

PLANNING COMMITTEE - WEDNESDAY, 12TH FEBRUARY 2025

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications (Pages 3 - 140)**

6. **Committee Updates (Pages 141 - 142)**

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Planning Committee

12 February 2025



Planning Committee 12 February 2025 Applications Presentations



**Planning Committee
App No 23/10661**
SS8 Land at Hordle Lane,
Hordle

Schedule 3a

3 3a 23/10661

**Planning Committee
App No 24/11096**
Land at Former Fawley Power Station
Fawley Road
Fawley
Schedule 3b

39 3b 24/11096

**Planning Committee
App No 24/10861**
Land at former Fawley Power Station,
Fawley Road
Fawley
Schedule 3c

57 3c 24/10861

**Planning Committee
App No 24/11019**
47 High Street
Hythe
SO45 6AG
Schedule 3d

76 3d 24/11019

**Planning Committee
App No 24/11023**
47 High Street
Hythe
SO45 6AG
Schedule 3e

92 3e 24/11023

**Planning Committee
App No 24/10689**
2 Cranbrook Cottages,
Southampton Road
SO45 5GP
Schedule 3f

108 3f 24/10689

**Planning Committee
App No 24/11060**
Avonmead,
16 Salisbury Road
Ringwood, BH24 1AS
Schedule 3g

122 3g 24/11060

Planning Committee

App No 23/10661

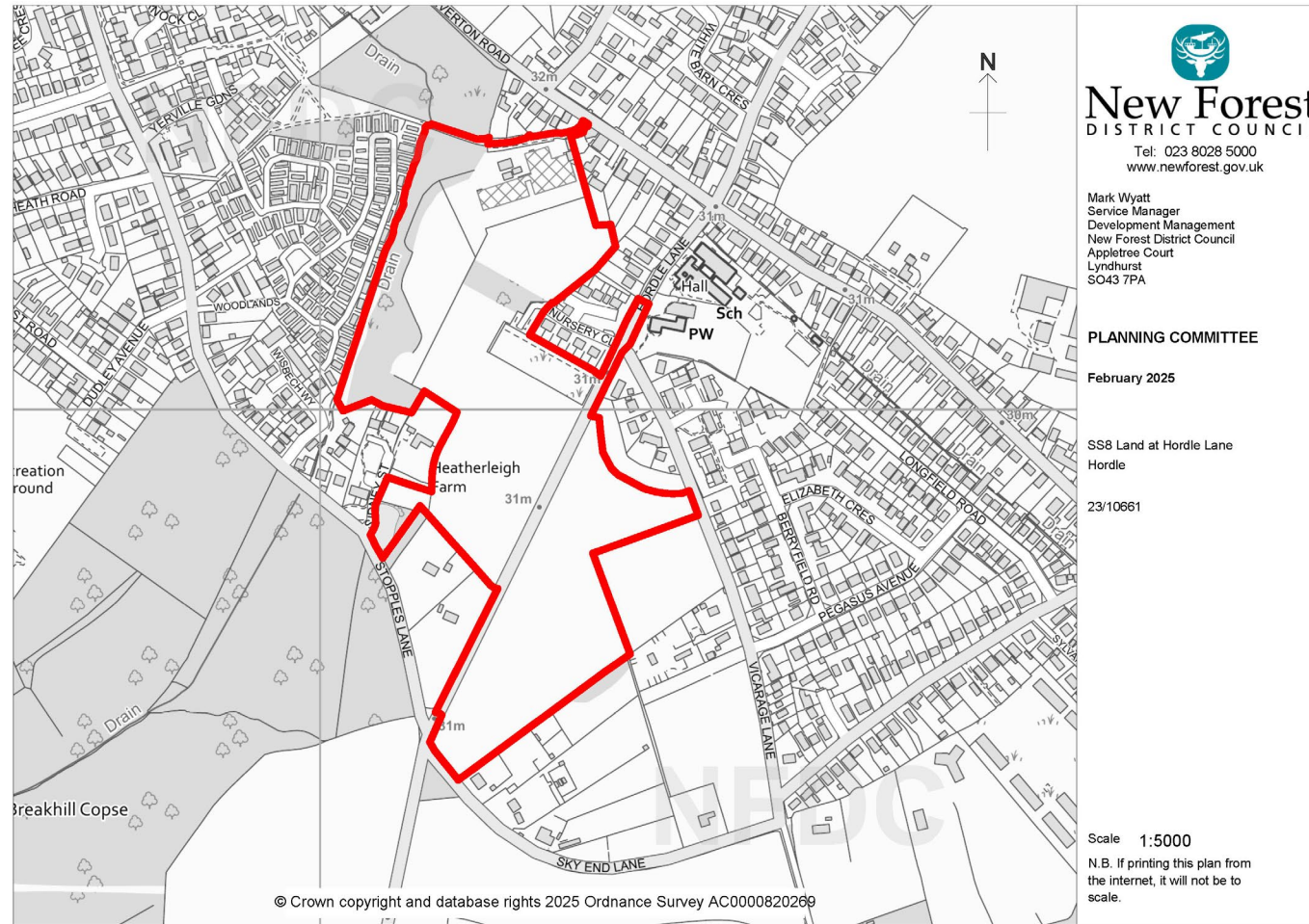
SS8 Land at Hordle Lane,
Hordle


Schedule 3a

Red Line Plan



9




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DISTRICT COUNCIL
Tel: 023 8028 5000
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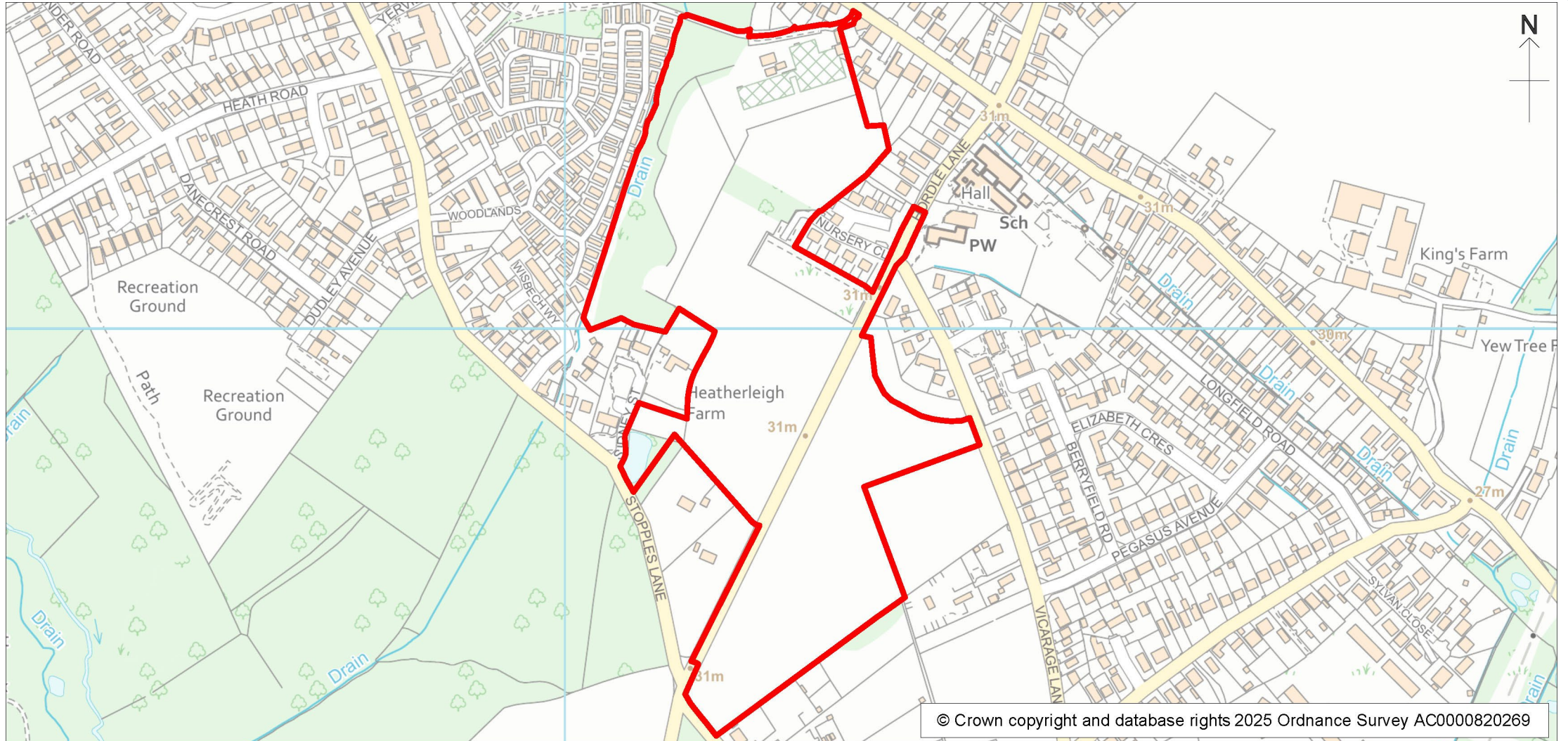
Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE
February 2025

SS8 Land at Hordle Lane
Hordle
23/10661

Scale 1:5000
N.B. If printing this plan from the internet, it will not be to scale.

Local context



7

Aerial photograph

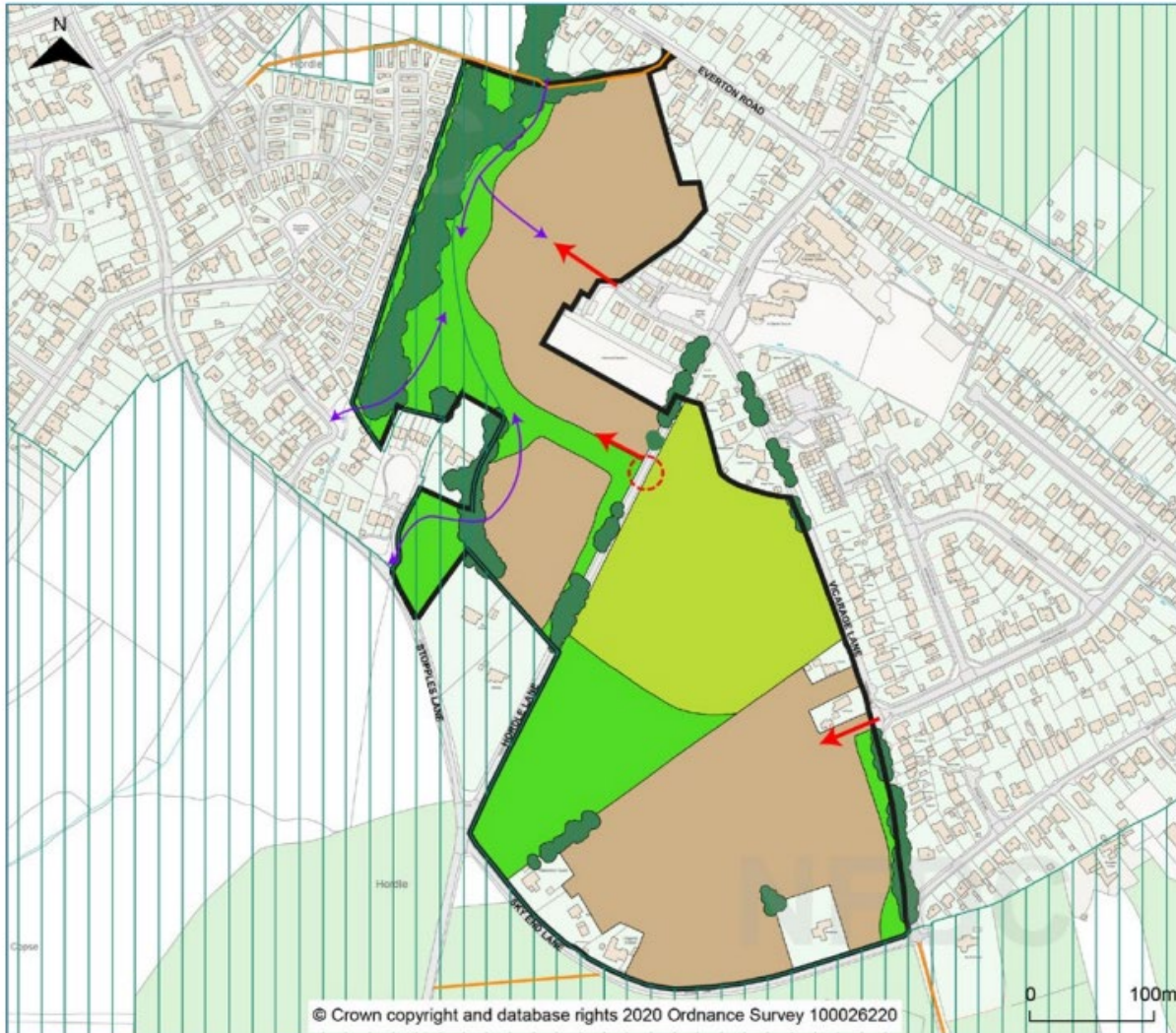


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Local Plan Concept Masterplan

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- 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

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3a 23/10661



Proposed Development

The proposal is a Hybrid application for the following:

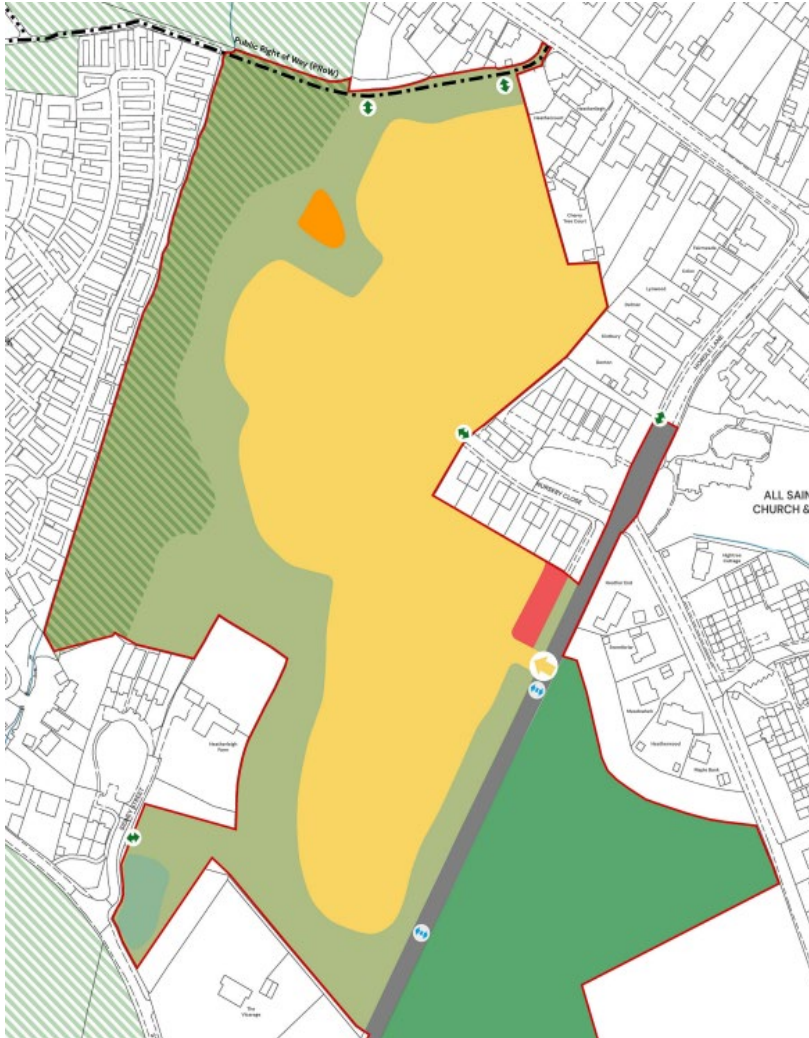
- Outline planning application for development on the land to the west of Hordle Lane of up to 155 dwellings (Use Class C3) including affordable housing, public open space, and associated landscaping, surface water drainage and infrastructure works; with all matters reserved except for the principal vehicular access junction with Hordle Lane
- The proposed housing comprises 60% open market dwellings (up to 93) and 40% (up to 62) affordable dwellings
- A full application on the land to the east of Hordle Lane for public open space comprising Alternative Natural Recreational Greenspace (ANRG), pedestrian and vehicular access, allotments, surface water drainage and car parking

→

Land Use Parameter Plan



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-  Residential
-  Public Open Space
-  ANRG
-  Allotments



Green Infrastructure Parameter Plan



-  PUBLIC OPEN SPACE (INCLUDING PLAY, DRAINAGE FEATURES, PEDESTRIAN/ CYCLE LINKS, LANDSCAPING & RETAINED VEGETATION)
-  ALTERNATIVE NATURAL RECREATIONAL GREENSPACE (ANRG) (INCLUDING LANDSCAPING, PEDESTRIAN/CYCLE LINKS & RETAINED VEGETATION)
-  ALLOTMENTS (INCLUDING LANDSCAPING, RETAINED VEGETATION & PARKING)
-  EXISTING TREES & HEDGEROWS TO BE RETAINED

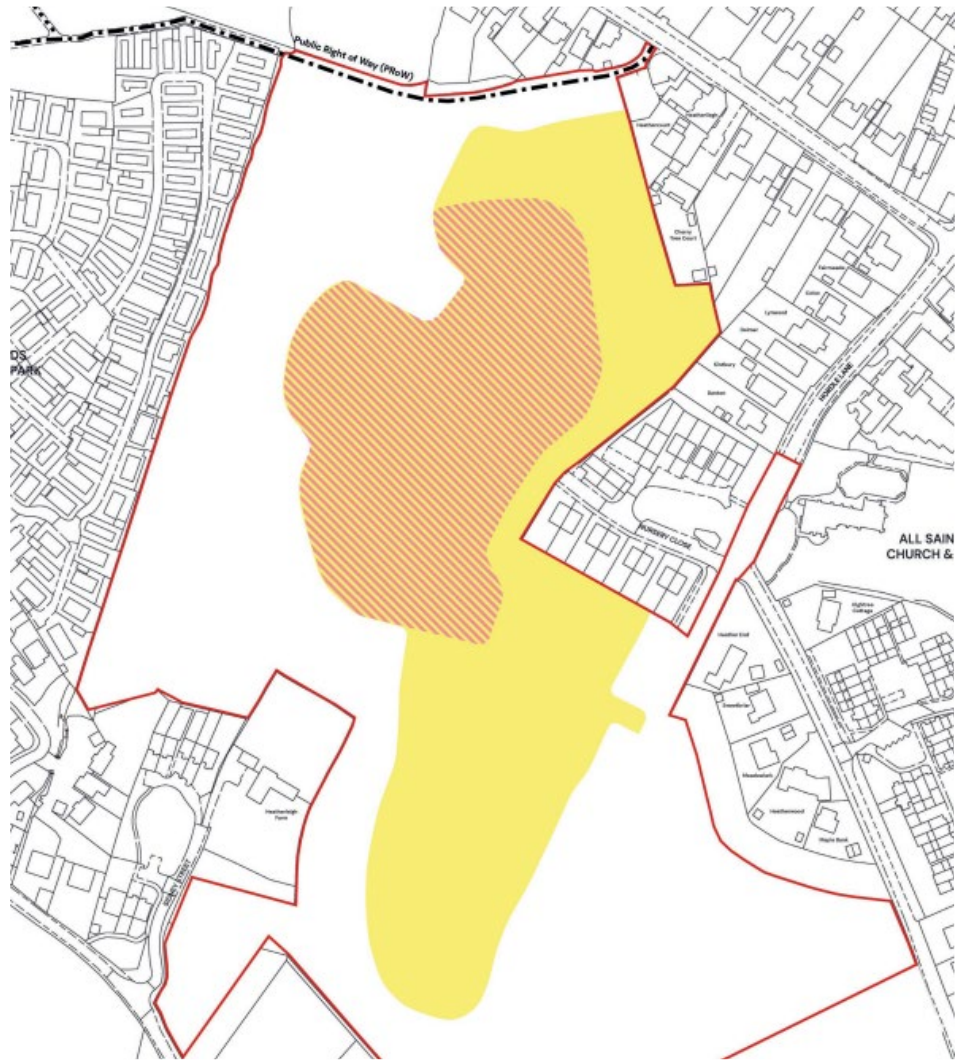


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3a 23/10661

Building Heights Parameter Plan



UP TO 2 STOREY DEVELOPMENT

UP TO 2.5 STOREY DEVELOPMENT (UP TO 11 METERS RIDGE HEIGHT)

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Hordle Lane (southwards)

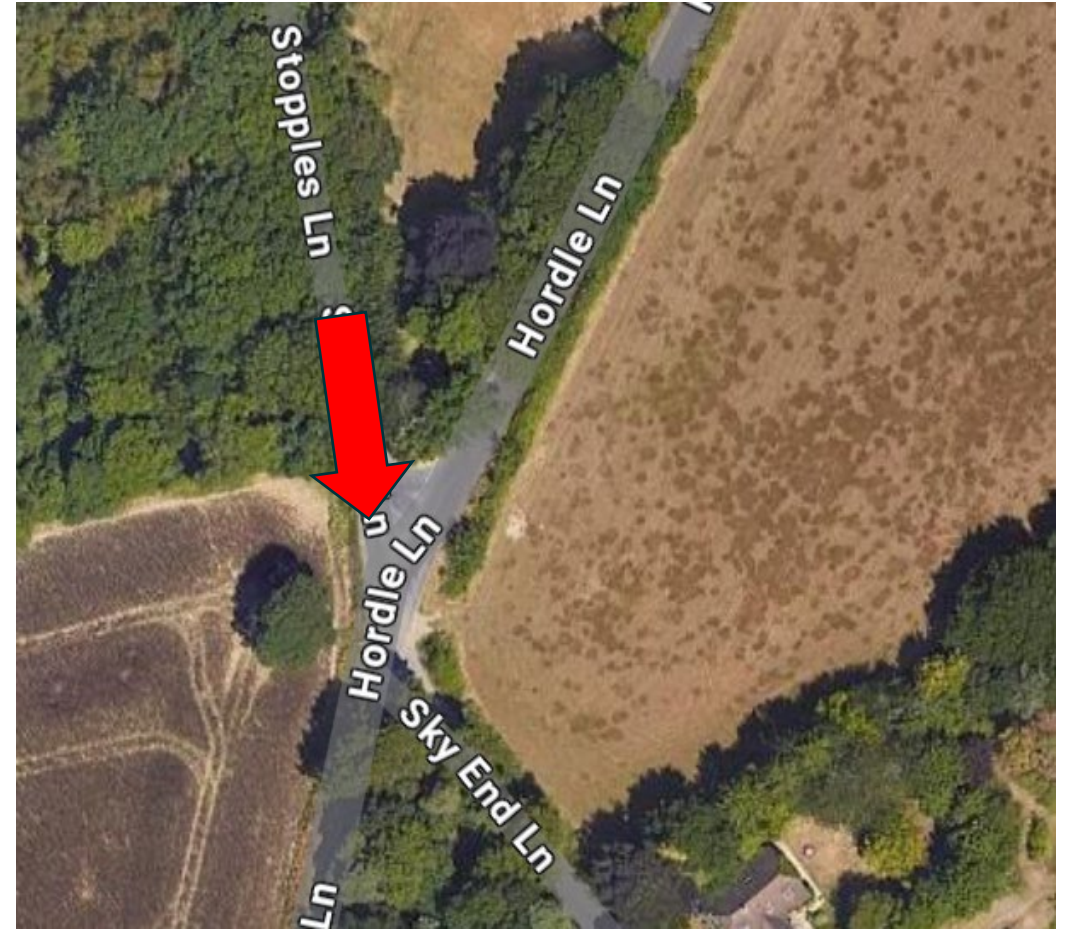


14

Hordle Lane, Sky End Lane, Stopples Lane



15



Hordle Lane (northwards)

16



14

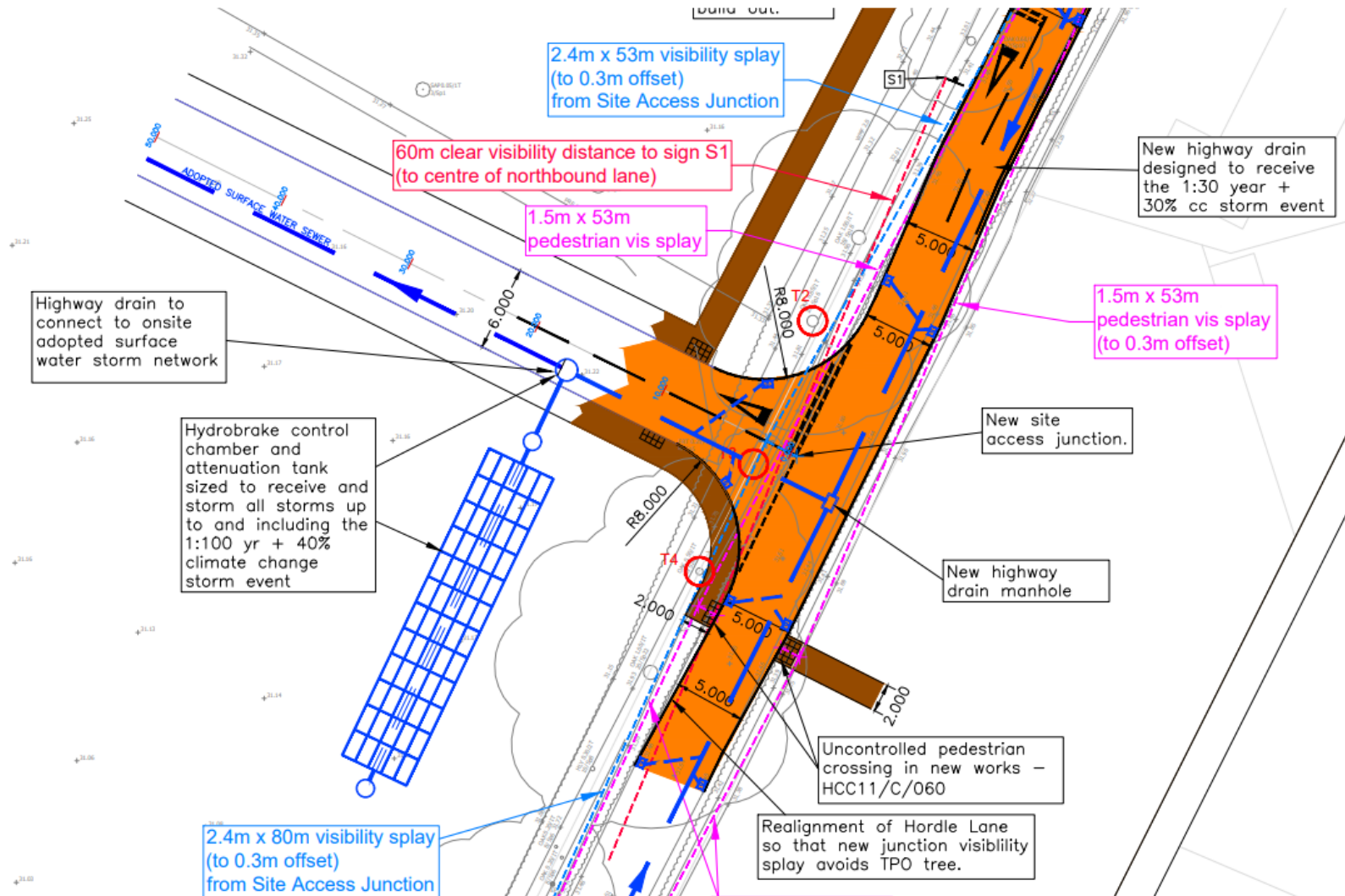
3a 23/10661

Housing Site Vehicular Access



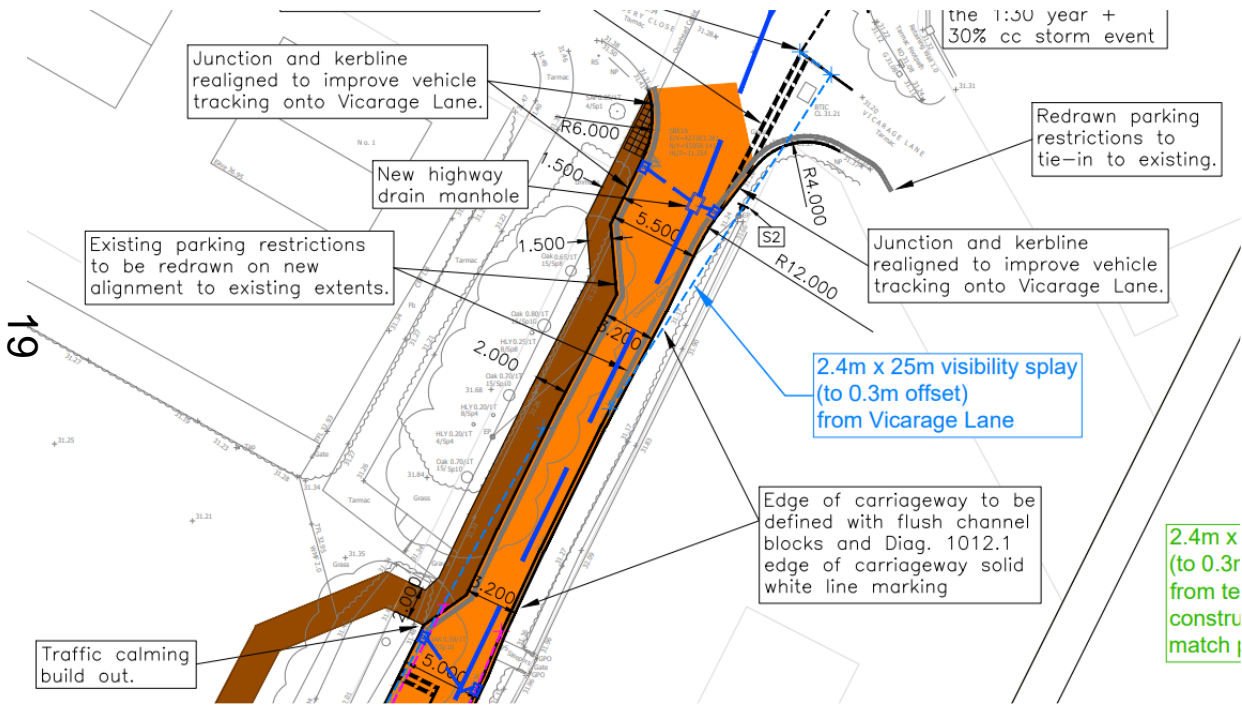
17

Housing Site Vehicular Access Arrangement



18

Hordle Lane Build Out and Pedestrian Route

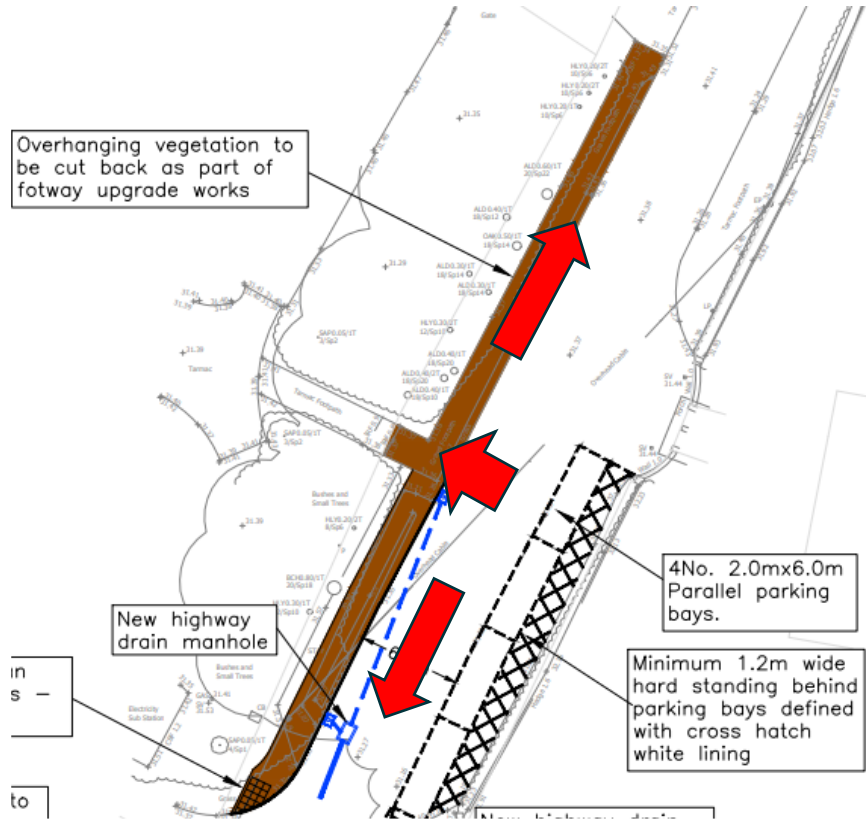


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Pedestrian Route North of Nursery Close



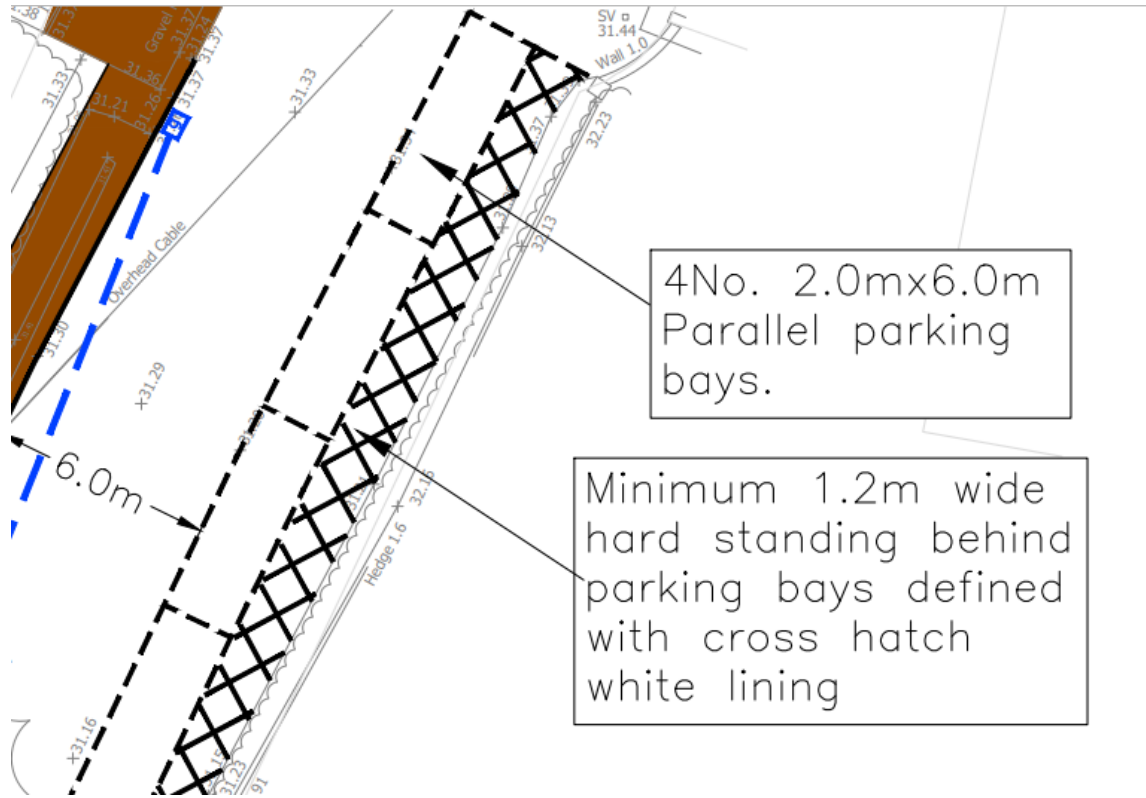
20



Outside Parish Church



21



Public Right of Way north of site



22



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3a 23/10661

Housing Area: looking north towards Nursery Close



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Housing Area: looking east towards Hordle Lane



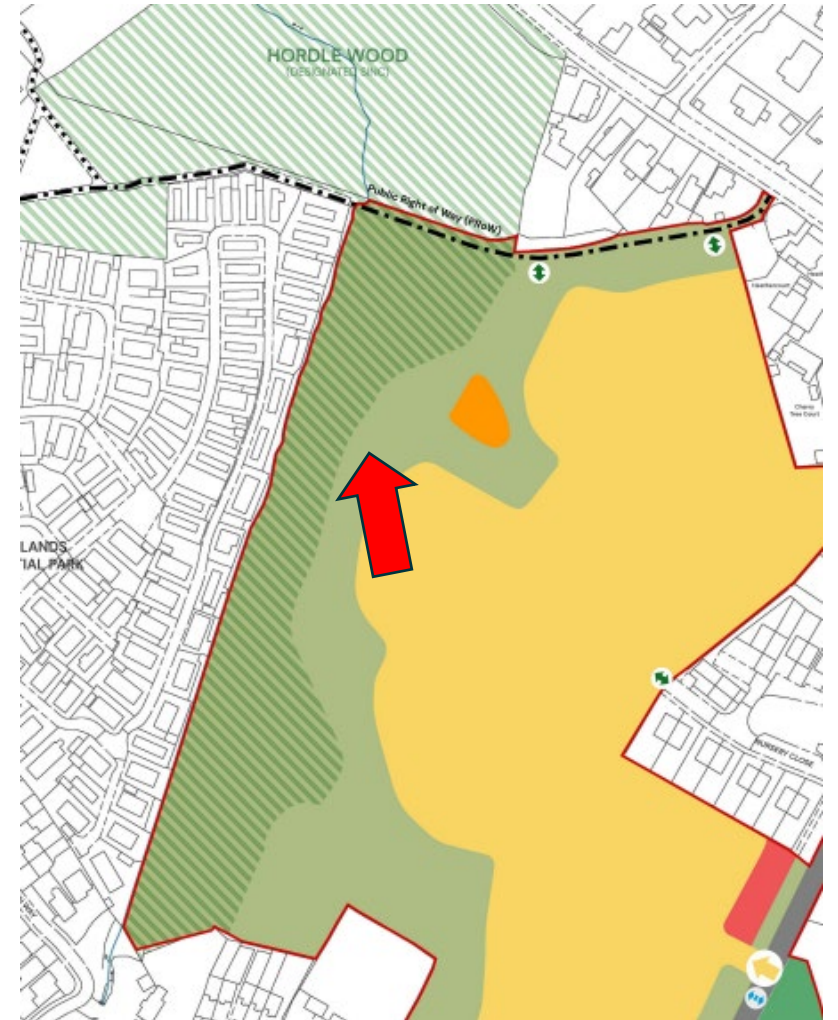
24



Housing Area: looking north towards Woodside Park and Hordle Wood



25



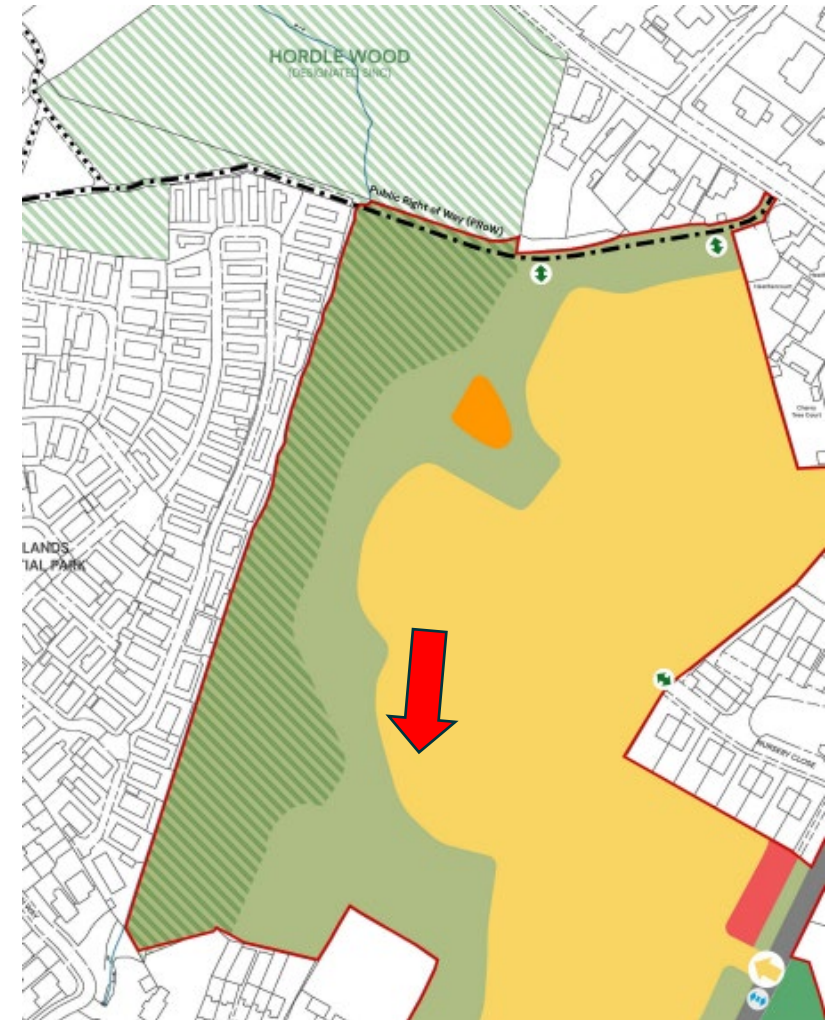
Housing Area: looking south

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3a 23/10661



Housing and Public Open Space: Illustrative Masterplan

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Housing Area: Indicative Block Plan





Housing Area: Design and Access Statement



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ANRG Strategy Plan



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ANRG Strategy Plan



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3a 23/10661

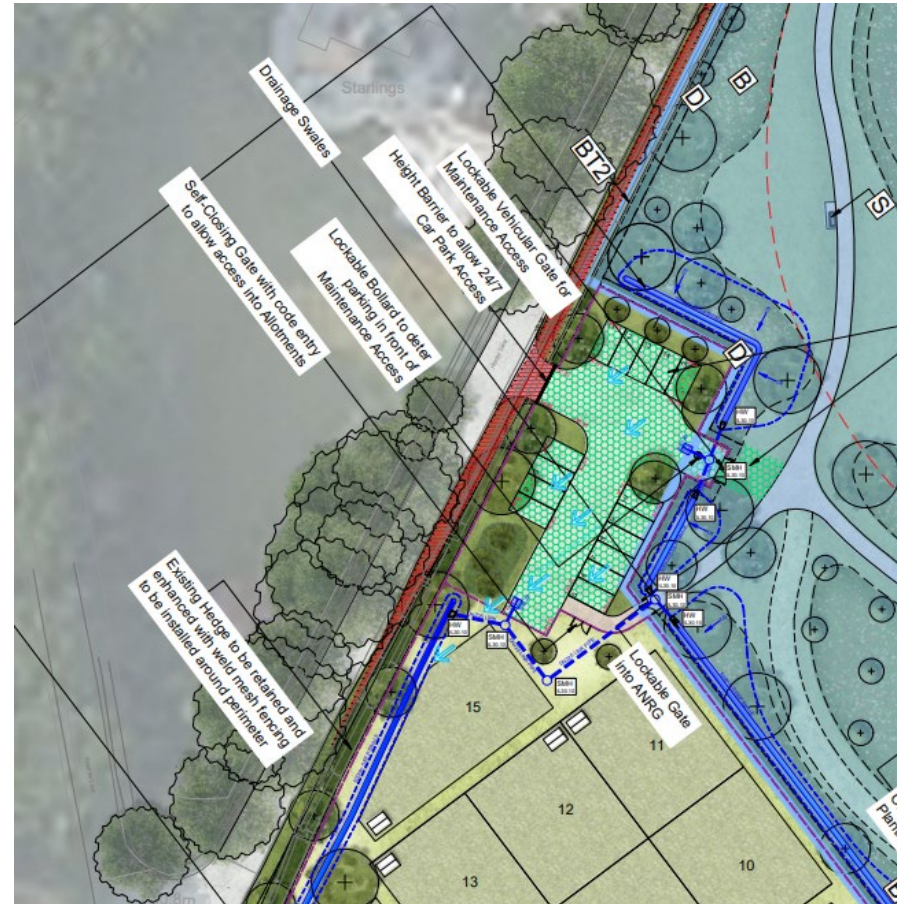
Flood Risk and Surface Water Drainage



32



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3a 23/10661



Summary

- The proposal would provide 97% of the minimum quantum of housing identified in Local Plan Policy SS8
- The proposal would make a significant contribution to the District's housing need
- The development will deliver up to 62 affordable dwellings (depending on the final total number) across a range of tenures (Social Rent, Affordable Rent, Shared Ownership) in line with Local Plan Policy HOU2
- 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)
- No substantive alternative evidence has been submitted in representations to set aside the views of statutory consultees

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Summary

- The proposal subject to a s106 planning obligation and suitable conditions will be acceptable in terms of highways, access, public rights of way, flood risk, surface water drainage and foul drainage
- The representations from the Parish Council and the local community on highways are fully noted but in line with the representations from the Local Highway Authority subject to a s106 planning obligation and suitable conditions the proposal has suitably mitigated the development
- The proposal subject to a s106 planning obligation and suitable conditions will be acceptable in terms of habitat mitigation and European designated nature conservation sites, trees, nitrate neutrality, biodiversity net gain, protected species and invasive species

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Summary

- The proposal subject to a s106 planning obligation and suitable conditions will also provide suitable public open space in the form of ANRG and allotments. Detailed design of the proposed public open space adjacent to the housing will be addressed in a subsequent Reserved Matters application
- The proposal, subject to suitable conditions, will not have a harmful impact on mineral extraction, air quality, noise and residential amenity
- The proposal will include a substantial package of contributions of approximately £1.6m 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)

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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 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 brought 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 on the Appropriate Assessment and have regard to their advice. 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 provision (40%) with a tenure split in line with Local Plan Policy HOU2 (35% Social Rented, 35% Affordable Rented, 30% Shared Ownership)
- Provision of Allotments, Allotment car parking and management arrangements including future management arrangements with potential transfer to Hordle Parish Council



Recommendation

- Air quality monitoring contribution
- Delivery of Alternative Natural Recreational Greenspace (ANRG), Public Open Space (POS) and on-site play space including management and maintenance framework (including provision for the transfer of the allotments to the Parish Council and to provide for the scenario whereby management is not undertaken properly or the management company ceases to operate)
- Biodiversity Net Gain management and monitoring
- 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)

∞



Recommendation

- Formal public open space contribution
- Non-Infrastructure Habitat Mitigation (Access Management and Monitoring)
- Habitats Mitigation: Birds Aware (Solent) contribution
- Off-site Children's Play Space contribution

(ii) the imposition of the conditions as set out in the Committee Report and any additional / amended conditions deemed necessary by the Service Manager (Development Management)

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End of 3a 23/10661 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/11096

Land at Former Fawley Power Station

Fawley Road

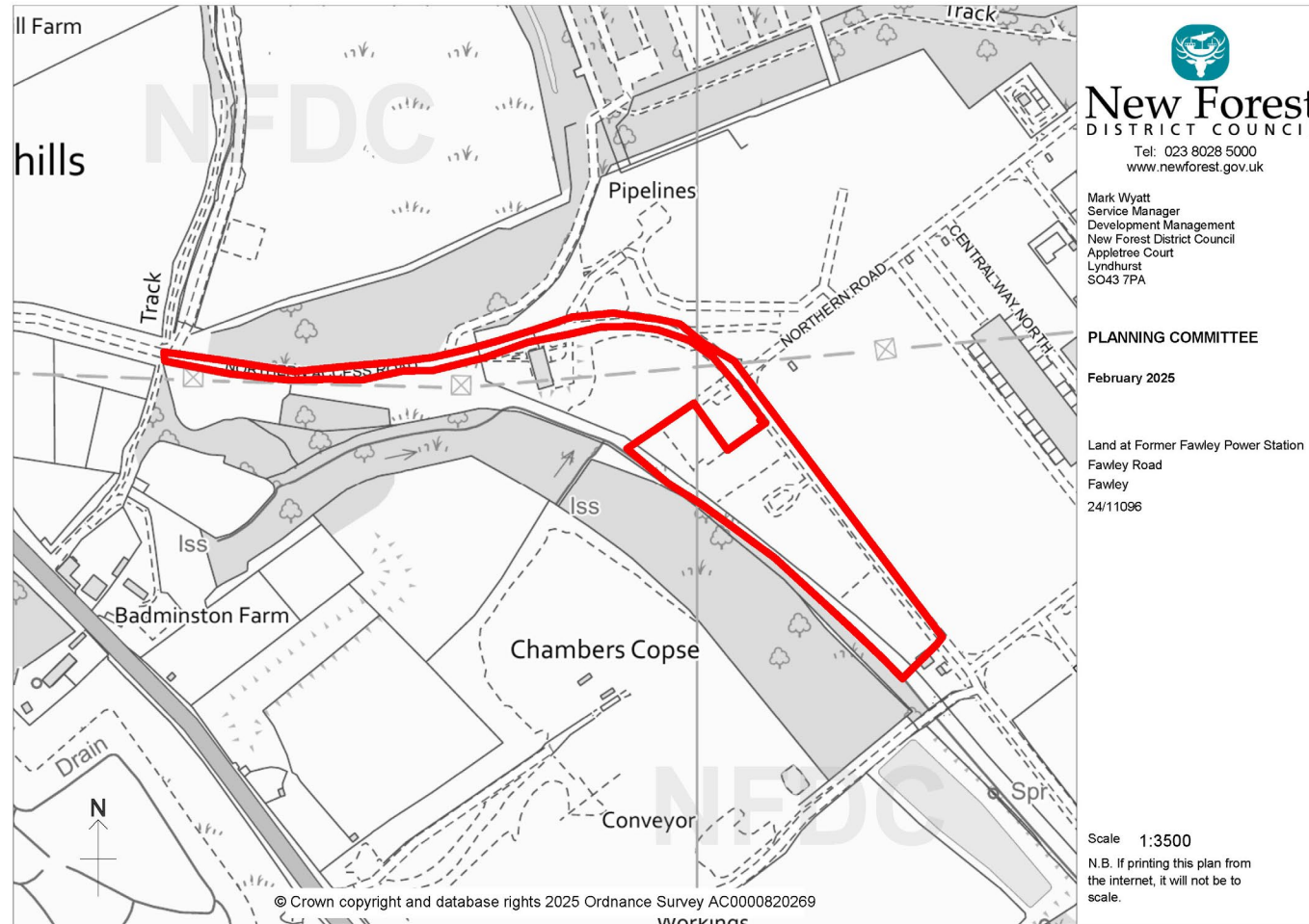
Fawley

Schedule 3b

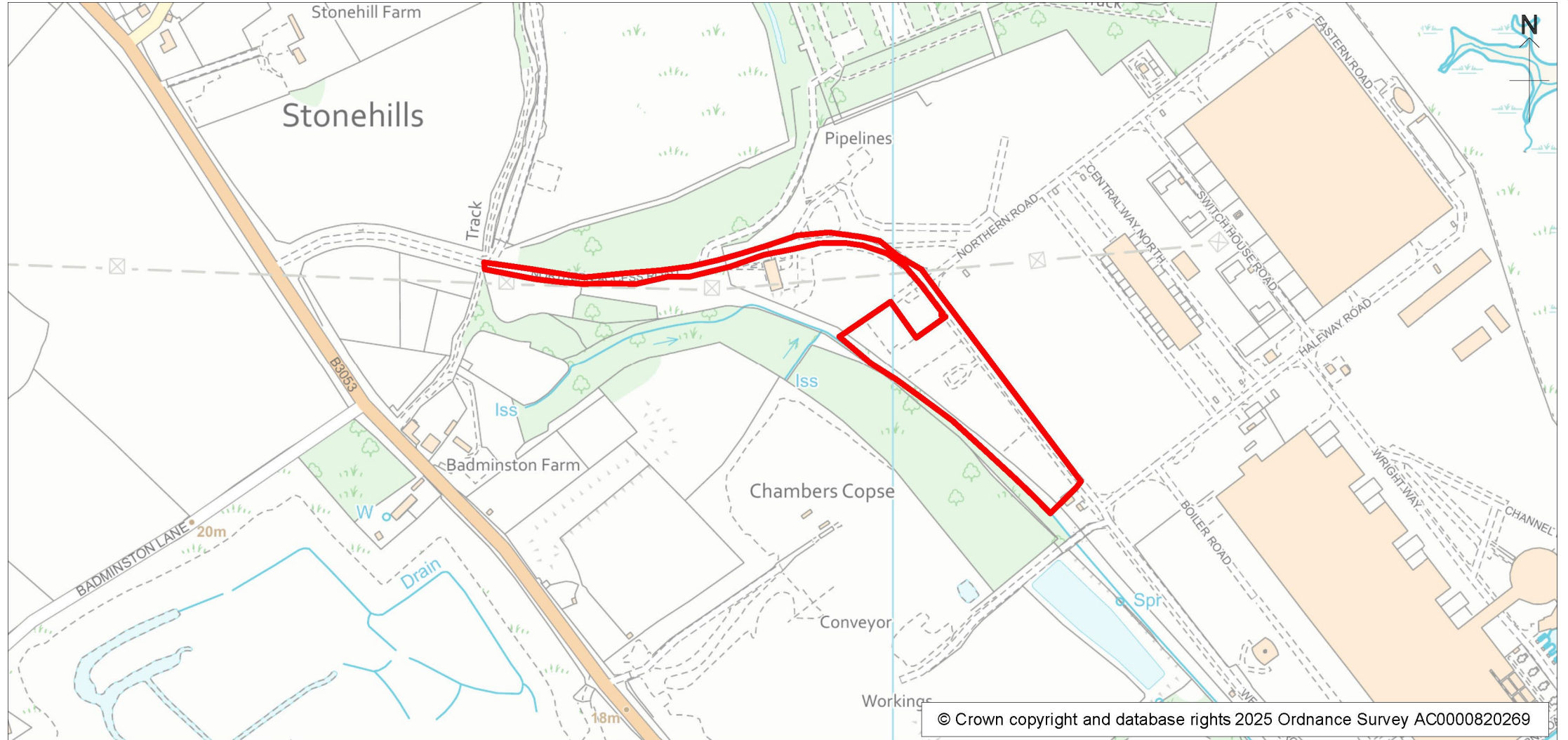
Red Line Plan



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Local context



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Aerial photograph

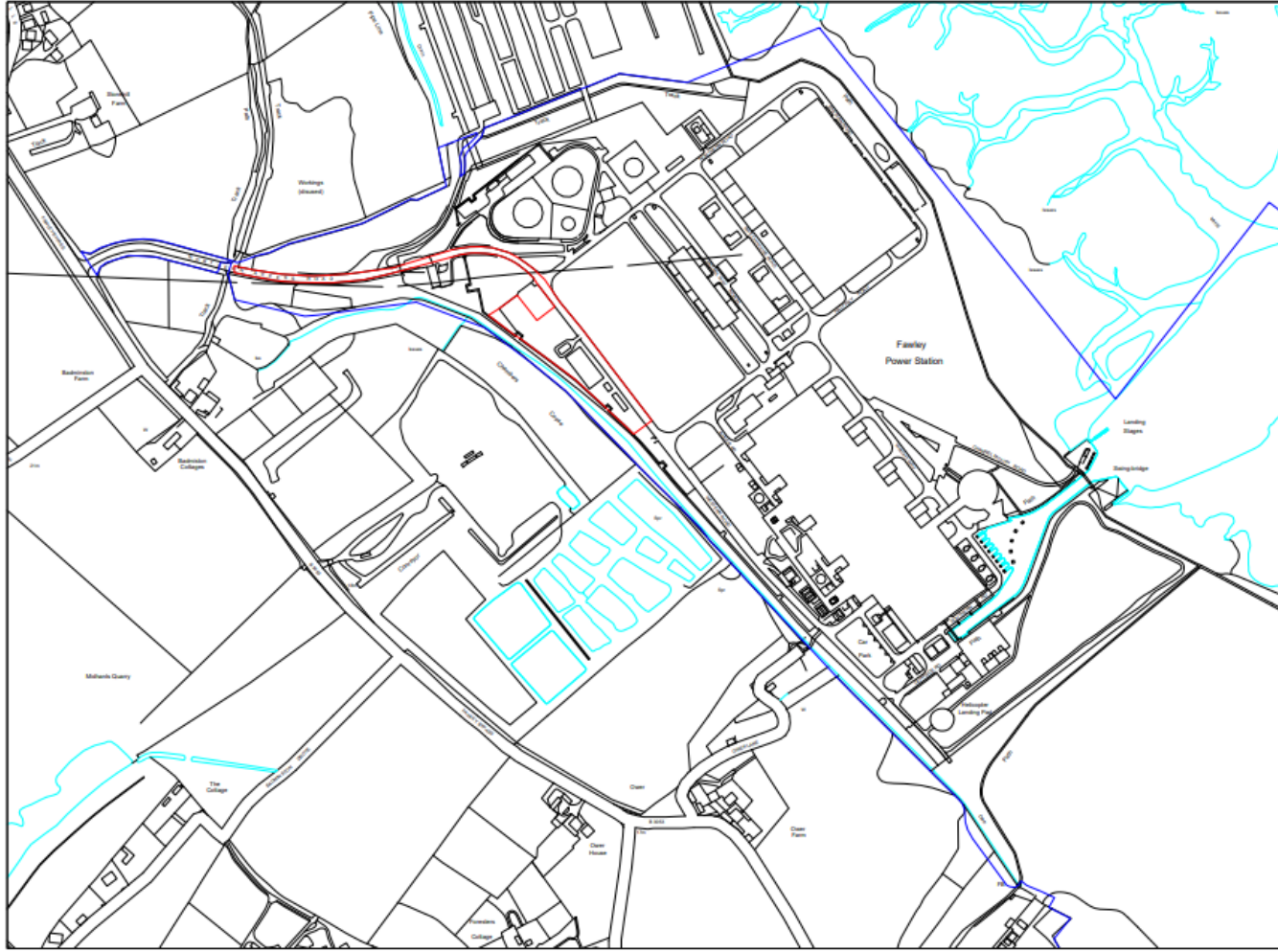


44

Location Plan

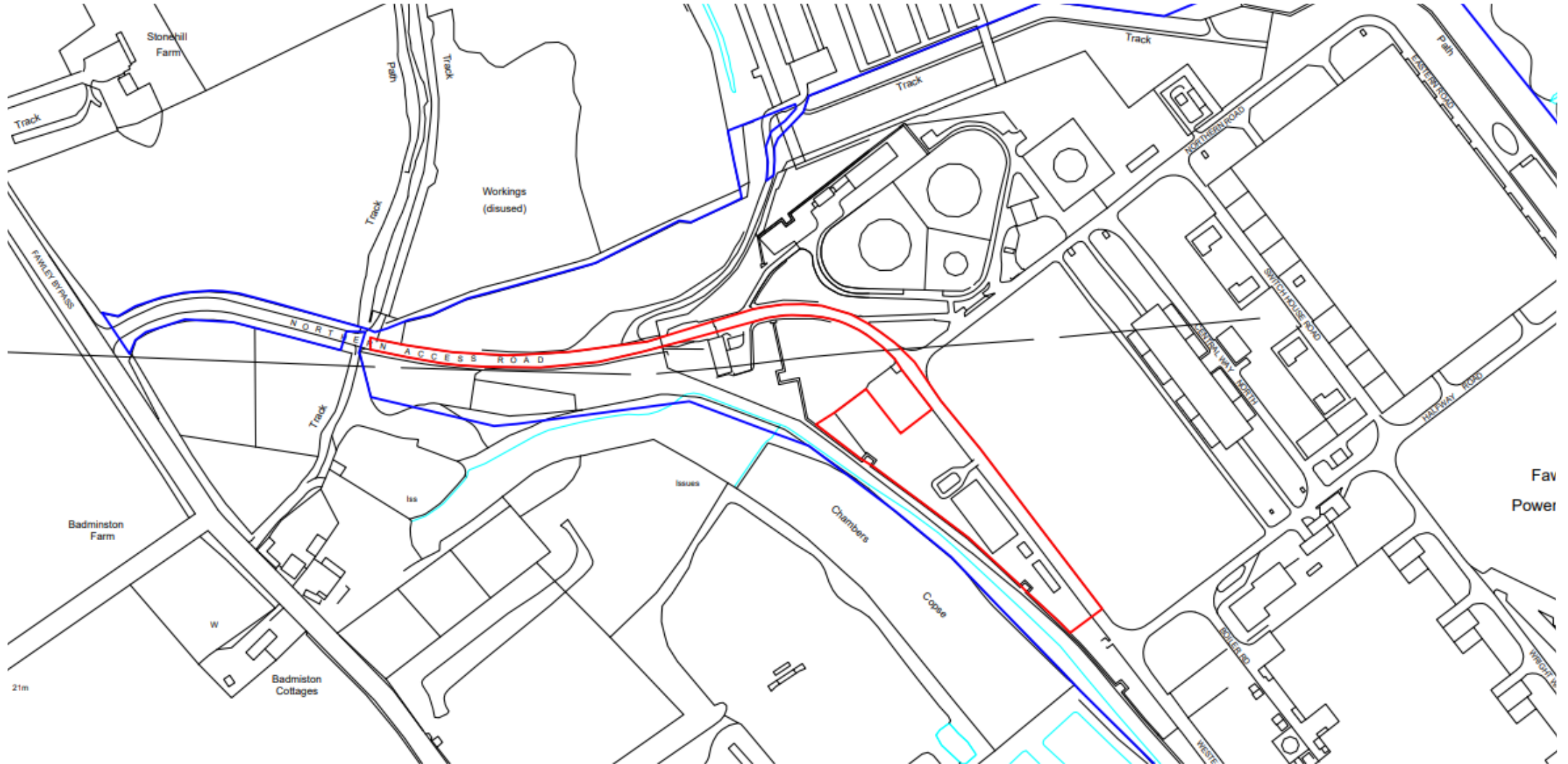


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Site A
Site Location Plan
Scale 1:1000

Location Plan (zoomed in)



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Block Plan



47



Southern storage area - exterior



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Southern storage area - interior



49

Central haulage use area



50



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3b 24/11096

Edge of haulage use area



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Haulage use area – looking south



52

Haulage use – portable cabins



53

Storage – northern area



54

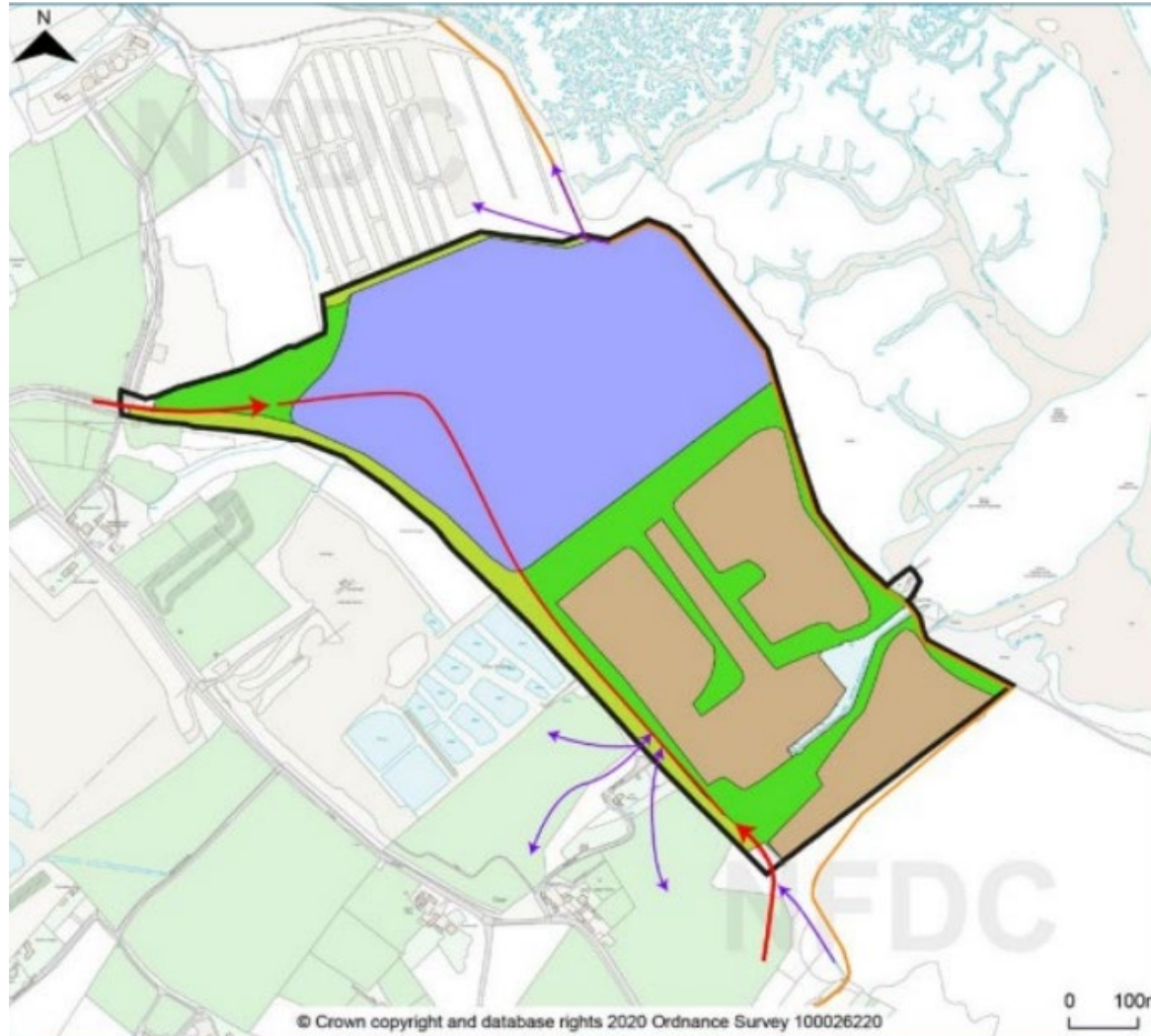


Storage – northern area (2)



55

Policy Strategic Site 4 – Concept Masterplan



56



Conclusions & Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan
- A Temporary Planning Permission for the proposed storage and haulage use until the end of 2025 would not prejudice the delivery of a policy compliant development in the longer term
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological and landscape issues
- The recommendation is therefore to grant temporary planning permission until 31st December 2025 subject to conditions

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End of 3b 24/11096 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/10861

Land at former Fawley Power Station,

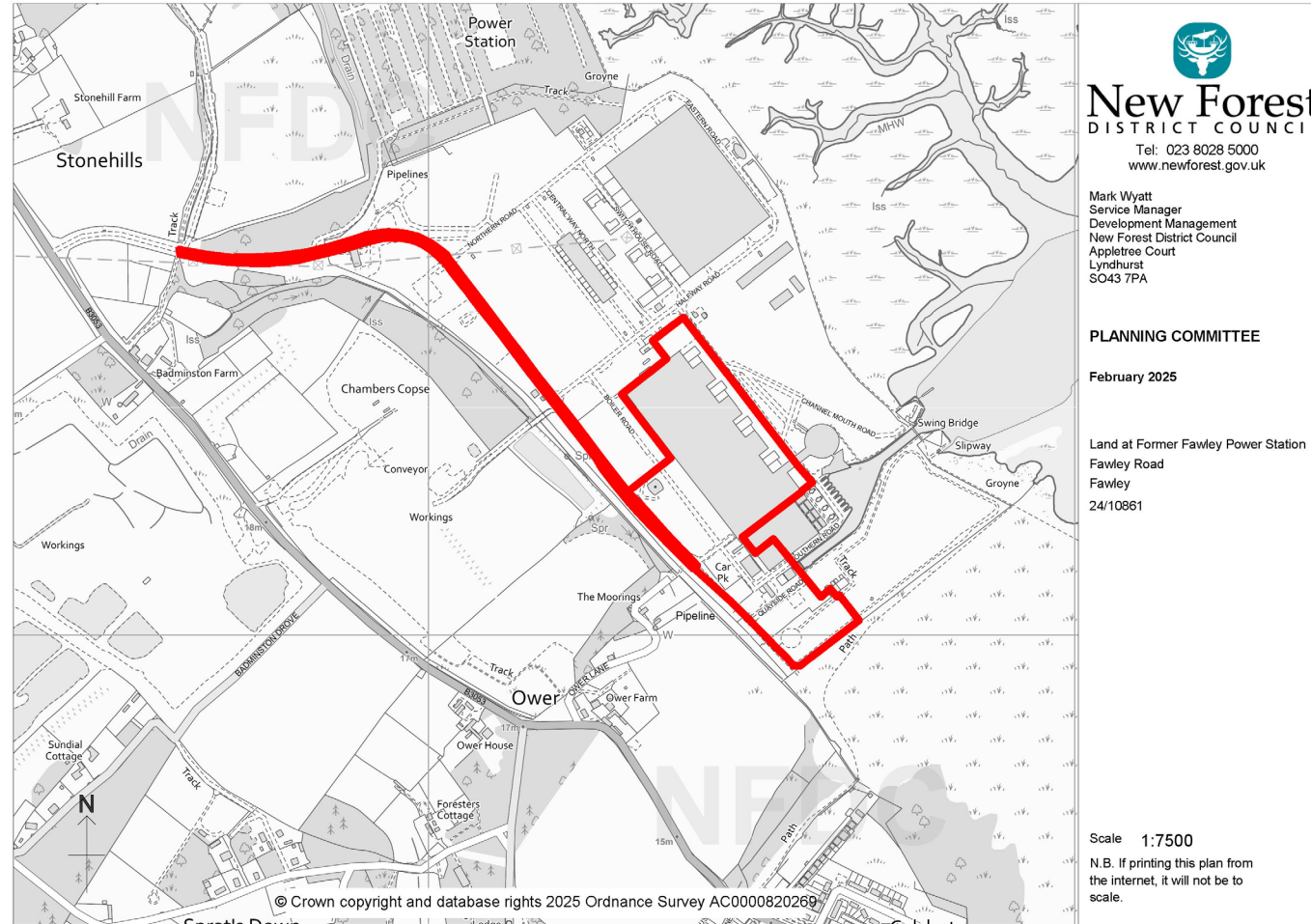
Fawley Road

Fawley

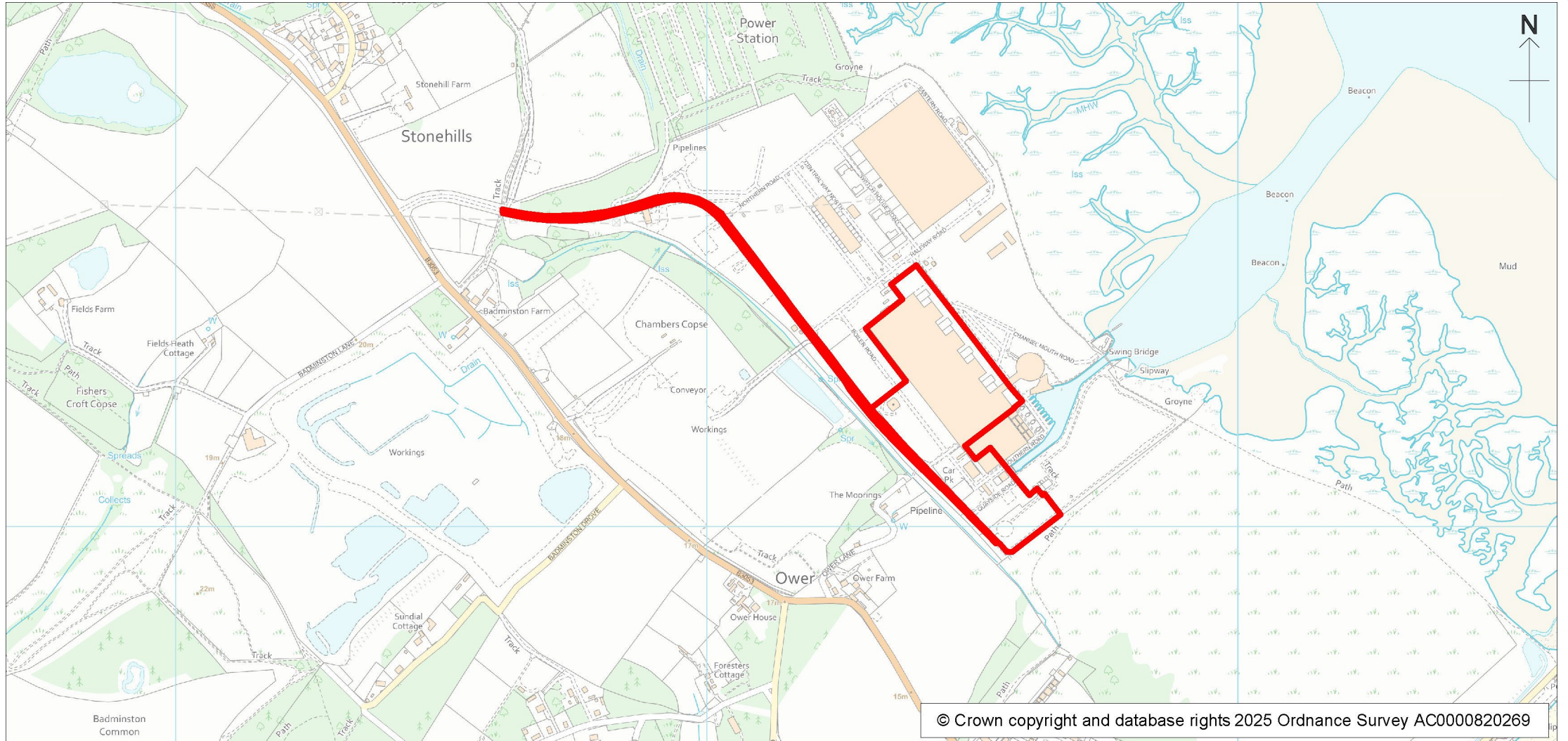
Schedule 3c

Red Line Plan

60

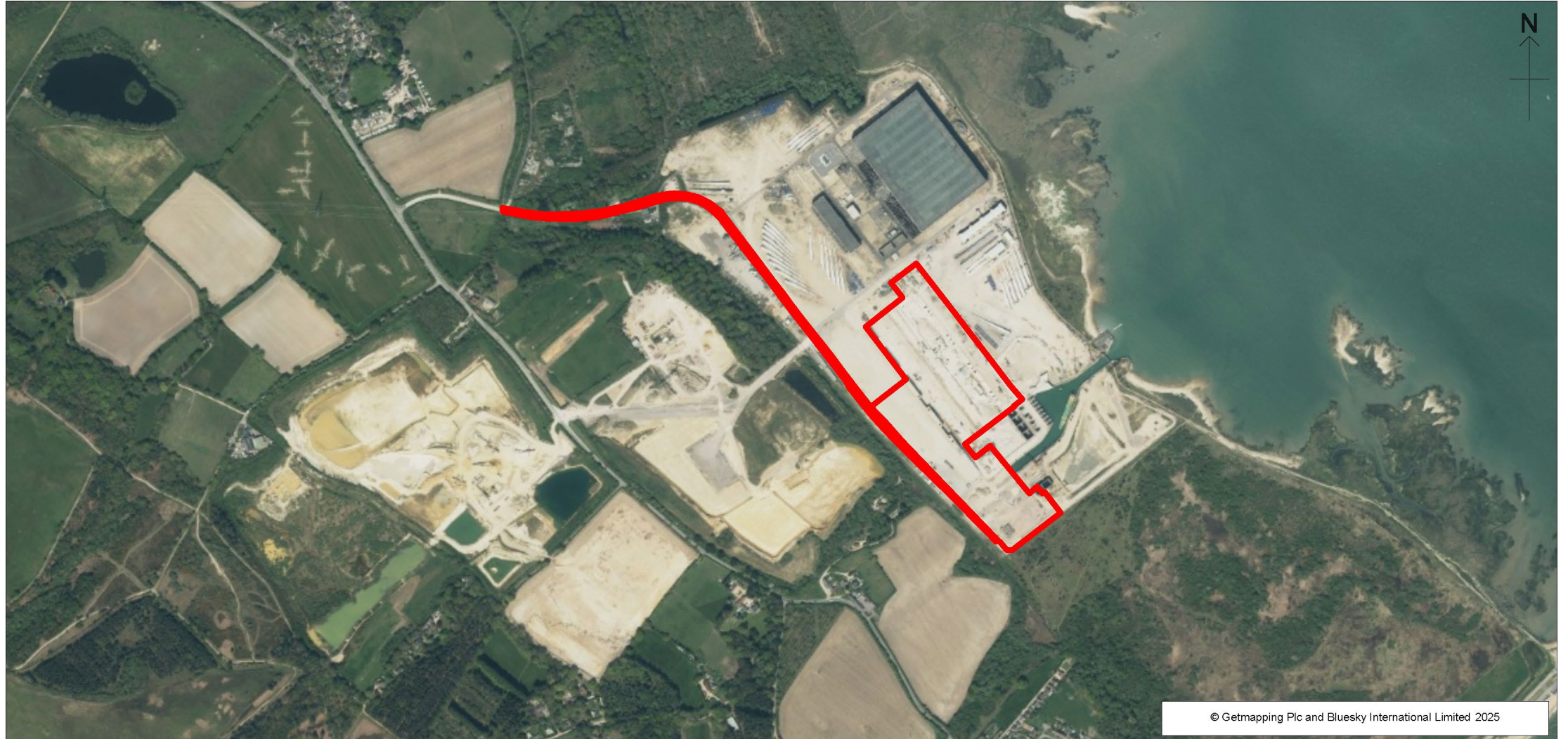


Local context



61

Aerial photograph



62

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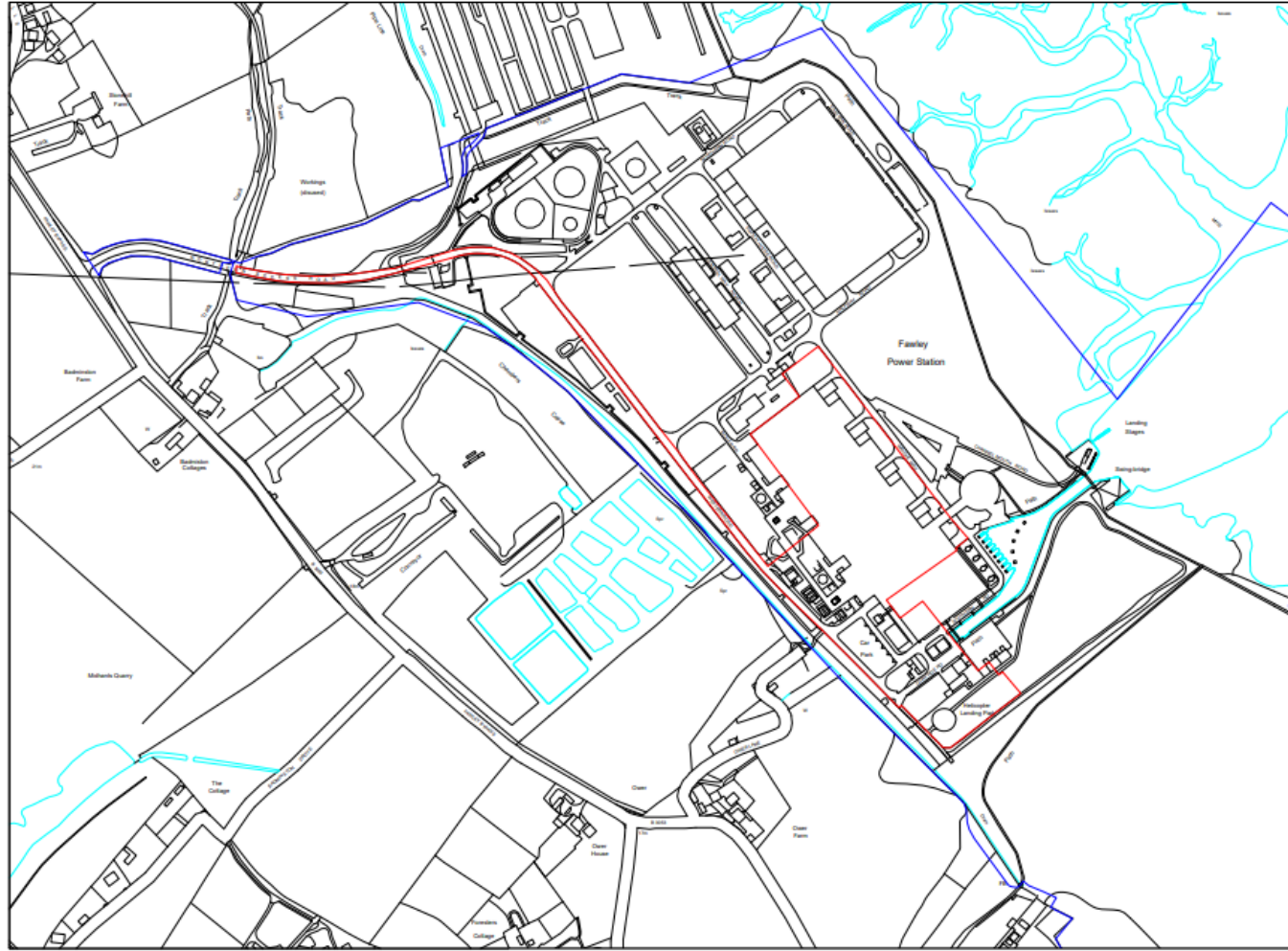
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3c 24/10861

Location Plan

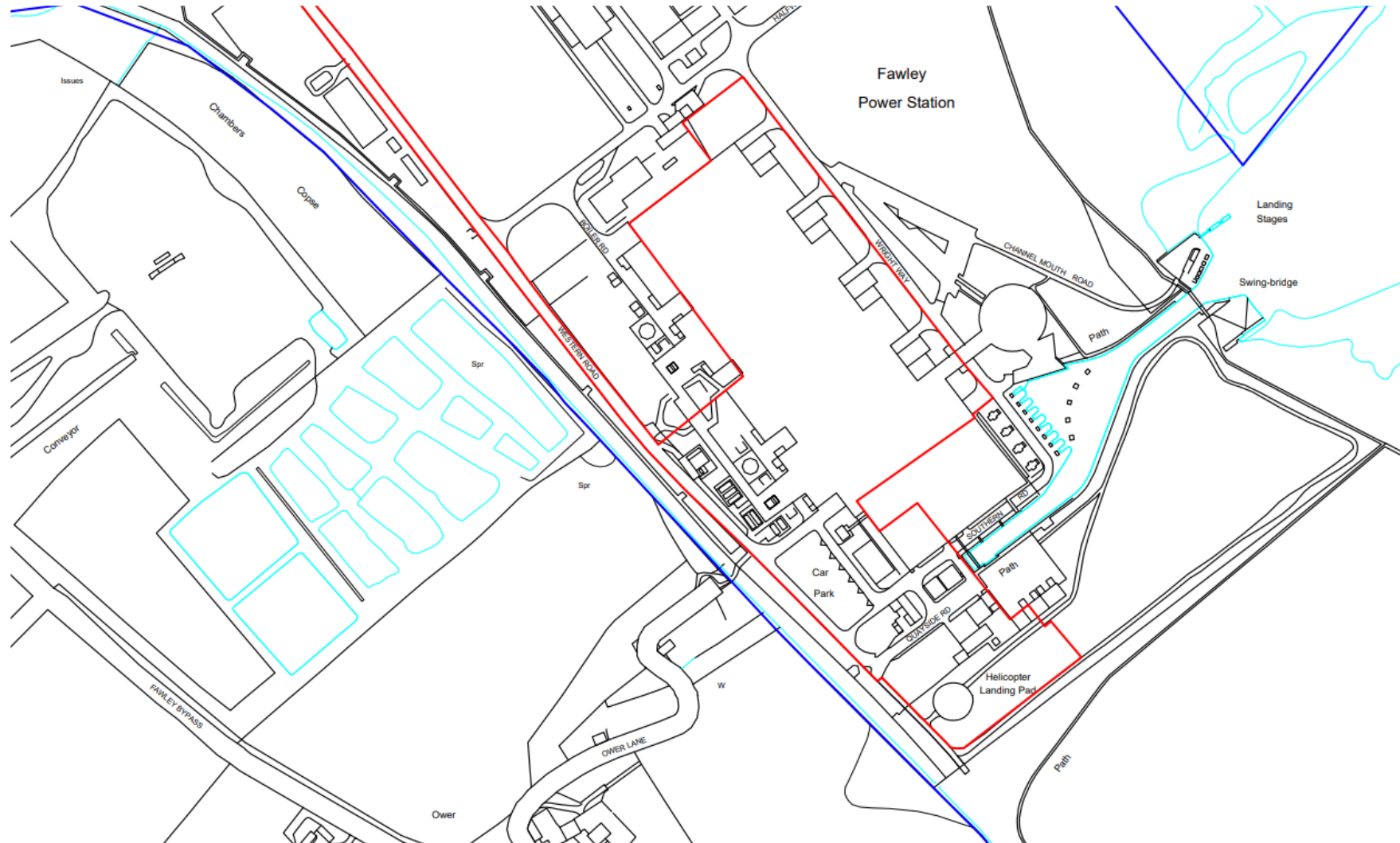


63



Site B
Site Location Plan
Scale 1:2500

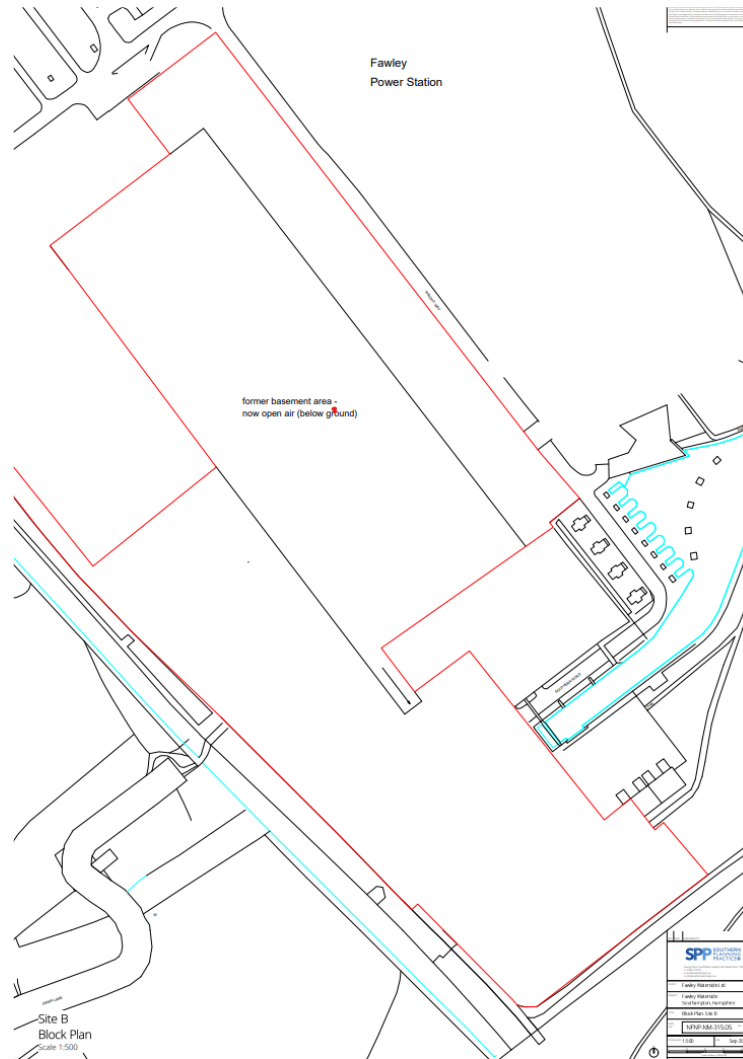
Location Plan (zoomed extract)





Block Plan

65



63

3c 24/10861

Basement – looking north



69



Basement – from south edge



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65

3c 24/10861

Basement – looking south



68



66

3c 24/10861

Basement - looking south (2)



69

Basement – looking east



70



Van storage – east side



71

Van storage – south edge



72

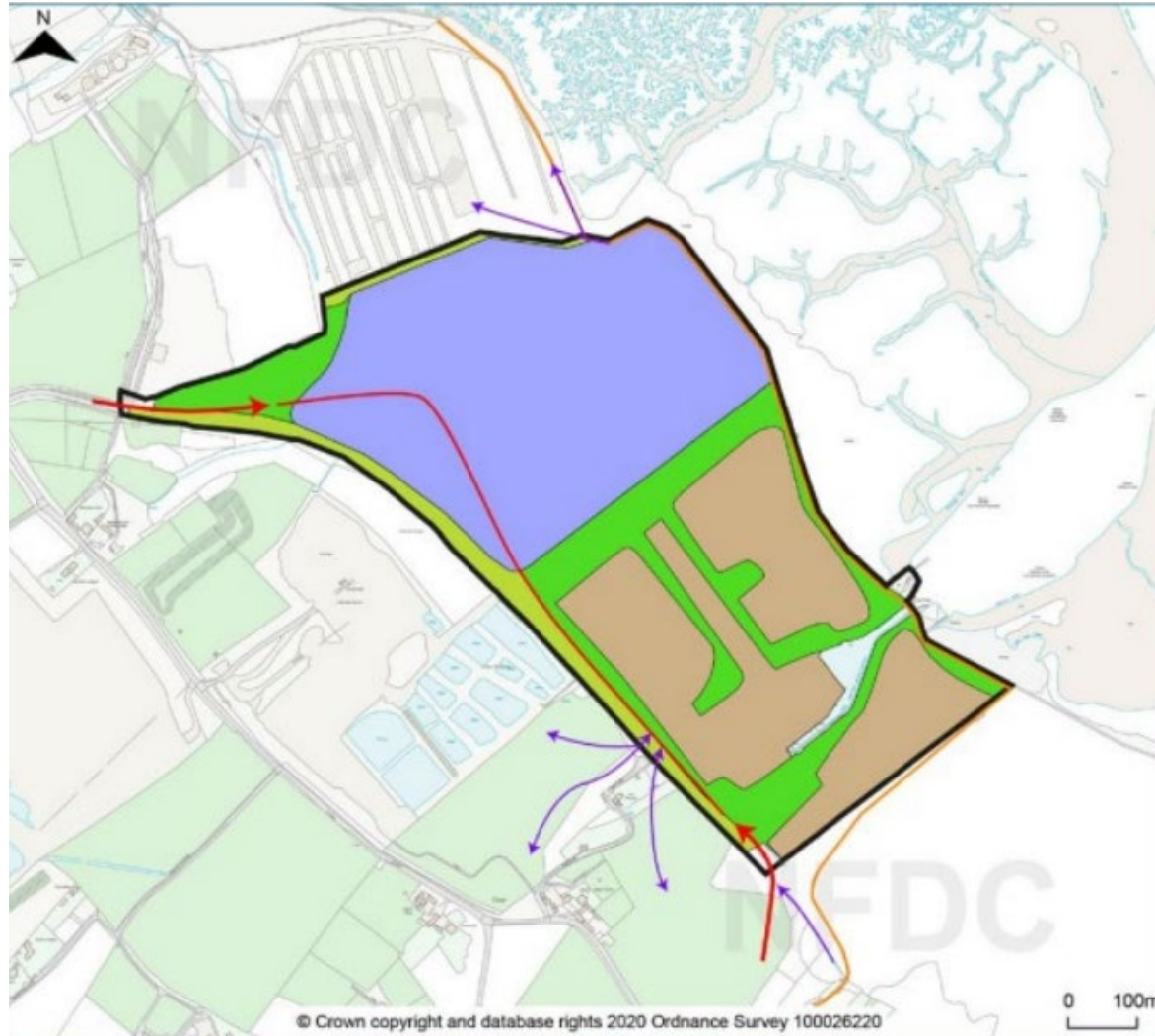
Aerial perspective (from Planning Statement)



73



Policy Strategic Site 4 – Concept Masterplan

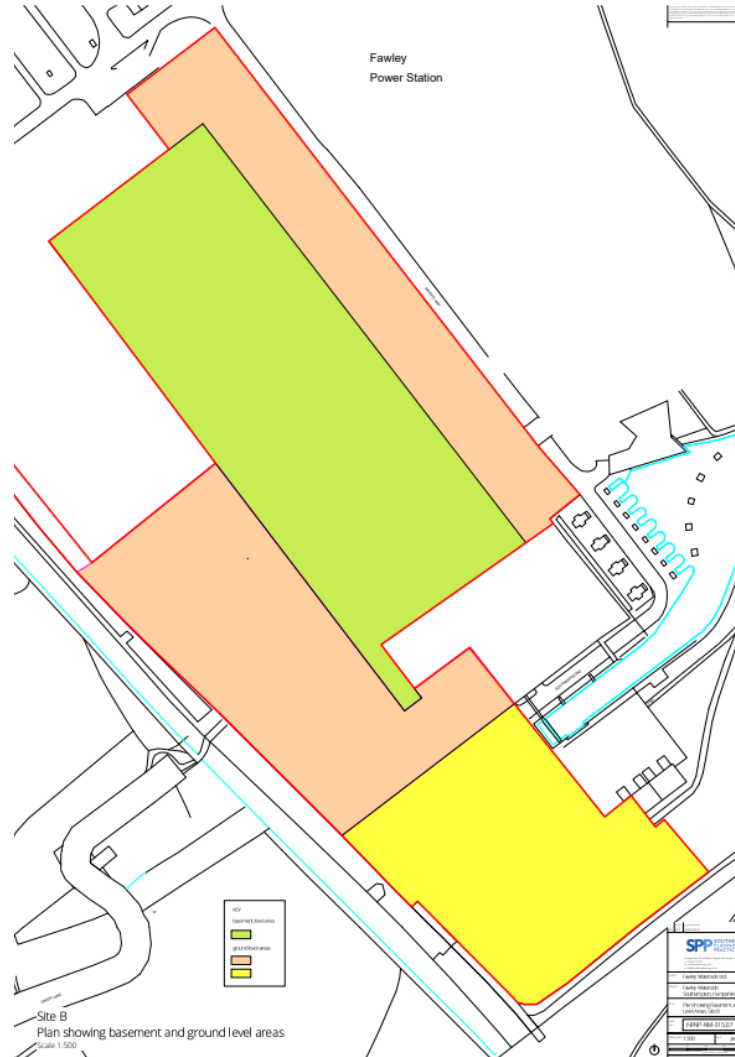


74

Basement and Ground Level Areas



75





Conclusion and Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan
- A Temporary Planning Permission for the proposed storage use until the end of 2025 would not prejudice the delivery of a policy compliant development in the longer term
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological, landscape and flood risk issues
- The recommendation is therefore to grant temporary planning permission until 31st December 2025 subject to conditions

76

End of 3c 24/10861 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/11019

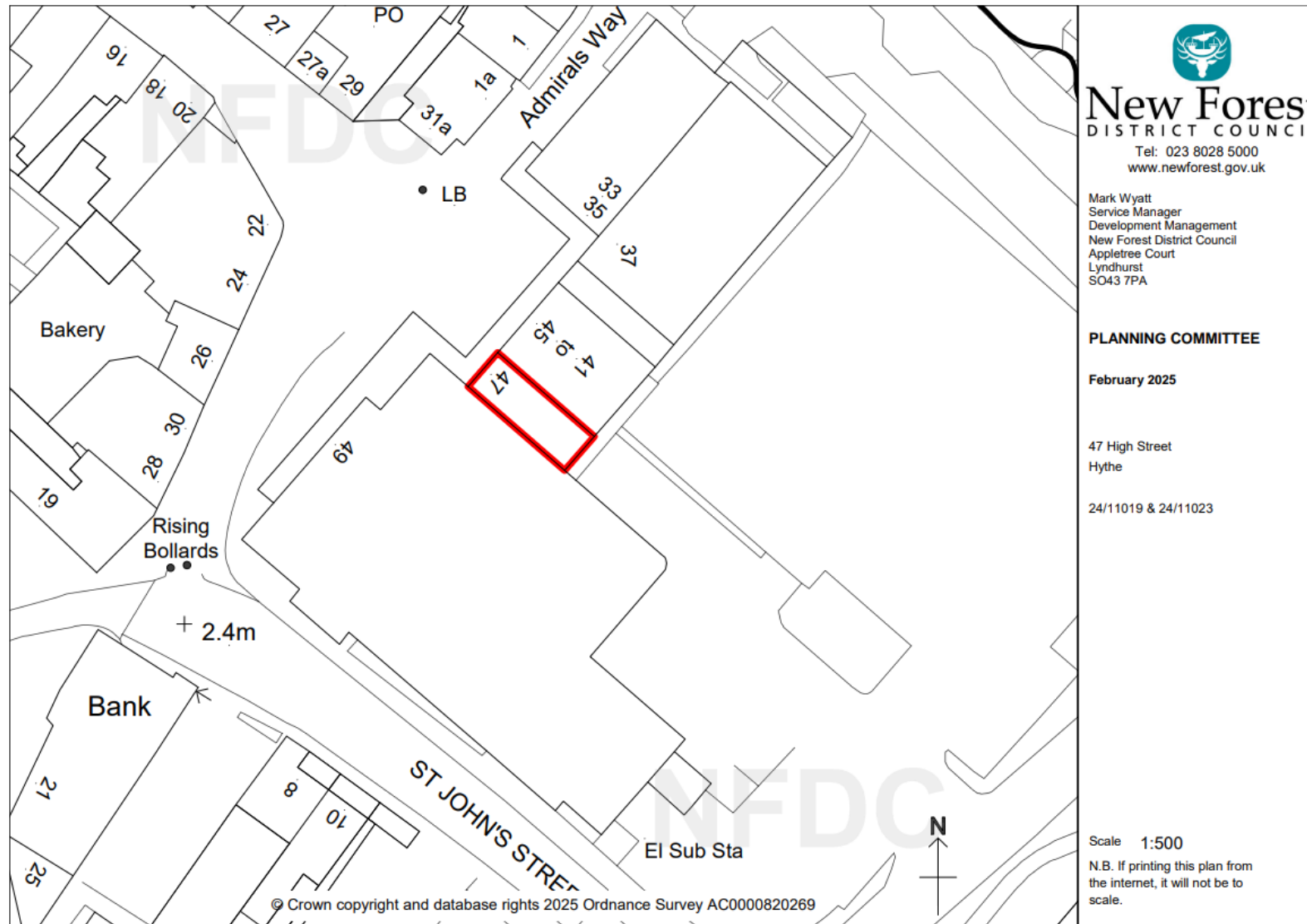
47 High Street

Hythe

SO45 6AG

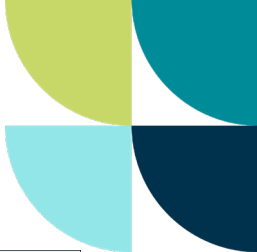
Schedule 3d

Red Line Plan



79

Local context



80



Aerial photograph

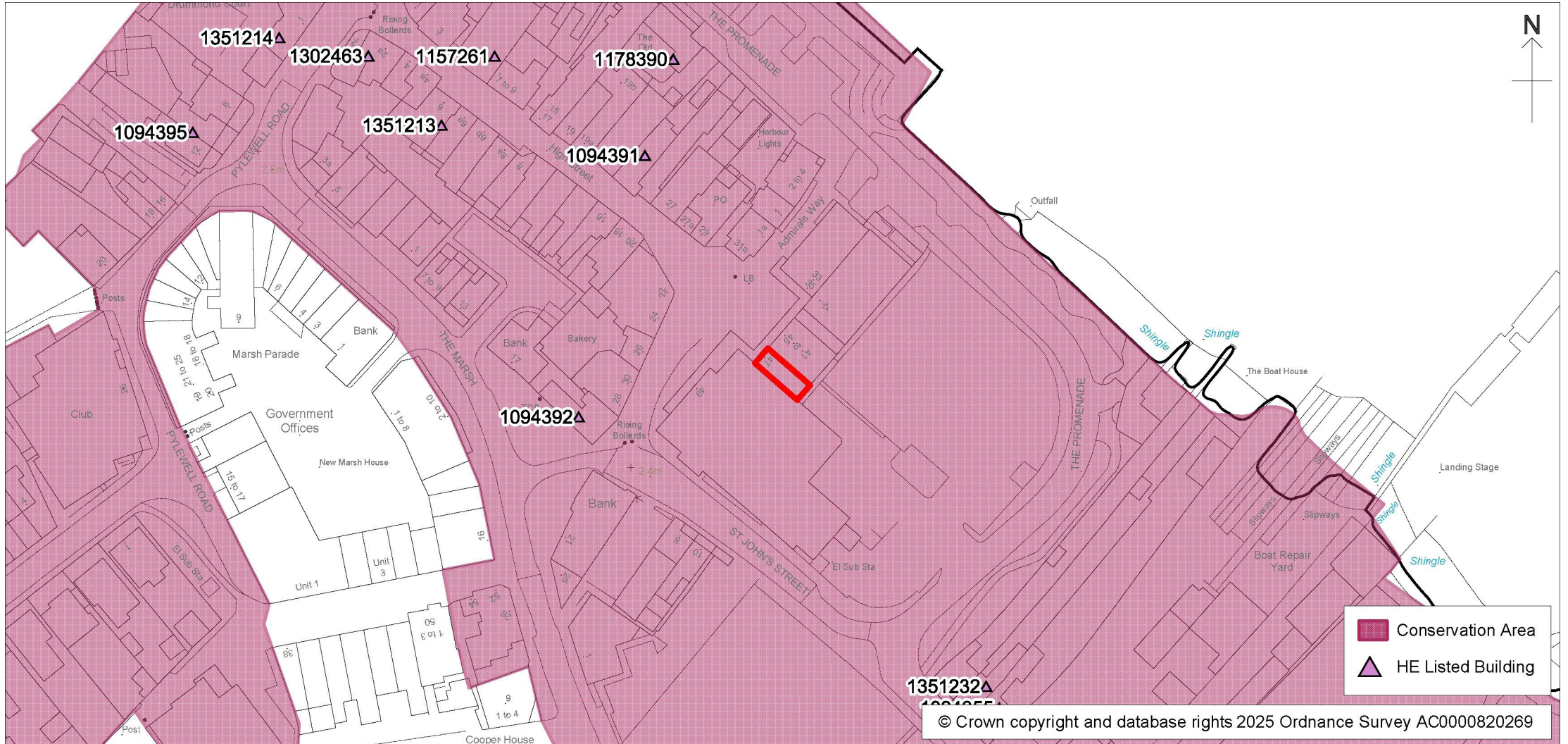


81

Planning constraints



82



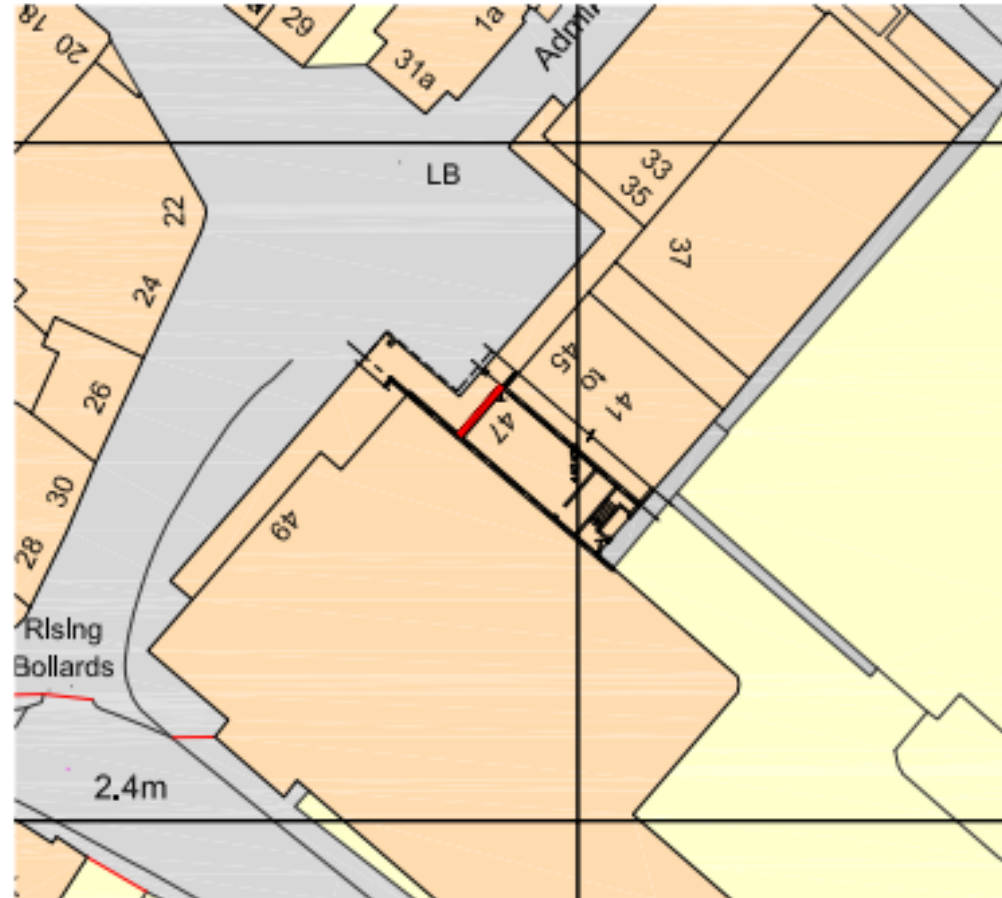
80

3d 24/11019

Block plan



83



Block Plan
Scale 1:500



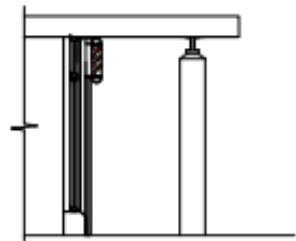
81

3d 24/11019

Elevation Plan



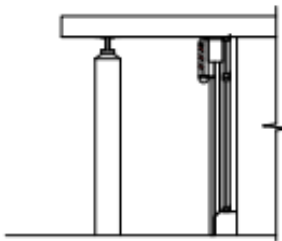
As Built
Front View showing sign and shutter up



Side section View
Scale 1:100

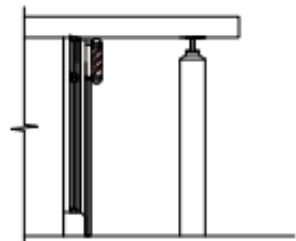


Front View
Scale 1:100



Side section View
Scale 1:100

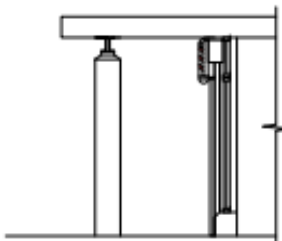
Front View showing sign and shutter down (closed)



Side section View
Scale 1:100

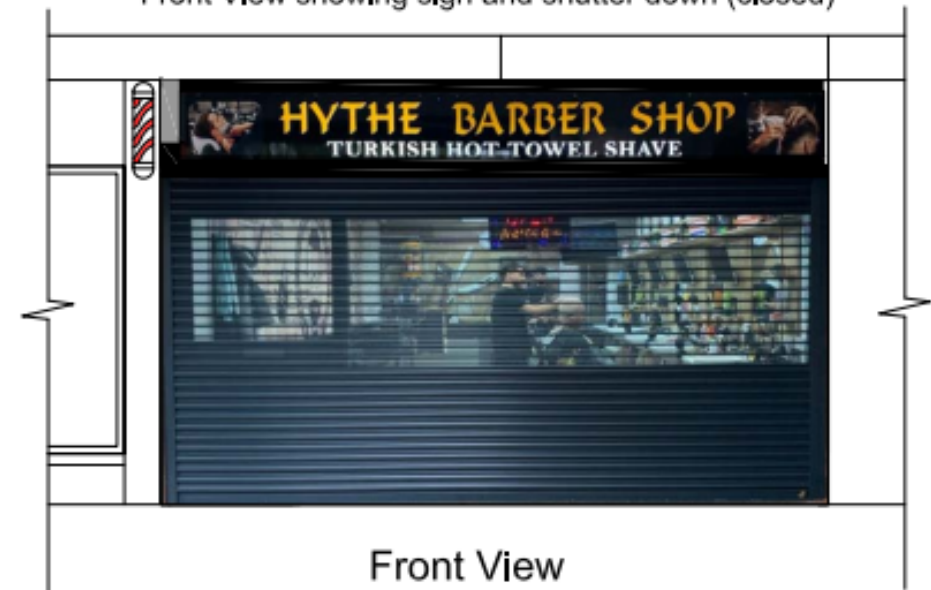


Front View
Scale 1:100



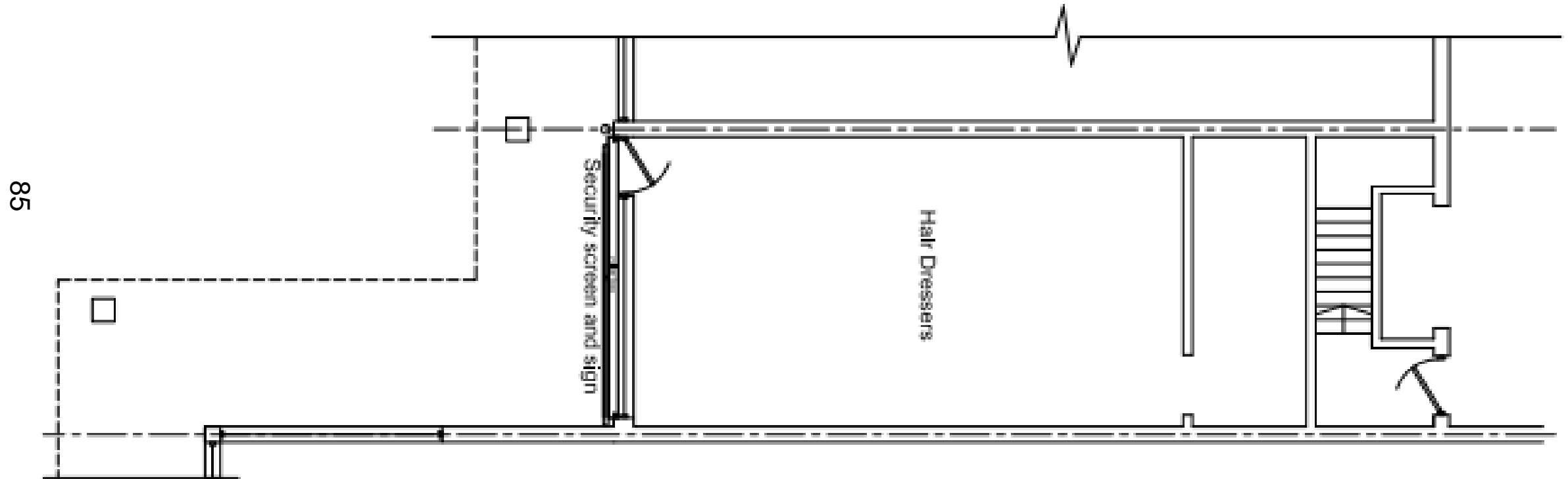
Side section View
Scale 1:100

As Built
Front View showing sign and shutter down (closed)



Front View
Scale 1:50

Floor plan



Sign

98



84



3d 24/11019



Sign close ups



87



Sign streetview



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Wider street scene



Shutter down



Shutter down



91



Recommendation

- Refusal

- Large Illuminated box fascia sign is detrimental to the street scene and harmful to the Conservation Area by reason of its excessive size, bulk, materials and internal illumination
- Resulting in a non-traditional, unsympathetic and garish appearance which fails to preserve the character and appearance of the Conservation Area with an adverse impact on the setting of nearby listed buildings
- Contrary to local polices, supplementary documents and Government Guidance

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End of 3d 24/11019 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/11023

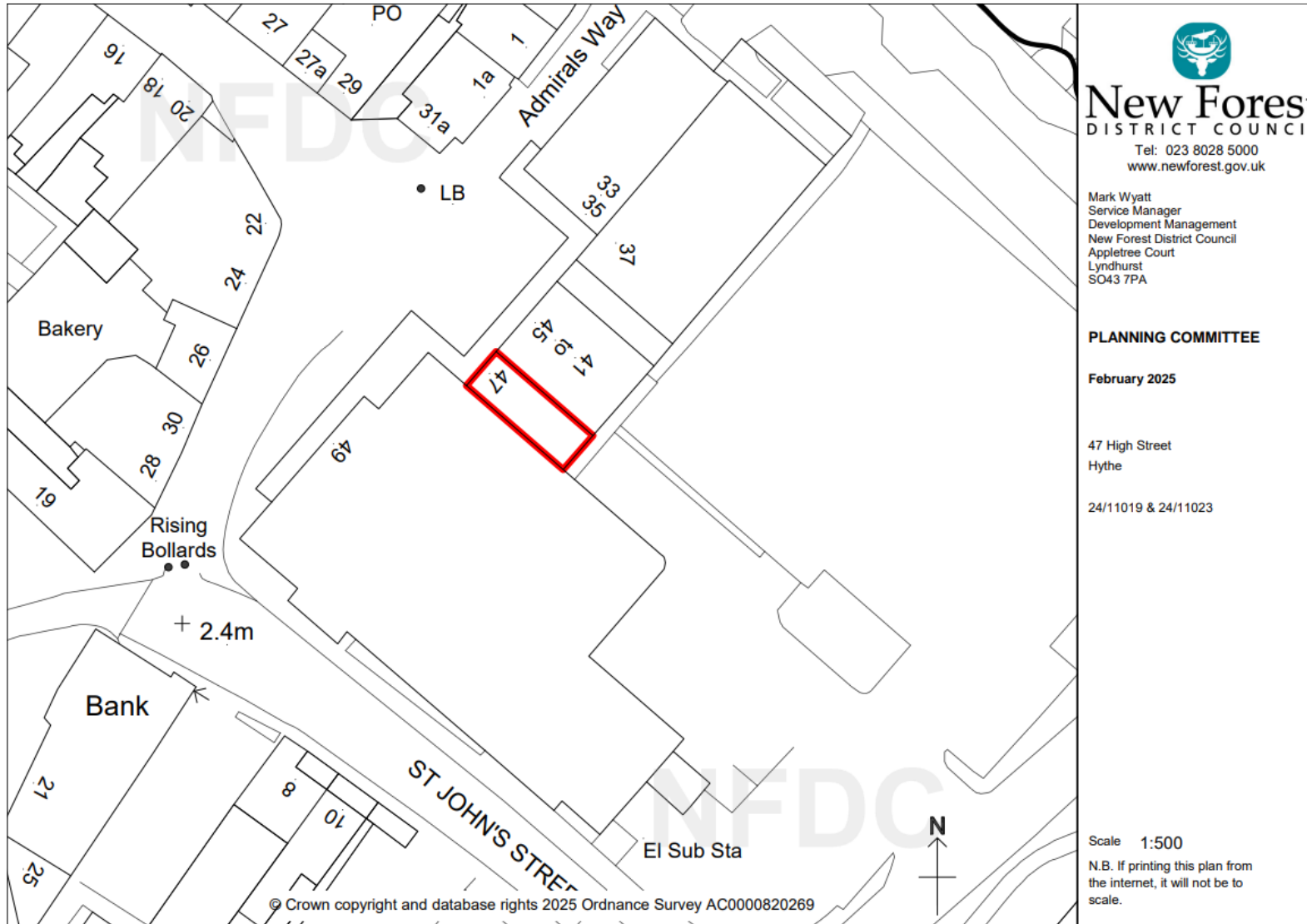
47 High Street

Hythe

SO45 6AG

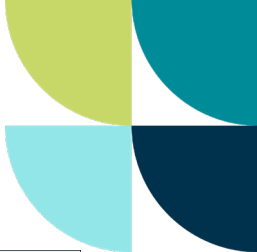
Schedule 3e

Red Line Plan



95

Local context



96



Aerial photograph



97

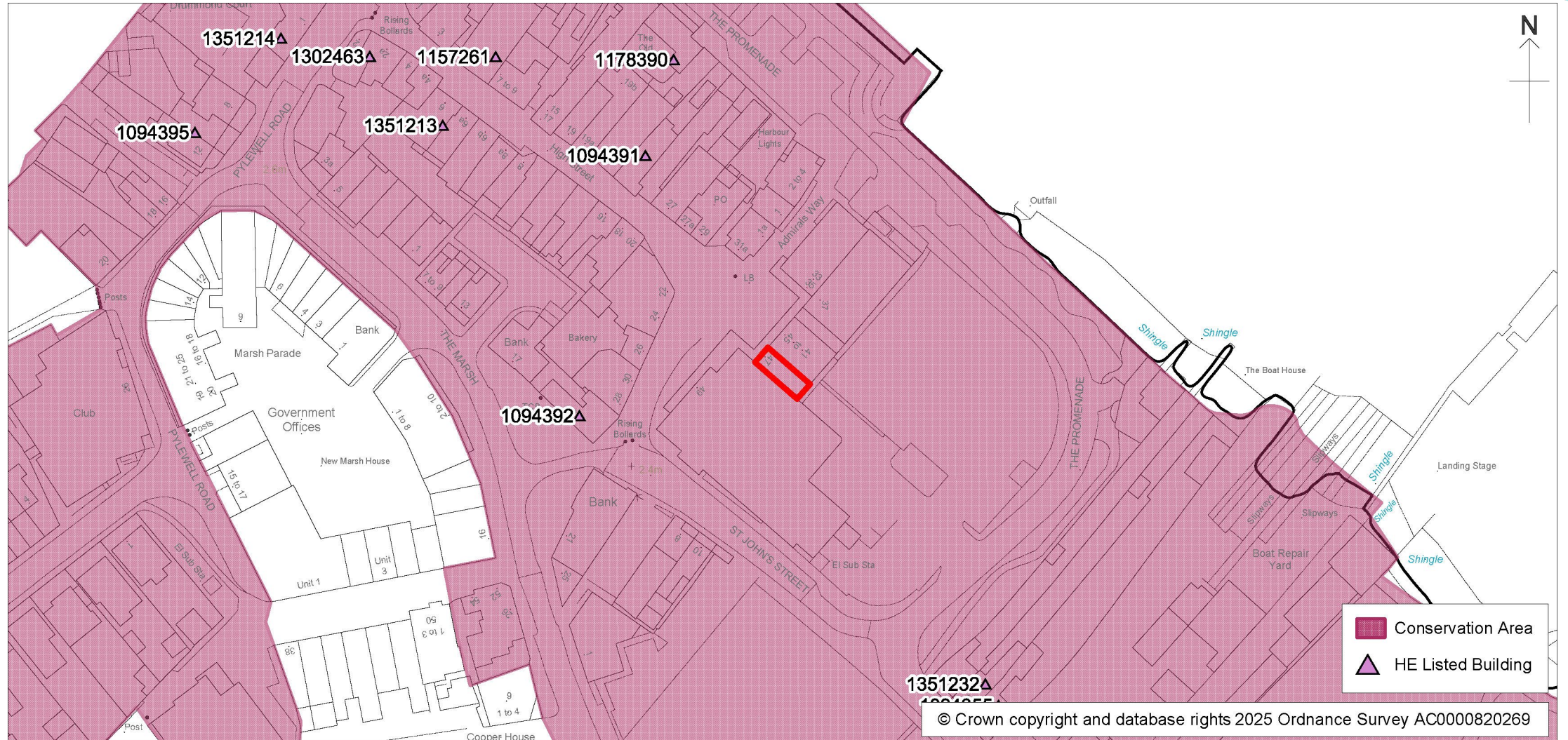
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3e 24/11023

Planning constraints



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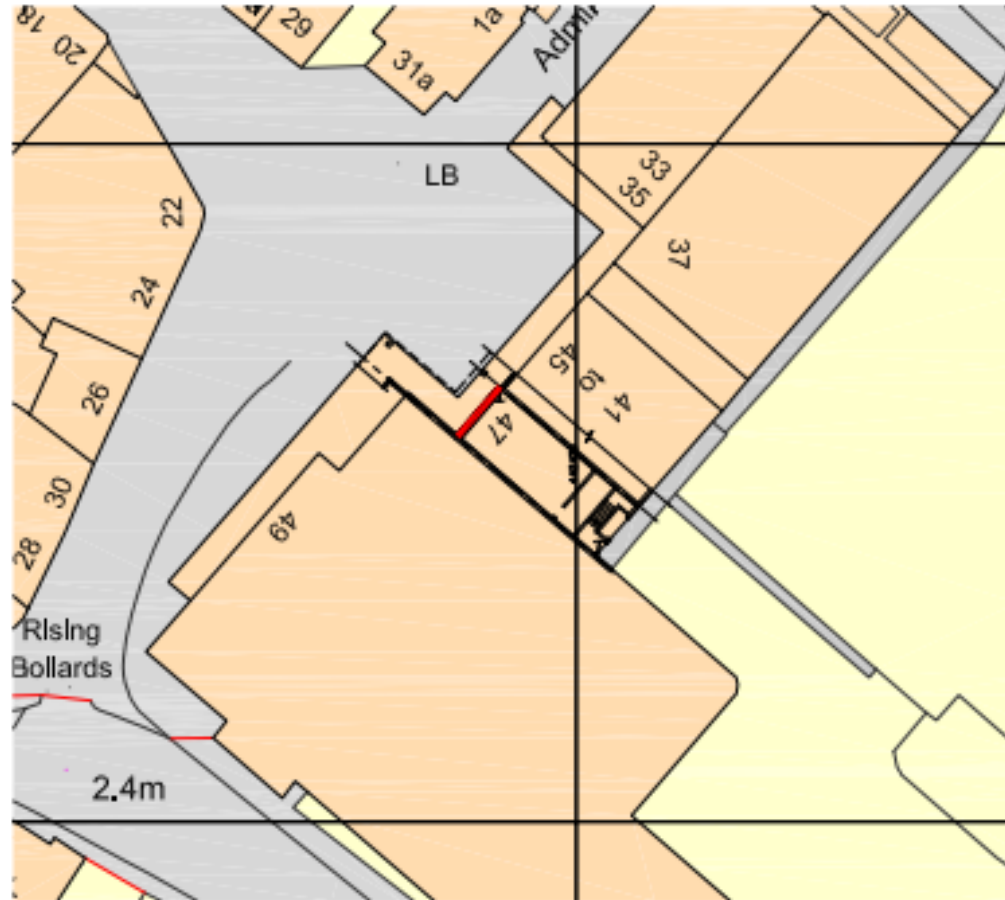
96

3e 24/11023

Block plan



66



Block Plan
Scale 1:500



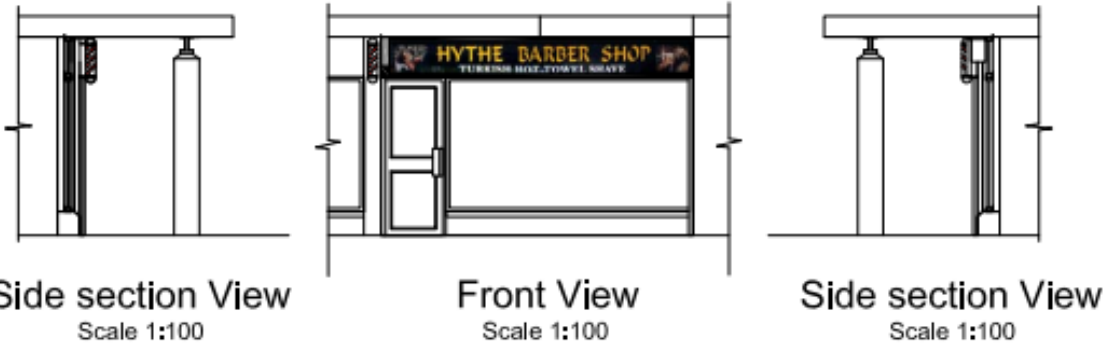
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3e 24/11023

Elevation Plan



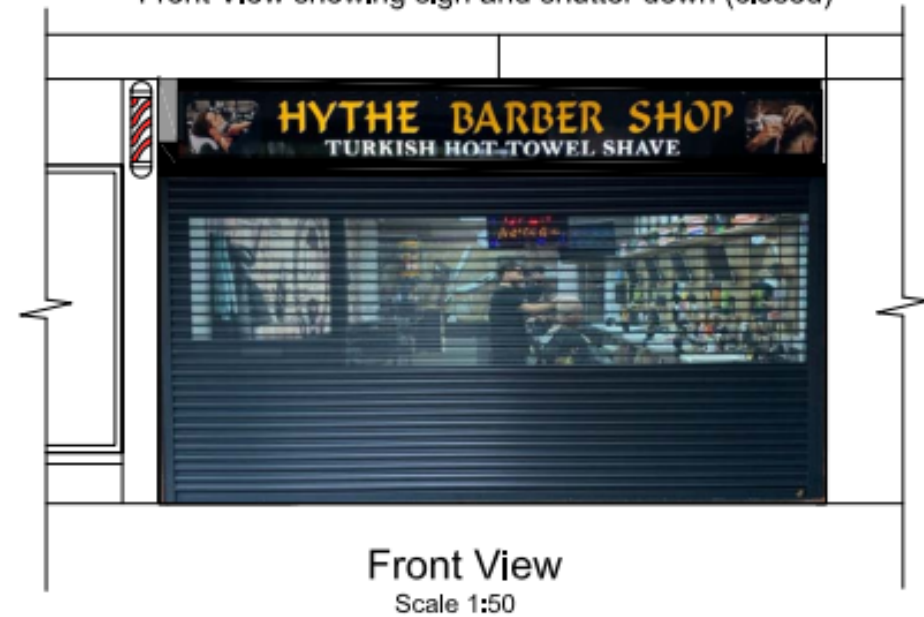
As Built
Front View showing sign and shutter up



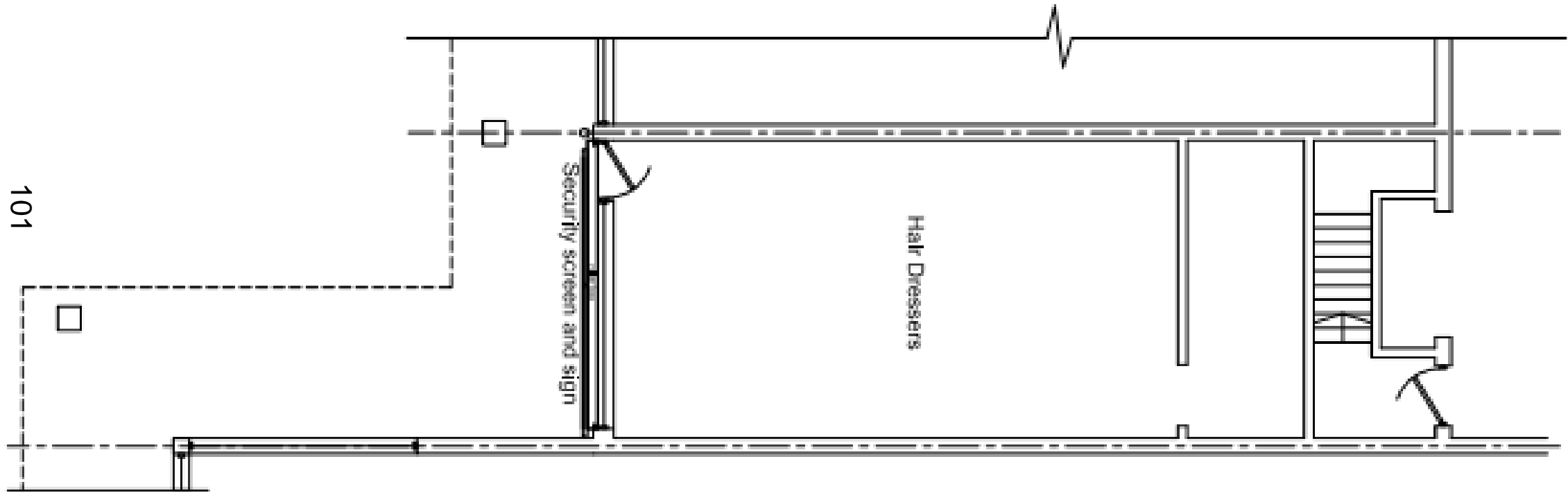
Front View showing sign and shutter down (closed)



As Built
Front View showing sign and shutter down (closed)



Floor plan



Sign

102



100



3e 24/11023

Sign close up



103



Sign



104



102

3e 24/11023

Wider street scene



105



103

3e 24/11023

Shutter down



Shutter down



107



105

3e 24/11023



Recommendation

- Refusal

- The shutter and its housing is unsympathetic to its environment and context
- The proposal fails to respect the street scene and would result in harm to the Hythe Conservation Area by reason of its large overhead boxing, its incongruous design and its harsh unattractive and non-traditional appearance, which fails to preserve the character and appearance of Hythe Conservation Area and has an adverse impact on the setting of nearby listed buildings
- Contrary to local polices, supplementary documents and Government Guidance

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End of 3e 24/11023 presentation



New Forest

DISTRICT COUNCIL

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Planning Committee

App No 24/10689

2 Cranbrook Cottages,

Southampton Road

SO45 5GP

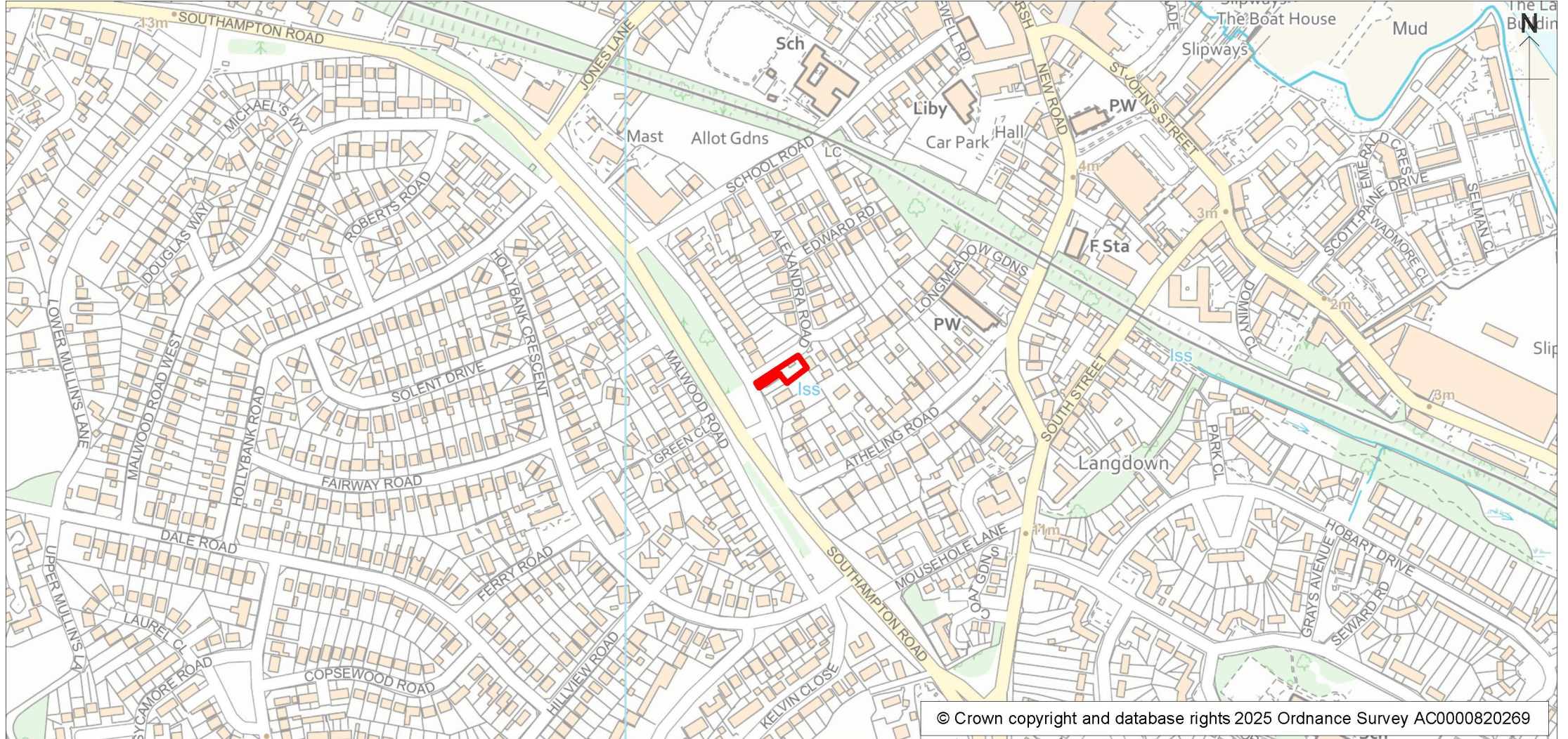
Schedule 3f

Red Line Plan

111



Local context



112

Aerial photograph



113

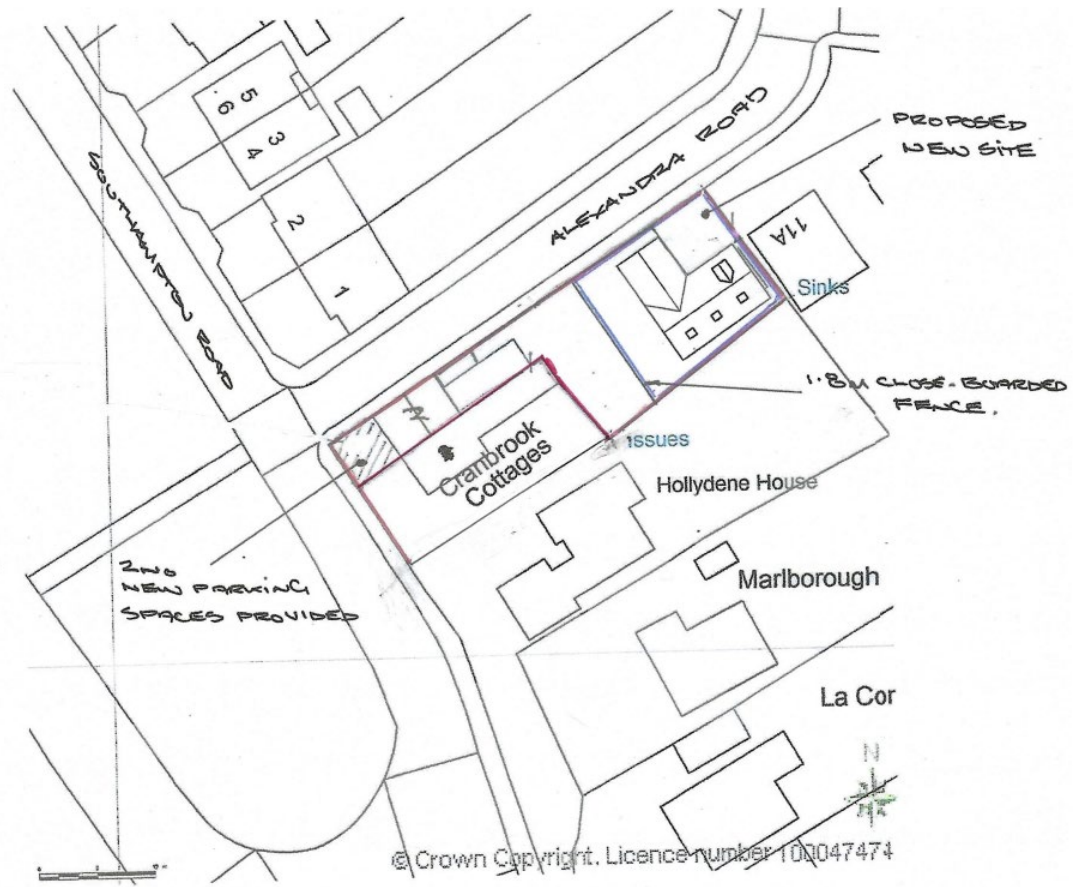
111

3f 24/10689

Site plan



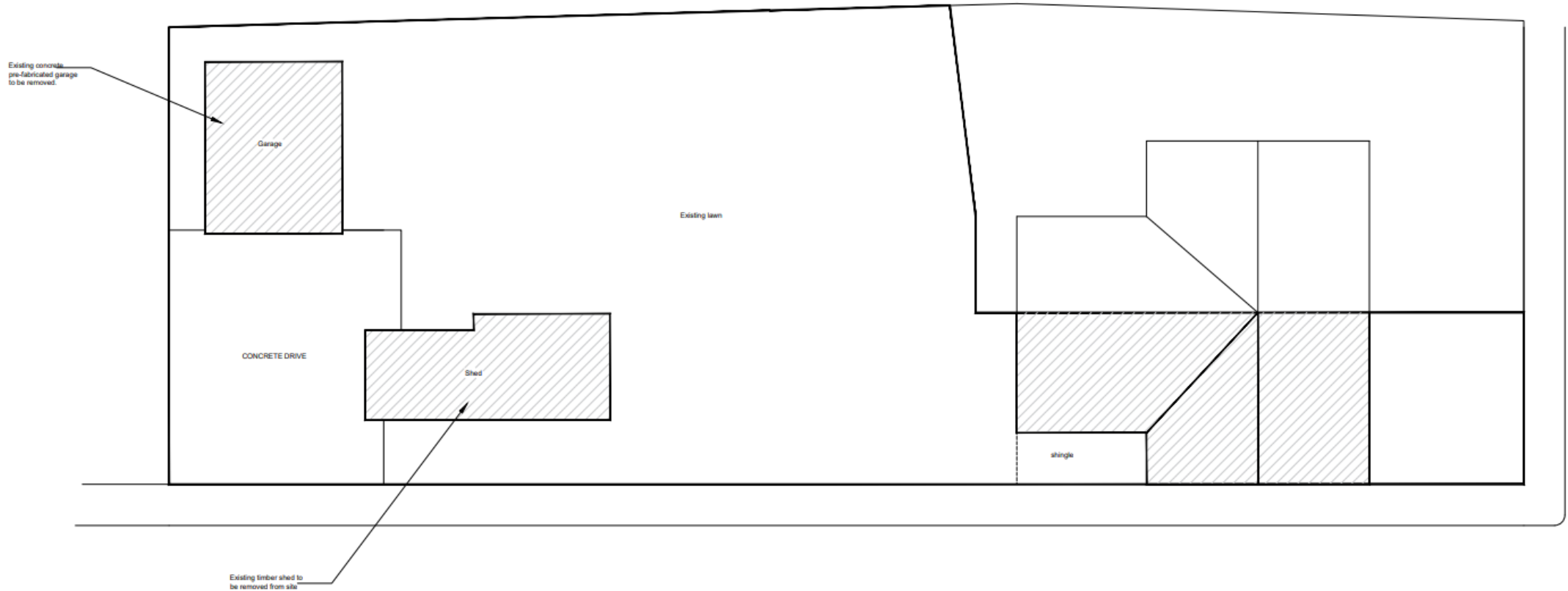
114



Existing site plan

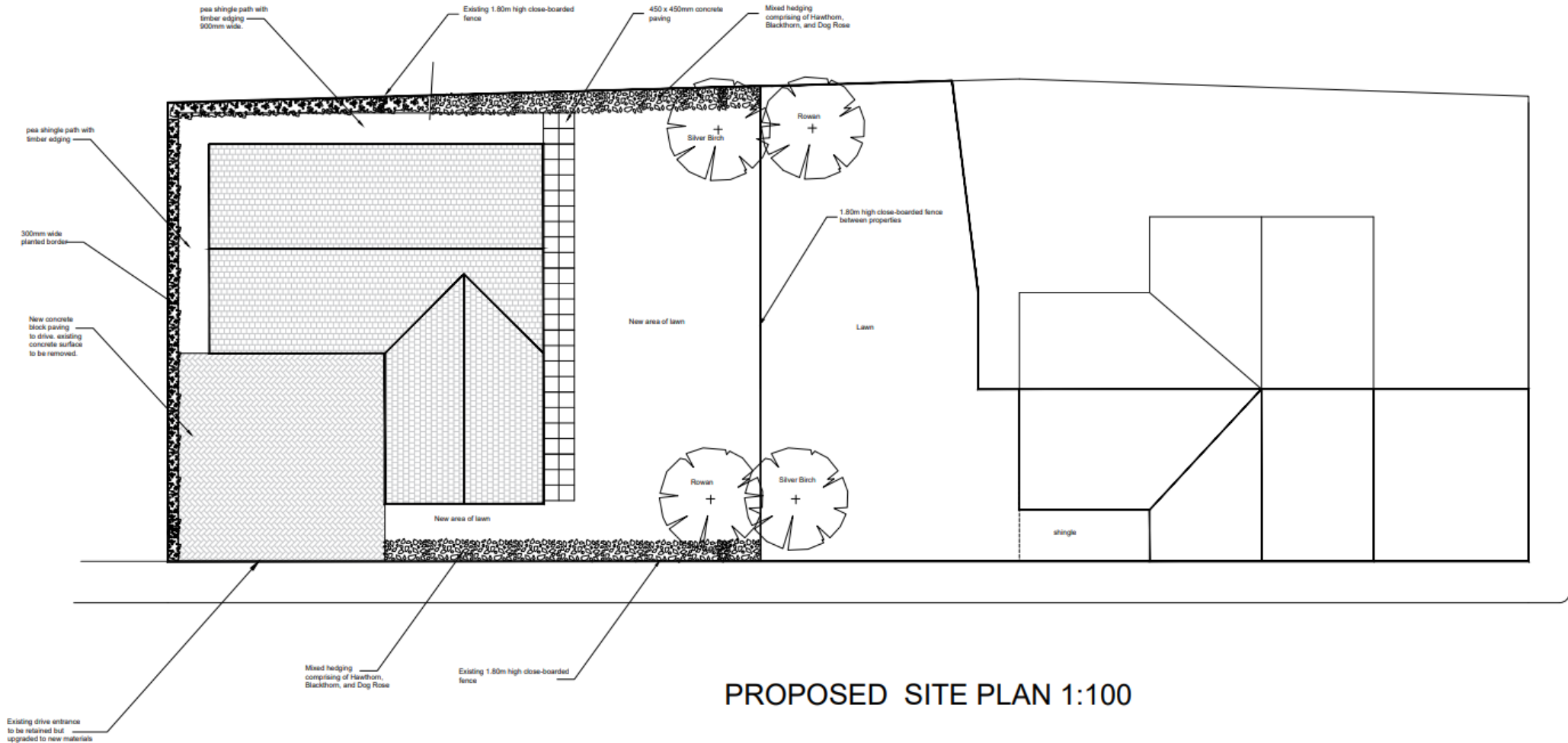


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EXISTING SITE PLAN 1:100

Proposed site plan



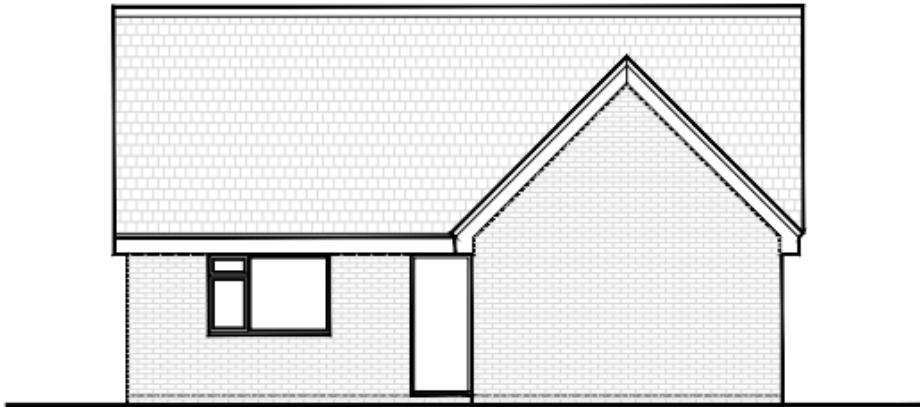
PROPOSED SITE PLAN 1:100

116

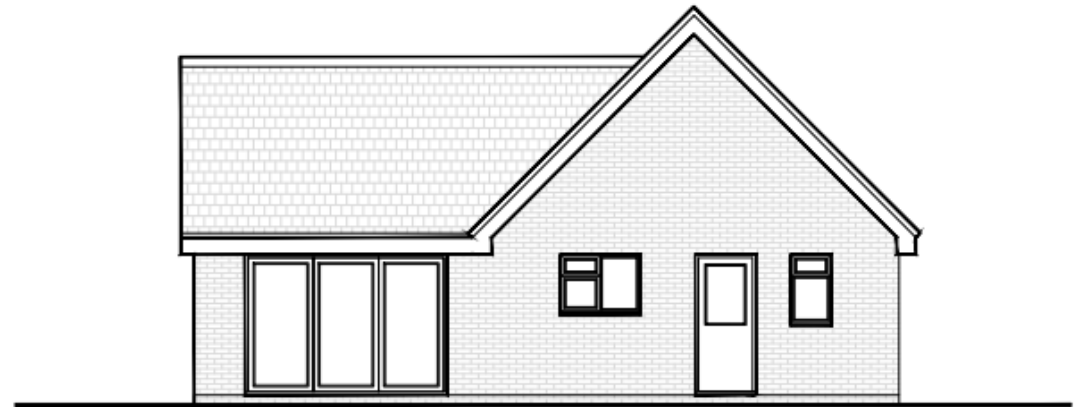
Proposed elevations



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PROPOSED FRONT ELEVATION 1:100

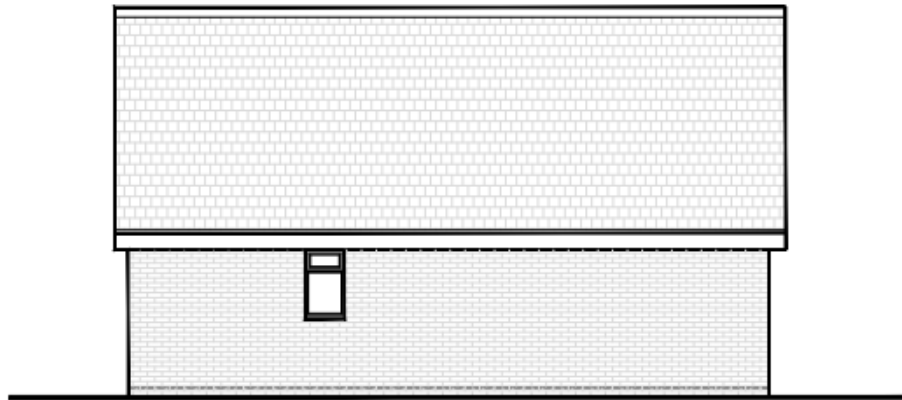


PROPOSED SIDE ELEVATION 1:100

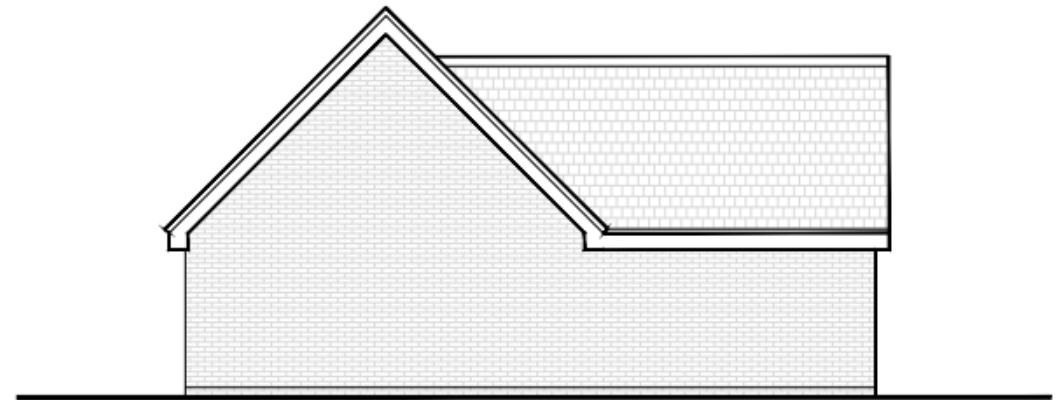
Proposed elevations



118



PROPOSED REAR ELEVATION 1:100

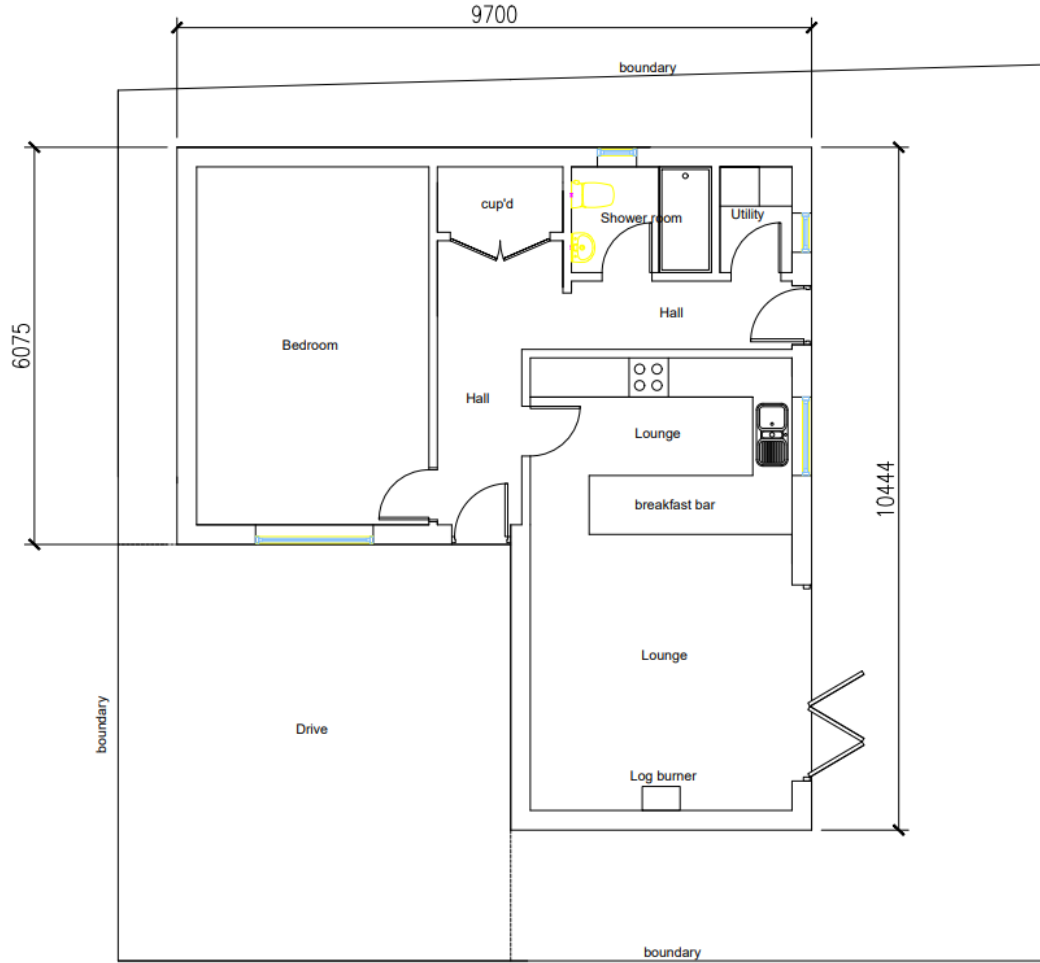


PROPOSED SIDE ELEVATION 1:100

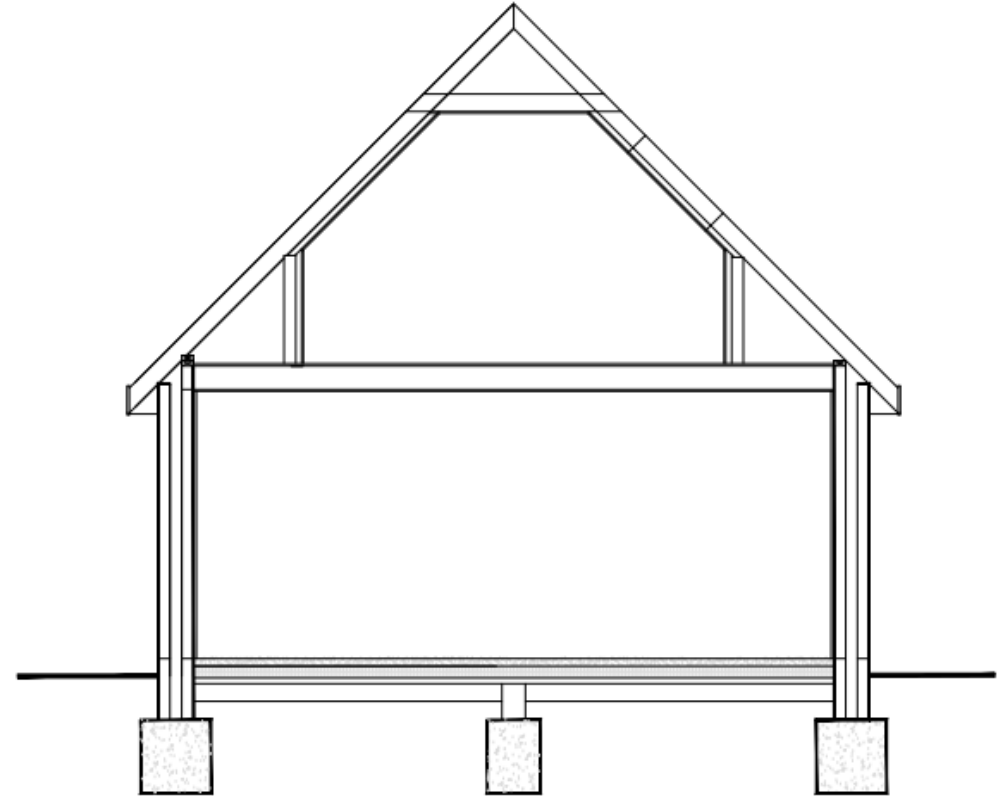
Floor plan and section



119



PROPOSED GROUND FLOOR PLAN 1:50



TYPICAL SECTION 1:50

Site photographs



Street scene – to north east



Street scene – to south west



Application site

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Site photographs



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3f 24/10689



Recommendation

- For the reasons laid out in the report, it is considered that the application should be refused on the following grounds:
 - Flood risk implications of development
 - Failure to respond to surrounding character
 - Failure to mitigate wider impacts on sensitive habitats in wider New Forest and Solent area

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End of 3f 24/10689 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/11060

Avonmead,

16 Salisbury Road

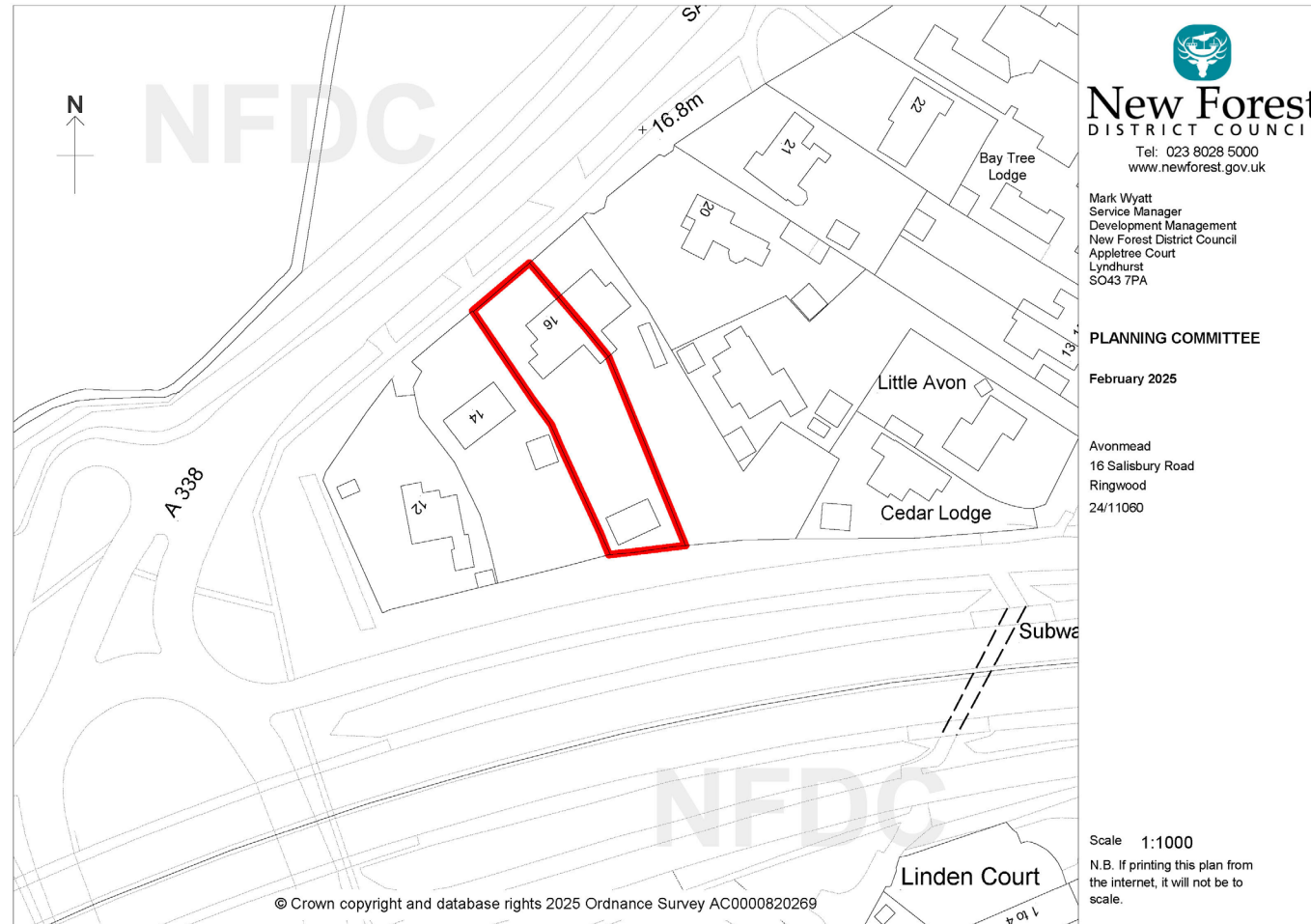
Ringwood, BH24 1AS

Schedule 3g

Red Line Plan



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Local context

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3g 24/11060

Aerial photograph



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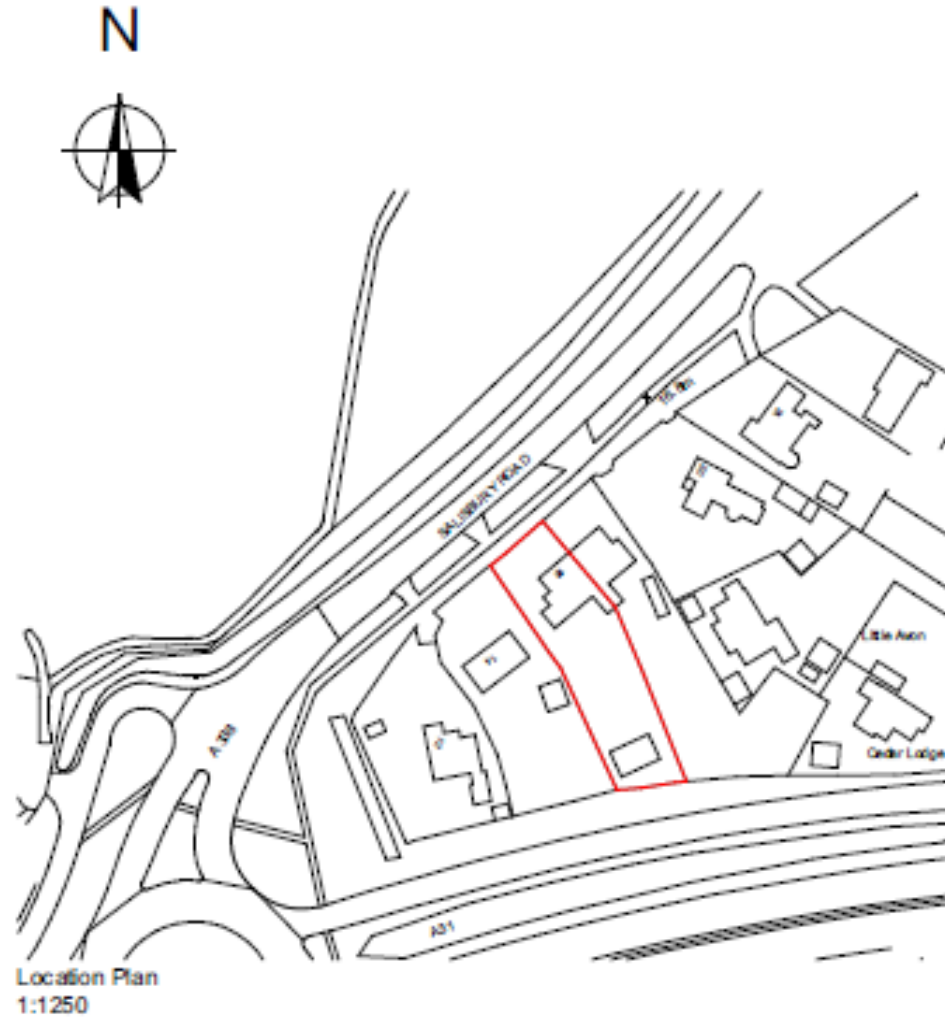
125

3g 24/11060

Site Location plan



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Block Plan



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3g 24/11060

Existing Plans



Existing

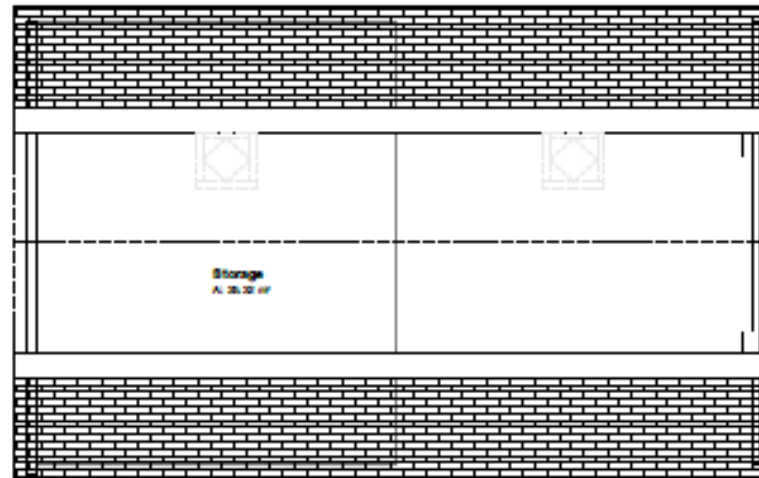
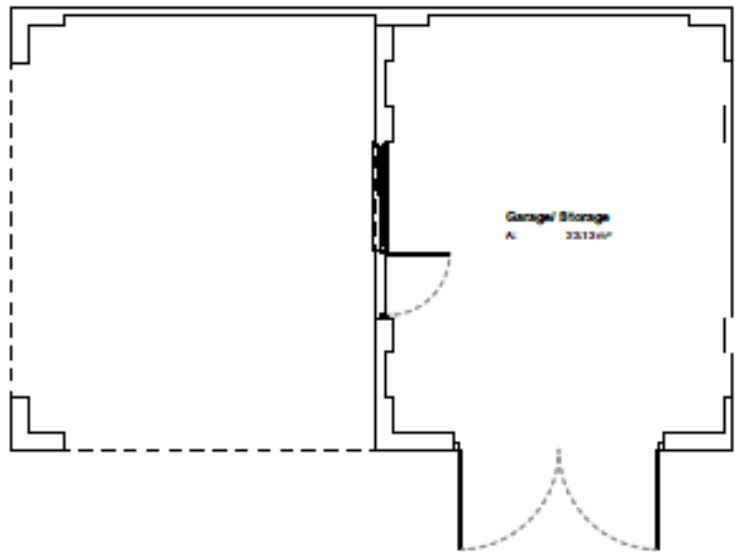


Existing - Front Elevation
1:100

Existing - Side Elevation
1:100

Existing - Rear Elevation
1:100

Existing - Side Elevation
1:100



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Proposed Plans



Proposed

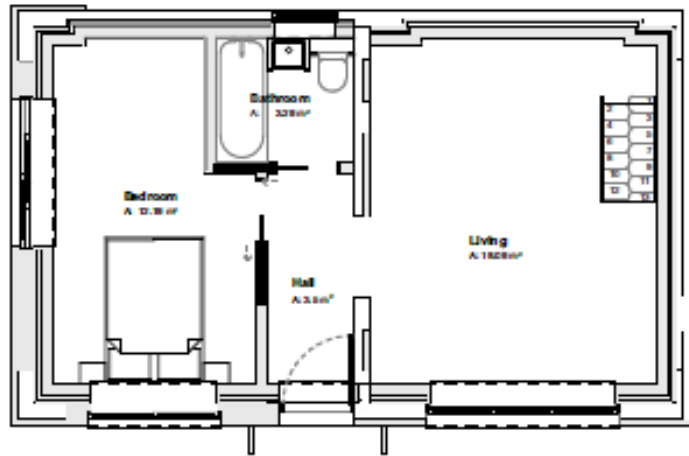


Proposed - Front Elevation
1:100

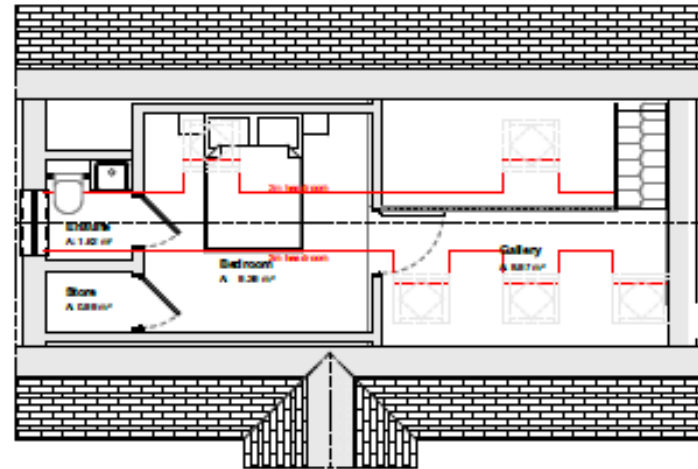
Proposed - Side Elevation
1:100

Proposed - Rear Elevation
1:100

Proposed - Side Elevation
1:100



Proposed - Ground Floor GFL
1:50



Proposed - First Floor FFL
1:50

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Front of site



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3g 24/11060

Front elevation of house

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Entrance driveway



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3g 24/11060

Front elevation of garage

135



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3g 24/11060



Area of parking



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Enclosed rear lawn area



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3g 24/11060



Rear elevation of house



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3g 24/11060





Recommendation

- Grant subject to Conditions

End of 3g 24/11060 presentation



New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE – 12 FEBRUARY 2025

COMMITTEE UPDATES

Item 3b – Land at Former Fawley Power Station, Fawley Road, Fawley, SO45 1TW (Application 24/11096)

A) 1 additional representation received from local resident:

- The conditions set out in the report are acceptable for planning permission to be granted.
- States that JHS logistics subcontract out of hours haulage to other companies.
- Queries why JHS are allowed to operate for longer hours than SJG.
- Concerns that conditions may not be complied with.
- Residents survey from 5pm to 11pm on Friday 7th February, 12 noon to 8pm on Saturday 8th February and 8am to 10.30pm on Sunday 9th February counted 22 container trucks on the Friday (mainly south-bound), 11 on the Saturday (mainly south-bound) and 10 on the Sunday (mainly north-bound), with those that could be identified belonging to JHS Logistics.

B) Health & Safety Executive: consultation response received – do not advise against granting of planning permission.

Item 3c – Land at Former Fawley Power Station, Fawley Road, Fawley, SO45 1TW (Application 24/10861)

A) 1 additional representation received from local resident:

- The conditions set out in the report are acceptable for planning permission to be granted.
- Notes that SJG are still operating from their site in Marchwood and believes that many stored vehicles are not electric but have internal combustion engines.
- States that SJG logistics subcontract out of hours haulage to other companies.
- Concerns that conditions may not be complied with.
- Residents survey from 5pm to 11pm on Friday 7th February, 12 noon to 8pm on Saturday 8th February and 8am to 10.30pm on Sunday 9th February counted 22 container trucks on the Friday (mainly south-bound), 11 on the Saturday (mainly south-bound) and 10 on the Sunday (mainly north-bound), with those that could be identified belonging to JHS Logistics.

B) Health & Safety Executive: consultation response received – do not advise against granting of planning permission.

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