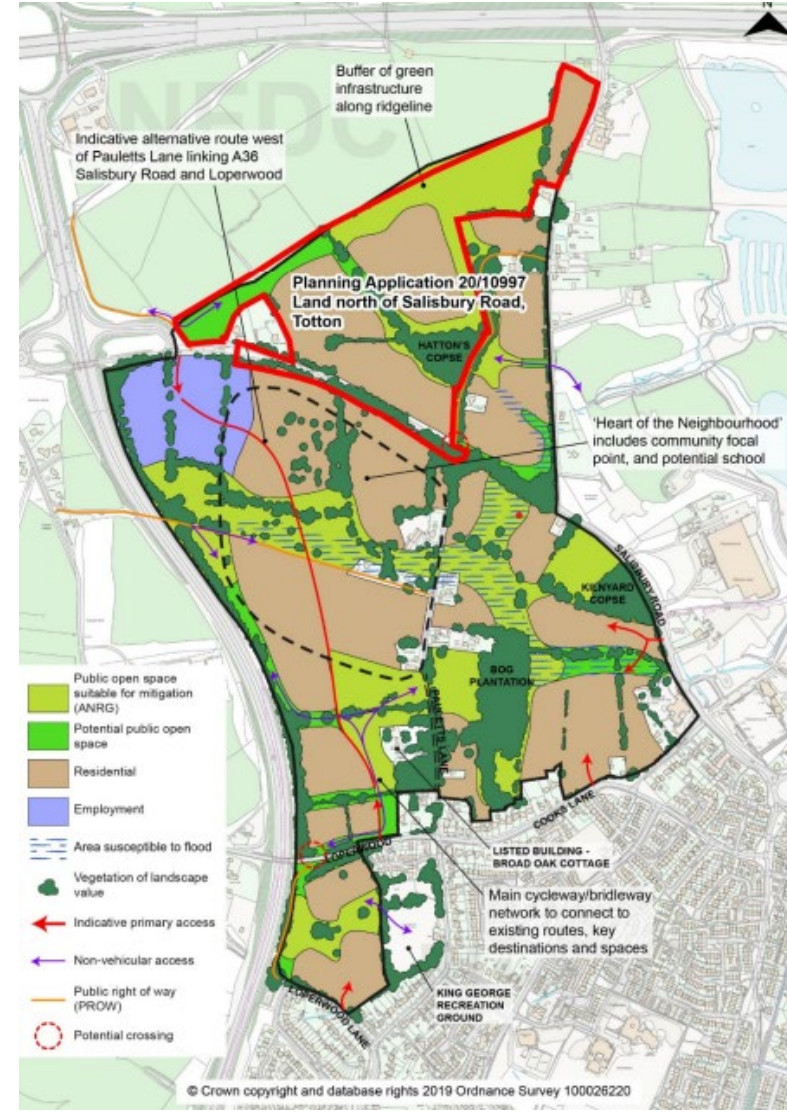
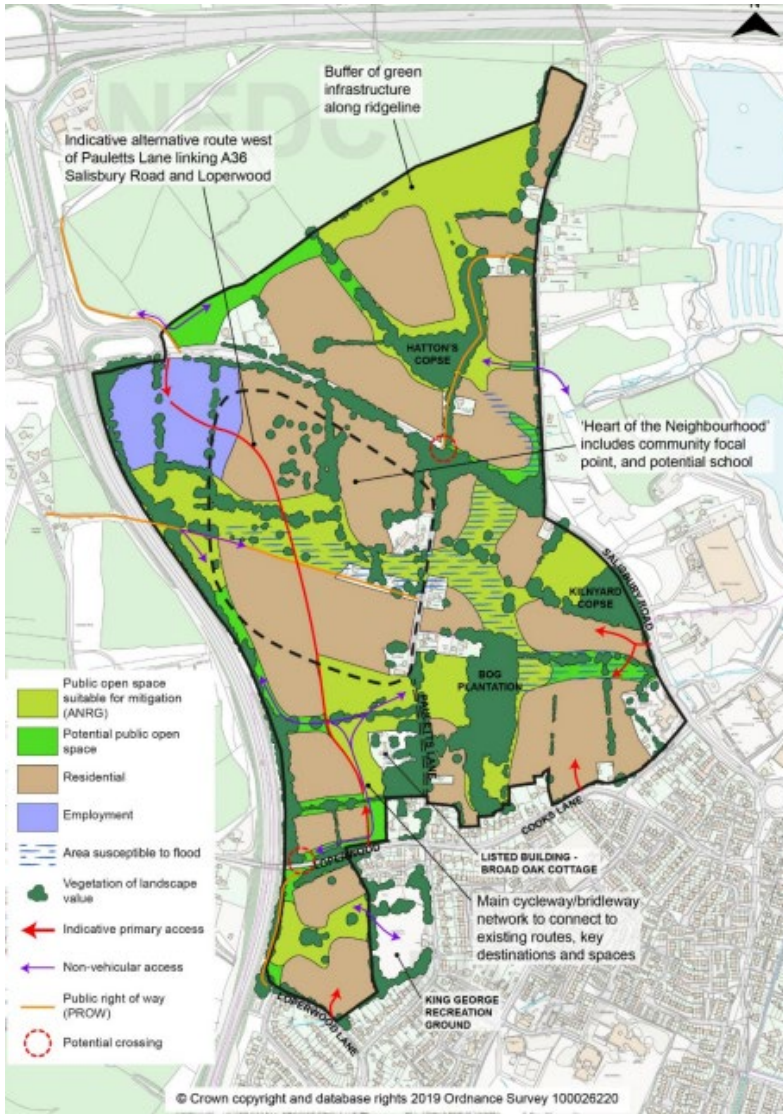
- Outline Planning Permission granted in January 2023 for up to 280 dwellings
- Access arrangements onto Salisbury Road approved.
- All other matters reserved
- 38 conditions
- S106 legal agreement has secured ANRG, POS, Affordable Housing, Transportation contributions and education contributions



# Local Plan Allocation – Concept Masterplan



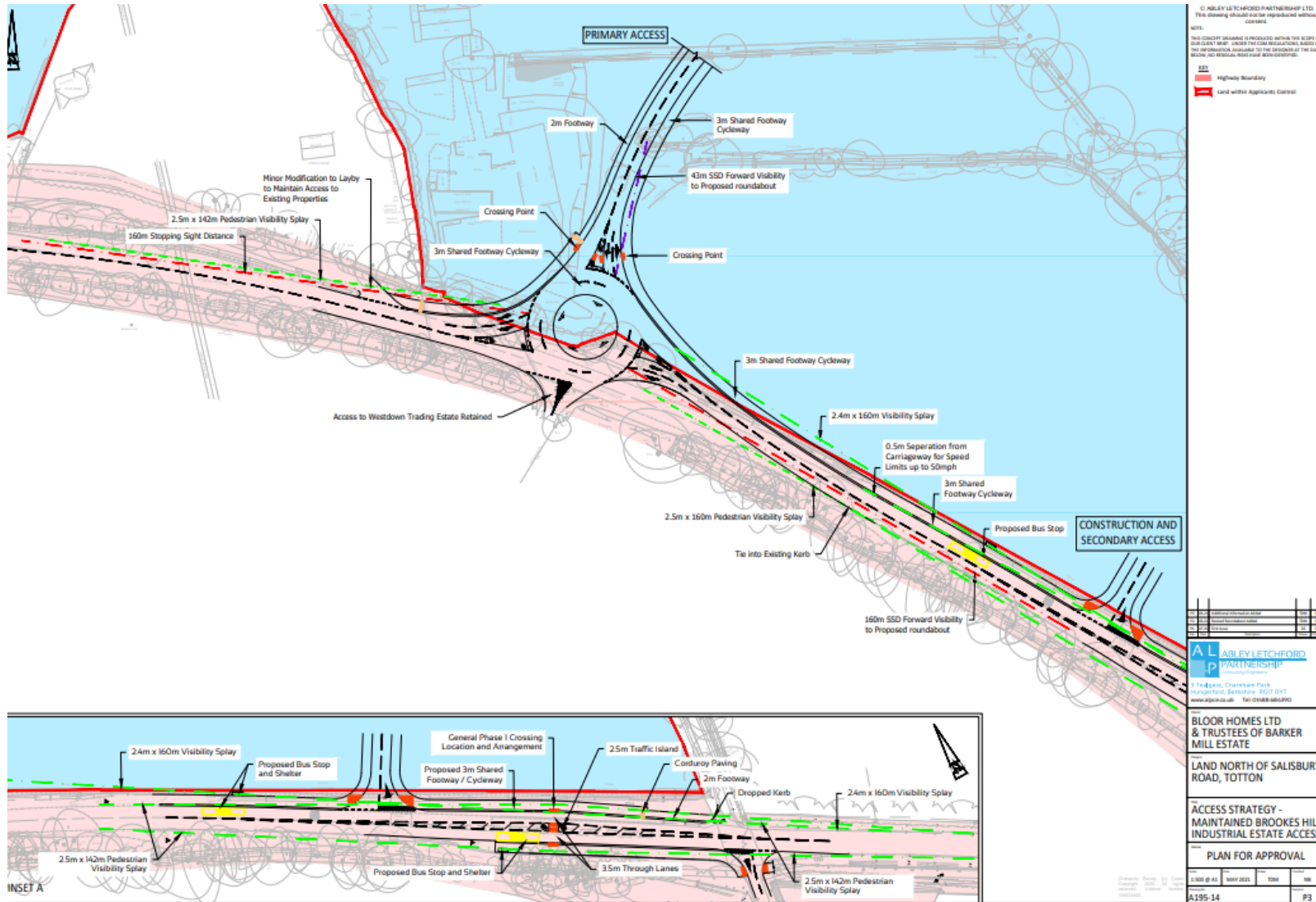
93



91

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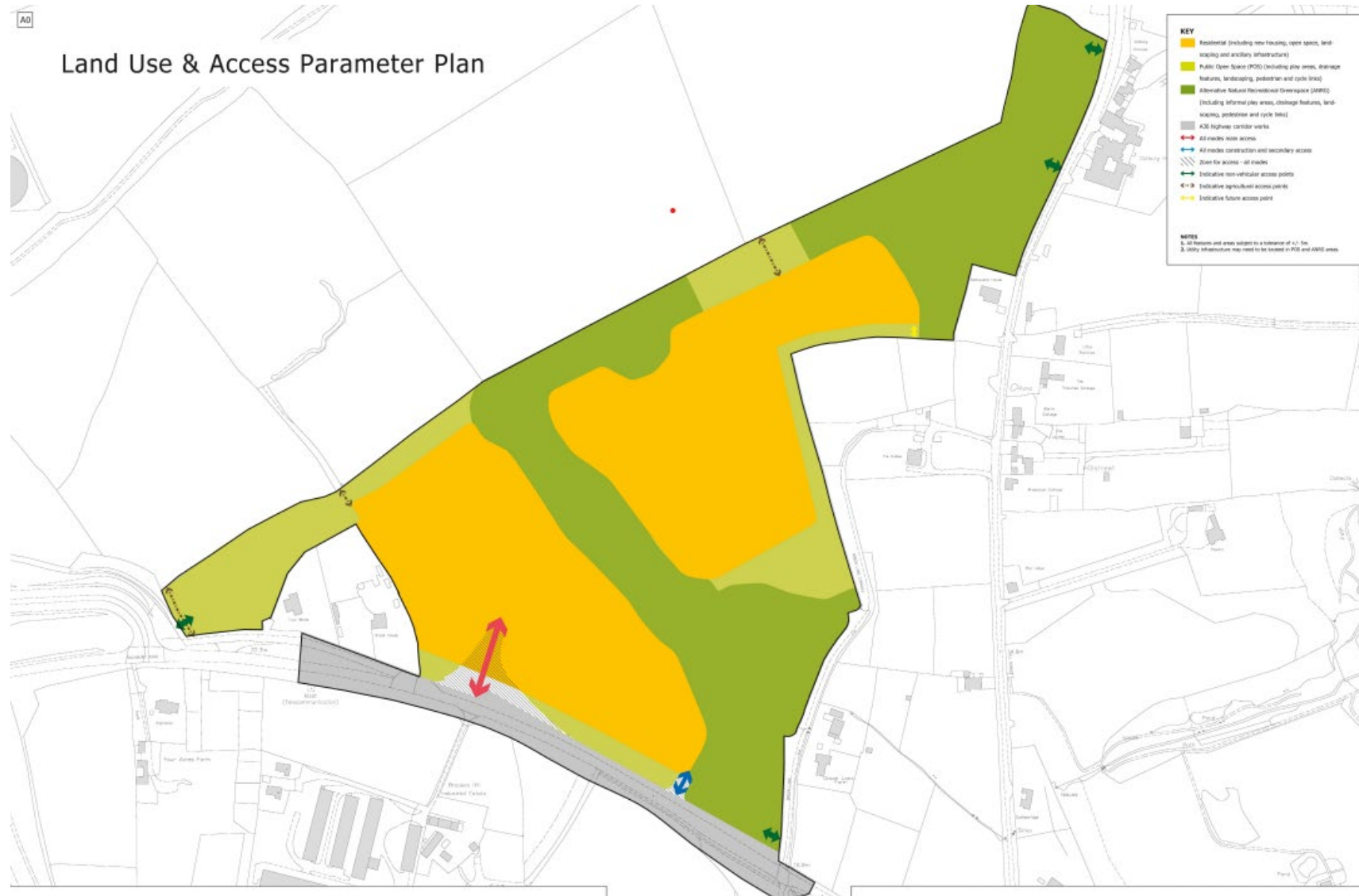
# Outline Planning Permission – Approved accesses



94



# Outline Planning Permission – Land Use Parameter Plan



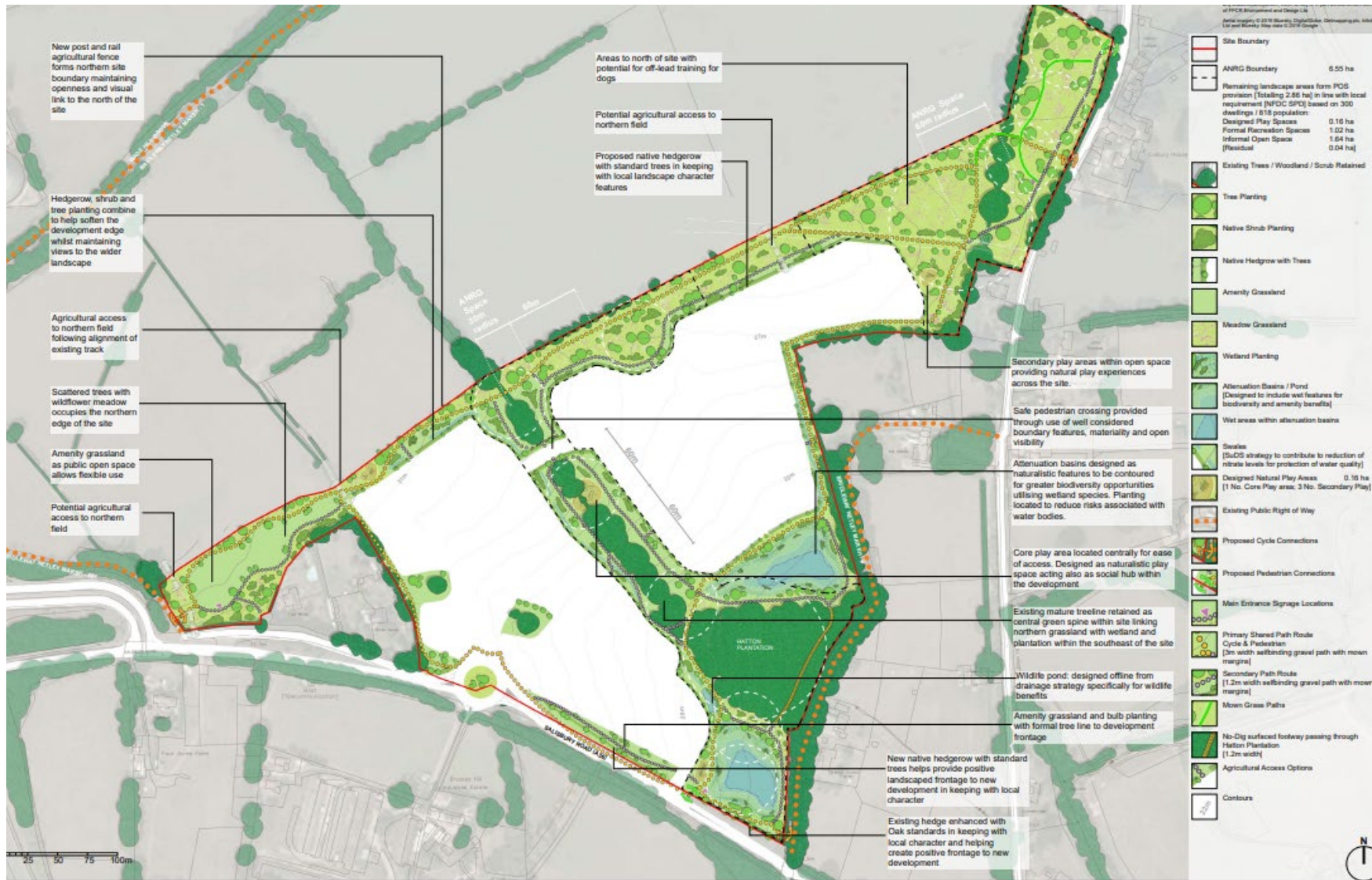
# Outline Planning Permission – Trees Parameter Plan



DESCRIPTION DATE AUTHOR DWG'D NOTES PROJECT JOB NO. DRAWING NO.



# Outline Planning Permission – Landscape Framework





# Outline Planning Permission – Illustrative Masterplan





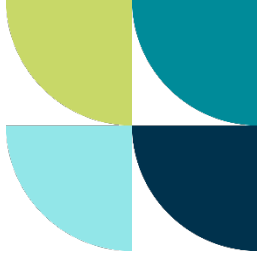
# Composite Layout

66



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# Composite Layout – South-East



100



# Composite Layout – South-West



101





# Composite Layout - Centre



102



# Composite Layout – North-East



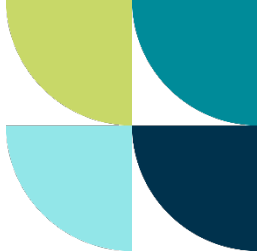
103



101

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# ANRG and POS areas



104



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# Housing Mix Plan



## KEY

### OPEN MARKET

- 2 BED (47 NO.)  
27% OF OPEN MARKET
- 3 BED (79 NO.)  
48% OF OPEN MARKET
- 4+ BED (49 NO.)  
28% OF OPEN MARKET

### AFFORDABLE

- 1 BED FLAT/MANSIONETTE (13 NO.)  
16% OF AFFORDABLE
- 2 BED FLAT/FOG (15 NO.)  
19% OF AFFORDABLE
- 2 BED (31 NO.)  
33% OF AFFORDABLE
- 3 BED (31 NO.)  
33% OF AFFORDABLE
- 4 BED (4 NO.)  
4% OF AFFORDABLE

### OTHER

- ANCILLARY OUTBUILDINGS

105

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# Affordable Housing tenure plan



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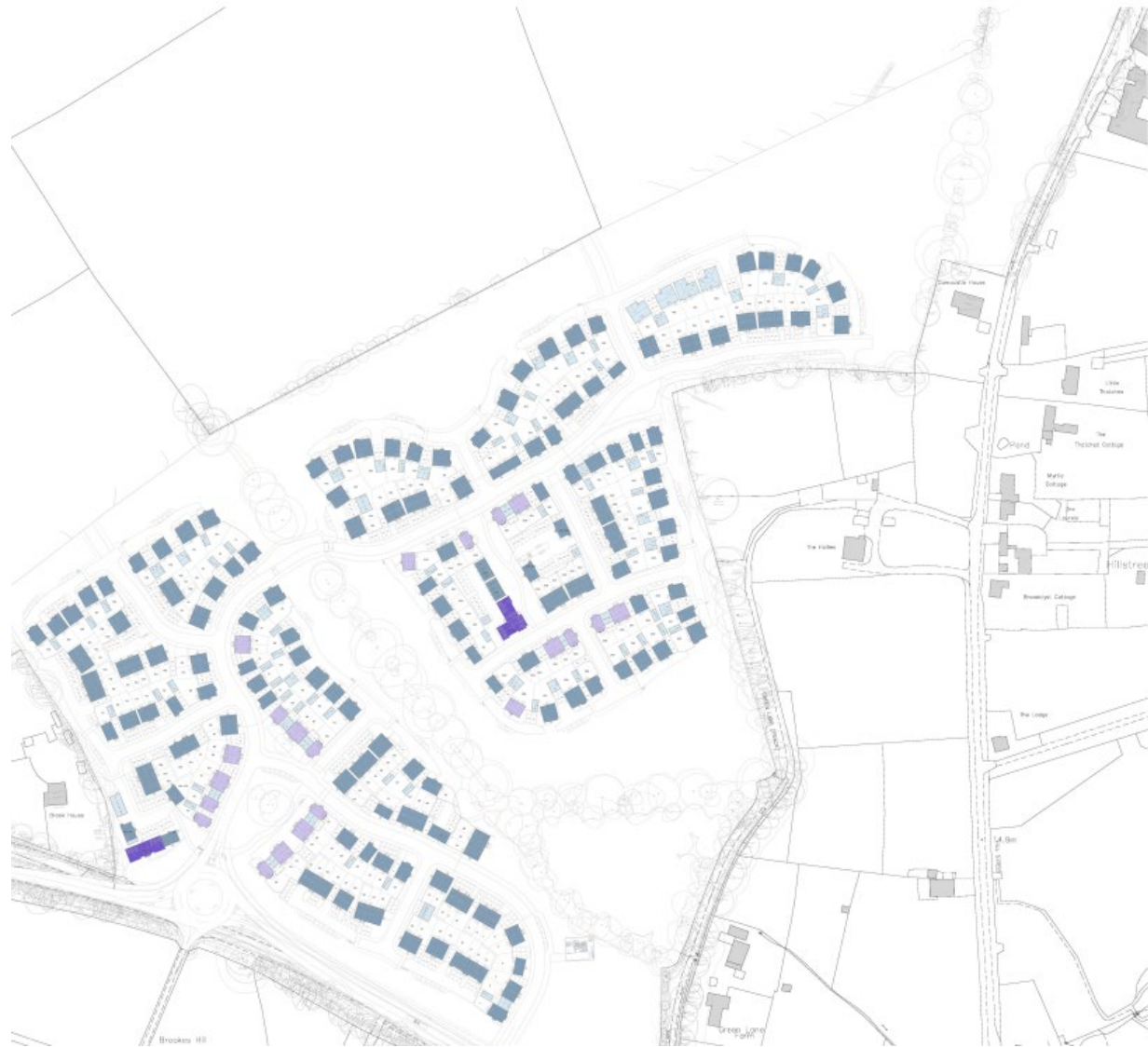
## KEY

- SOCIAL RENT (36 NO.)  
38% OF AFFORDABLE  
12% OF OVERALL MIX
- AFFORDABLE RENT (30 NO.)  
32% OF AFFORDABLE  
11% OF OVERALL MIX
- SHARED OWNERSHIP (28 NO.)  
30% OF AFFORDABLE  
10% OF OVERALL MIX



# Storey-Heights Plan

107

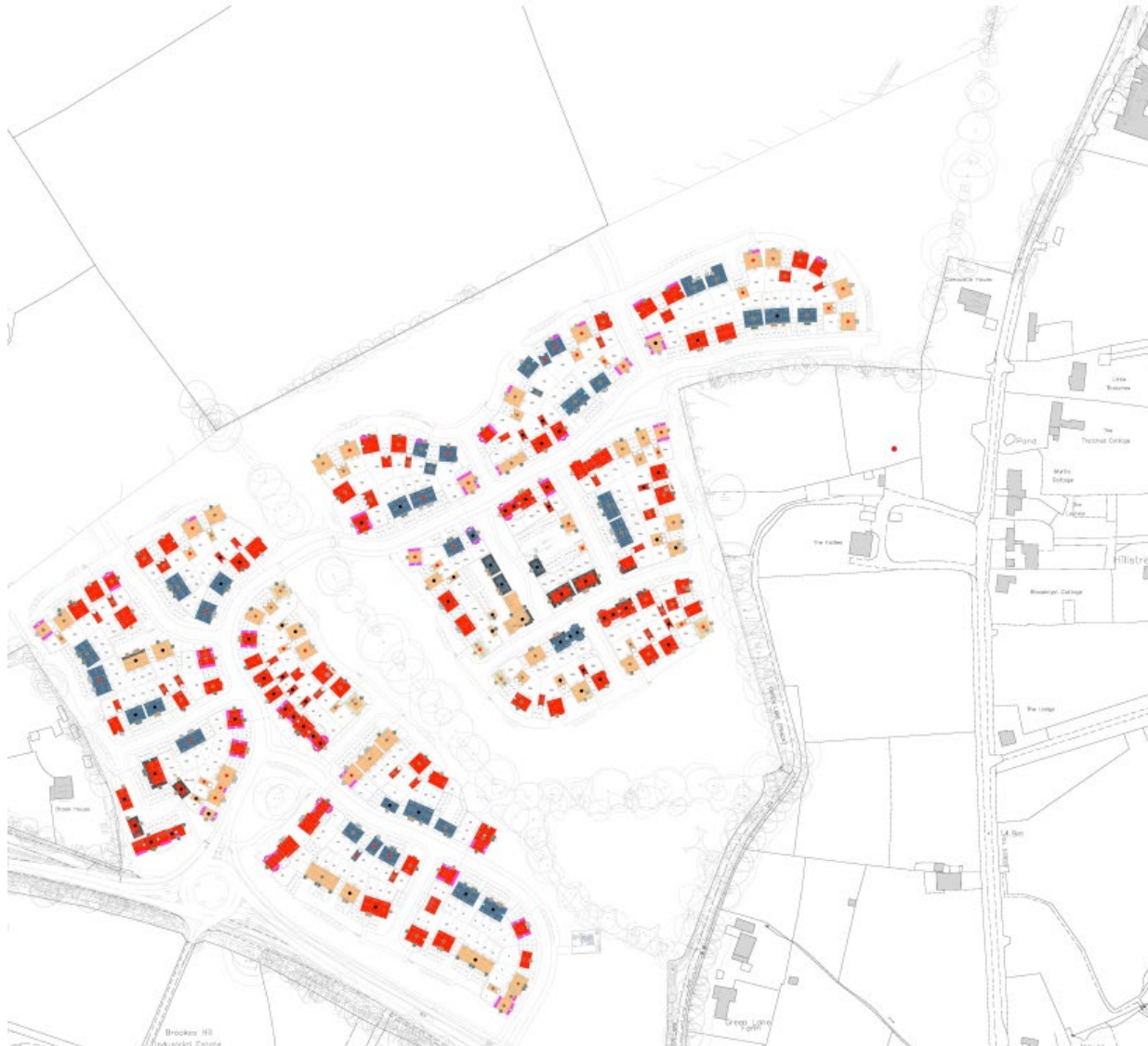


105

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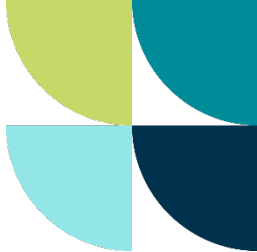


# Materials Plan



- KEY**
- PREDOMINANT FACING MATERIALS**
- RED HEATH BRICK 1
  - RED HEATH BRICK 2
  - RED BRICK 1
  - BINDER - CHALK (REFER TO ELEVATIONS FOR PLACEMENT)
  - WEATHERSHEDDING - BLACK (REFER TO ELEVATIONS FOR PLACEMENT)
  - TILE HANDING TO GABLE ENDS (REFER TO ELEVATIONS FOR PLACEMENT)
- ROOF MATERIALS**
- RUSSELL LOTHIAN MIXED BURSET BROWN TILE
  - RUSSELL LOTHIAN RED TILE
  - RUSSELL LOTHIAN DARK GREY TILE
- OTHER DETAILS**
- FRONT DOORS, GARAGE DOORS & SHUTTERS (WHERE APPLICABLE)**
- CARD ROOM GREEN (SAL Design 100 X0 X0)
  - PROCON (SAL Design 100 X0 X0)
  - MCLURE BLACK (SAL Design 000 00 X0)
  - WHITE
- OTHER FEATURES**
- WINDOWS**
- WHITE UPVC UNLESS OTHERWISE STATED
  - ✳ BLACK ALU FRAME WHERE WINDOW SETS WITHIN REARER WINGS FOR MINORISATION OF VOLUME
- RAINWATER GOODS**
- BLACK HALF ROUND
- RANGES (GARDENS/FACIALS/CORNERPOSTS/ARCHWAYS)**
- WHITE UNLESS OTHERWISE STATED

108





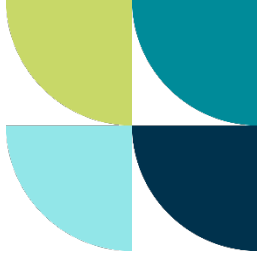
# Boundary Treatments Plan

109



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3c 23/10268



# Hard Landscaping Plan

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## KEY

- TARMACADAM
- BLOCK PAVING - COLOUR 1
- BLOCK PAVING - COLOUR 2
- BLOCK PAVING - COLOUR 3
- PAVING SLABS - COLOUR 1
- PAVING SLABS - COLOUR 2



# Detailed Planting Sheet 1

111





# Detailed Planting Sheet 2



112



# Detailed Planting Sheet 3



113





# Detailed Planting Sheet 4

114



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# Play areas sheet 1

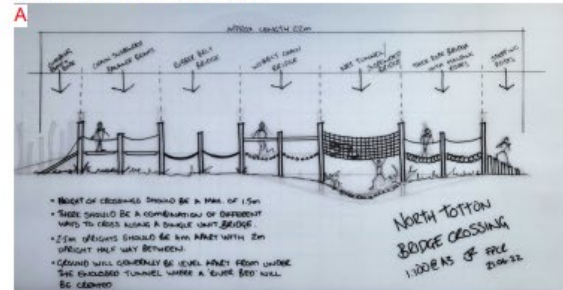
115



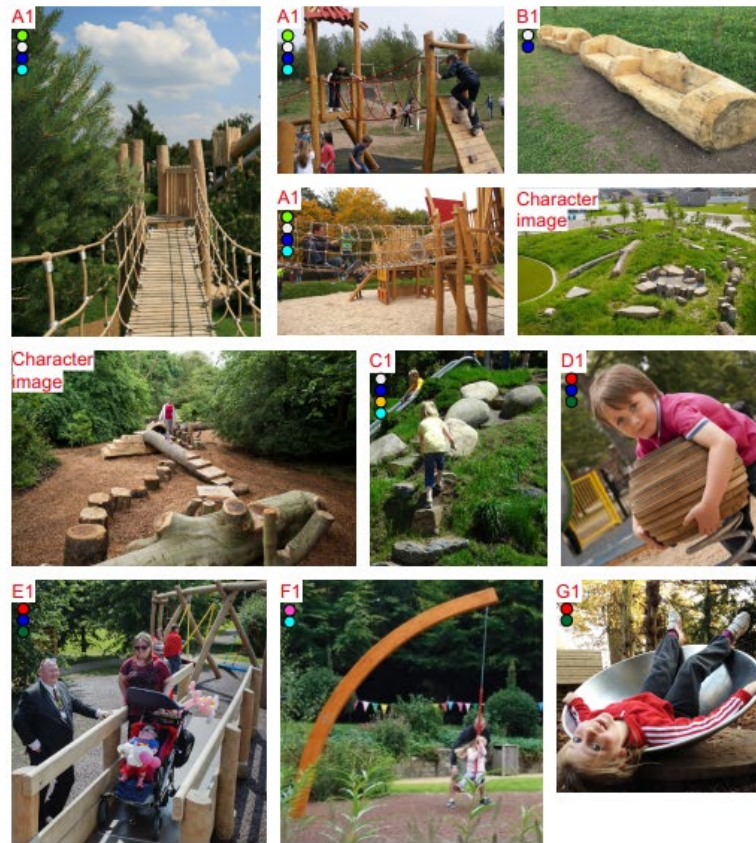
The design for the play area highlights several key features aimed at providing a dynamic and inclusive environment for children of varying ages and abilities. Central to the design is the bridge crossing, strategically positioned to harmonise with the surrounding landscape while offering engaging play experiences. The incorporation of natural elements, such as a simulated river channel with boulders and gravel surfacing, adds authenticity and visual interest. Additionally, the inclusion of a rope swing enhances the play area's appeal and encourages adventure. A set of fallen log seats and carved wooden sculptures are proposed to fit in with the site and are intended as non-prescriptive provision with children free to climb and interact with them as they wish. To ensure accessibility and safety, a selection of inclusive play equipment, including a see-saw and spring orb, has been integrated, catering to a diverse range of users. Compliant with relevant safety standards, the implementation of grass mat impact attenuating surfaces and safer pads around high-traffic areas prioritises the well-being of children during play. A series of boulders will be located adjacent to the main focal play to encourage use of the wider landscape for play experiences.

An informal footpath, woven through natural grasses, enhances the site's character and invites visitors to explore the space. Overall, the design strikes a balance between functionality, aesthetics, inclusivity and safety, fostering a vibrant and engaging environment for children to enjoy.

## INDICATIVE SECTION FOR CENTRAL PLAY



## INDICATIVE IMAGES FOR CORE PLAY



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KEY

- Vegetation to be Retained
- Vegetation to be Removed
- Existing Vegetation to be Removed
- Proposed Trees
- Native Site
- Proposed Hedge
- Proposed Native Bush
- Proposed Clay Mire Meadow Grass Seed
- Proposed Bank Flowering Meadow Grassland
- Proposed Road Edge Mix 2
- Proposed Wetland Grassland
- Proposed Mown Path
- Proposed Circular Hedge Path with Inner Edge
- Proposed Arch / Tower Sign
- Proposed Stone Mat Surface
- Proposed Reinforced Glass Surface
- Proposed Combined Orb & Inclusive Orb
- Main Activity Zone
- Main Activity Zone 2hr offset
- Proposed Timber Dragon Tooth Bulb
- Proposed Post and Rail Fence
- Proposed Boulder Features

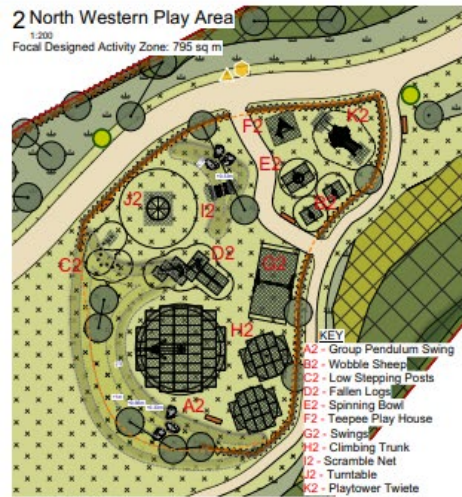
FORMS OF PLAY

- Proposed Swing Play Features
- Proposed Bouncing Play Features
- Proposed Climbing Play Features
- Proposed Spinning / Rocking Play Features
- Proposed Balance Play Features
- Proposed Seesaw Play Features
- Proposed Inclusive Play Features
- Proposed Imagination and role playing Play Features

Scale: 1:500  
Date: 22 Jun 2022  
Project: 10975-FPCR-XX-XX-DR-L-0007

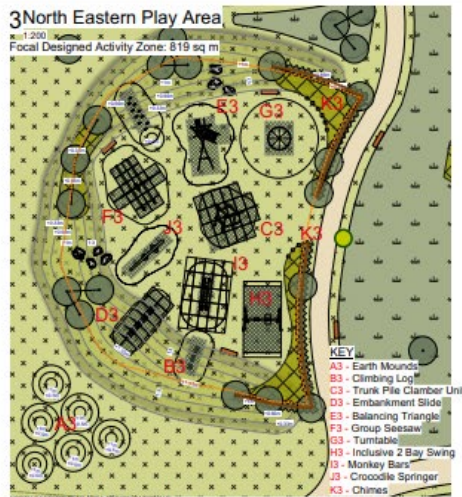


# Play areas sheet 2



**NORTH WESTERN PLAY AREA DESIGN RATIONALE:**  
 This well-served play area, situated as one of the three Secondary Play Areas on site, maintains a natural ambience through the integration of timber equipment and grass and hedges, which are gradually to be replaced by grass growth. Within this space, children can engage in a diverse range of activities, including spinning, sliding, ball and obstacle play, and climbing. Imaginative play and adventure are further encouraged by the inclusion of a teepee house, providing opportunities for negotiation and obstacle negotiation. An imaginative play tunnel is provided to facilitate creative play, while fallen logs offer natural seating options. Additionally, the incorporation of trees, swings, and slides enriches the play experience. A perimeter hedge creates a defined boundary, ensuring a safe and secure play area while maintaining a natural feel.

**INDICATIVE IMAGES FOR SECONDARY PLAY AREA**



**NORTH EASTERN PLAY AREA DESIGN RATIONALE:**  
 The North Eastern Play Area is designed to foster creativity and exploration, seamlessly integrating with the proposed earth mounds and site to the south-west, covered by the water meadow, encouraging children to explore and interact with the natural world. This naturally open area offers challenges for all ages, including imaginative play. Key features include a multi-use meadow, an embankment slide, a trunk pile, monkey bars, a tumbled table, and sensory play elements like drums. No climbing walls are included to the west, providing a safe and secure play area. A perimeter hedge creates a defined boundary, ensuring a safe and secure play area while maintaining a natural feel.

**INDICATIVE IMAGES FOR SECONDARY PLAY AREA**



**SECONDARY GATEWAY PLAY DESIGN RATIONALE:**  
 Located on the approach to the housing from the site's eastern gateway / secondary access, this play area serves as a focal point for community engagement. With the wooded edge as backdrop and play equipment that caters to various interests, mounds and linear structures contain the area, centred around a net system and low to the ground features ensure safety, supplemented by grass and water ponds. Despite its smaller size, this space welcomes community life, offering recreation and socialisation.

**INDICATIVE IMAGES FOR SECONDARY PLAY AREA**



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**KEY**

- Vegetation to be Retained
- Vegetation to be Removed
- Proposed Trees
- Native Site
- Proposed Hedge
- Proposed Native Bats
- Proposed Clearly Marked Steep Grass Bank
- Proposed Bank Planning Machine Standard
- Proposed Pond Edge Ma.2
- Proposed Wetland Standard
- Proposed Mown Path
- Proposed Grassed Mown Path with border edging
- Proposed Animal / Toilet Sign
- Proposed Circular Sign
- Proposed Interpretation Board
- Proposed Grass Mat Surface
- Proposed Timber Bench
- Proposed Post and Rail Fence
- Main Activity Zone
- Proposed Combed Timber & Aggregate Area
- Proposed Boulder Pavement

**TYPICAL OF PLAY**

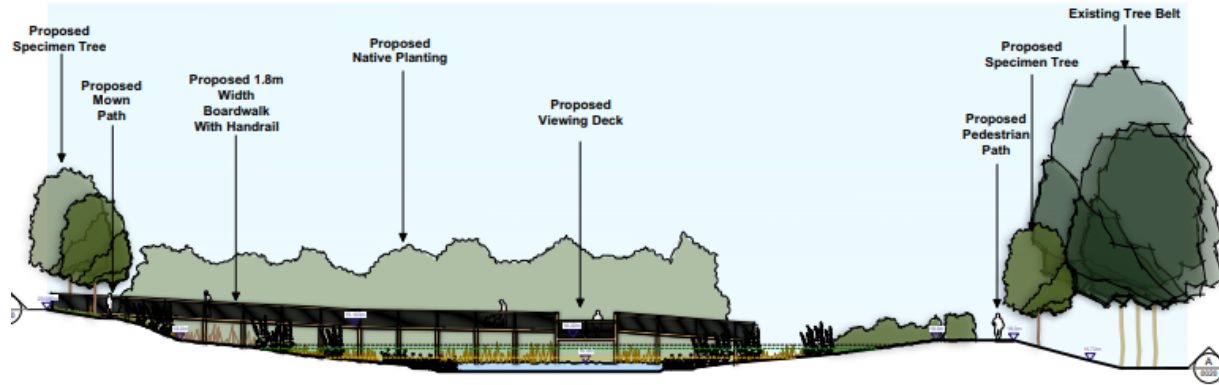
- Proposed Sensory Play Features
- Proposed Branching Play Features
- Proposed Climbing Play Features
- Proposed Spinning / Rolling Play Features
- Proposed Balance Play Features
- Proposed Sensory Play Features
- Proposed Inclusive Play Features
- Proposed Integration and role playing Play Features
- Proposed Sliding Play Features

Site: 10975-FPCR-XX-XX-DR-L-0008  
 Date: 22 June 2022  
 Scale: 1:200 @ A1  
 Project: 10975-FPCR-XX-XX-DR-L-0008

116



# Southern Attenuation Feature

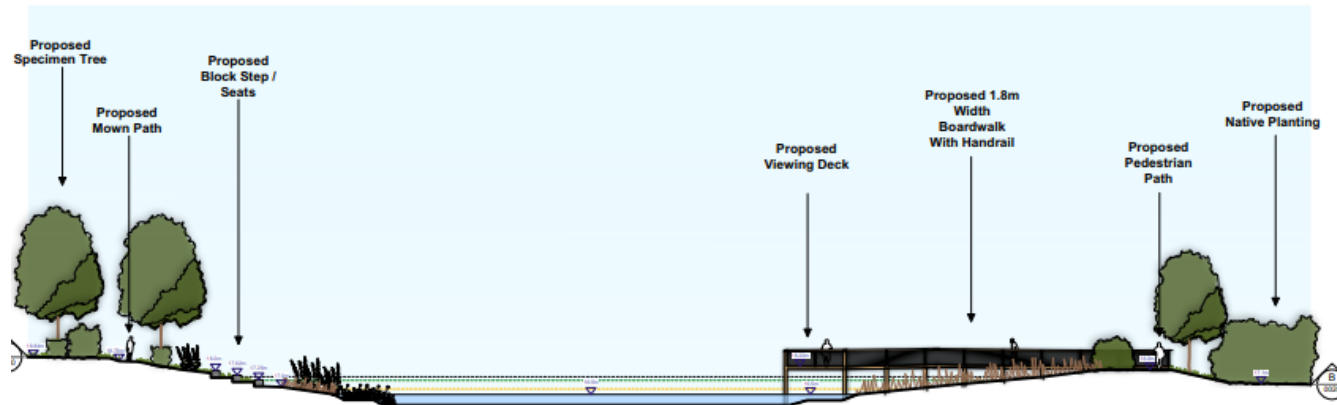
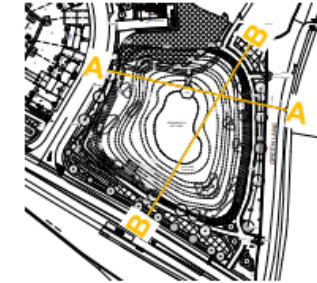


**LANDSCAPE ELEVATION A-A**  
scale 1:200 @ A1

## KEY - FLOOD LEVELS

	1 in 2 Year Event Water Depth = 0.376m
	1 in 30 Year Event Water Depth = 0.949m
	1 in 100 Year Event Water Depth = 1.191m

## SECTION LOCATION PLAN 1:1250 @ A2



**LANDSCAPE ELEVATION B-B**  
scale 1:200 @ A1

PKM	32043204	ADDED FLOOD LVLS	TW / LP
Rev	Date	Description	Rev / LP

landscaping @  
 environmental assessment @  
 landscape design @  
 urban design @  
 ecology @  
 architecture @  
 arboriculture @

FPCR Environment and Design  
 Lockington Hall  
 Lockington  
 Darby  
 DE74 2JH

t: 01524 672772  
 e: mail@fpcr.co.uk  
 w: www.fpcr.co.uk

client  
Bloor Homes LTD and Barker Mill

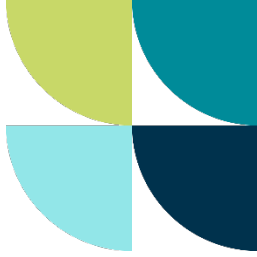
project  
Land North of Salisbury Road  
North Totton

drawing title  
Southern Attenuation Feature  
Landscape Elevation

scale	1:200 @ A2	dwg	chk	date created
		TW	LP	20 September 202
project number	10975	sheet	SS	sheet
				P04

document number  
10975-FPCR-XX-XX-DR-L-0020

117



# House types – 3-storey entrance building



118

116

3c 23/10268



# House types – 3-storey flatted building



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE/FRONT ELEVATION

119

117

3c 23/10268

# House types – 2.5 storeys (linked)



120



FRONT ELEVATION

SIDE ELEVATION



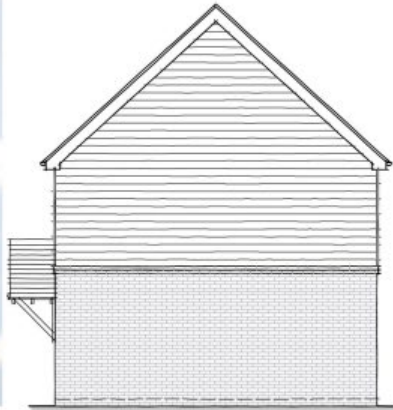
# House types – 2.5 storey dwellings (detached)



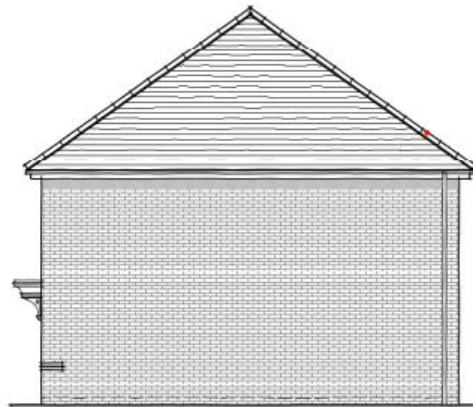
121



# House types – FOG and Terrace of 4



122

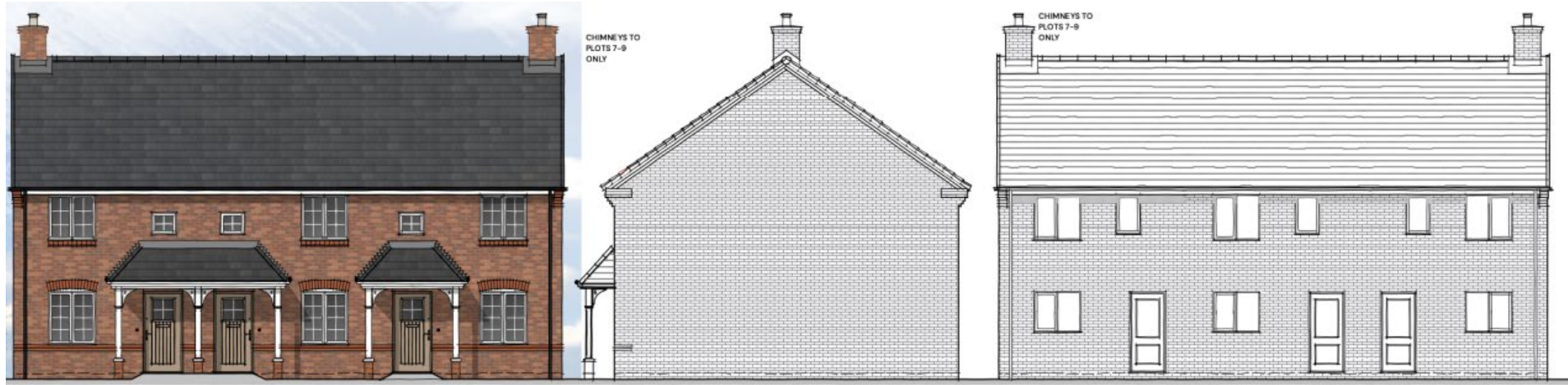


120

3c 23/10268



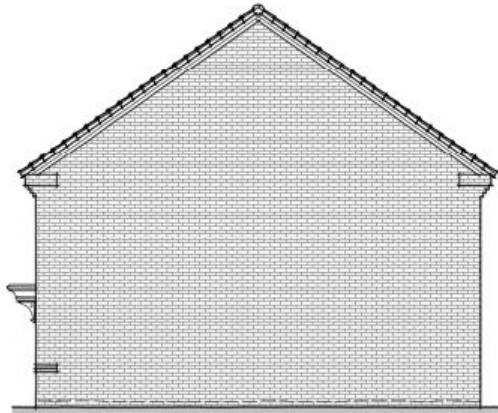
# House types- terraces of 3



123



121



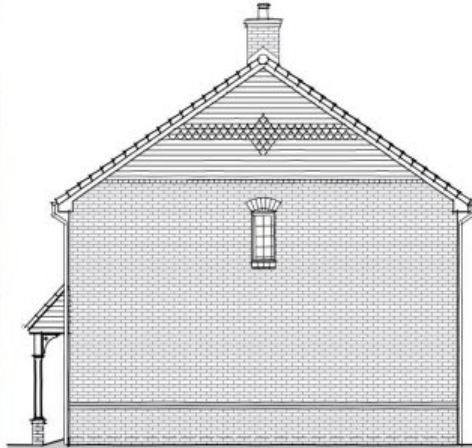
3c 23/10268



# House types – Semi-detached dwellings



FRONT ELEVATION



SIDE ELEVATION

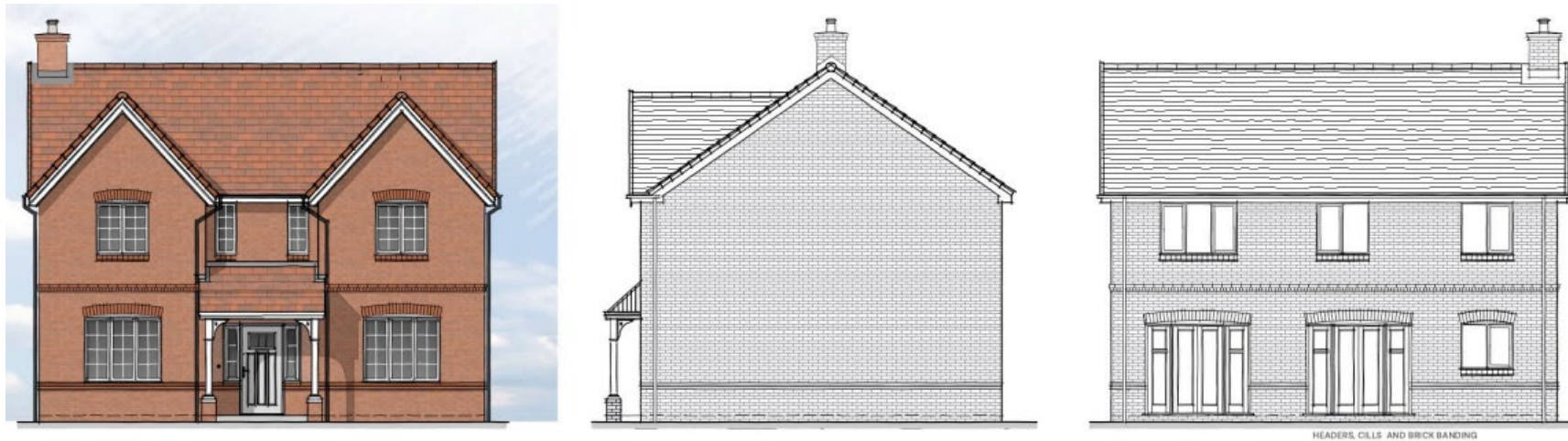


REAR ELEVATION





# House types – detached 2-storey dwellings



125

# House types – detached 2-storey dwellings



HEADERS, CILLS AND BRICK



# House types - Bungalows



REAR ELEVATION



FRONT ELEVATION



WINDOW TO PLOT 165 ONLY

SIDE ELEVATION



HEADERS AND BRICK BAND TO PLOT 165 ONLY

REAR ELEVATION

127

# Streetscenes 1



ELEVATION AA



ELEVATION BB



ELEVATION CC



128



# Streetscenes 2



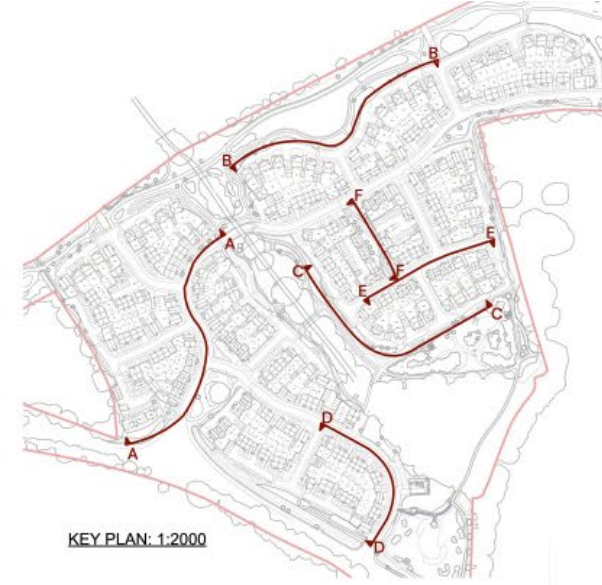
ELEVATION DD



ELEVATION EE



ELEVATION FF

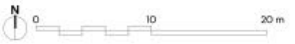


KEY PLAN: 1:2000

## NORTH TOTTON RESERVED MATTERS - PROPOSED STREETSCENES



| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: AS | APPROVED BY: TB | DATE: 02/09/2024 | SCALE: 1:200@AO | DRWG: P22-4321\_DE\_004\_G\_001 | CLIENT: BLOOR HOMES LTD AND THE TRUSTEES OF THE BARKER MILL ESTATES |





# CGI – Main Entrance Space



130

128

3c 23/10268



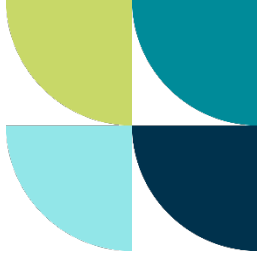
# CGI – Secondary Entrance Space



131

129

3c 23/10268





# CGI – Central Space



132

130

3c 23/10268



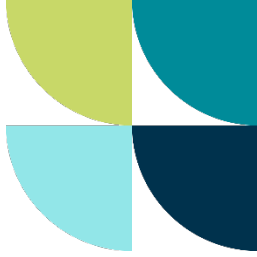
# CGI – Northern Edge



133

131

3c 23/10268



# Summary

- The proposal is for 269 dwellings and meets the conditions, requirements and obligations of the Outline Planning Permission and the associated S106 legal agreement
- The scheme will deliver an appropriate quantity and quality of ANRG, Public Open Space and other Green Infrastructure
- The development will provide an appropriate quantum, mix and distribution of affordable housing. The mix of open market housing would also be acceptable
- The details of layout, scale, appearance and landscaping are considered to meet the requirements of local and national planning policy and will ensure the development is well-designed, safe to access, sustainable, and sympathetic to its context





# Recommendation

- Delegated Authority be given to the DM Service Manager to grant the approval of reserved matters subject to:
  - Conditions as set out in the Committee report
  - The completion of a Deed of Variation to secure public access across the agricultural access points (and to cover adjustments to the agreed highway works)

End of 3c 23/10268 presentation



# New Forest

DISTRICT COUNCIL

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# Planning Committee

## App No 21/11329

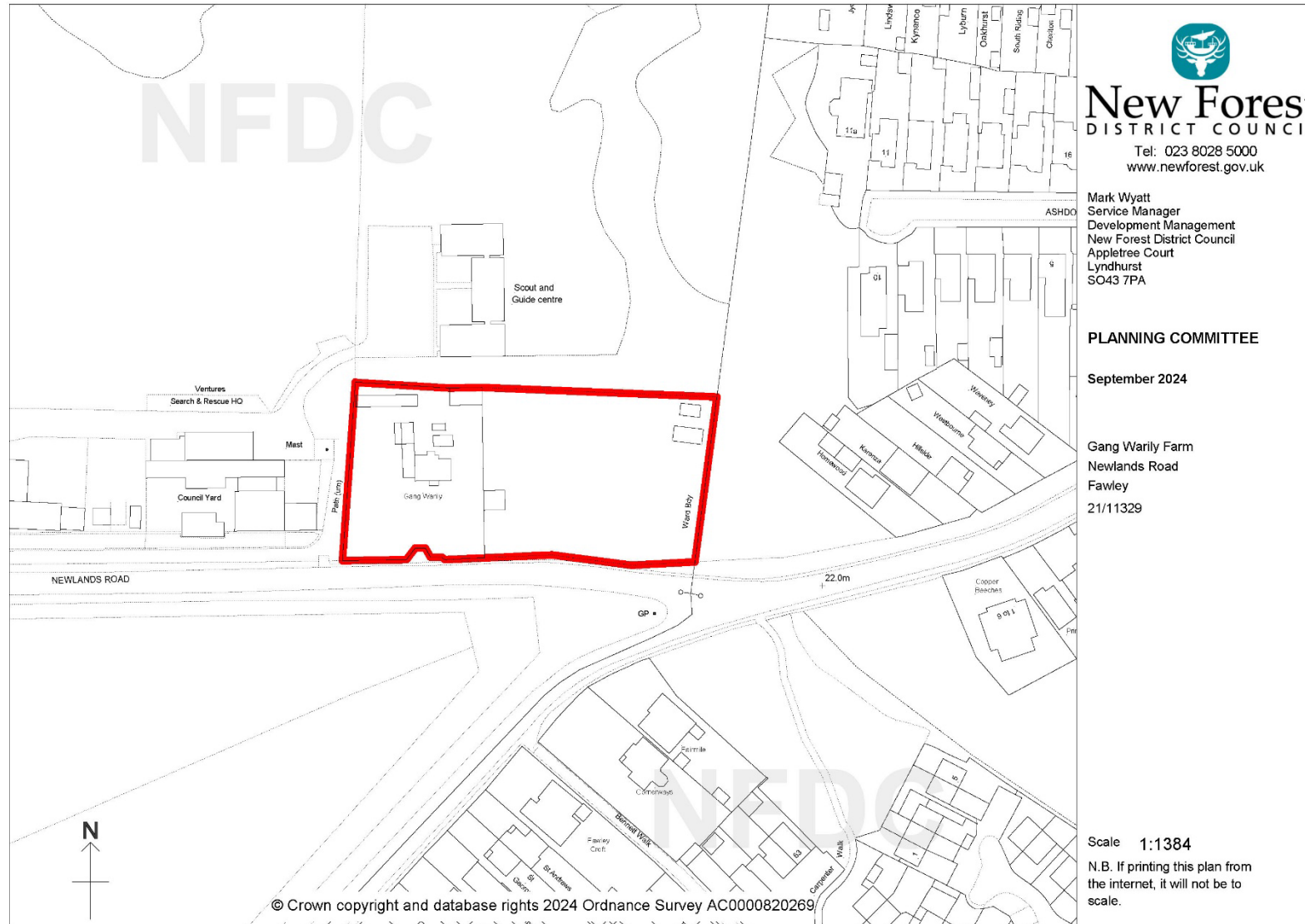
Gang Warily Farm,

Newlands Road

Fawley

**Schedule 3d**

# Red Line Plan



**New Forest**  
DISTRICT COUNCIL

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

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

September 2024

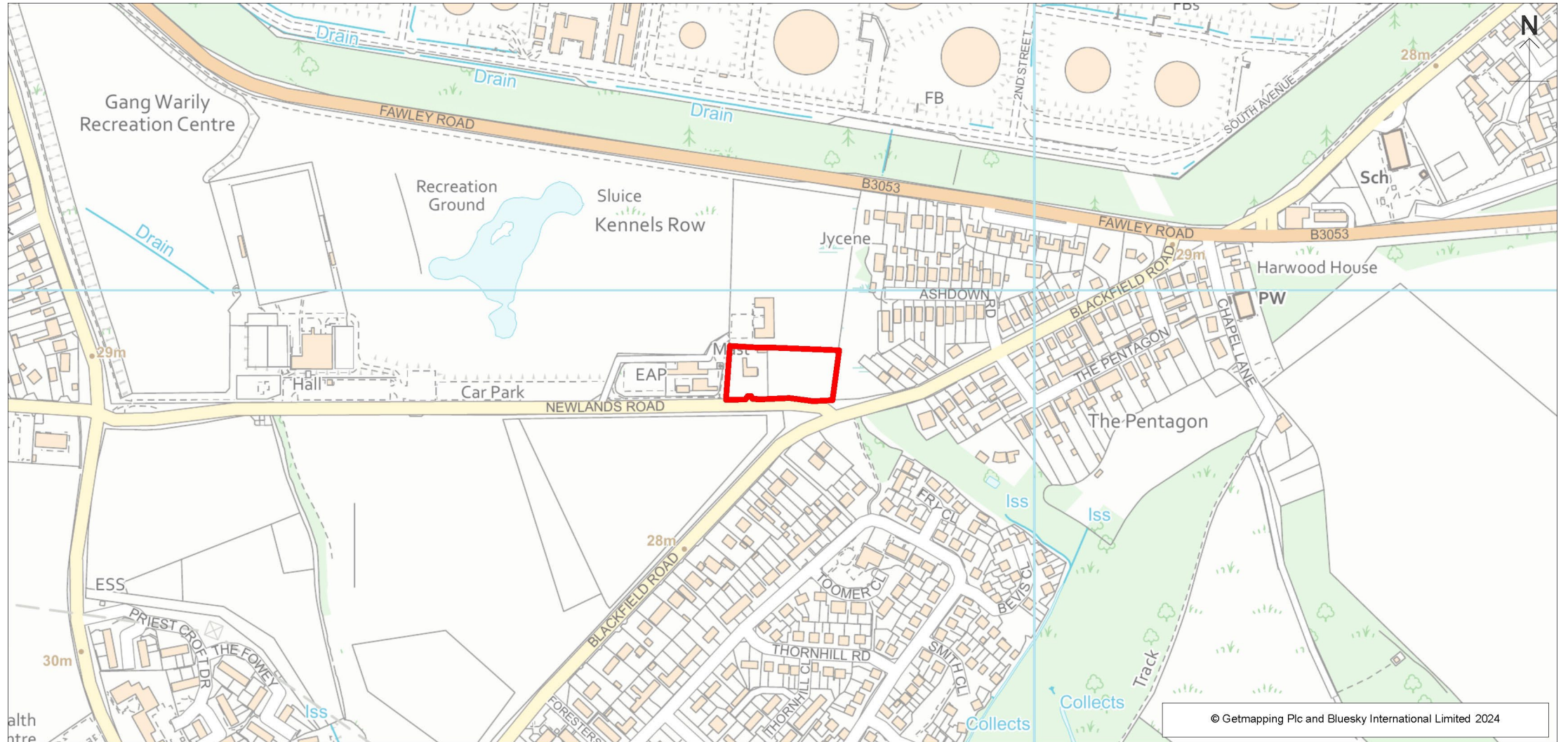
Gang Warily Farm  
Newlands Road  
Fawley  
21/11329

Scale 1:1384

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

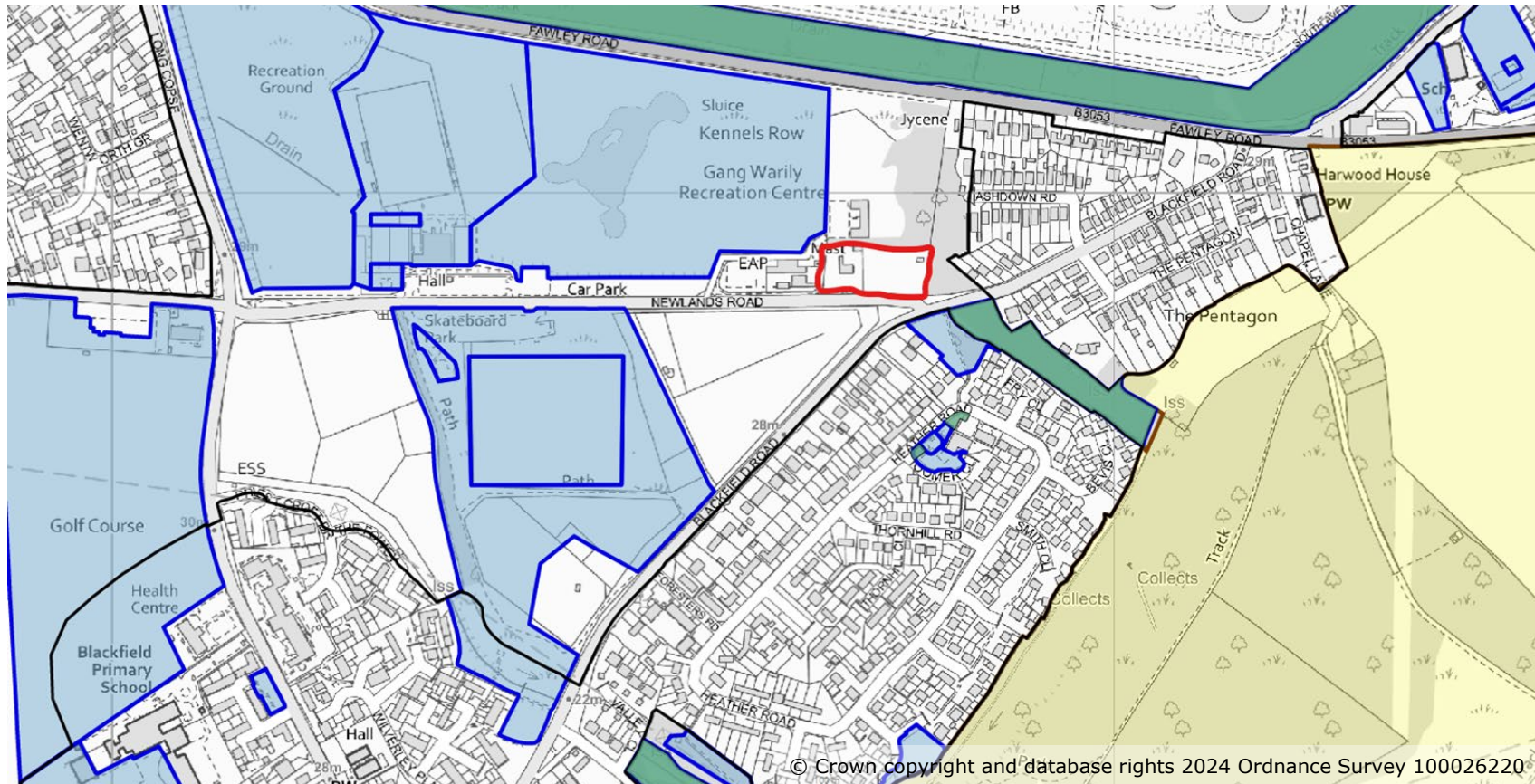


# Local context



139

# Information



140

NFNPA

Open Space

Landscape

Built-up area

Schools, Local Centres,  
Playgrounds

Community



# Aerial photograph



141

© Getmapping Plc and Bluesky International Limited 2024

139

3d 21/11329



# Existing Site 1

142



140



3d 21/11329





# Existing Site 2





# Surroundings





# Proposed Site Layout



- 10 houses  
(8x3bed, 2x2bed)
- 9 flats  
(5x1bed, 4x2bed)
- 100% Affordable  
Housing
- 33 Parking Spaces

# Streetscene elevations



STREET SCENE - NEWLANDS ROAD [A-A] 1:200

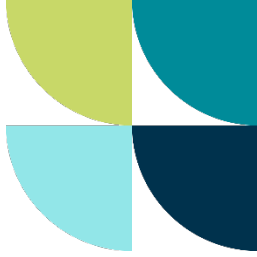




# Planning Balance

- For the purposes of determining this application the Council can not demonstrate it has a 5-year supply of land for housing development
- However, the presumption in favour of sustainable development, as set out in paragraph 11 of the NPPF, does not apply due to the failure to secure mitigation for the harm arising from the development to protected habitats in the New Forest and Solent
- The scheme has economic, environmental and social benefits of delivering new homes on a site close to services and facilities in the three surrounding settlements that can be accessed sustainably
- Not only was delivery of the scheme as 100% affordable housing a significant benefit, it was also fundamental to its acceptability by compliance with policy HOU5 of the Local Plan

147



# Conclusion and Recommendation

- The identified harm would outweigh the benefits of the scheme
- Refuse due to:
  - The failure to secure mitigation for the impact of the development on protected habitats in the New Forest and Solent arising from recreational activities of residents
  - The failure to secure the development as 100% affordable housing required to make this development in the open countryside acceptable



End of 3d 21/11329 presentation



# New Forest

DISTRICT COUNCIL

149



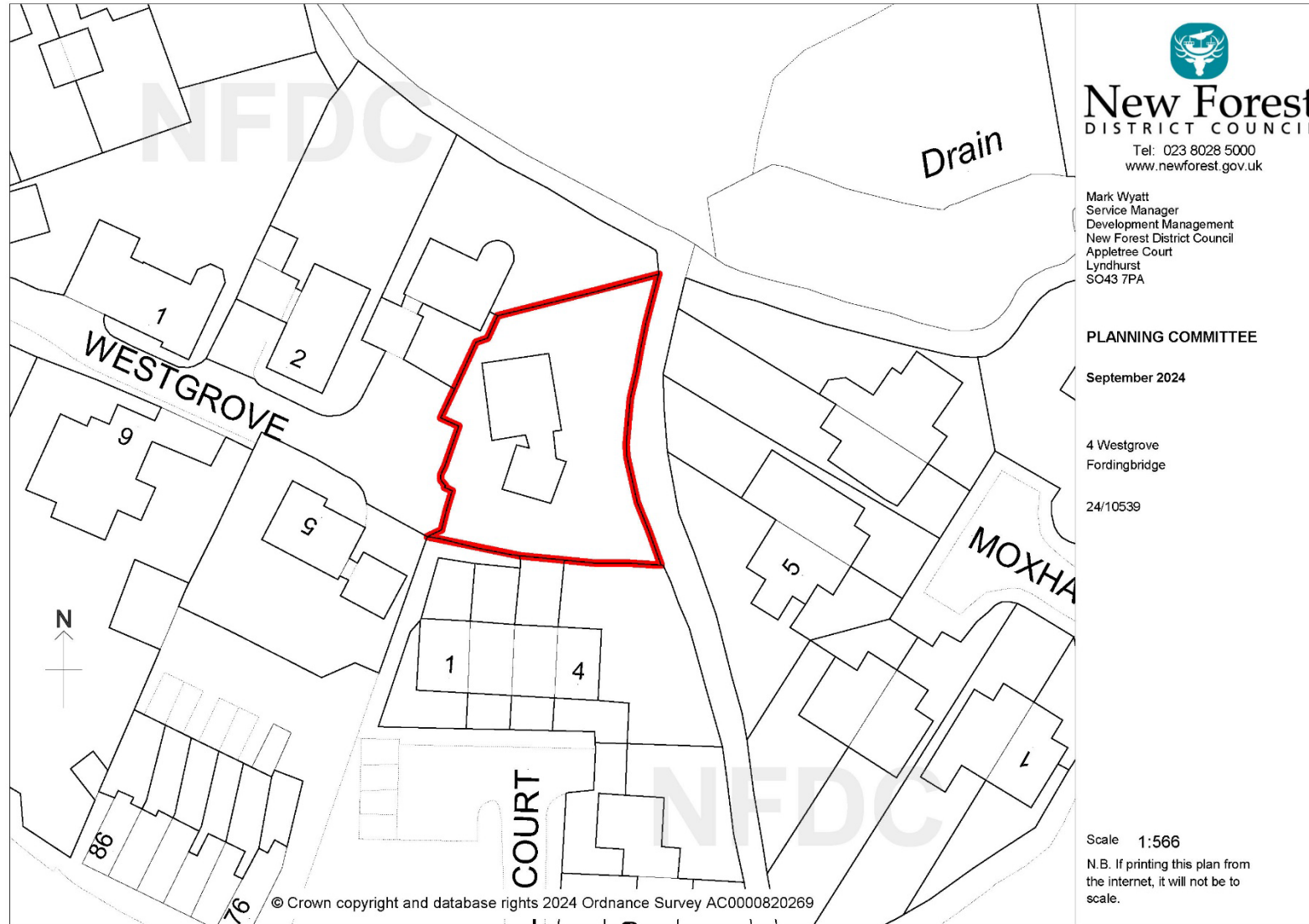
# Planning Committee

## App No 24/10539

4 Westgrove,  
Fordingbridge  
SP6 1LS  
**Schedule 3e**



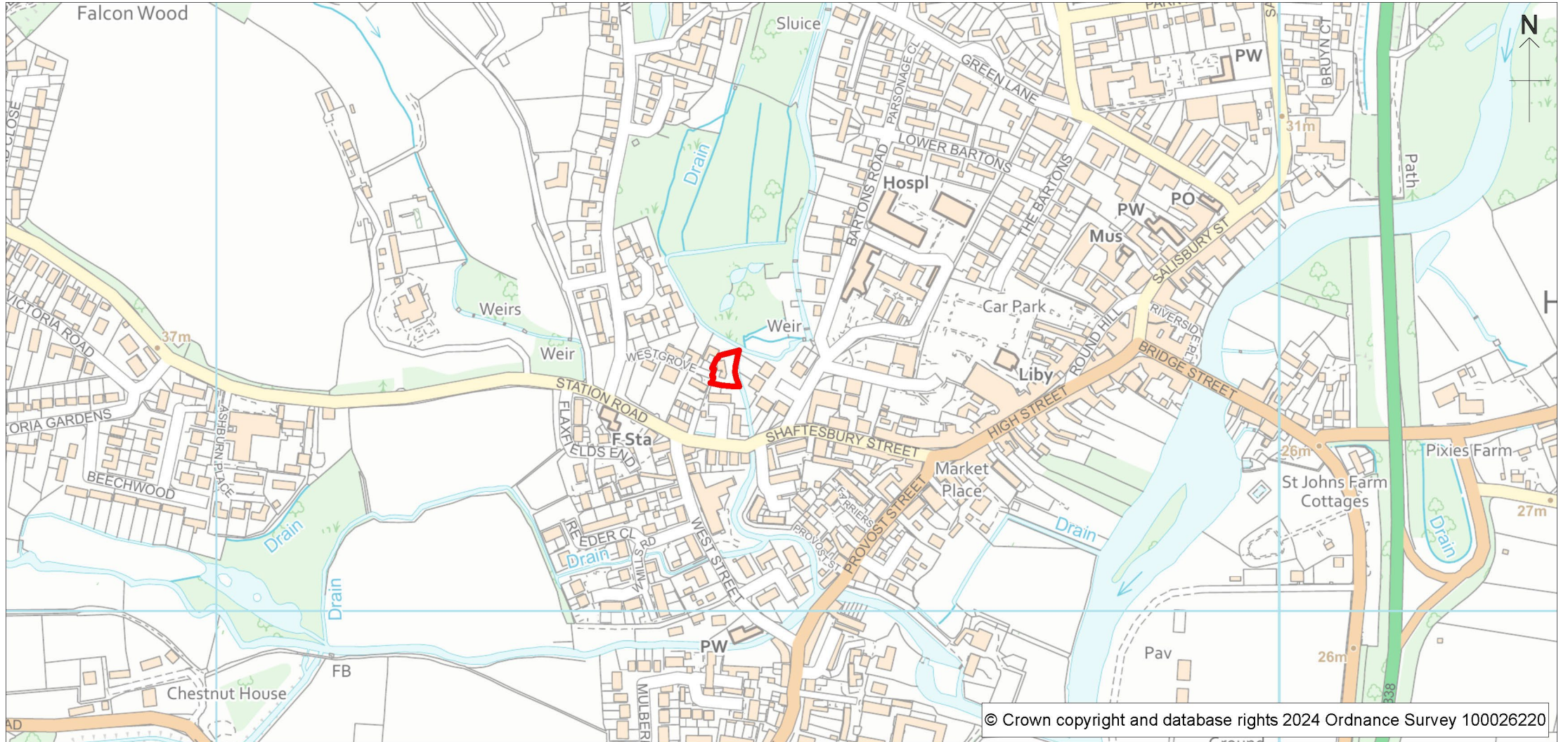
# Red Line Plan



151

# Local context

152





# Aerial photograph



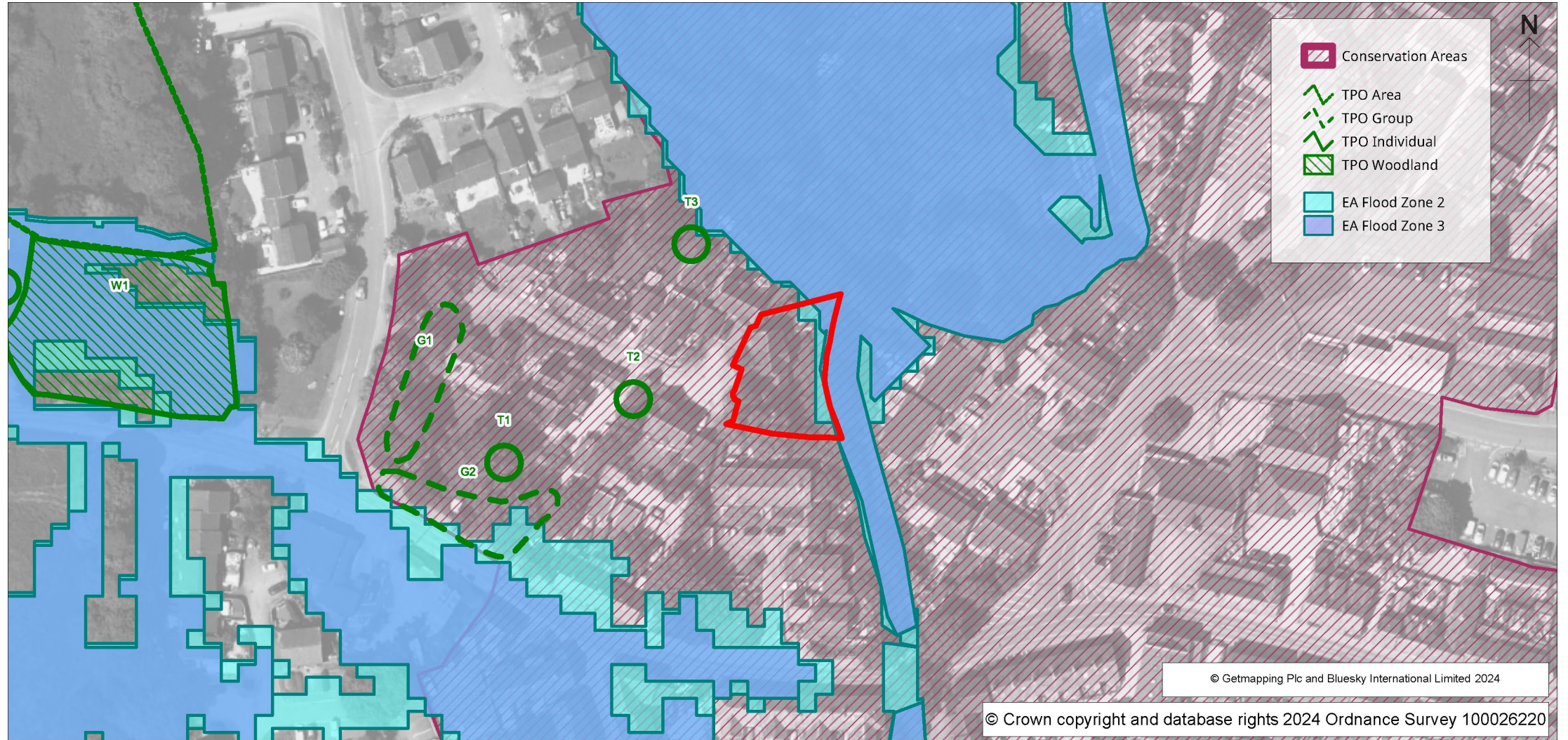
153

151

3e 24/10539



# Constraints





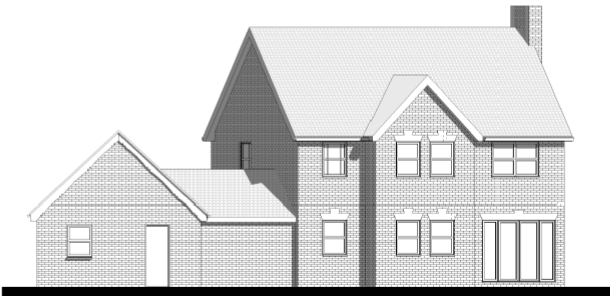
# Existing Elevations



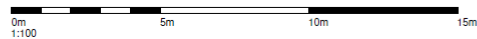
155



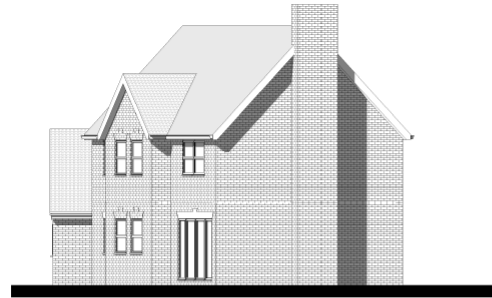
1 West  
1 : 100



2 East  
1 : 100



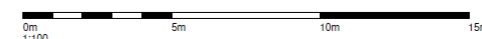
PURPOSE OF ISSUE	
NLH Architects	
PROJECT 4 Westgrove	
TITLE Existing Elevations Sheet 1 of 2	
CLIENT Mr & Mrs Campe	
DRAWN BY Author	SCALE (@ A3) 1 : 100
CHECKED BY Checker	DATE 05/20/24
PROJECT NUMBER 2024-01	
DRAWING NUMBER PL 004	REV A



1 North  
1 : 100



2 South  
1 : 100



PURPOSE OF ISSUE	
NLH Architects	
PROJECT 4 Westgrove	
TITLE Existing Elevations Sheet 1 of 2	
CLIENT Mr & Mrs Campe	
DRAWN BY Author	SCALE (@ A3) 1 : 100
CHECKED BY Checker	DATE 05/20/24
PROJECT NUMBER 2024-01	
DRAWING NUMBER PL 005	REV A

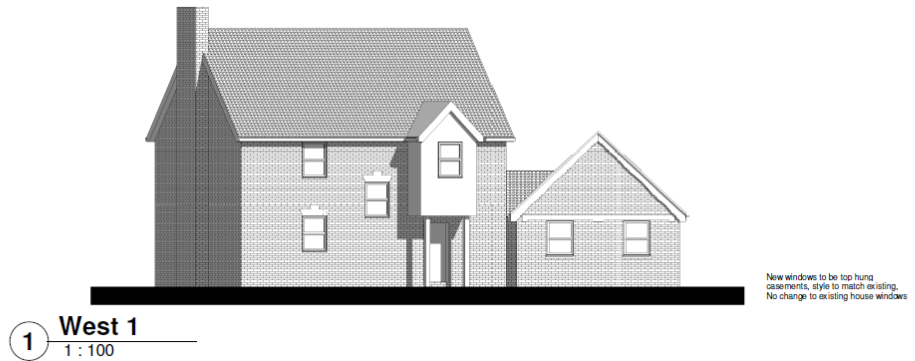
153

3e 24/10539

# Proposed Elevations



156

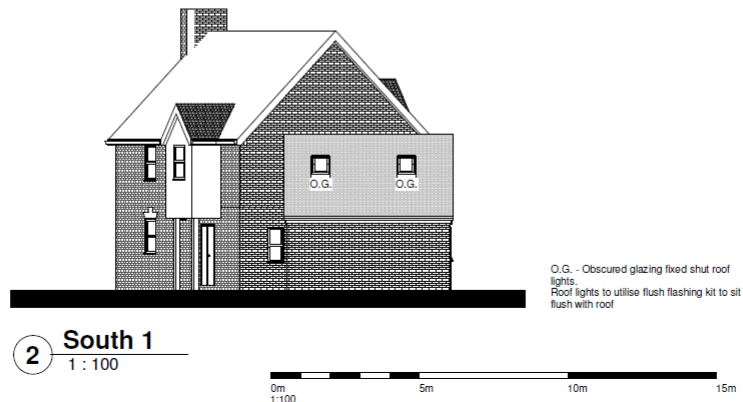


New windows to be top hung casements, style to match existing. No change to existing house windows

Rev - A Window design clarified. (29.07.24).	
PURPOSE OF ISSUE	
NLH Architects	
PROJECT 4 Westgrove, Fordingbridge	
TITLE Proposed Elevations sheet 1 of 2	
CLIENT Mr & Mrs Campe	
DRAWN BY NLH	SCALE (@ A3) 1:100
CHECKED BY NLH	DATE 20/05/24
PROJECT NUMBER 2024-01	
DRAWING NUMBER PL-103	REV A



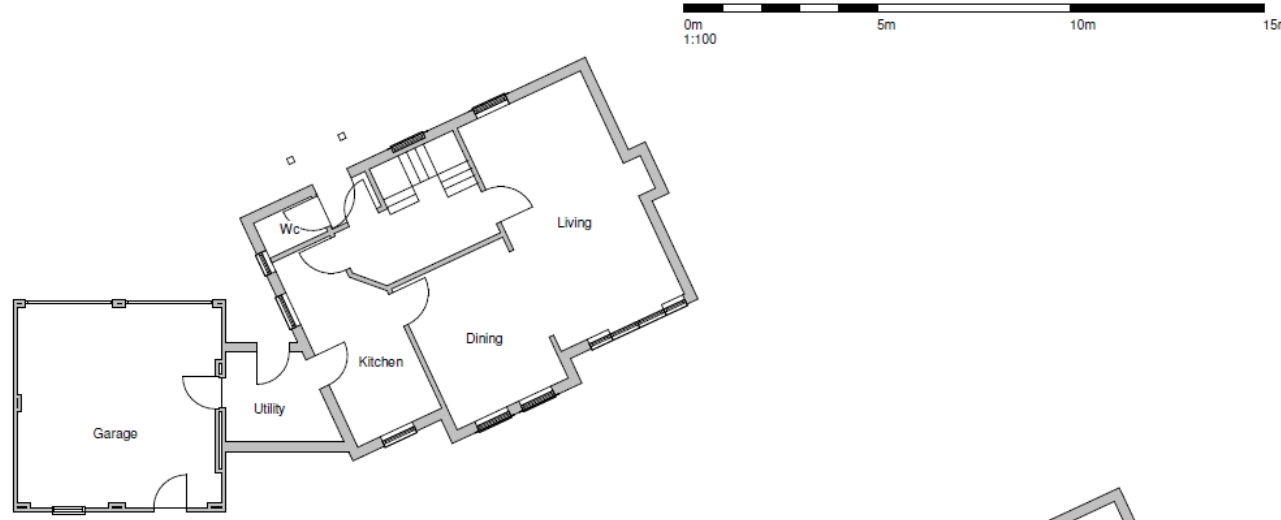
Rev - A Roof lights graphic representation revised to omit indicative open swing indicator Roof lights to be flush with roof finish (29.07.24).	
PURPOSE OF ISSUE	
NLH Architects	
PROJECT 4 Westgrove, Fordingbridge	
TITLE Proposed Elevations sheet 2 of 2	
CLIENT Mr & Mrs Campe	
DRAWN BY NLH	SCALE (@ A3) 1:100
CHECKED BY NLH	DATE 20/05/24
PROJECT NUMBER 2024-01	
DRAWING NUMBER PL-104	REV A



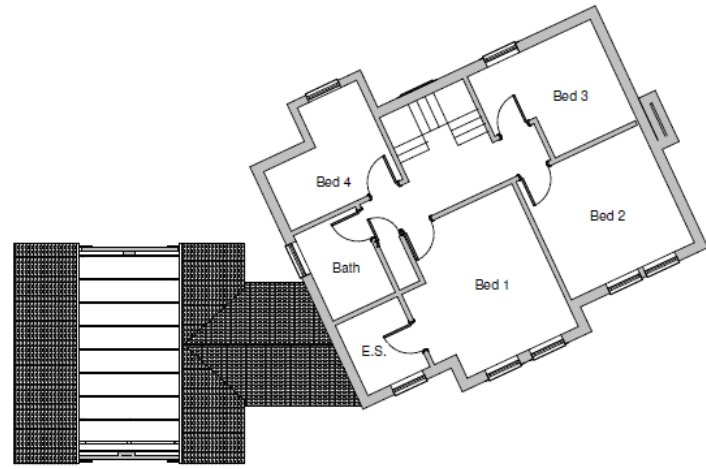


# Existing Floorplans

157



**1** Ground Floor  
1 : 100



**4** FF Existing  
1 : 100

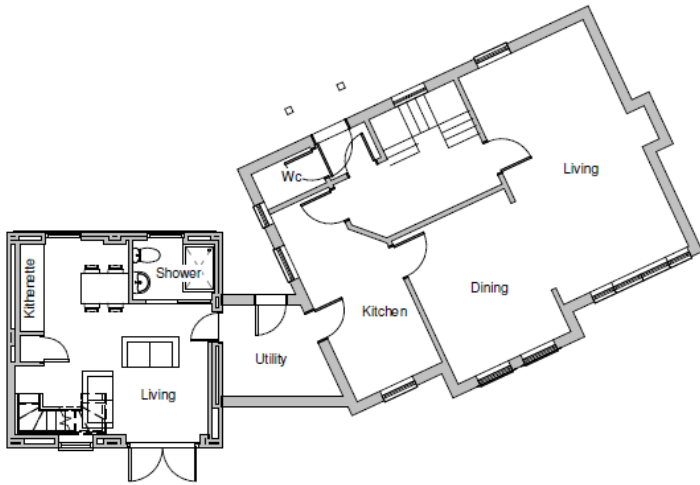
PURPOSE OF ISSUE	
NLH Architects	
PROJECT	
4 Westgrove	
TITLE	
Existing Plans	
CLIENT	
Mr & Mrs Campe	
DRAWN BY	SCALE (@ A3)
NLH	1 : 100
CHECKED BY	DATE
NLH	20/05/24
PROJECT NUMBER	
2024-01	
DRAWING NUMBER	REV
PL 003	



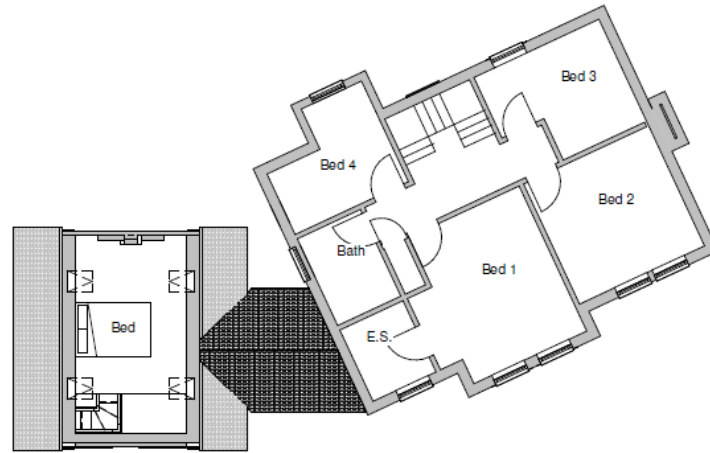
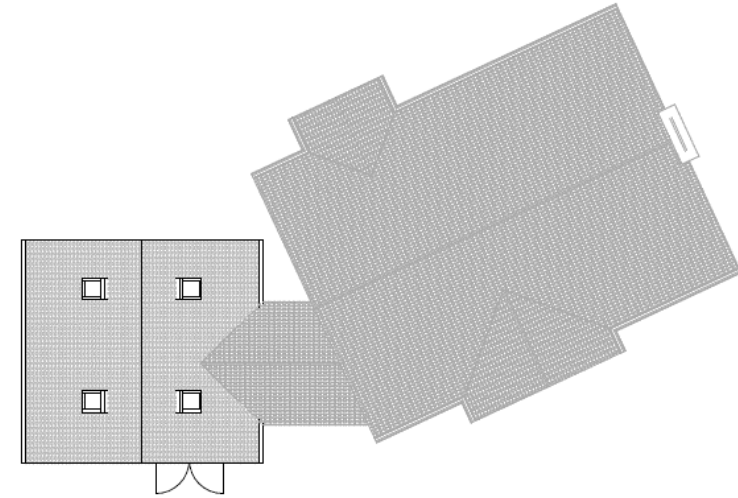
# Proposed Floor plans & Roof plan



158



**1 00 - Ground Floor Plan**  
1 : 100



**2 01 - Mezzanine level**  
1 : 100





# Block plan showing retention of tree and additional parking space

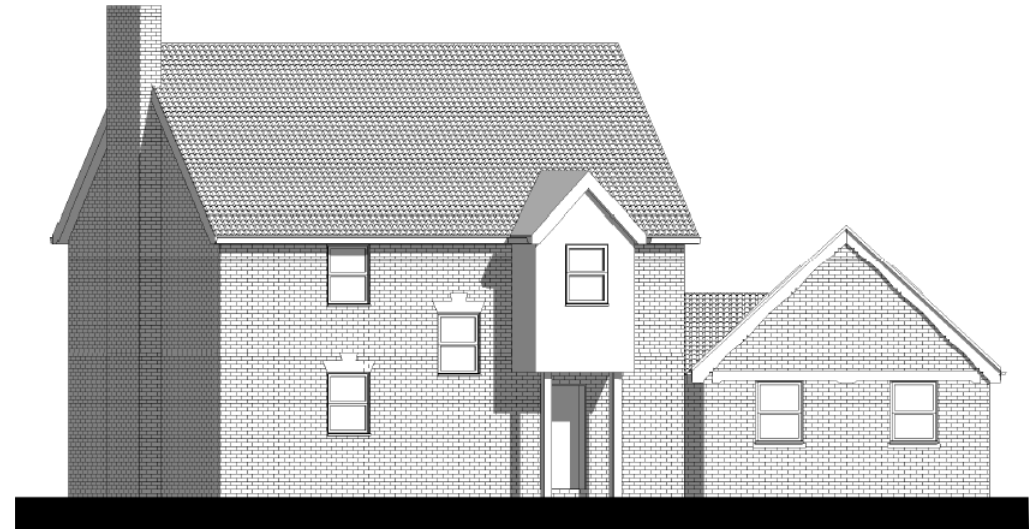
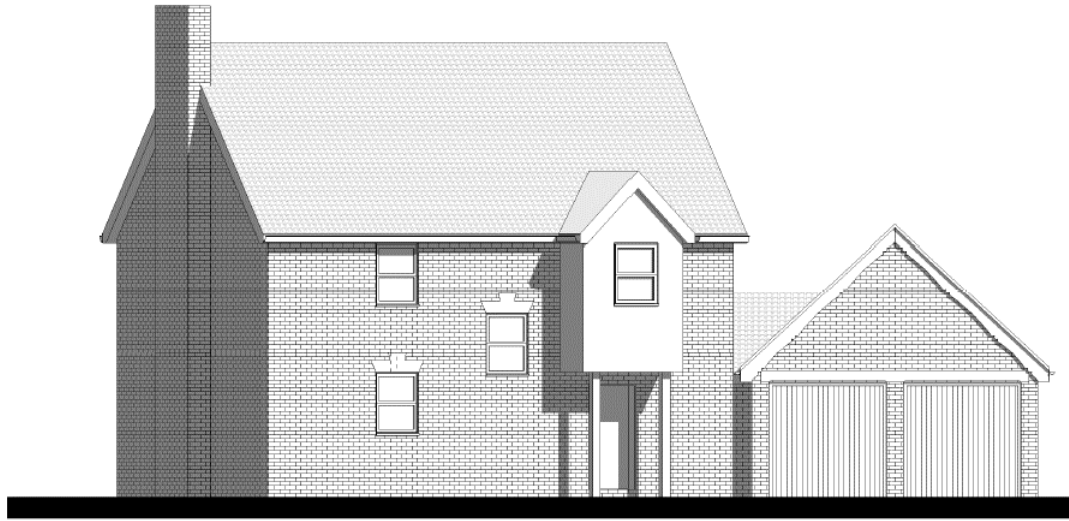


159

# Comparison of existing & proposed front elevations



160



158

3e 24/10539



# Photographs

161



159

3e 24/10539



# Adjacent dwellings 1-4 Mill Court



162

160

3e 24/10539



# Photographs



163



161



3e 24/10539





## Recommendation

- Grant subject to conditions to restrict rooflights on south elevation, materials to match, restriction on the use of the annexe as ancillary accommodation, in accordance with submitted flood risk assessment, and securing additional parking space



End of 3e 24/10539 presentation



# New Forest

DISTRICT COUNCIL

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[newforest.gov.uk](http://newforest.gov.uk)



## PLANNING COMMITTEE – 11 SEPTEMBER 2024

### COMMITTEE UPDATES

#### Item 3a: SS13 – Land off, Moortown Lane, Ringwood (Application 21/11723)

Page 52 (EIA)

Therefore, the conclusion of the April 2021 EIA screening opinion remains valid, and the application therefore continues to be deemed to be EIA development and hence NFDC must take into account the information in the ES, the responses to any consultation and any other relevant information when determining this planning application.

Additionally, the national Planning Practice Guidance sets out ~~that~~ further guidance on this matter.

Page 52 (Green Belt)

These include but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.

Page 54 (Green Belt)

The following paragraph to be added to the end of the sub-section:

Given that the proposed highways and access works in the South West Hampshire Green Belt does not include any new buildings and are clearly to facilitate the Local Plan Allocation Site the proposal does not conflict with the purposes in NPPF paragraph 143. As set out, NPPF paragraph 155 sets out that both engineering operations and local transport infrastructure are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. The proposed highways and access works are considered to fall under the rubrics of engineering and local transport infrastructure. In line with the findings of the supported LVIA there would be some modest impacts on the openness of the Green Belt along Moortown Lane through these works but that they would be moderated in the longer-term by maturing planting and there would in the absent of new buildings be no volumetric impacts. Therefore, on balance of considerations, the proposal accords with Local Plan Policy ENV2.

Page 62

The Written Ministerial Statement (30 July 2024) sets out with regard to Affordable Housing:

a number of changes in planning policy designed to support the delivery of affordable homes: removing the prescriptive requirements that currently tie local authorities' hands with respect to particular types of home ownership products, and allowing them to judge the right

mix of affordable homes for ownership and for rent that will meet the needs of their communities.

## Further Representations

A representation was received from Ringwood Town Council on 9 September 2024. The full representation is available to view on the NFDC website.

The representation sets out commentary on the following matters:

- Status of the Ringwood Neighbourhood Plan (RNP)
- Commentary on a letter from a former case officer sent to the applicants in August 2023
- Housing Land Supply and the NPPF Titled Balance
- Housing and Affordable Housing
- Highways, Access and Parking
- Flood Risk
- ANRG

NFDC Officers have the following comments to make in response to RTCs 9 September 2024 representation:

- The National Described Space Standards (NDSS) sets out that a single bedroom should be at least 7.5m<sup>2</sup> and at least 2.25m wide. This is set out on the Government website (link below):  
[Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](https://www.gov.uk/technical-housing-standards)
- As such, in line with the NDSS the proposed first floor study rooms do not qualify as bedrooms as they range in size from 5.4m<sup>2</sup> to 7.4m<sup>2</sup>.
- As such, the proposed housing mix is accurately set out and the ANRG sufficient for the proposed development.
- The Affordable Housing quantum and mix is agreed by NFDC Housing and the NFDC viability advisors indicate that this is a suitable outcome when combined with the proposed s106 package.
- Ringwood Neighbourhood Plan policies have been adopted by NFDC rather than “binding”. The Committee Report sets out clearly the status of the Neighbourhood Plan on page 13.
- The Committee Report sets out where the proposal is non-compliant with the Ringwood Neighbourhood Plan and sets out that any harm needs to go into the overall planning balance.
- The content of the August 2023 letter from the former case officer is noted but the proposed design has evolved significantly since then and is now considered acceptable as set out in the Committee Report.

Two further representations which sets out additional commentary on affordable housing, foul drainage, highways, agricultural land and infrastructure, have been received from the



public since publication of the Committee Report. These are available to view on the NFDC website.

### **Item 3b: Open Space adjacent to Crow Lane, Ringwood (Application 23/10707)**

The revised Site Location Plan is attached.

#### **Further Representations**

A representation was received from Ringwood Town Council on 9 September 2024. The full representation is available to view on the NFDC website. The representation reiterates commentary previously made by Ringwood Town Council on application 23/10707.

### **Item 3c: Land North of Salisbury Road, Calmore, Netley Marsh (Application 23/10268)**

1. The Council's Urban Design team have submitted their final consultation response. They recommend Approval in terms of design subject to comprehensive landscape conditions which will need to cover the final designs for remaining outstanding details of hard and soft landscaping.

In summary, they have noted that whilst the layout remains rather congested in some places, with areas of somewhat intense building, on balance the proposal is acceptable. This is largely as a result of the offer of a comprehensive and positively designed green infrastructure with significant space for recreation. As a setting for development and as an intrinsic part of the layout, together with improvements to many building designs, this should result in a pleasant place to live, provided that the street designs can be implemented as proposed.

2. Condition 1 (Plan numbers) needs to be adjusted to reflect the submission of a number of amended plans. Specifically:
  - Plan P-22-4321\_DE\_004\_F\_001 - Proposed Streetscenes (dated 28/06/2024) is to be substituted and replaced by Plan P-22-4321\_DE\_004\_G\_001 - Proposed Streetscenes (dated 02/09/2024).
  - Plan P22-0203\_DE\_009\_A\_34 - FOG Floor Plans and Elevations (Plot 47) is to be substituted and replaced by Plan P22-0203\_DE\_009\_B\_34 - FOG Floor Plans and Elevations (Plot 47).
  - P22-0203\_DE\_009\_A\_05.2 - Grovier+ 2block Floor Plans and Elevations (Plots 189-190) is to be substituted and replaced by P22-0203\_DE\_009\_B\_05.2 - Grovier+ 2block Floor Plans and Elevations (Plots 189-190).
  - P22-0203\_DE\_009\_A\_05.3 - Grovier+ 2block Floor Plans and Elevations (Plots 5-6) is to be substituted and replaced by P22-0203\_DE\_009\_B\_05.3 - Grovier+ 2block Floor Plans and Elevations (Plots 5-6).
  - P22-0203\_DE\_009\_A\_06.1 - Grovier+ 3block Floor Plans and Elevations (Plots 237-239) is to be substituted and replaced by P22-0203\_DE\_009\_B\_06.1 - Grovier+ 3block Floor Plans and Elevations (Plots 237-239).
  - P22-0203\_DE\_009\_A\_06.2 - Grovier+ 3block Floor Plans and Elevations (Plots 56-58) is to be substituted and replaced by P22-0203\_DE\_009\_B\_06.2 - Grovier+ 3block Floor Plans and Elevations (Plots 56-58).

- P22-0203\_DE\_009\_A\_11.1 - Wixham Floor Plans and Elevations (Plots 65 & 71 as drawn; Plots 75, 78 handed) to be substituted and replaced by P22-0203\_DE\_009\_B\_11.1 - Wixham Floor Plans and Elevations (Plots 65 & 71 as drawn; Plots 75, 78 handed).
- P22-0203\_DE\_009\_A\_18.1 - Bewdley-Grovier-Grovier Floor Plans and Elevations (Plots 1-3) to be substituted and replaced by P22-0203\_DE\_009\_B\_18.1 - Bewdley-Grovier-Grovier Floor Plans and Elevations (Plots 1-3).
- P22-0203\_DE\_009\_A\_18.2 - Bewdley-Grovier-Grovier Floor Plans and Elevations (Plots 240-242) to be substituted and replaced by P22-0203\_DE\_009\_B\_18.2 - Bewdley-Grovier-Grovier Floor Plans and Elevations (Plots 240-242).
- P22-0203\_DE\_009\_A\_30.1 - Swift Floor Plans and Elevations (Plots 231-232) to be substituted and replaced with P22-0203\_DE\_009\_B\_30.1 - Swift Floor Plans and Elevations (Plots 231-232)
- P22-0203\_DE\_009\_A\_30.2 - Swift Floor Plans and Elevations (Plots 104-105, 223-224) to be substituted and replaced with P22-0203\_DE\_009\_B\_30.2 - Swift Floor Plans and Elevations (Plots 104-105, 223-224)
- P22-0203\_DE\_009\_A\_09.3 - Reynolds Floor Plans and Elevations (Plot 211 as drawn; Plot 265 handed) to be substituted and replaced by P22-0203\_DE\_009\_\_09.3 - Reynolds Floor Plans and Elevations (Plot 211 as drawn; Plot 265 handed)
- P22-0203\_DE\_009\_A\_29.1 - Raleigh Floor Plans and Elevations (Plot 145) to be substituted and replaced by P22-0203\_DE\_009\_\_29.1 - Raleigh Floor Plans and Elevations (Plot 145)
- 10975-FPCR-XX-XX-DR-L-0009 rev P01 - Signage Strategy is to be deleted from the list of approved plans.

3. Condition 3 is recommended to be adjusted as follows (incorporating additional landscape requirements):

“Before development of any of the referenced features in this condition commences, the following additional landscaping details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Exact details of the materials to be used for all hard surfaced areas.
- b) Elevational and material details of all boundary treatments (fences, walls, gates), including details of designs where there would be changes of level.
- c) Details of boundary treatments where footpath connections are proposed to connect with the boundaries of the site.
- d) Details of the precise alignment and design of the footpath through Hatton's Plantation.
- e) Details of the exact design of the waste / bin collection points.
- f) Details of all furniture and landscape features within the areas of public realm (seats, bollards, bins, boardwalks).
- g) Details of all graphic designs for all signage and way markers within the ANRG and greenspace.
- h) Details of how the soft landscaping will be anchored, protected, staked (where necessary), watered and mulched.

Development shall take place in full accordance with the approved details.”



Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.”

4. Condition 5 is recommended to be adjusted as follows (incorporating an additional reference to hard landscaping).

“In respect of the approved landscaping proposals for the areas of public realm (including Alternative Natural Recreational Greenspace and Public Open Space), the approved planting, seeding or turfing details and the approved hard landscaping details shall be carried out in full in accordance with a programme for implementation that shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.”

“Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.”

5. An additional condition (condition 9) is recommended as follows:

“Before development proceeds above slab level, full details of solar PV panels that are to be installed on the roofs of the approved development (location, position, number, design) shall be submitted to and approved in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details.”

“Reason: To promote low / zero carbon energy efficiency measures and to ensure that the panels are deployed in a manner that is sympathetic to the appearance of the development.”

With respect to this condition, members should note that the application is accompanied by an Energy Strategy Statement which considers proposed low/zero technologies that will be applied to the site, an assessment having been undertaken of the viability of different technologies. Key to this strategy is the incorporation of energy efficient design measures (fabric first), but the statement also proposes the incorporation of photovoltaic panels / collectors, which will assist in meeting Building Regulation requirements. Officers consider that the applicant’s proposals are an acceptable response to minimising CO2 emissions.

### **Item 3d: Gang Warily Farm, Newlands Road, Fawley (Application 21/11329)**

Additional representation received objecting to the scale of the development, concerns regarding water run off causing flooding and the impact on ecology in the area. Also suggests the applicant doesn’t have the right to make the application as they do not own the site.

**Item 3e: 4 Westgrove, Fordingbridge (Application 24/10539)**

Additional plan 2024-01-PL-003 Existing Plans, and change to Plan no 2024-01-PL- 001 to 2024-01-PL- 001A in respect of condition 2 and plans and particulars

Condition 2

2024-01-PL-004-REV A Existing Elevations East & West as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL-005-REV A Existing Elevations North & South as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL-101 REV A Proposed Roof Plan as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL-103 REV A Proposed Elevations East & West as deposited with the Local Planning Authority on 14 August 2024

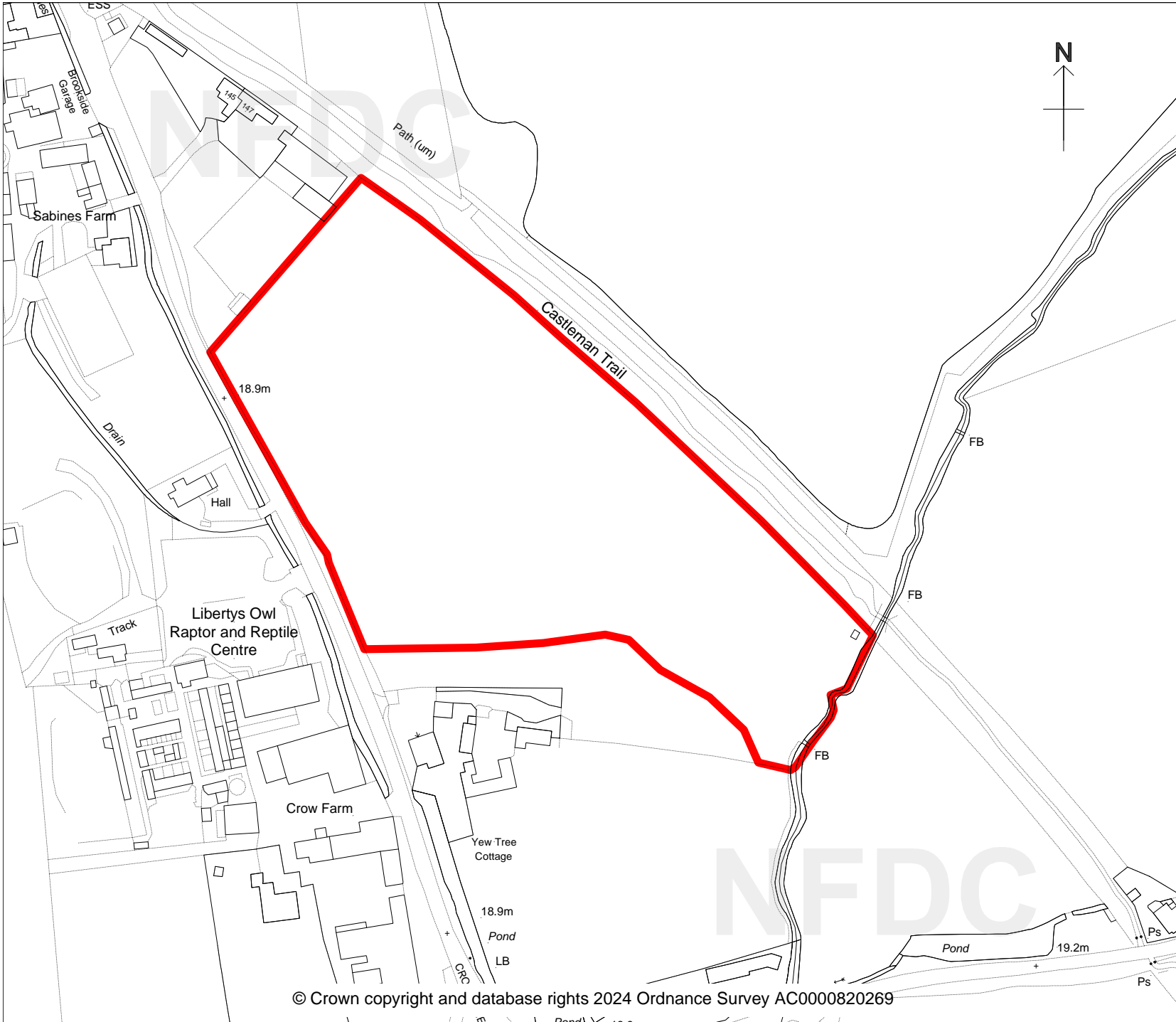
2024-01-PL-104 REV A Proposed Elevations North & South as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL- 001A Existing Roof, Location & Block Plan as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL-102 Proposed Plans as deposited with the Local Planning Authority on 14 June 2024

2024-01-PL-003 Existing Plans as deposited with the Local Planning Authority on 11 June 2024





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# New Forest

DISTRICT COUNCIL

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## PLANNING COMMITTEE

September 2024

Open Space adjacent to  
Crow Lane  
Ringwood  
23/10707

Scale 1:2000

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

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