

**PLANNING COMMITTEE - WEDNESDAY, 11TH MARCH, 2026**

**Presentation on Planning Applications (Pages 3 - 128)**

**Committee Updates (Pages 129 - 130)**

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# Planning Committee

March 2026





**Planning Committee  
App No 25/10422**  
Land South of Salisbury Road,  
Calmore,  
Netley Marsh  
SO40 2RQ  
Schedule 3a

3 3a 25/10422

**Planning Committee  
App No 23/10692**  
Maple Field Farm,  
Martin Road,  
Martin  
SP6 3LR  
Schedule 3b

28 3b 23/10692

**Planning Committee  
App No 25/10649**  
Shorefield Country Park,  
Shorefield Road,  
Milford-on-Sea  
SO41 0LH  
Schedule 3c

36 3c 25/10649

**Planning Committee  
App No 25/11151**  
67 Wainsford Road,  
Everlon,  
Hordle  
SO41 0UD  
Schedule 3d

48 3d 25/11151

**Planning Committee  
App No 25/11128**  
61 Barton Lane,  
Barton-On-Sea,  
New Milton  
BH25 7PJ  
Schedule 3e

61 3e 25/11128

**Planning Committee  
App No 25/10215**  
Beach Hut 315,  
Hordle Cliff,  
Milford-On-Sea  
Schedule 3f

74 3f 25/10215

**Planning Committee  
App No 25/11153**  
Forest Farm,  
Barnes Lane,  
Milford-On-Sea  
SO41 0RR  
Schedule 3G

87 3g 25/11153

**Planning Committee  
App No 25/10969**  
57 & 59 Ashley Road,  
New Milton  
BH25 6AZ  
Schedule 3h

103 3h 25/10969

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# Planning Committee

## App No 25/10422

Land South of Salisbury Road,

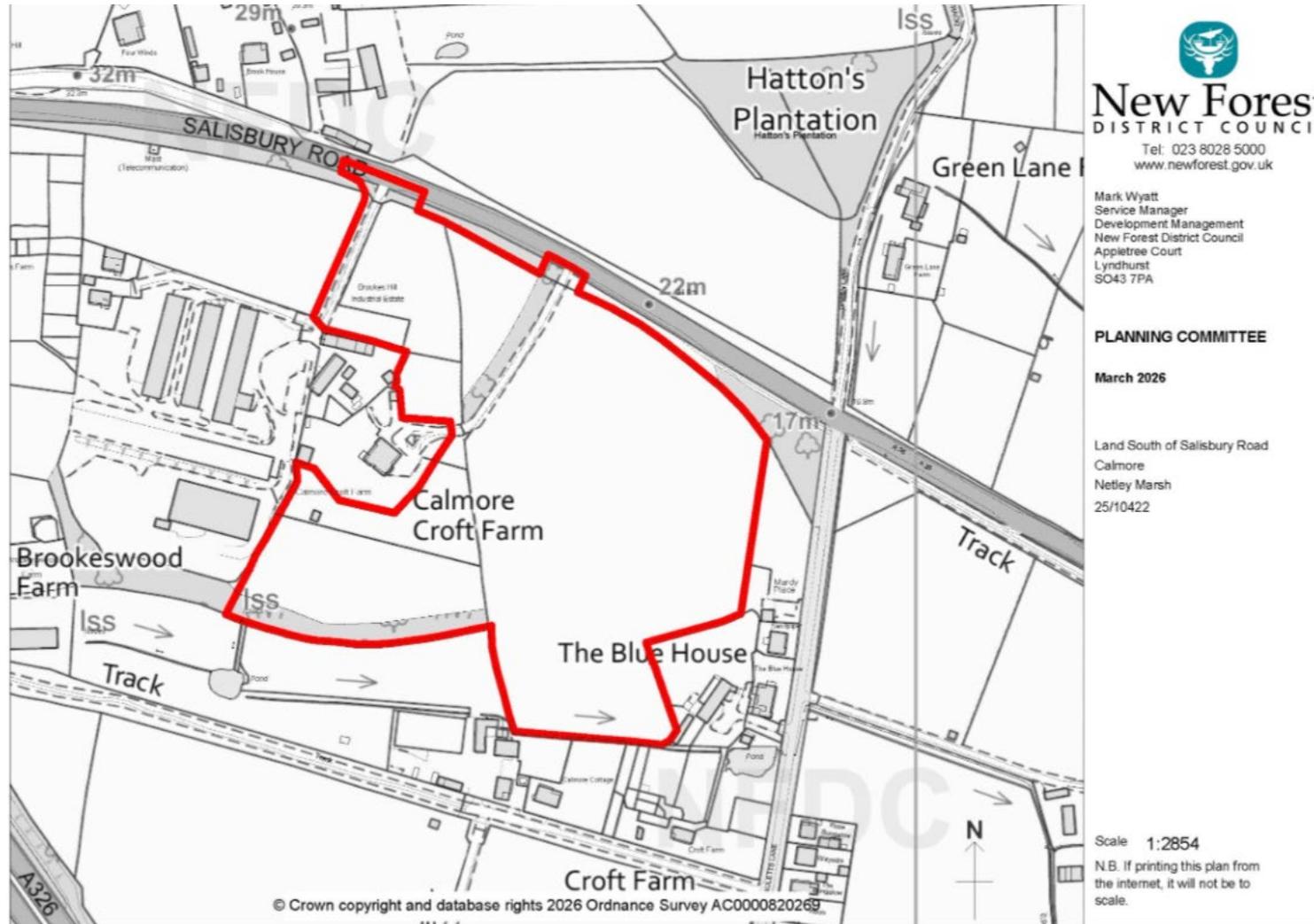
Calmore,

Netley Marsh

SO40 2RQ

**Schedule 3a**

# Red Line Plan



9



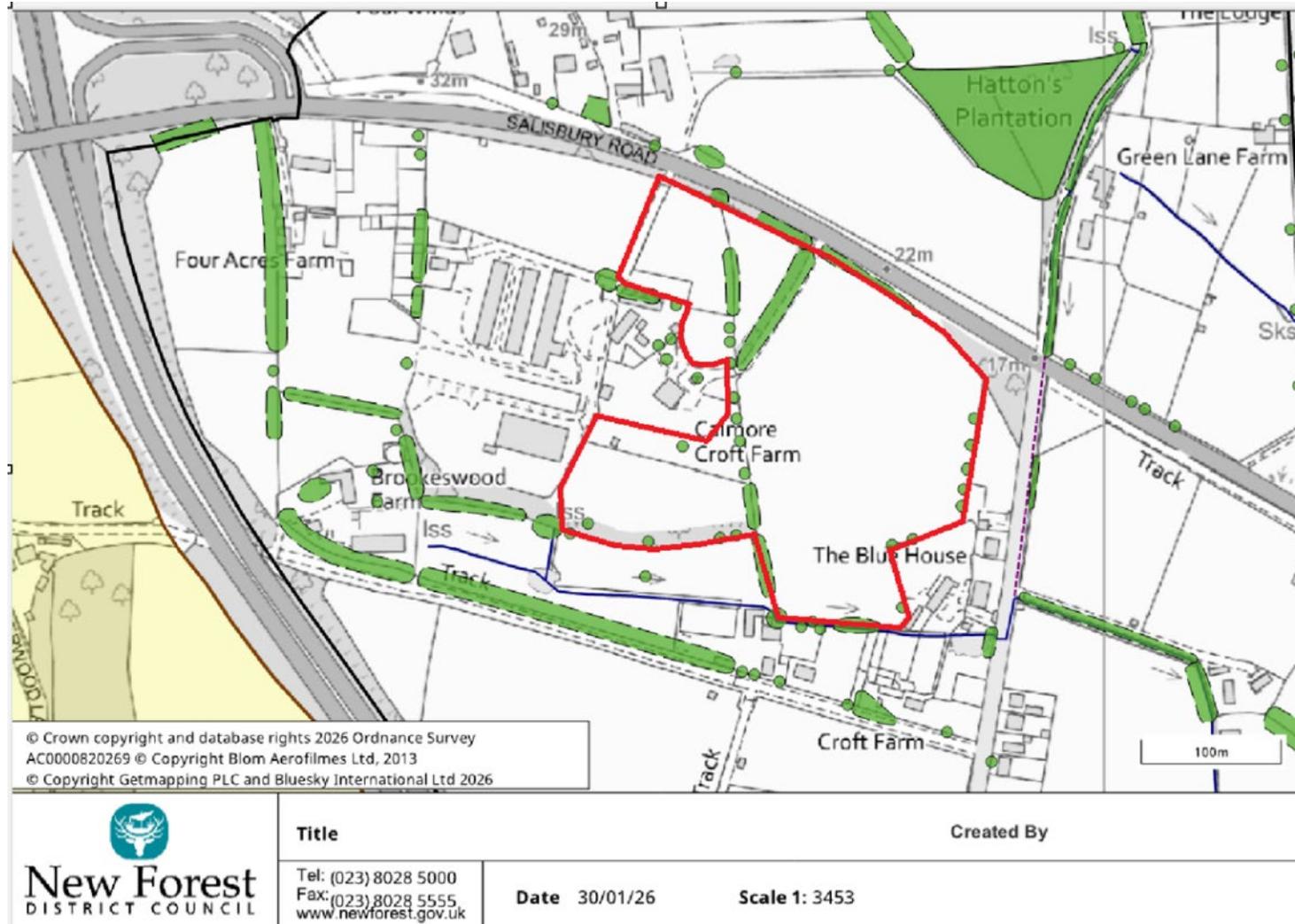
# Aerial photograph



8

# Local Context

6



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3a 25/10422

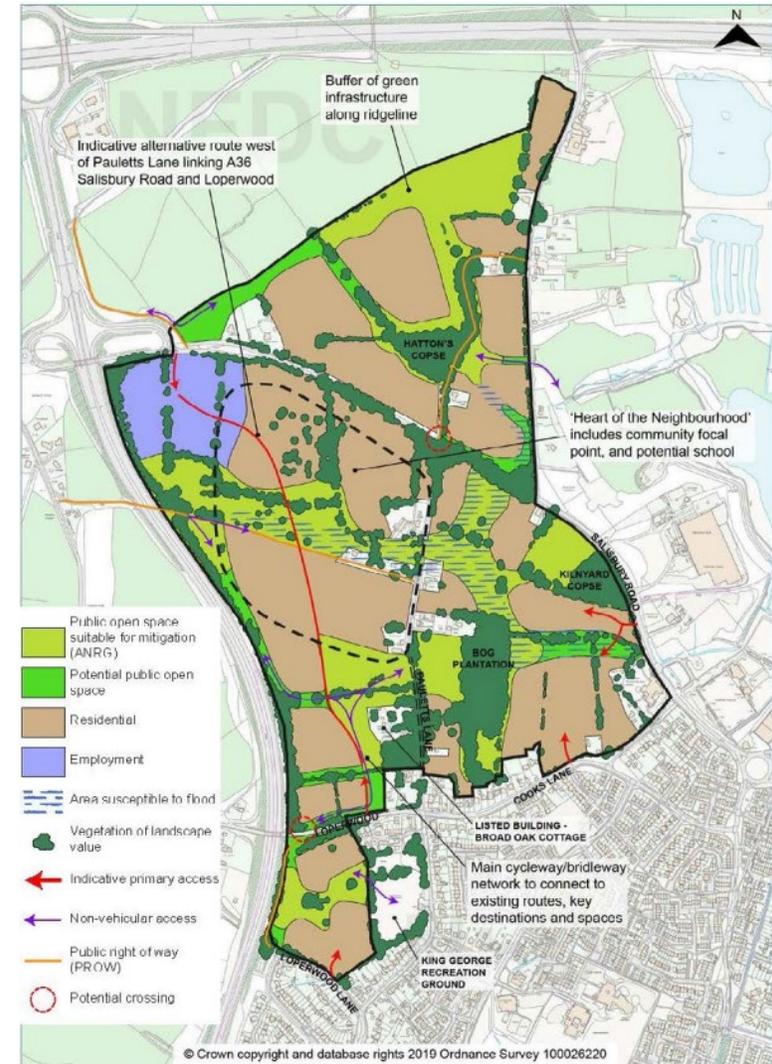


# LP policy SS1 Concept Masterplan

## Strategic Site 1: Land to the north of Totton

i. Land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise the following:

- At least 1,000 homes, dependent on the form, size and mix of housing provided
- A commercial core west of Pauletts Lane including around five hectares of land for business and employment uses
- A community focal point in a prominent location including ground floor premises suitable for community use
- Contributions to educational provision to include two hectares of land to be reserved for a primary school
- On-site provision of formal public open space



# Site Photos 1



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3a 23/10422

# Site Photos 2



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3a 23/10422

# Site Photos 3



# Site Photos 4



14

12

3a 25/10422





# Proposed Scheme

**Outline application** proposing use of land for up to 93 dwellings:

- 2.3 ha of Alternative Natural Recreational Greenspace
- 0.89 ha of Public open space

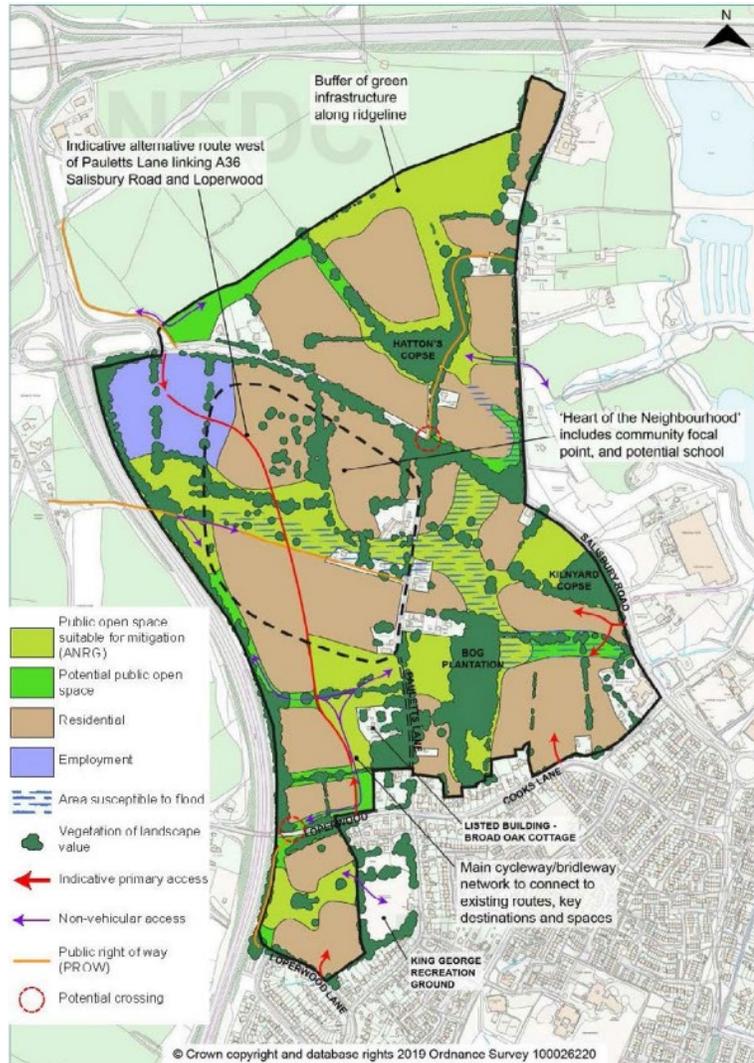
Detailed proposals for:

- Access from Salisbury Road
- Dedicated pedestrian and cyclist access from Salisbury Road and Pauletts Lane

Matters **reserved** for future application:

- Appearance- The detailed architecture of the buildings
- Landscape - detailed design and species
- Layout – the detailed arrangement of the buildings and routes across the site
- Scale – the height, width and length of the buildings

# Site in relation to LP policy SS1 Concept Masterplan

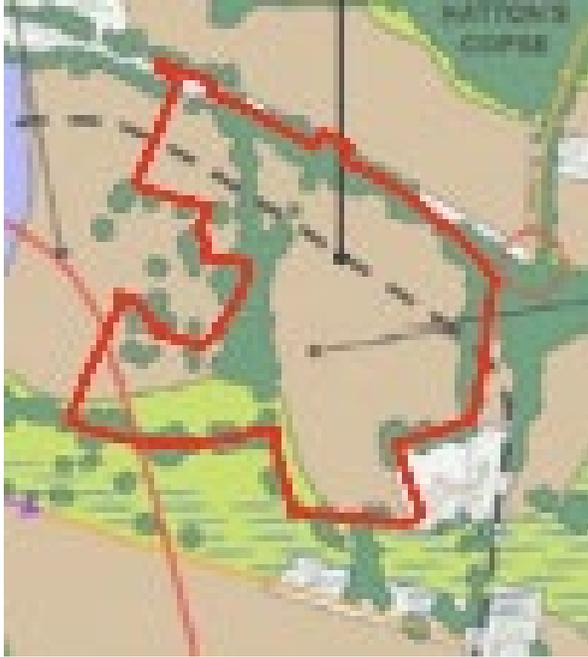


16

# Proposed Scheme – Land use parameter plan



17



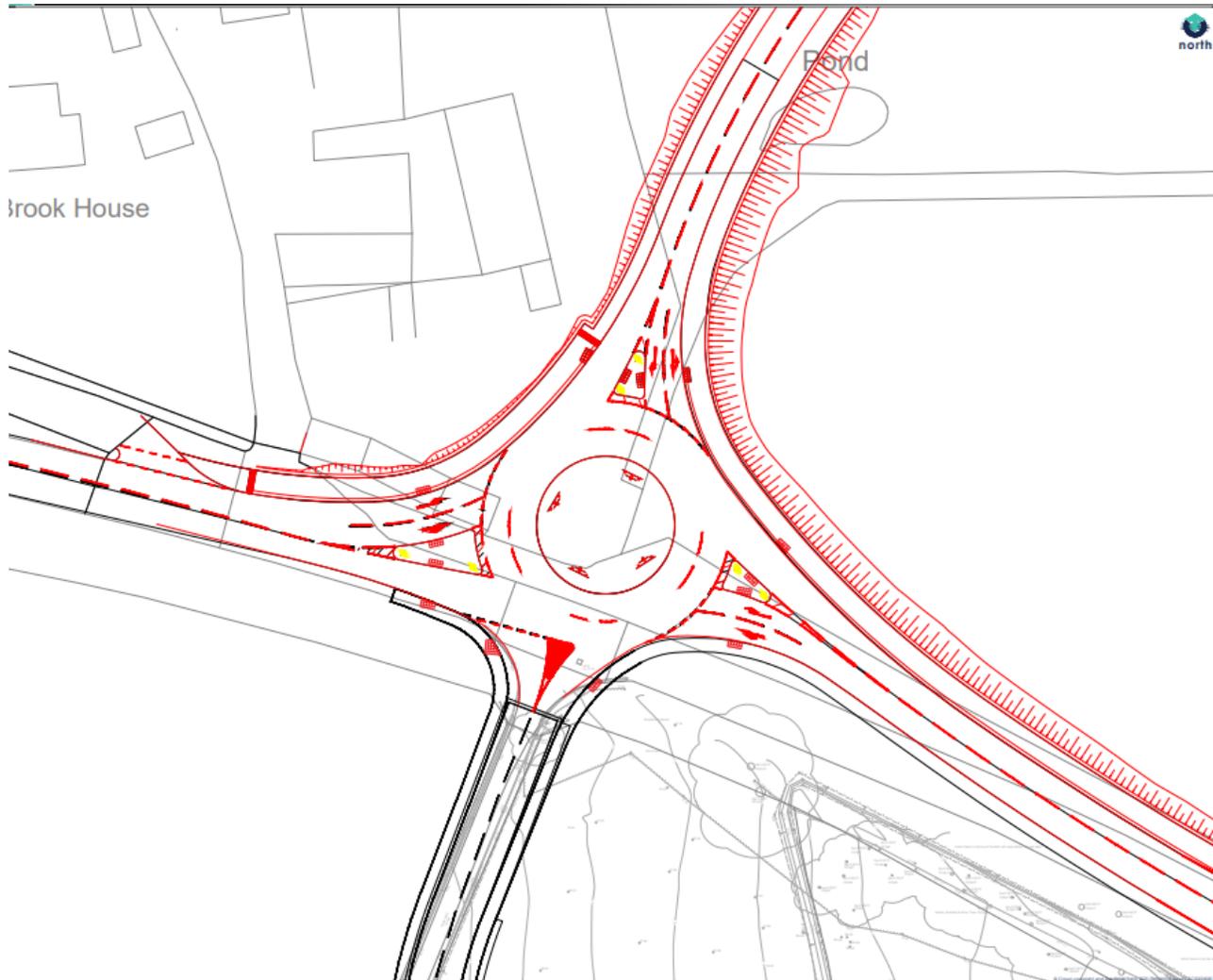
Up to 93 dwellings.  
35% affordable housing  
– 33 dwellings.

15



3a 25/10422

# Detailed Access 1.

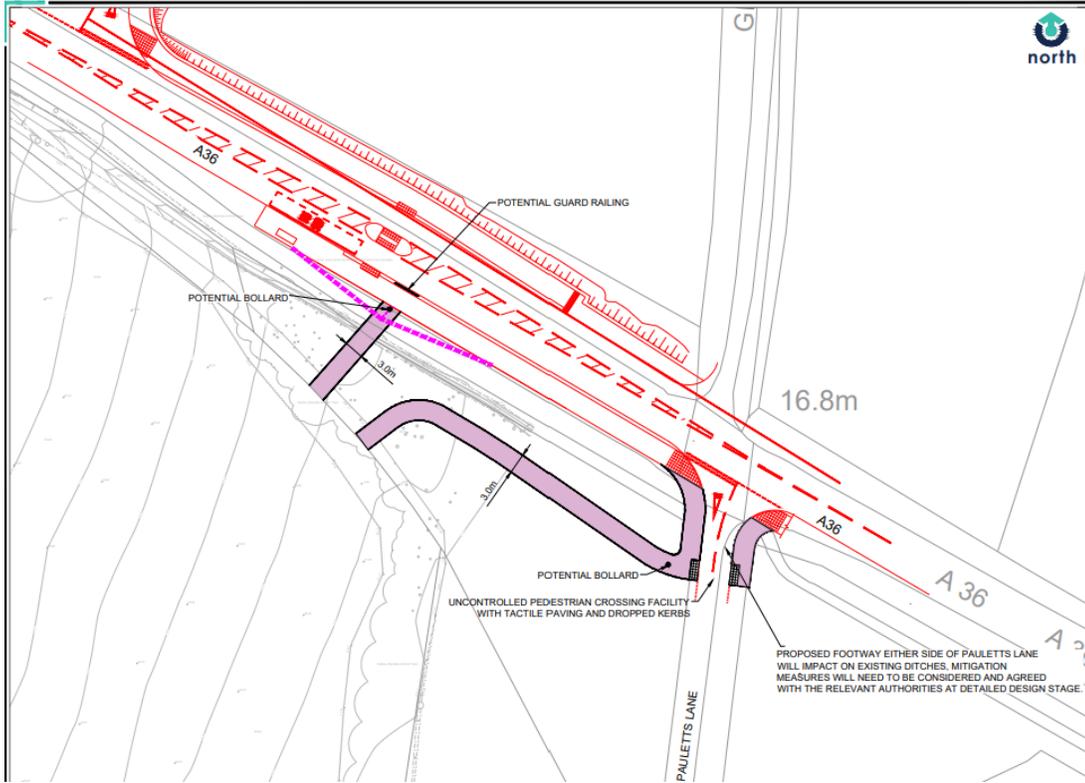


18

# Detailed Access 2.



19



# Proposed Access parameter plan



20



# Building heights parameter plans



21



# Green Infrastructure Parameter plan



22



2.3ha of ANRG  
0.89ha informal POS  
0.05ha children's play

# Trees

23



Veteran Trees. NPPF para.193 - Irreplaceable habitat.

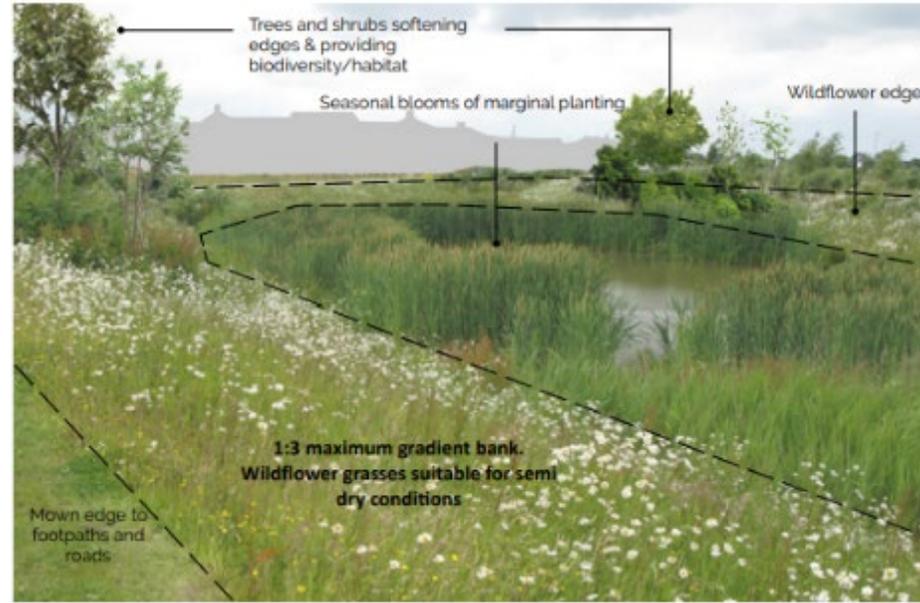
3x Cat B trees to be removed.  
Cat C/U trees and hedge removed for access works

# Landscape Framework



# Drainage

25



23

3a 25/10422



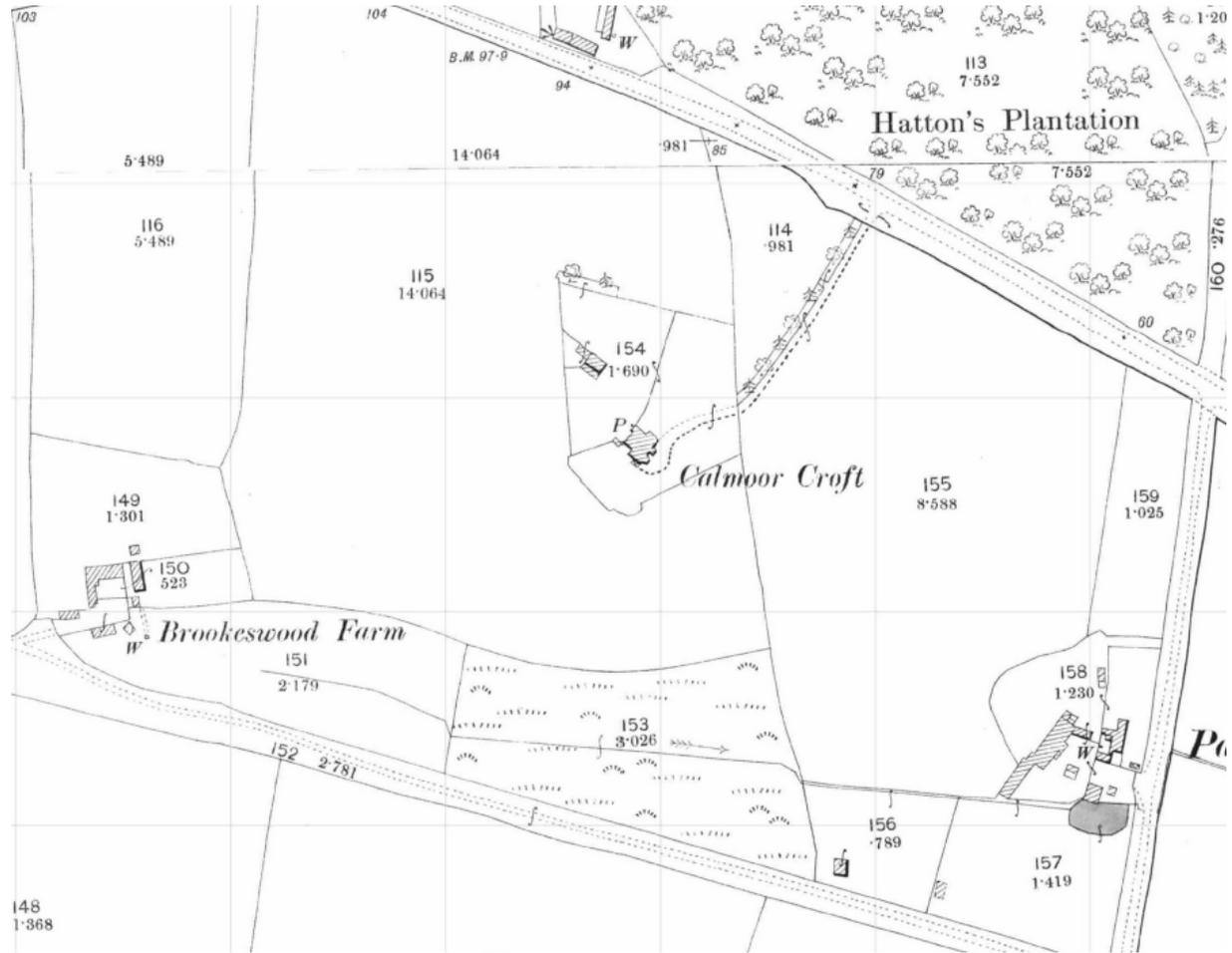
# Heritage. NDHA's



26



24



Ordnance Survey  
1869-97

3a 25/10422





# Conclusion

- Minor heritage and landscape harm.
- Outweighed by Economic, Environmental and Social benefits.
- The council cannot demonstrate a 5-year supply of housing land, the proposal comprises sustainable development, contributing to implementation of Local Plan policy SS1, meeting district wide housing needs, including policy compliant affordable housing provision.
- Mitigation for impacts on NF and Solent habitats can be secured, on-site ecology, including irreplaceable habitats and landscape features will be preserved.
- Highway and pedestrian safety and provision of facilities for sustainable forms of travel will be secured.
- The scheme is in broad compliance with the Development plan as required by the Planning and Compulsory Purchase Act.



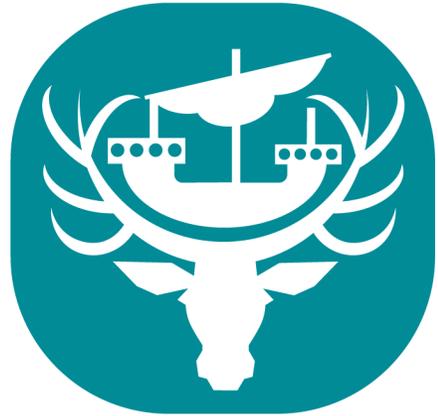
# Recommendation

- Delegated Authority be given to the DM Service manager to **Grant Planning Permission** subject to securing a S.106 Planning Legal Agreement and conditions

28

End of 3a 25/10422 presentation

29



# New Forest

DISTRICT COUNCIL



# Planning Committee

## App No 23/10692

Maple Field Farm,

Martin Road,

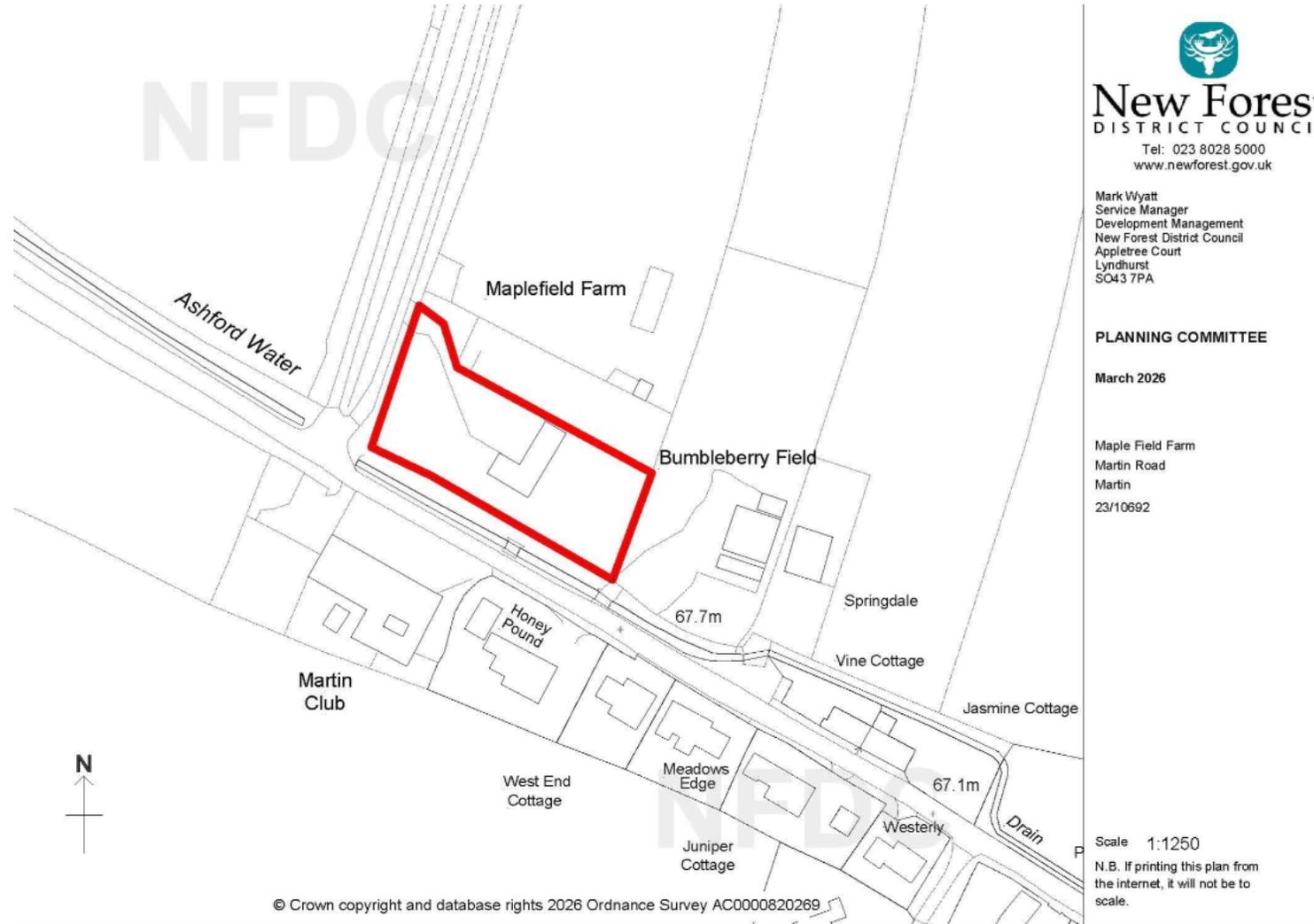
Martin

SP6 3LR

**Schedule 3b**

# Red Line Plan

31



# General Location



32



30

3b 23/10692

# Aerial photograph



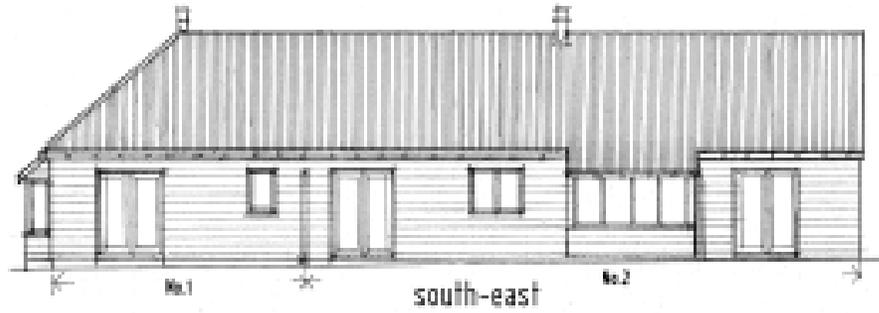
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33

31

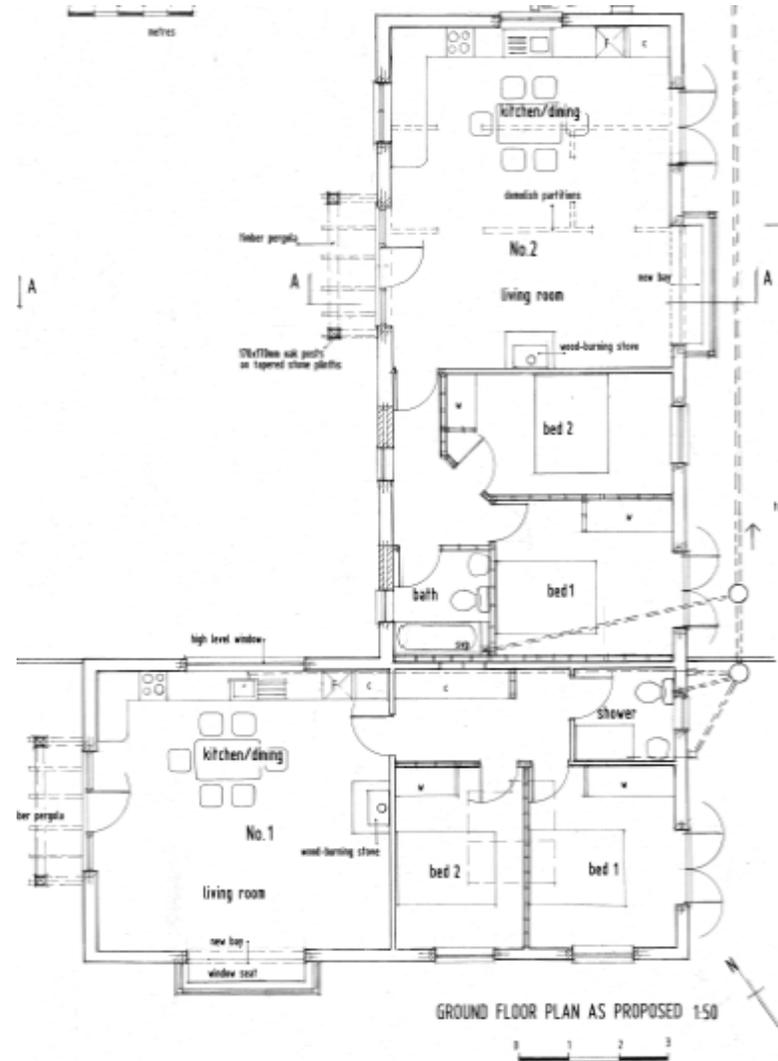
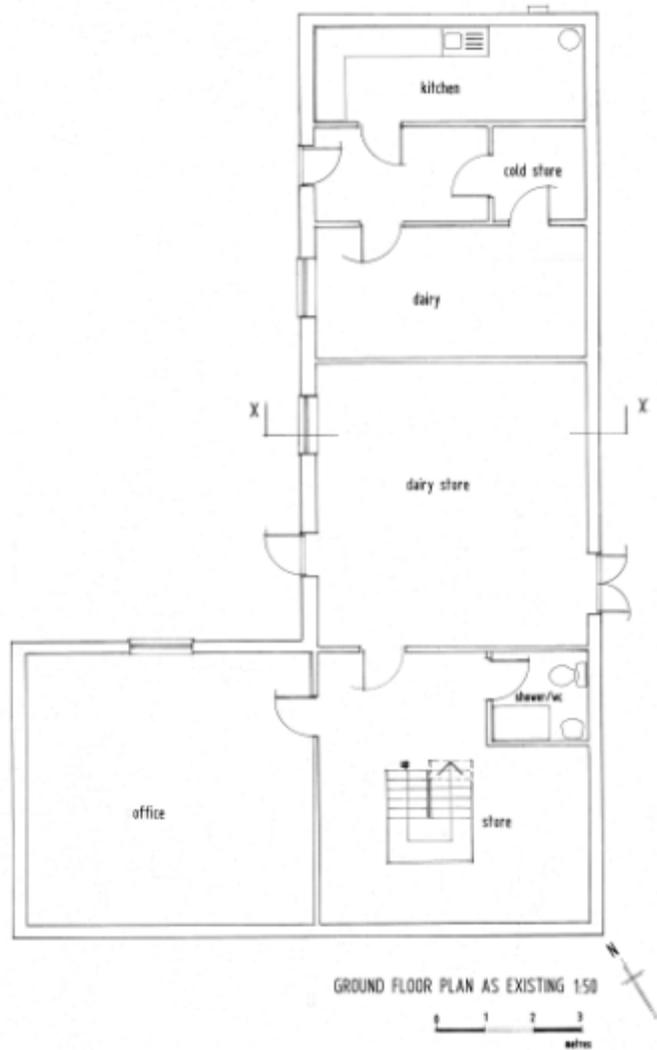
3b 23/10692

# Elevations



34

# Floor Plans



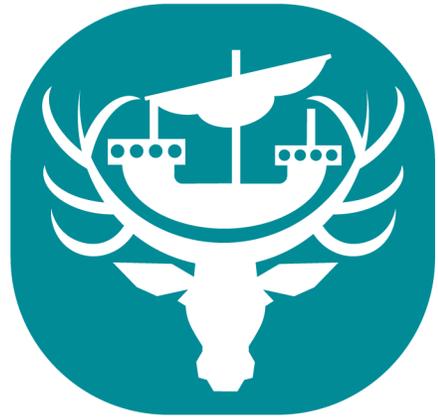


# Recommendation

- Refuse.
- The recreational impacts on protected New Forest habitats would not be adequately mitigated for, therefore there would be an unacceptable increase in recreational pressure detrimental to their conservation objectives and contrary to Local Plan policy ENV1 and the Habitat Mitigation SPD

36

End of 3b 23/10692 presentation



**New Forest**  
DISTRICT COUNCIL

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# Planning Committee

## App No 25/10649

Shorefield Country Park,

Shorefield Road,

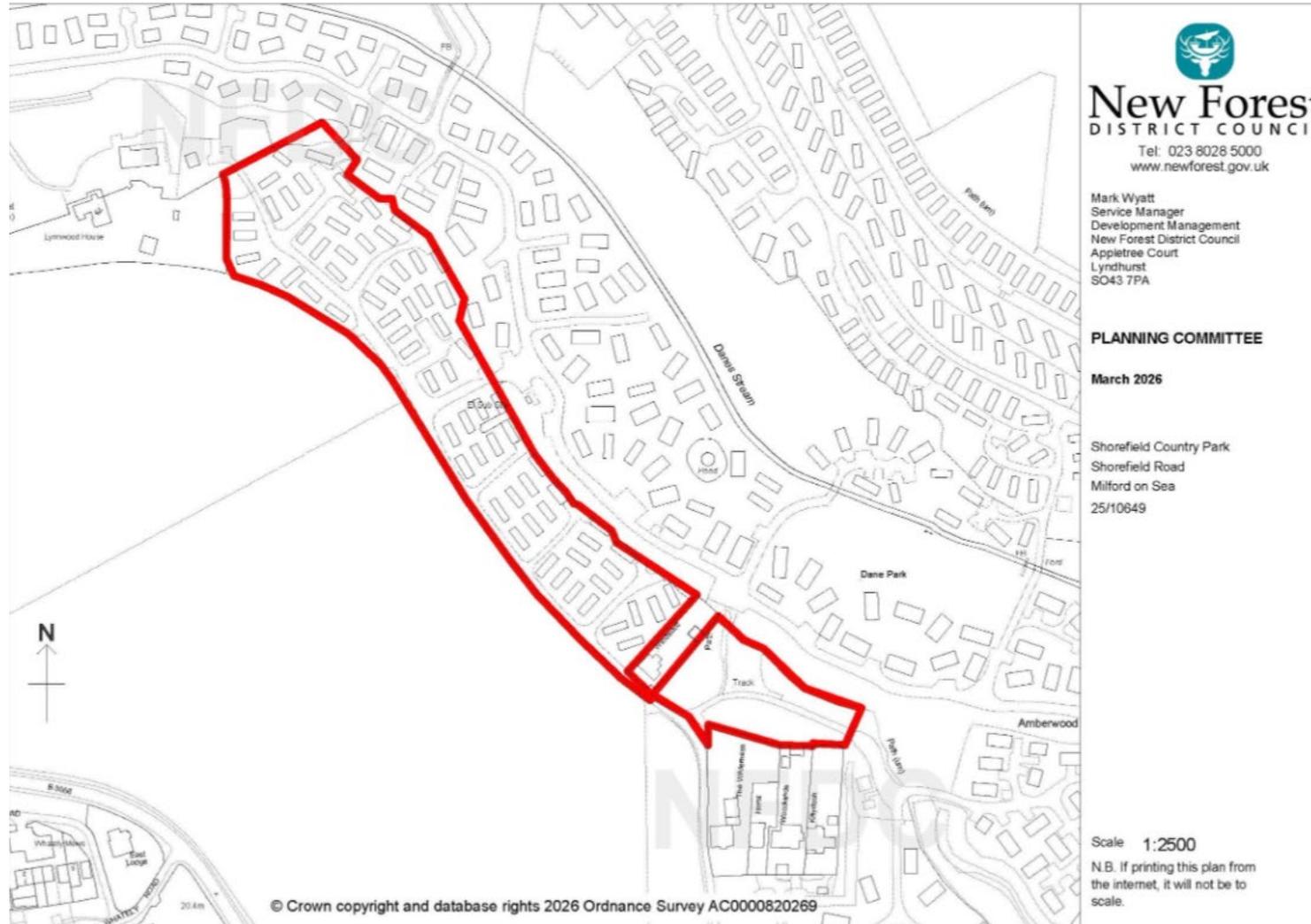
Milford-on-Sea

SO41 0LH

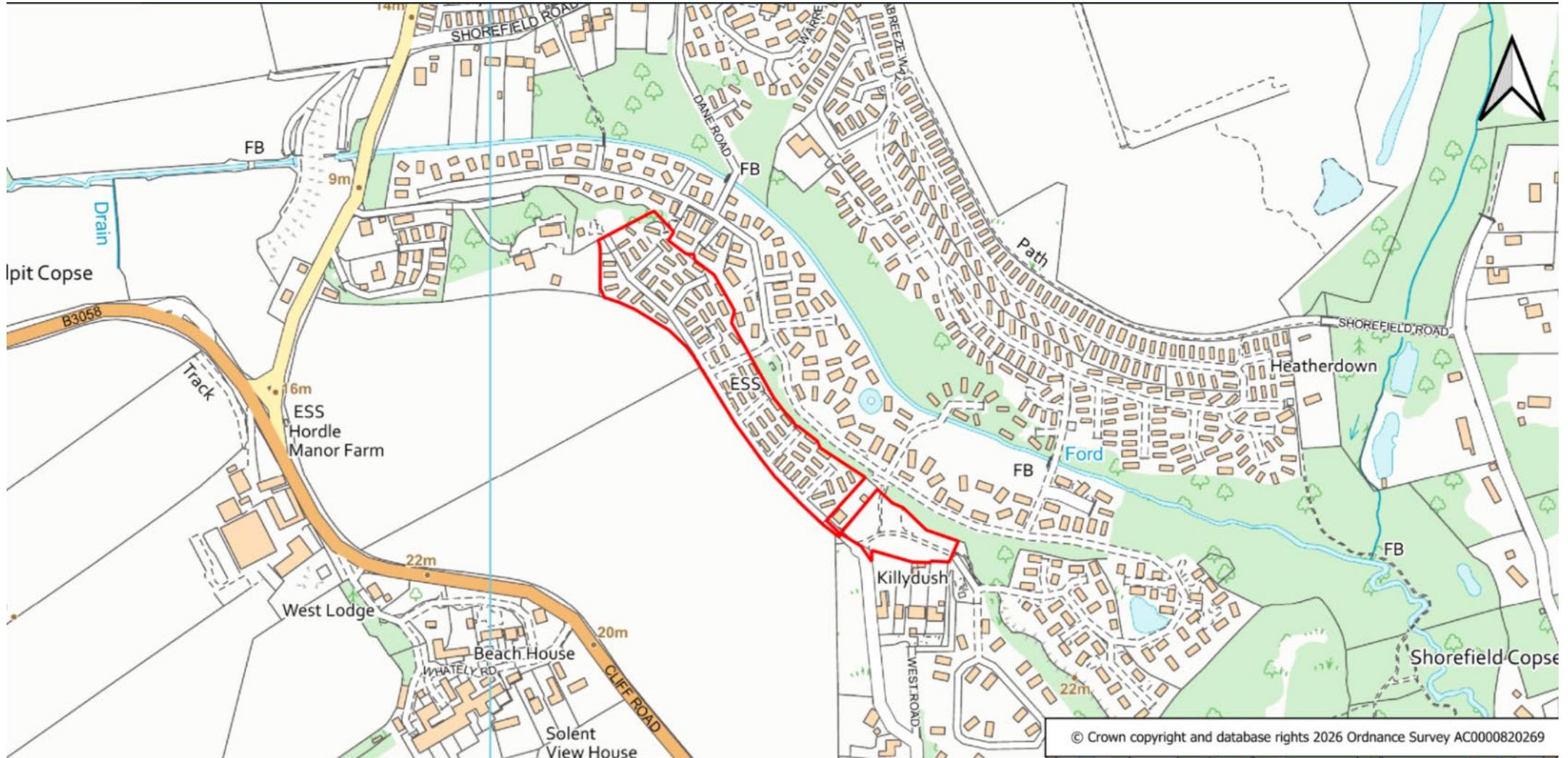
**Schedule 3c**

# Red Line Plan

39



# General Location



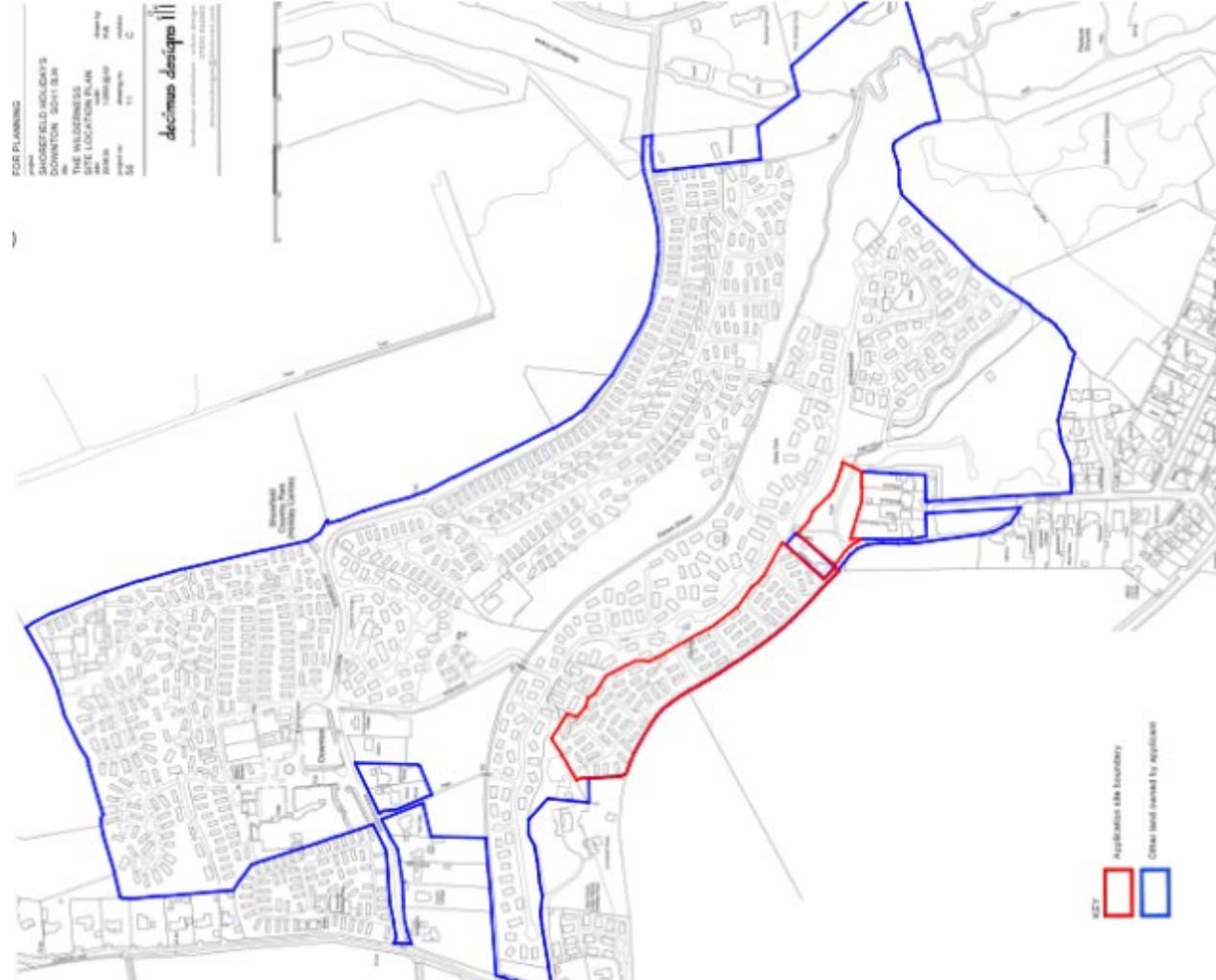
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# Aerial photograph

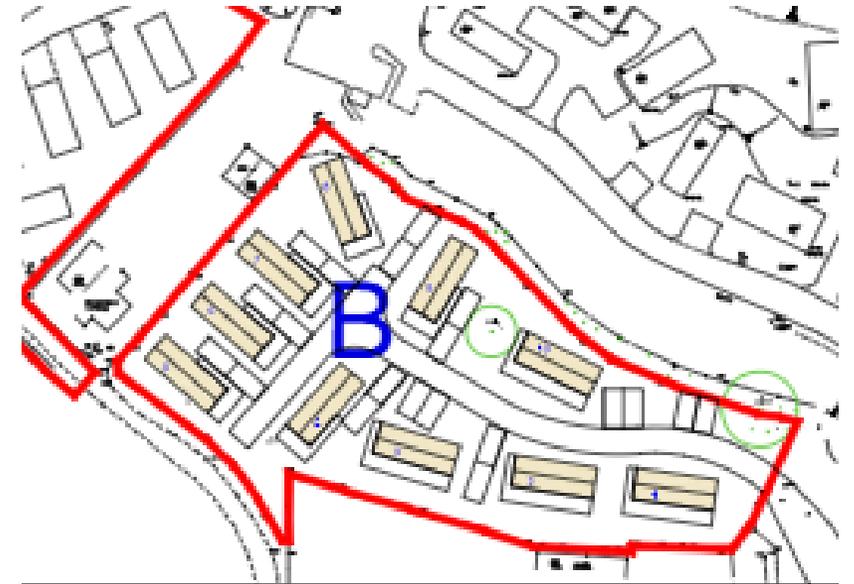
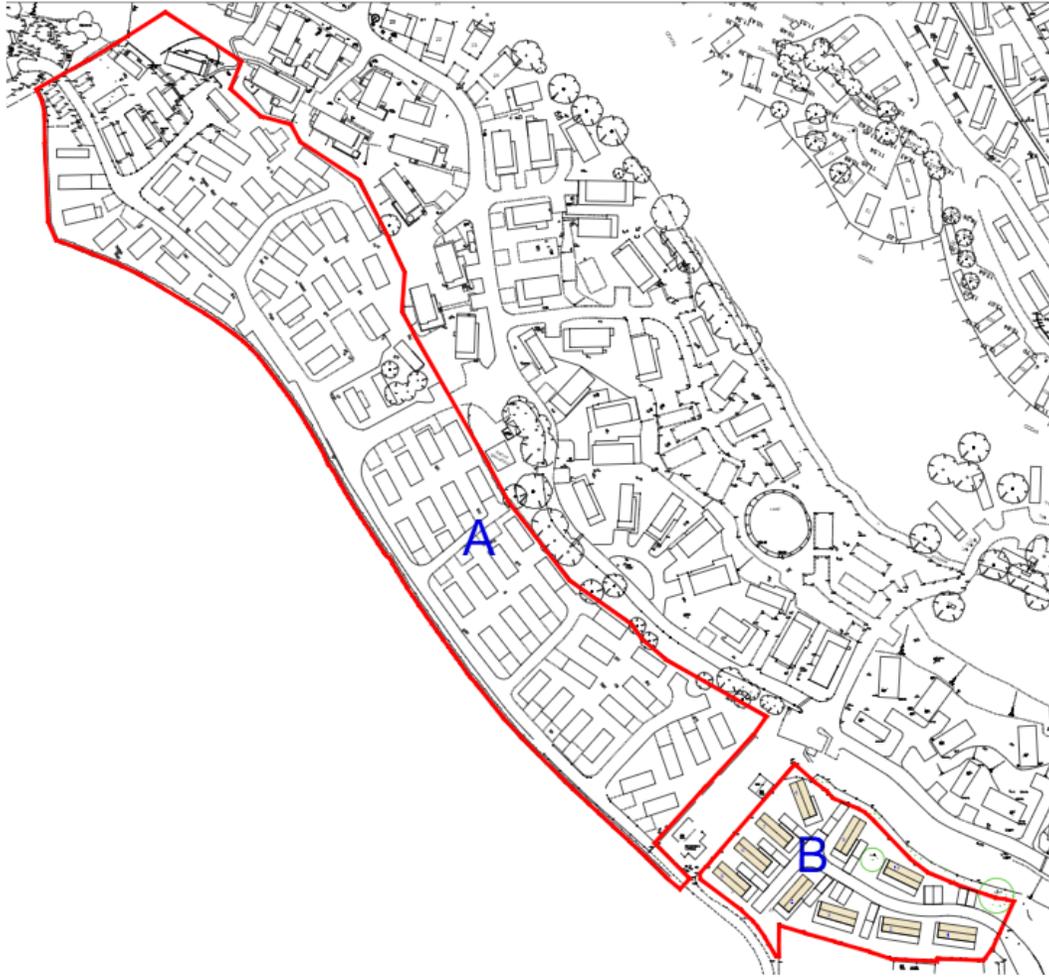


41

# Land ownership in relation to site



# Proposed layout



43



# Area A



44



# Area B



45



# Access to Area B



46



# South-western boundary



47

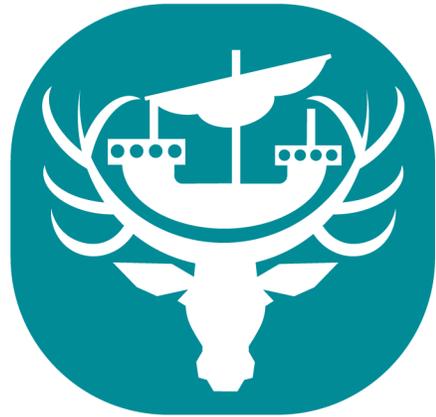




## Recommendation

- The proposal would not increase the number of pitches above those which could be lawfully implemented
- The proposal would not have any greater impact on the Green Belt or countryside compared to the lawful use
- Approval is recommended with a condition requiring details of landscaping which might otherwise not occur

End of 3c 25/10649 presentation



**New Forest**  
DISTRICT COUNCIL

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# Planning Committee

## App No 25/11151

67 Wainsford Road,

Everton,

Hordle

SO41 0UD

**Schedule 3d**

# Red Line Plan

51



# General Location



52

# Aerial photograph

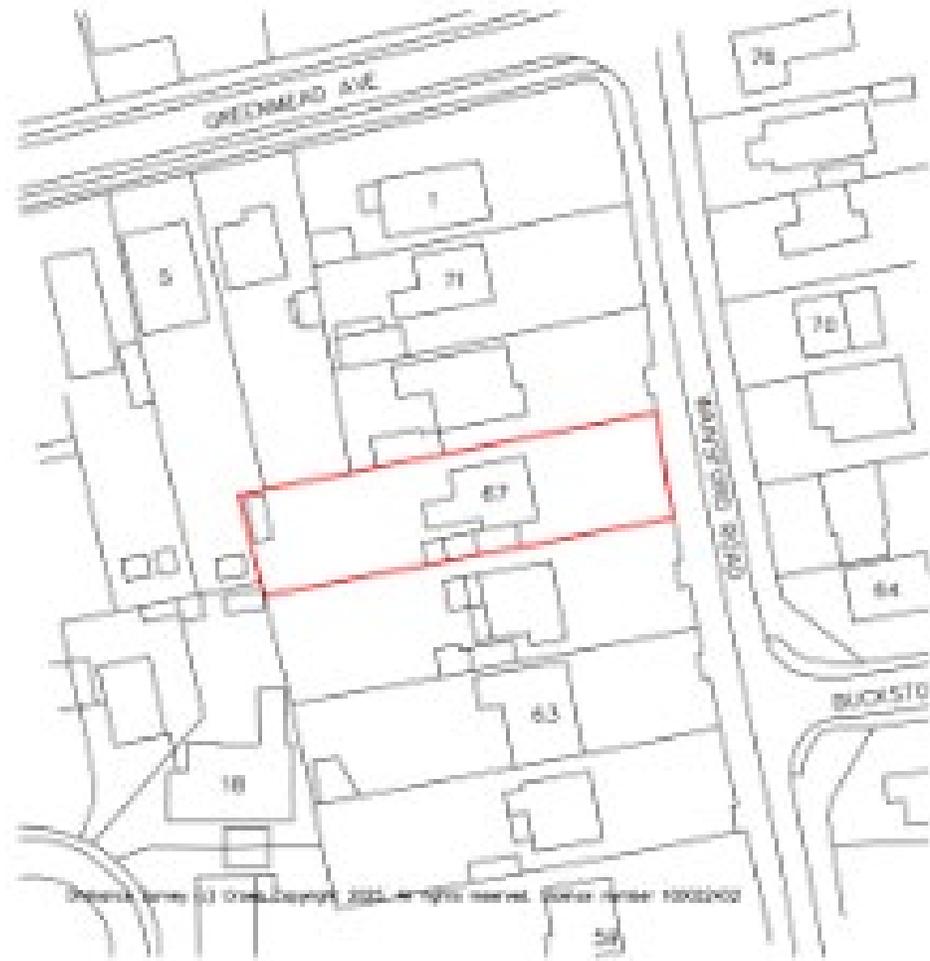


53

# Site Location Plan



54



# Block Plan



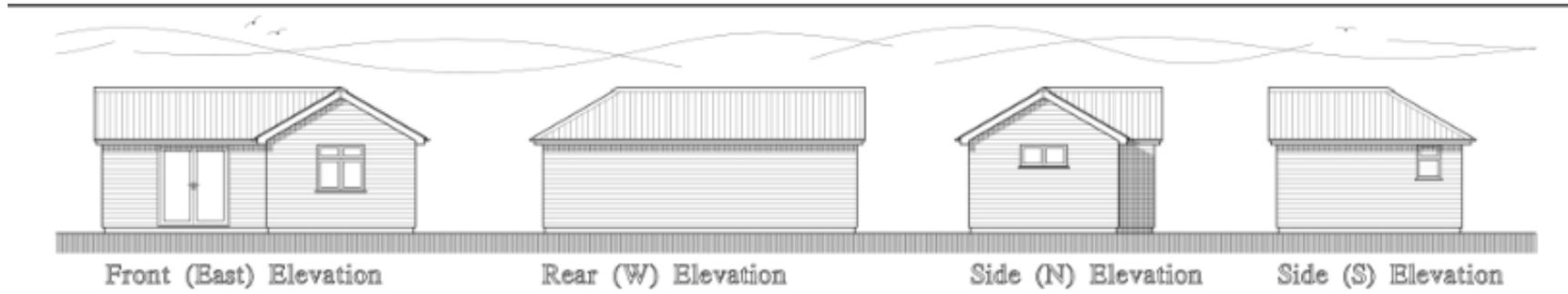
55



53

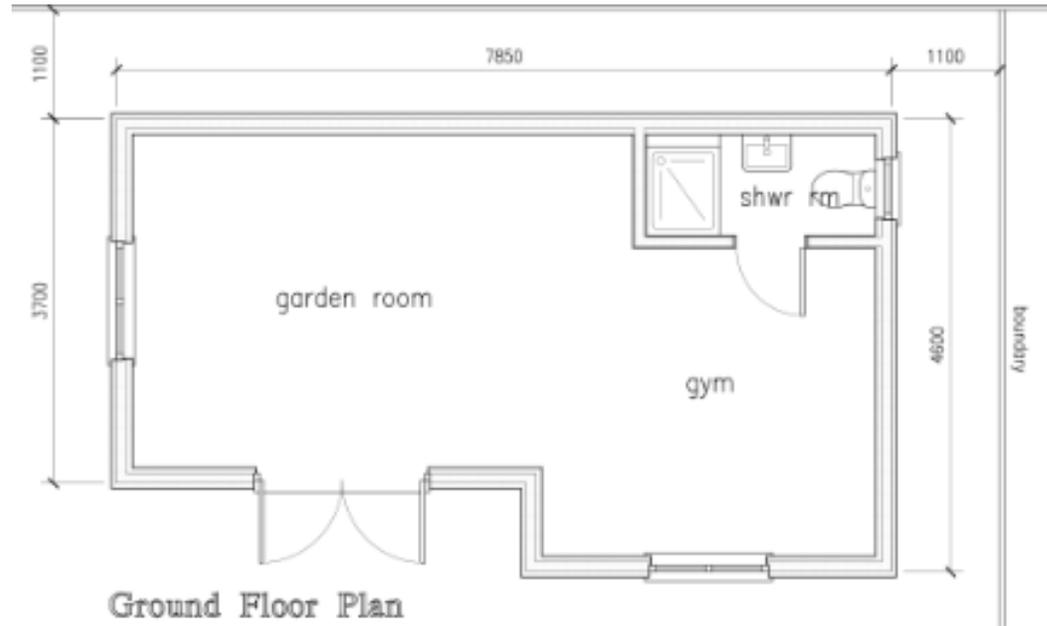
3d 25/11151

# Proposed Elevations



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# Proposed Floor Plan



Ground Floor Plan

57

# Area of proposal



58



# Rear Garden



59



57

3d 25/11151

# Rear garden



60



58

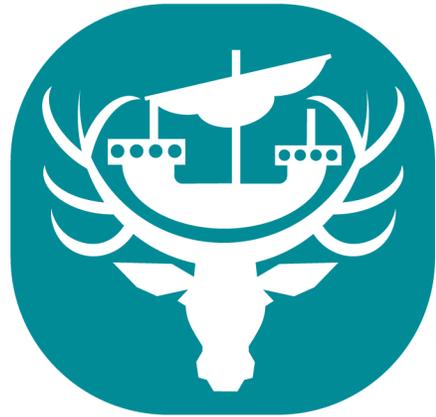
3d 25/11151



# Recommendation

- Grant subject to conditions

End of 3d 25/11151 presentation



**New Forest**  
DISTRICT COUNCIL

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# Planning Committee

## App No 25/11128

61 Barton Lane,  
Barton-On-Sea,  
New Milton  
BH25 7PJ  
**Schedule 3e**

# Red Line Plan

64

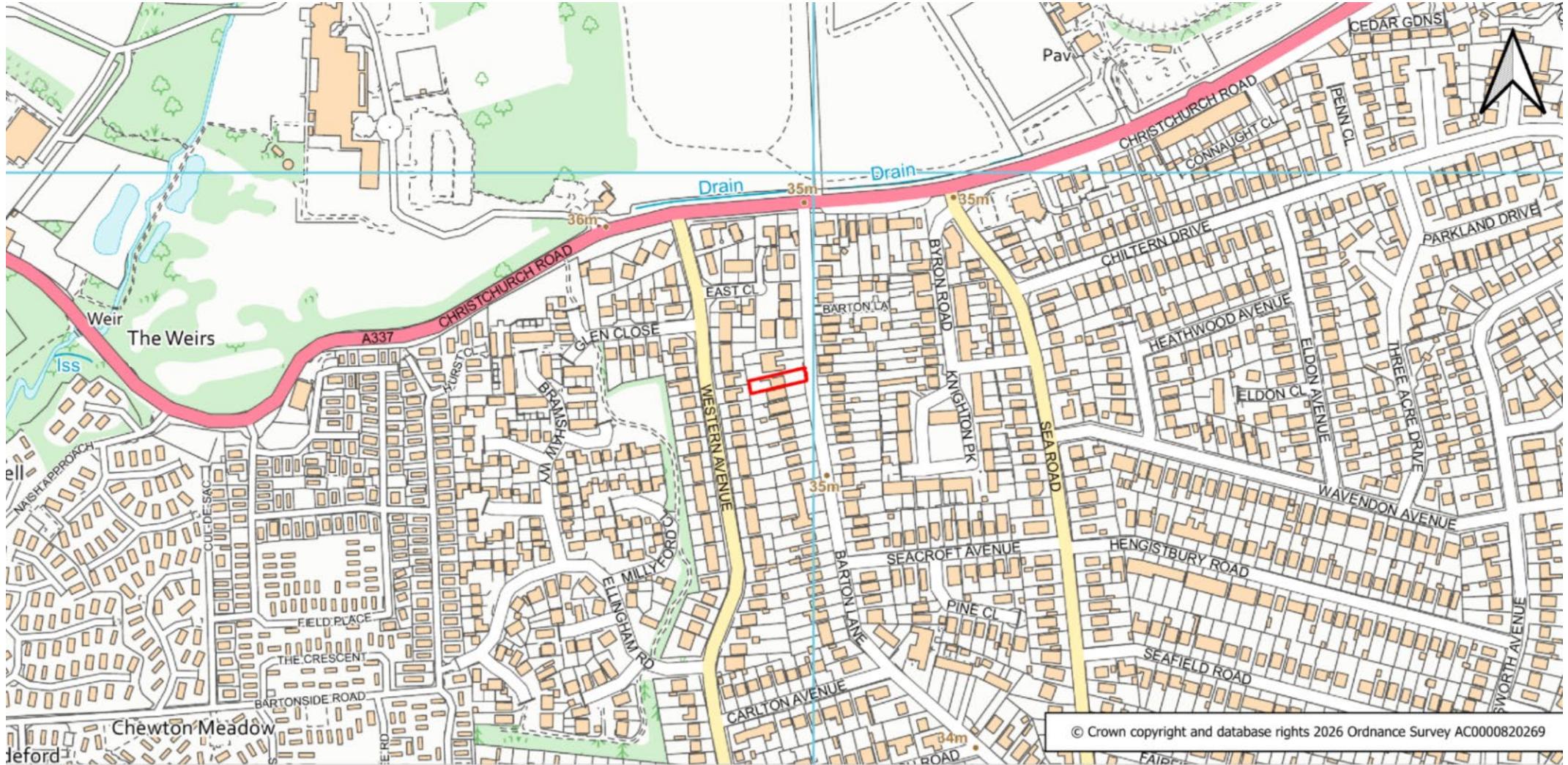


62

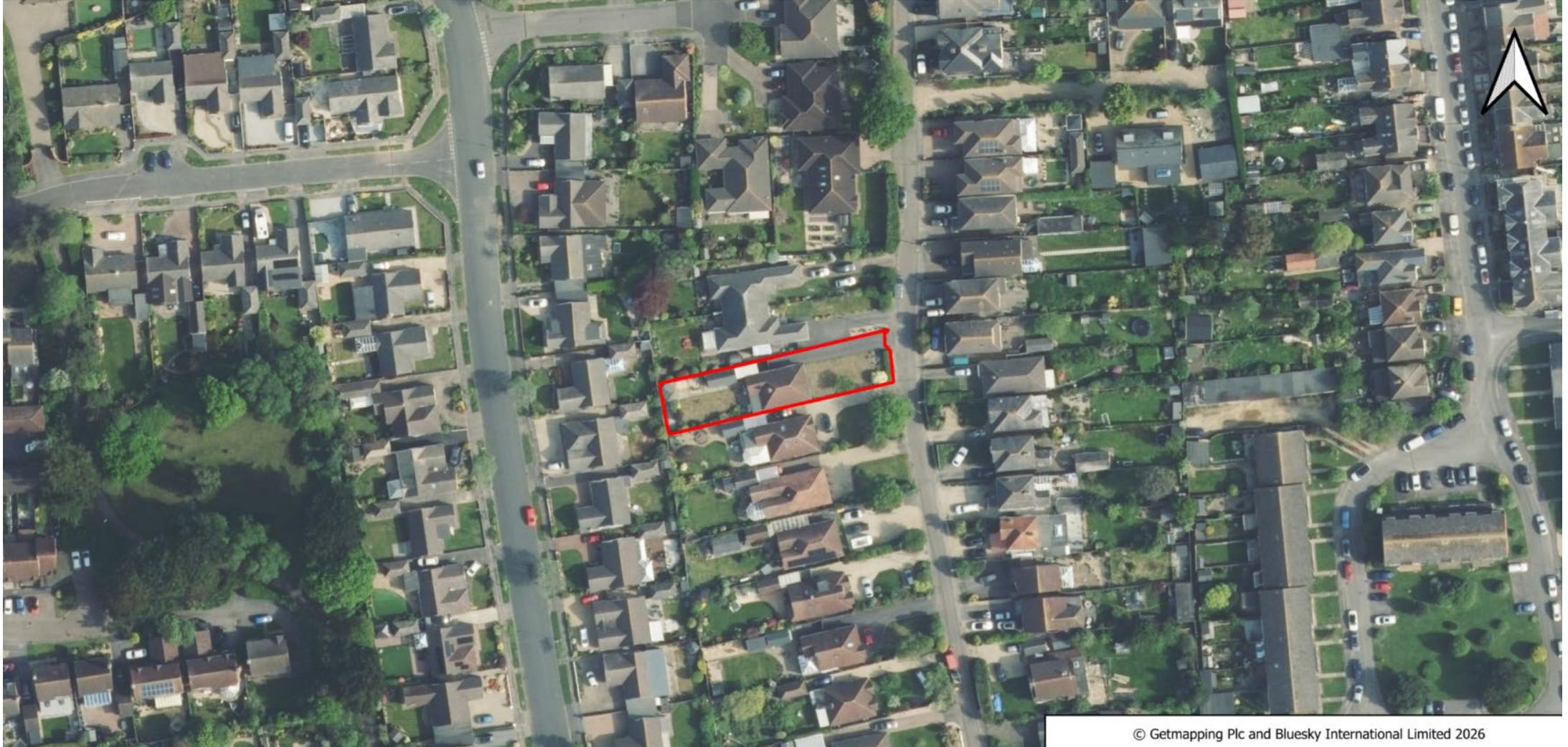
3e 25/11128

# General Location

65



# Aerial photograph



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# Location Plan



67



3e 25/11128

65

# Block Plan



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66

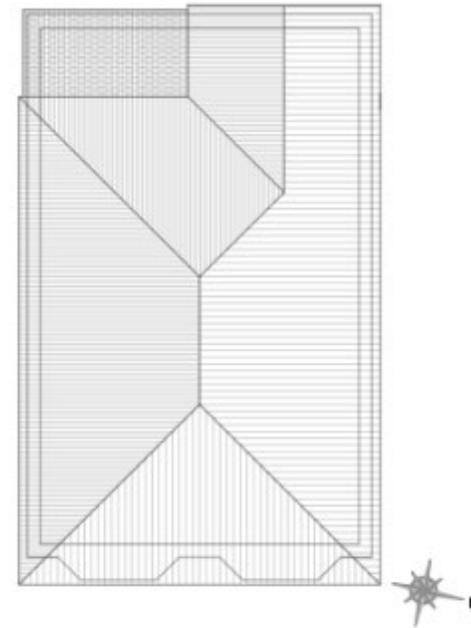
3e 25/11128

# Existing Elevations & Floor plans



GROUND FLOOR PLAN

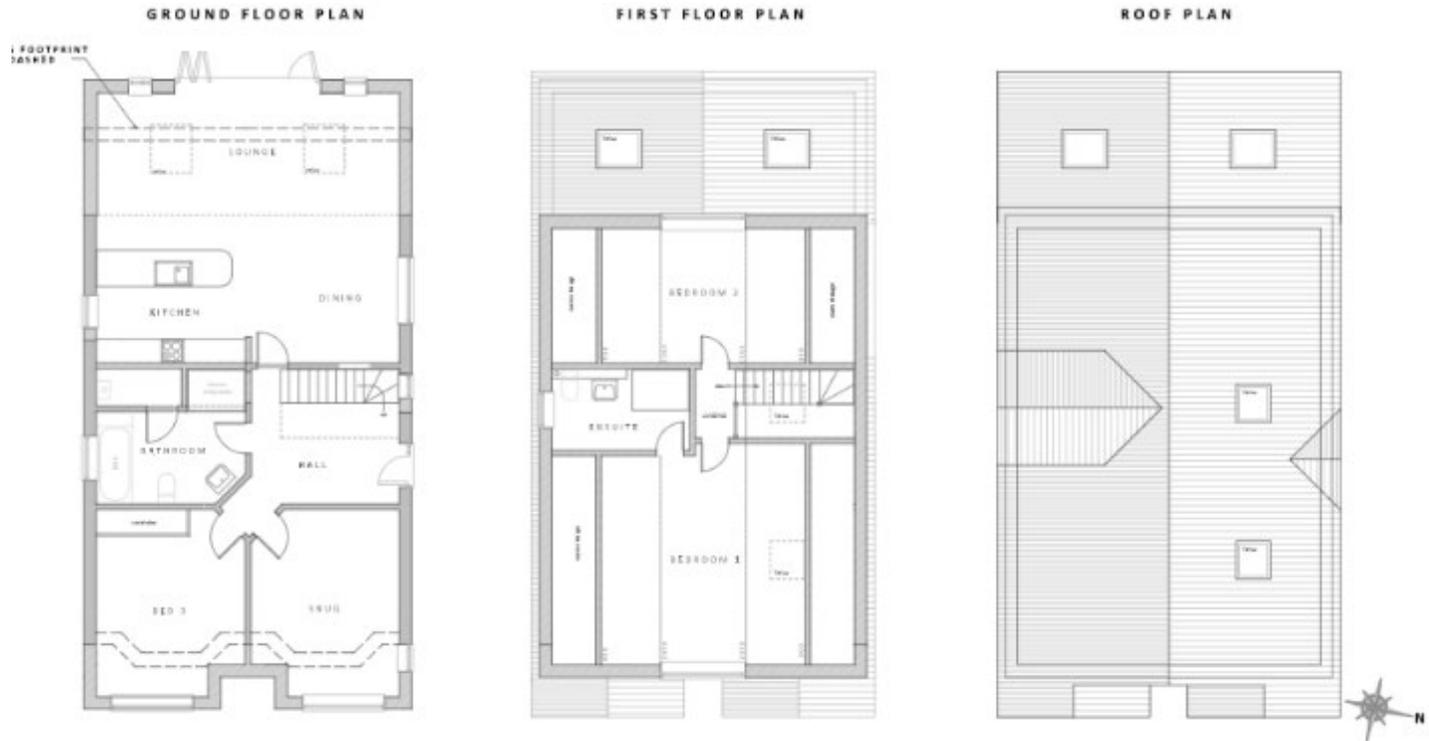
ROOF PLAN



69



# Proposed floor plans & elevations



70

# Front and rear elevations



71



# Rear of dwelling viewed from 17 Western Road



72



# Street scene



73



71

3e 25/11128

# Recommendation

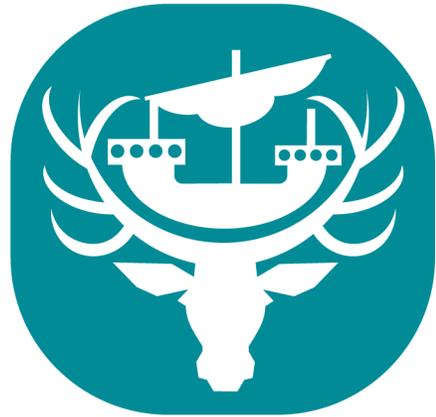


Refuse:

Two reasons for refusal :

- 1 - By reason of the introduction of a gabled roof form, coupled with the increase in ridge height and bulky dormer, the proposed extension would result in an intrusive and incongruous form of development that would be harmful to the street scene and detract from the distinctive character of the group of dwellings that provide the context to the application site, as such the proposed development would be contrary to Policy ENV3 of the Local Plan Part 1, the New Milton Neighbourhood Plan and the New Milton Local Distinctiveness Supplementary Planning Document.
- 2 - Insufficient information has been submitted to demonstrate that the proposed extensions can be carried out without adverse impacts upon protected species. In the absence of this information, the Local Planning Authority cannot be satisfied that there would be no adverse impact on protected species or if suitable mitigation measures can be secured. As such the proposed development would therefore be contrary to the provisions of Policy DM2 of the Local Plan Part 2 for New Forest District Council outside of the National Park.

End of 3e 25/11128 presentation



# New Forest

DISTRICT COUNCIL

75



# Planning Committee

## App No 25/10215

Beach Hut 315,

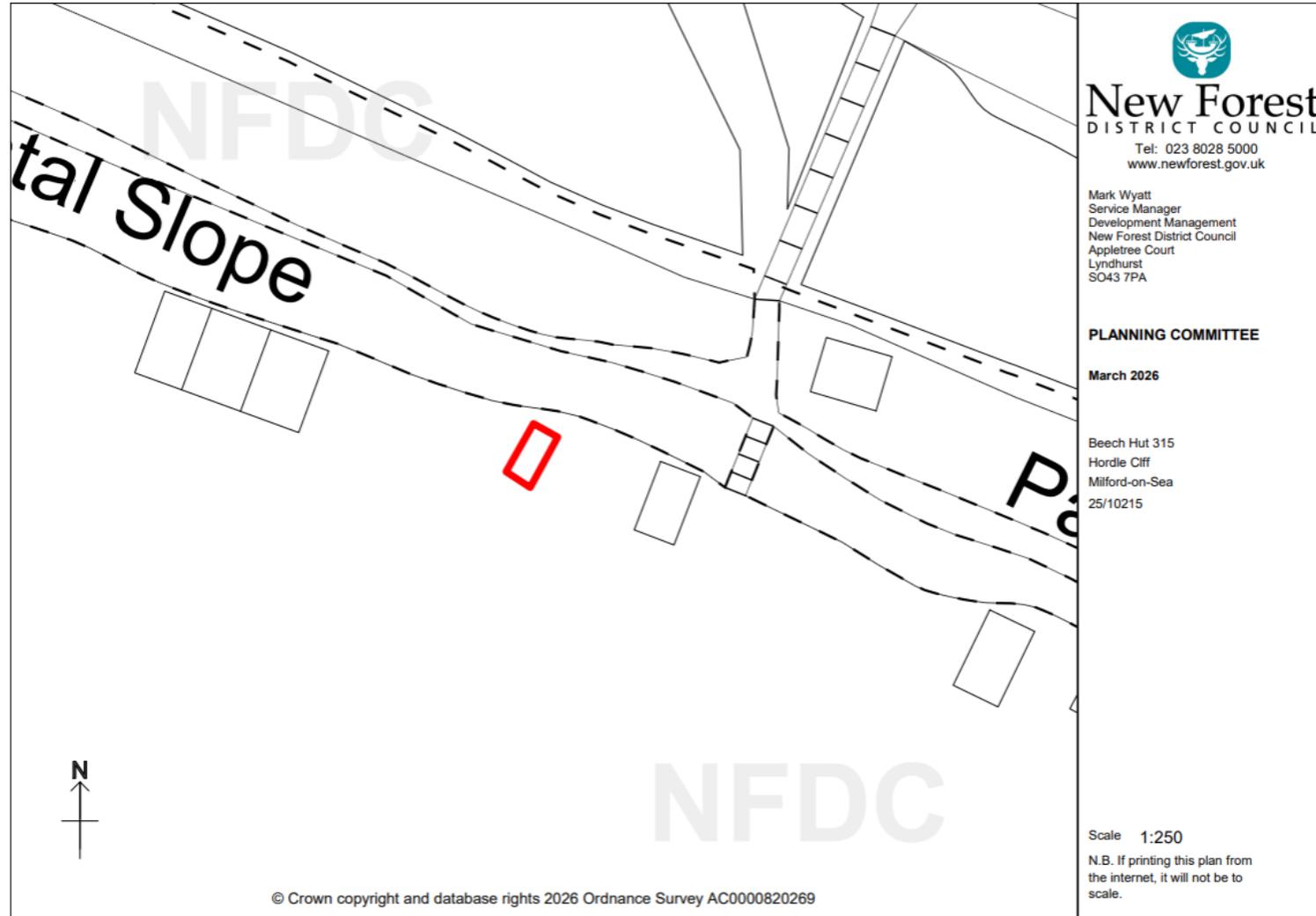
Hordle Cliff,

Milford-On-Sea

**Schedule 3f**

# Red Line Plan

77



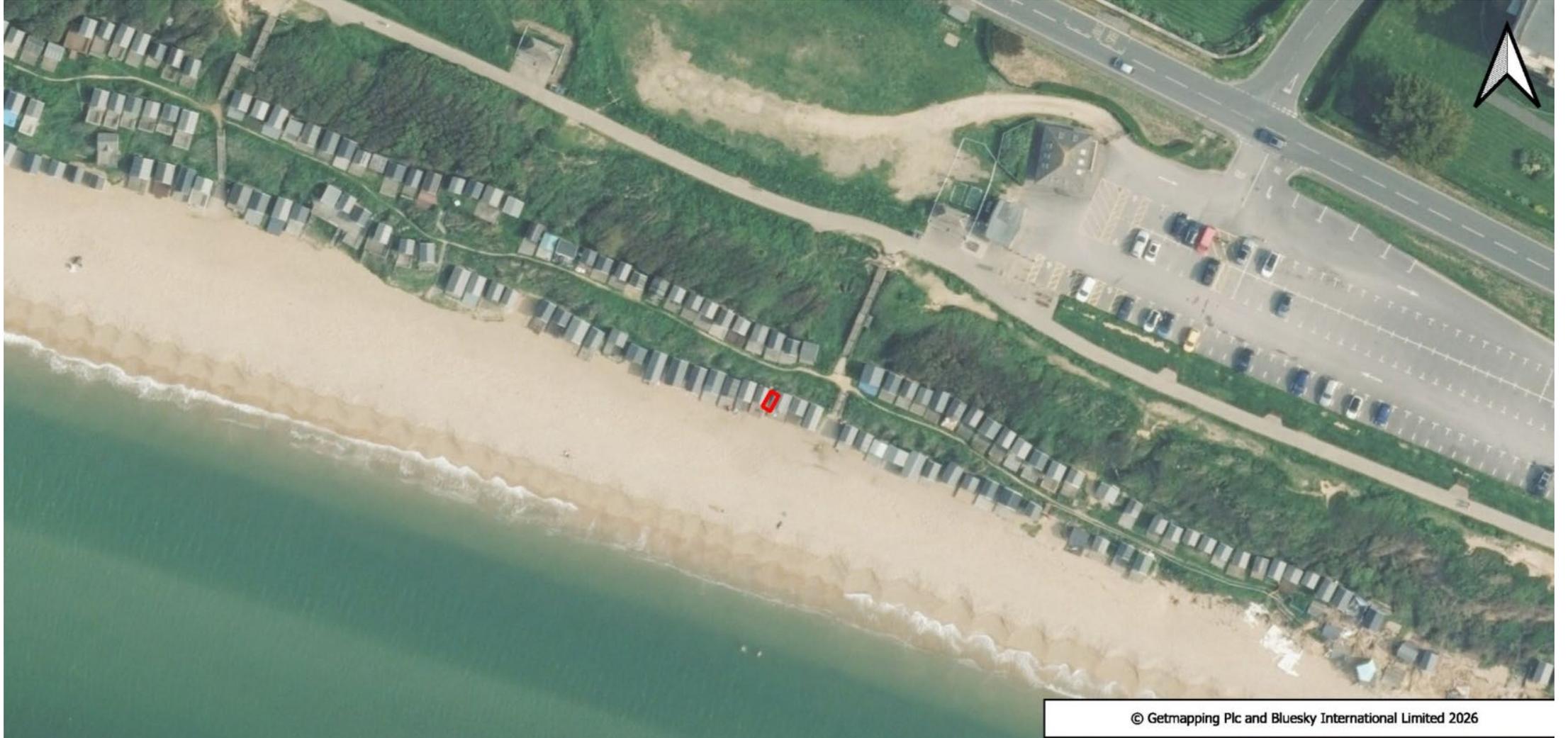
# General Location



78

# Aerial photograph

79



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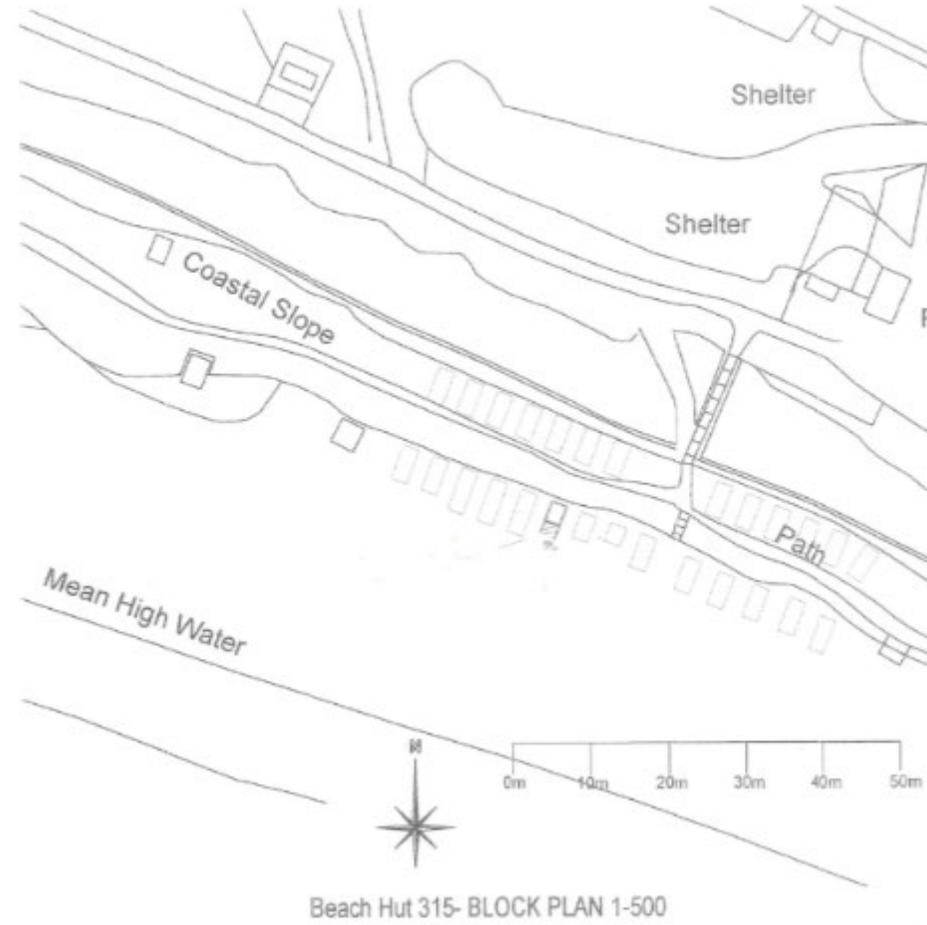
77

3a 25/10422

# Block Plan

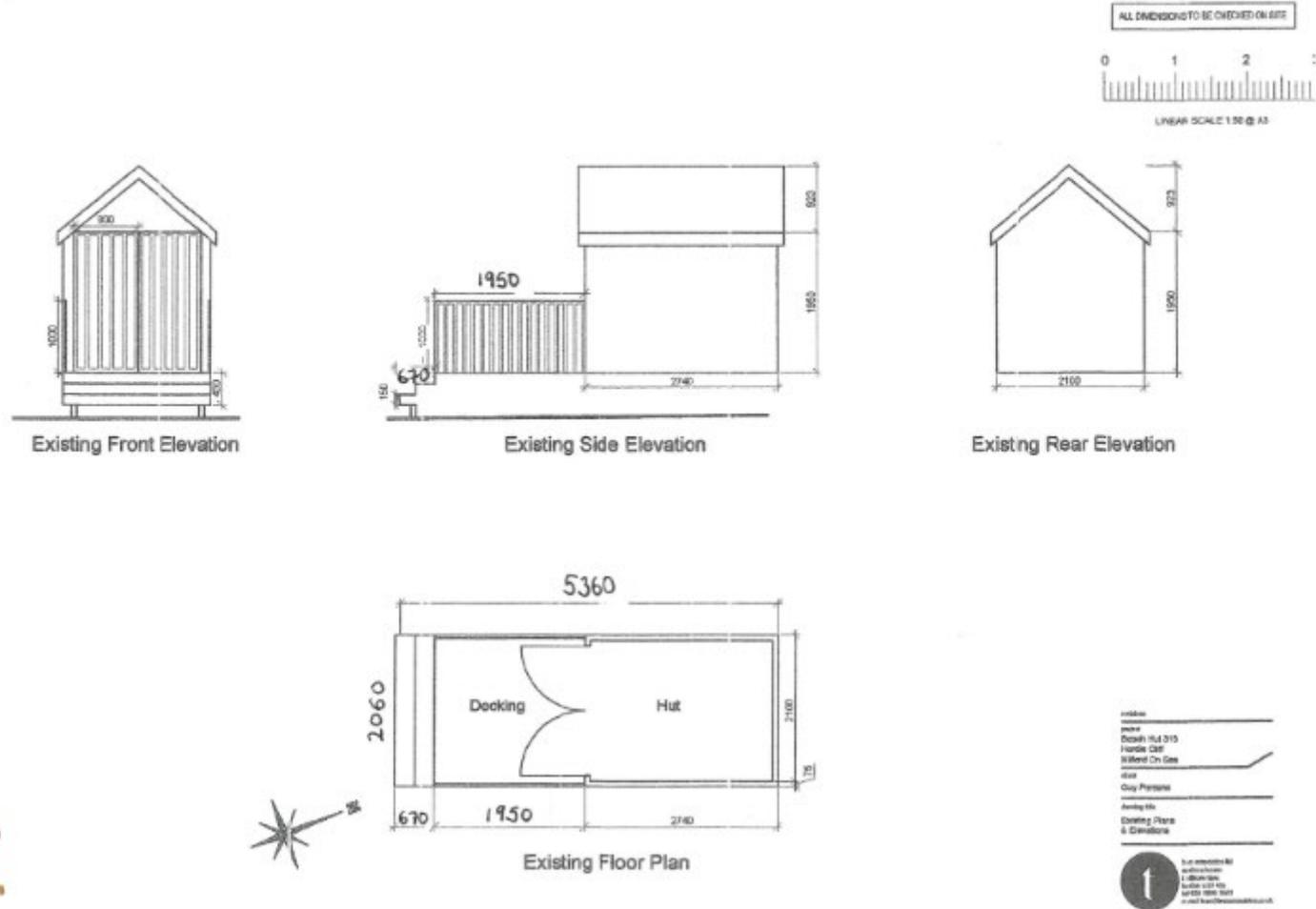


80



# Original beach hut & decking

81

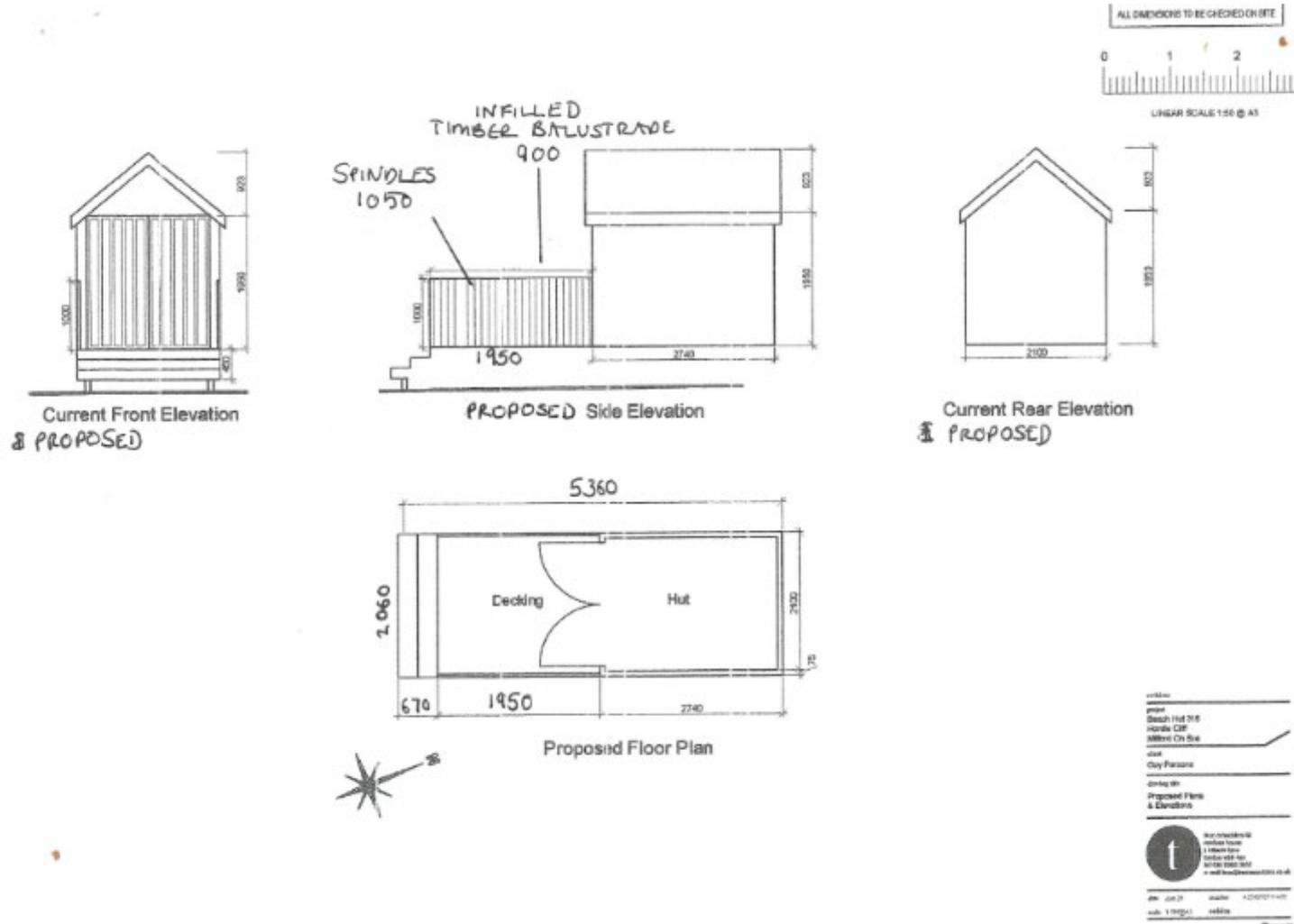


79

3f 25/10215



# Proposed elevations and floor plans



# Hut & existing decking



83



81

3f 25/10215

# Beach scene



84



# Original hut & decking



85

# Beach scene



98



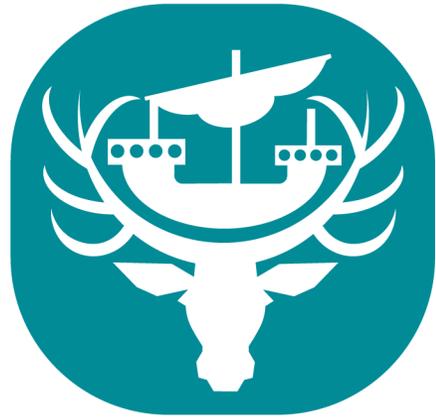


# Recommendation

- Grant subject to conditions
- The time scale has been reduced to 9 months to ensure the works are undertaken promptly to rectify the existing breach

87

End of 3f 25/10215 presentation



**New Forest**  
DISTRICT COUNCIL

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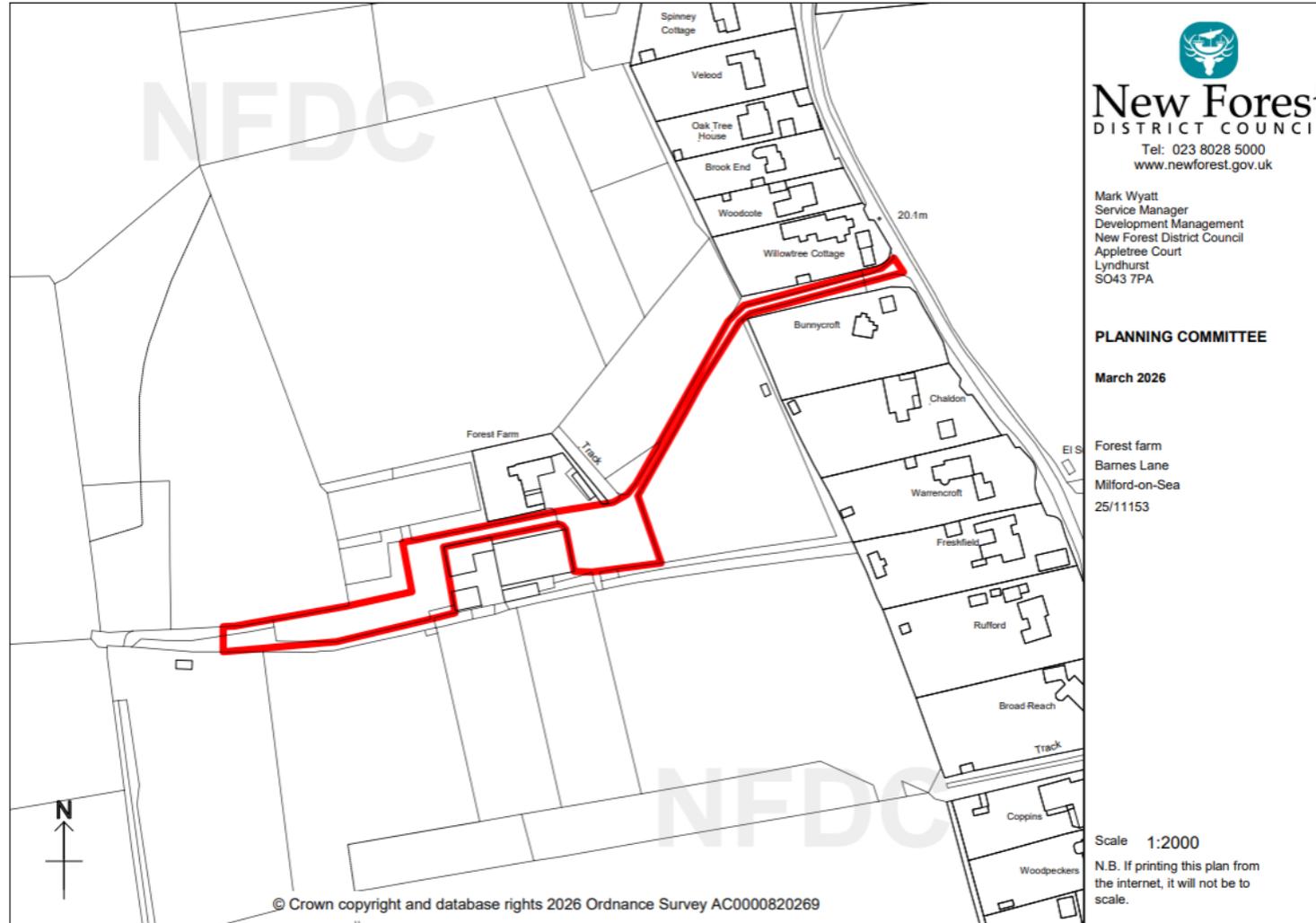
# Planning Committee

## App No 25/11153

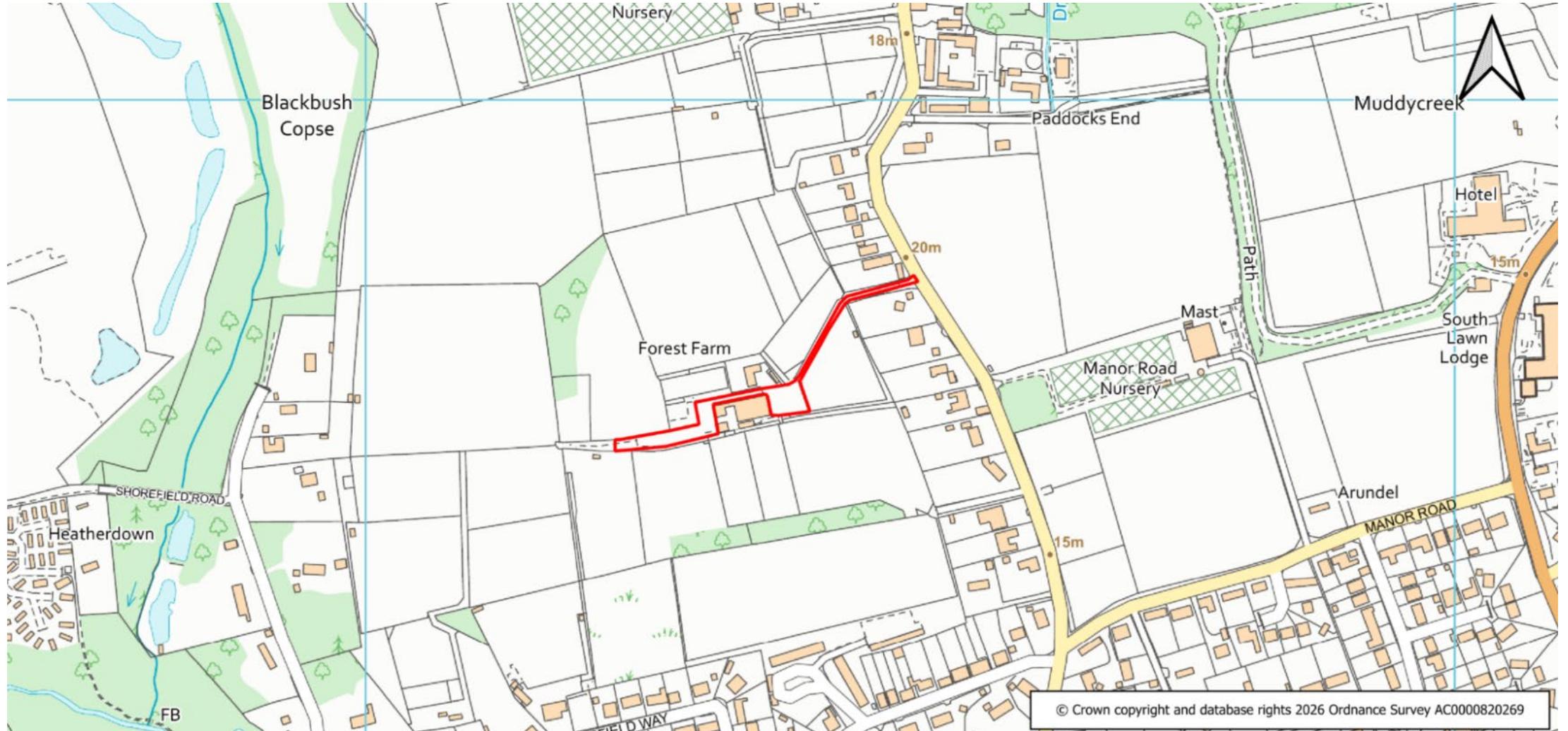
Forest Farm,  
Barnes Lane,  
Milford-On-Sea  
SO41 0RR  
**Schedule 3G**

# Red Line Plan

06



# General Location

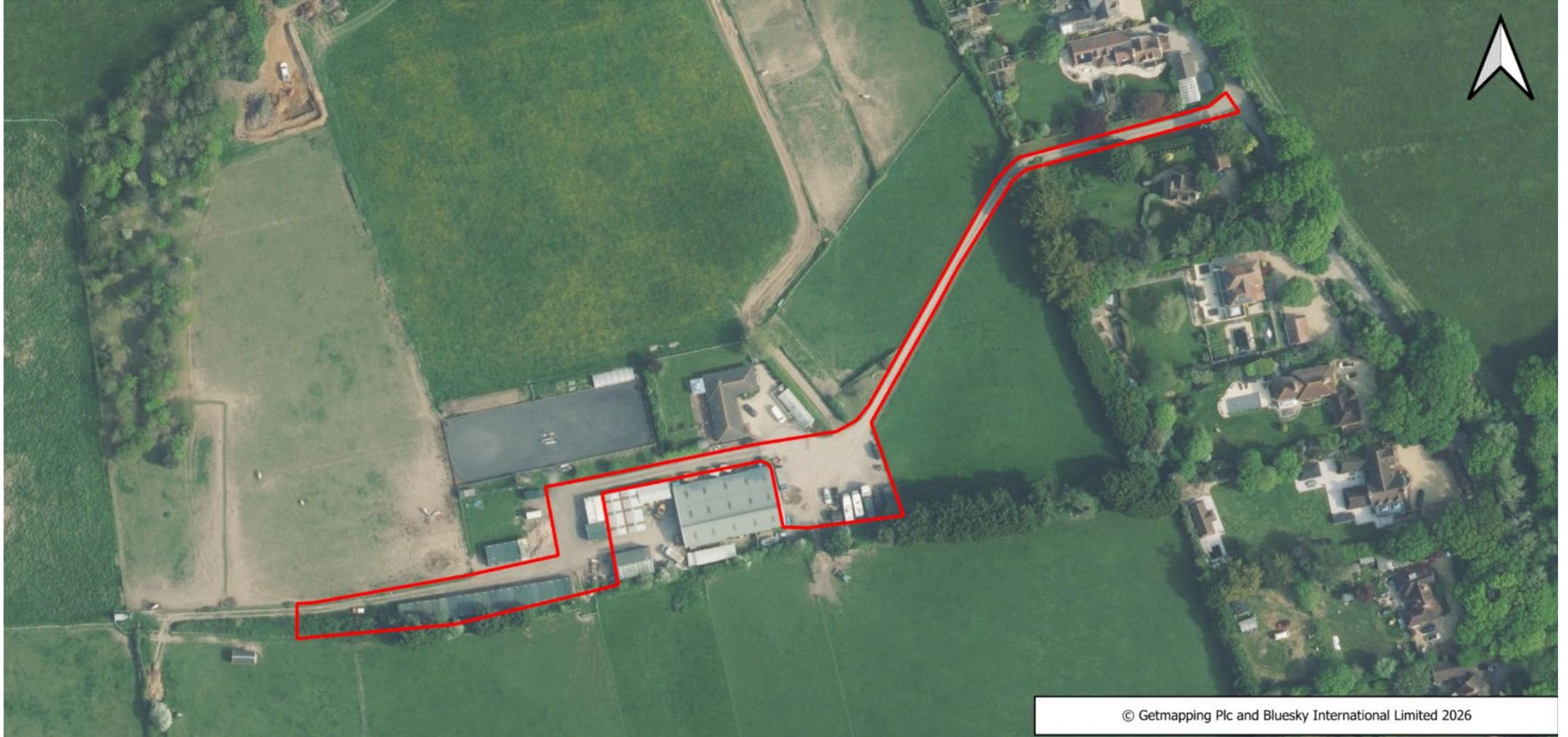


91

# Aerial photograph



92



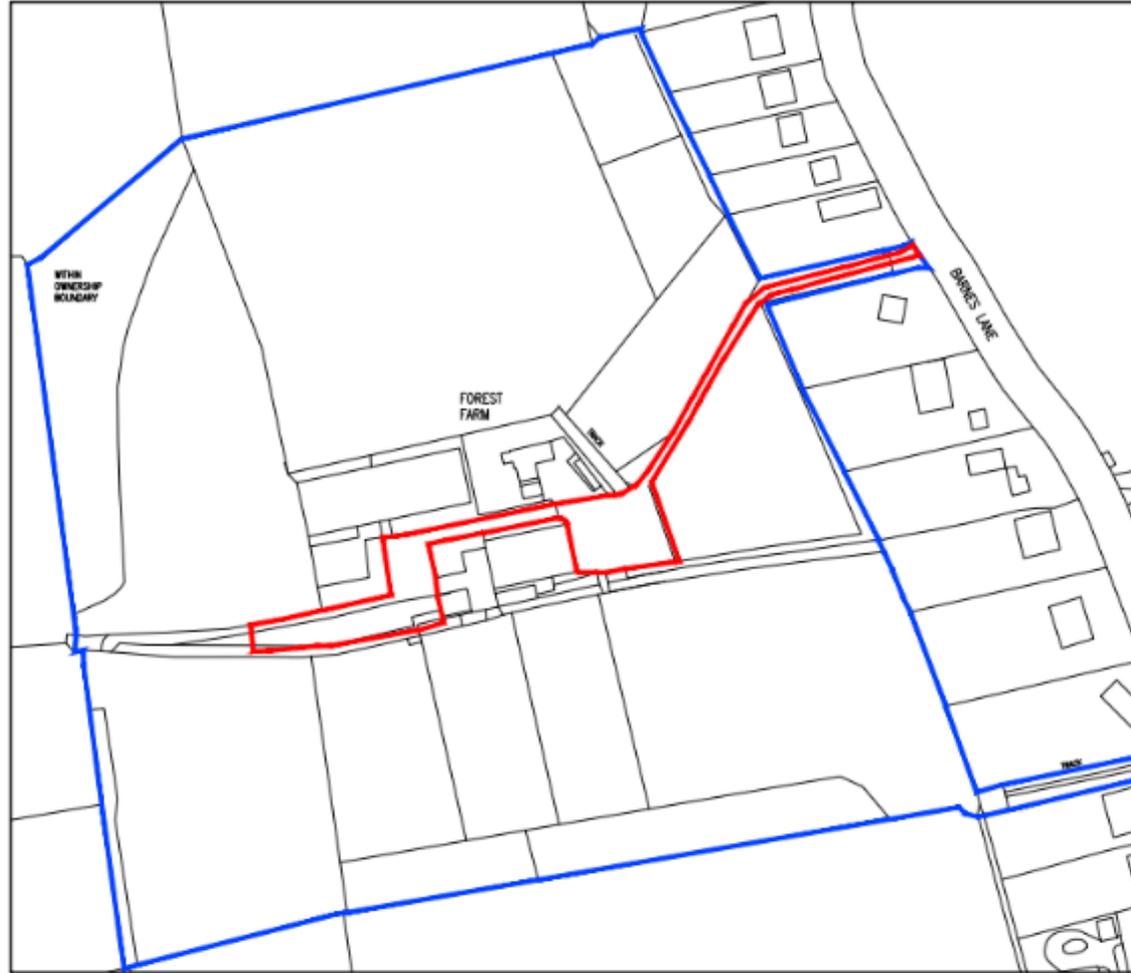
90

3g 25/11153

# Location Plan



93

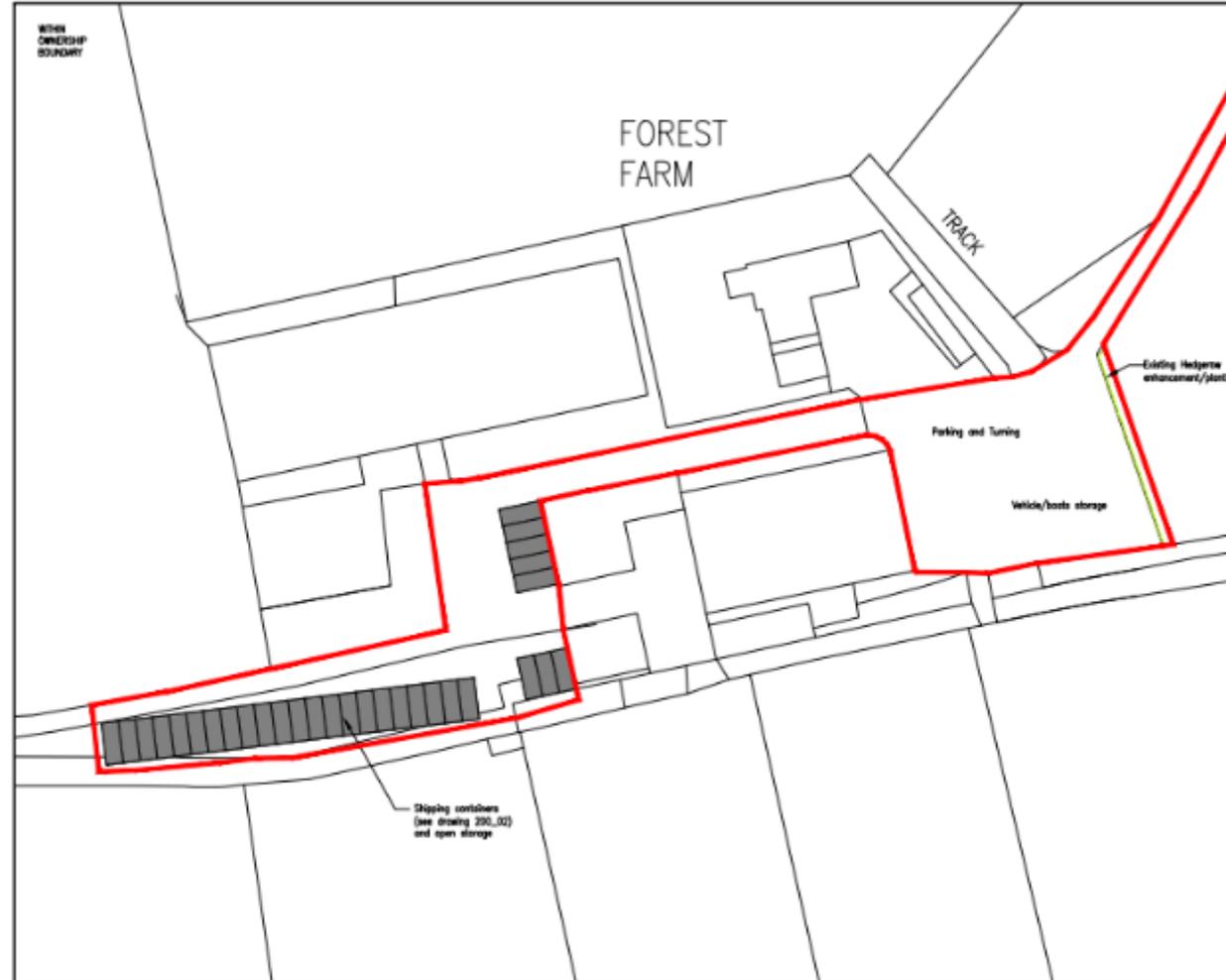


**SITE LOCATION PLAN**  
Scale 1:1250

# Block Plan



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**BLOCK PLAN**  
Scale 1:500

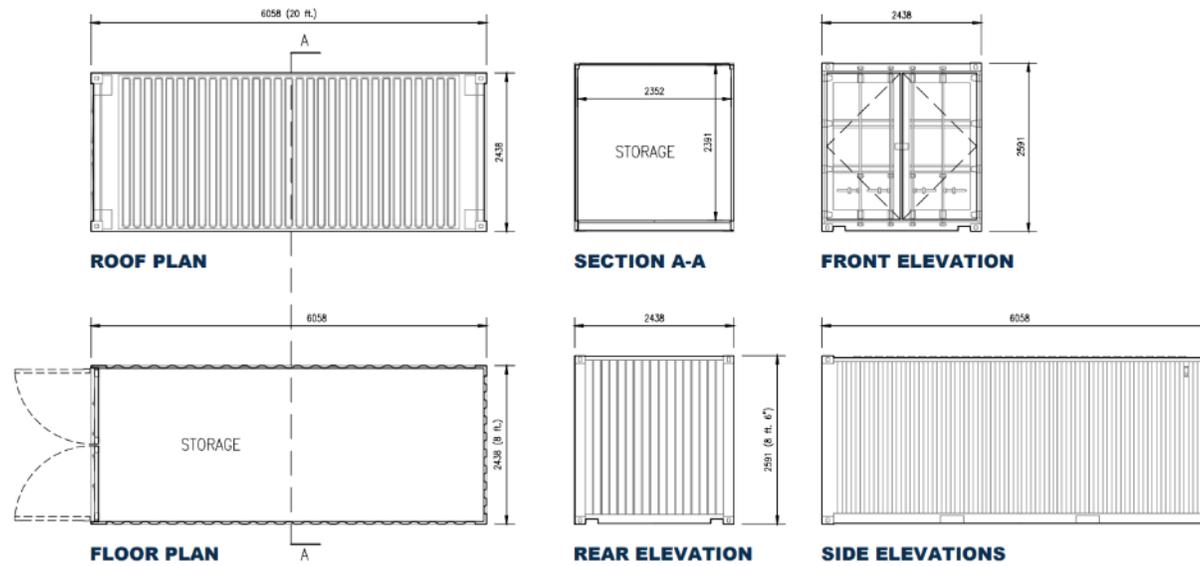
92

3g 25/11153

# Containers - Elevations



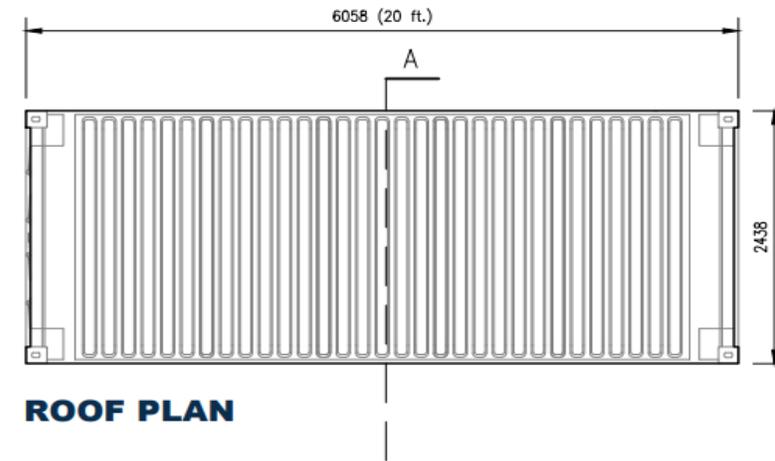
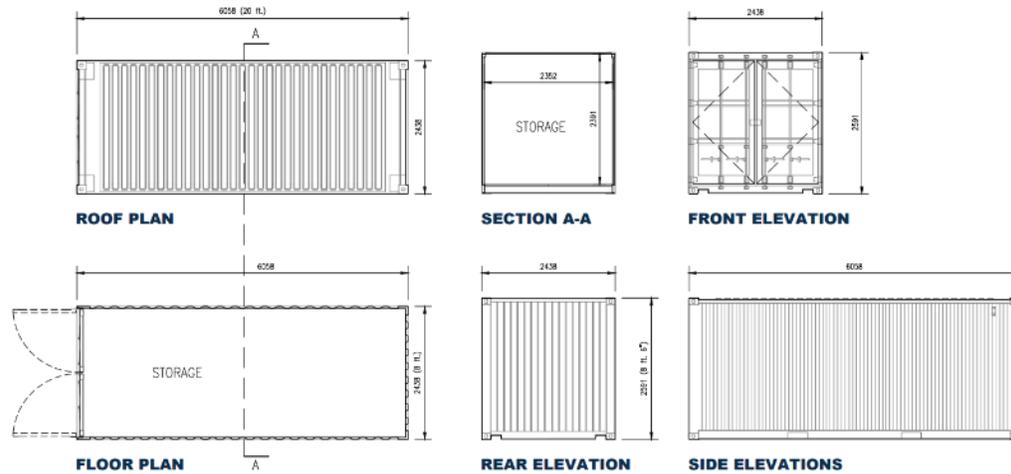
95



# Containers – Floor Plans



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# Site Photographs - Context



Access from Barnes Lane



Private road into the site



Wider site



Horse box storage

97

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3g 25/11153



# Site Photographs - Context



Equestrian grazing



Equestrian grazing



Equestrian grazing



View looking north towards containers

88



# Site Photographs - Context



Parking area within red line boundary



Area looking towards



View towards the containers



View towards the containers/storage

66

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3g 25/11153

# Site Photographs



100



# Site Photographs



View towards the containers looking west

101

# Site Photographs



102



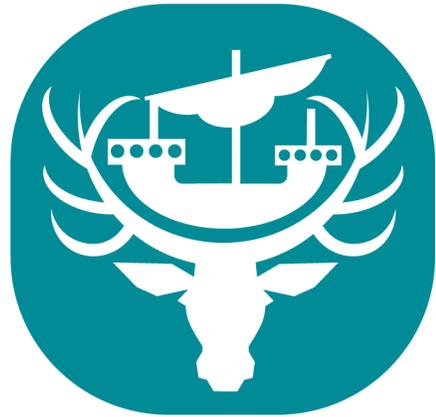


# Recommendation

## REFUSE

- Inappropriate development in the Green Belt, resulting on an intensification of the use of the land and harmful impacts on the openness of the Green Belt. No very special circumstances have been demonstrated to justify an exception to the established Green Belt policies.
- By reason of its stark and harsh appearance and proliferation of built form, coupled with the excessive length of existing storage containers on the site, the development would result in an intrusive and discordant form of commercial development that would be harmful to the visual amenities and special qualities of the countryside eroding the rural character of the location and its landscape character.
- Contrary to the provisions of Policies ENV2, ENV3, ENV4, STR1 and STR3 and STR4 of the adopted Local Plan 2016-2036 Part 1: Planning Strategy for the New Forest District outside the New Forest National Park, Policy DM22 of the Local Plan Part 2 of the adopted Local Plan Part 2: Sites and Development Management for the New Forest District Council outside of the New Forest National Park, saved Policy CS21 of the Core Strategy 2009 for the New Forest District Council outside of the New Forest National Park and Chapters 12 and 13 of the National Planning Policy Framework 2024.

End of 3g 25/11153 presentation



# New Forest

DISTRICT COUNCIL

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# Planning Committee

## App No 25/10969

57 & 59 Ashley Road,

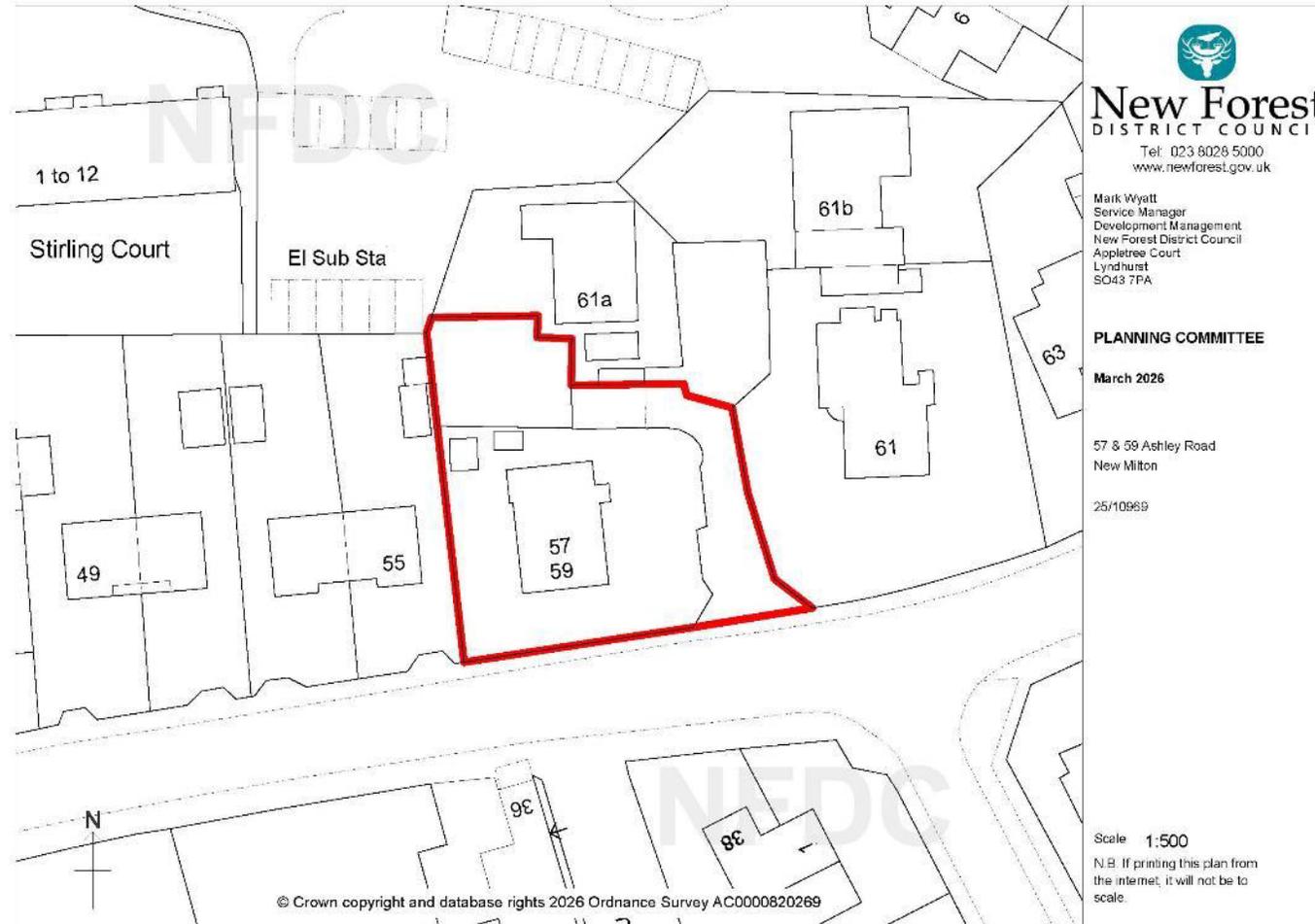
New Milton

BH25 6AZ

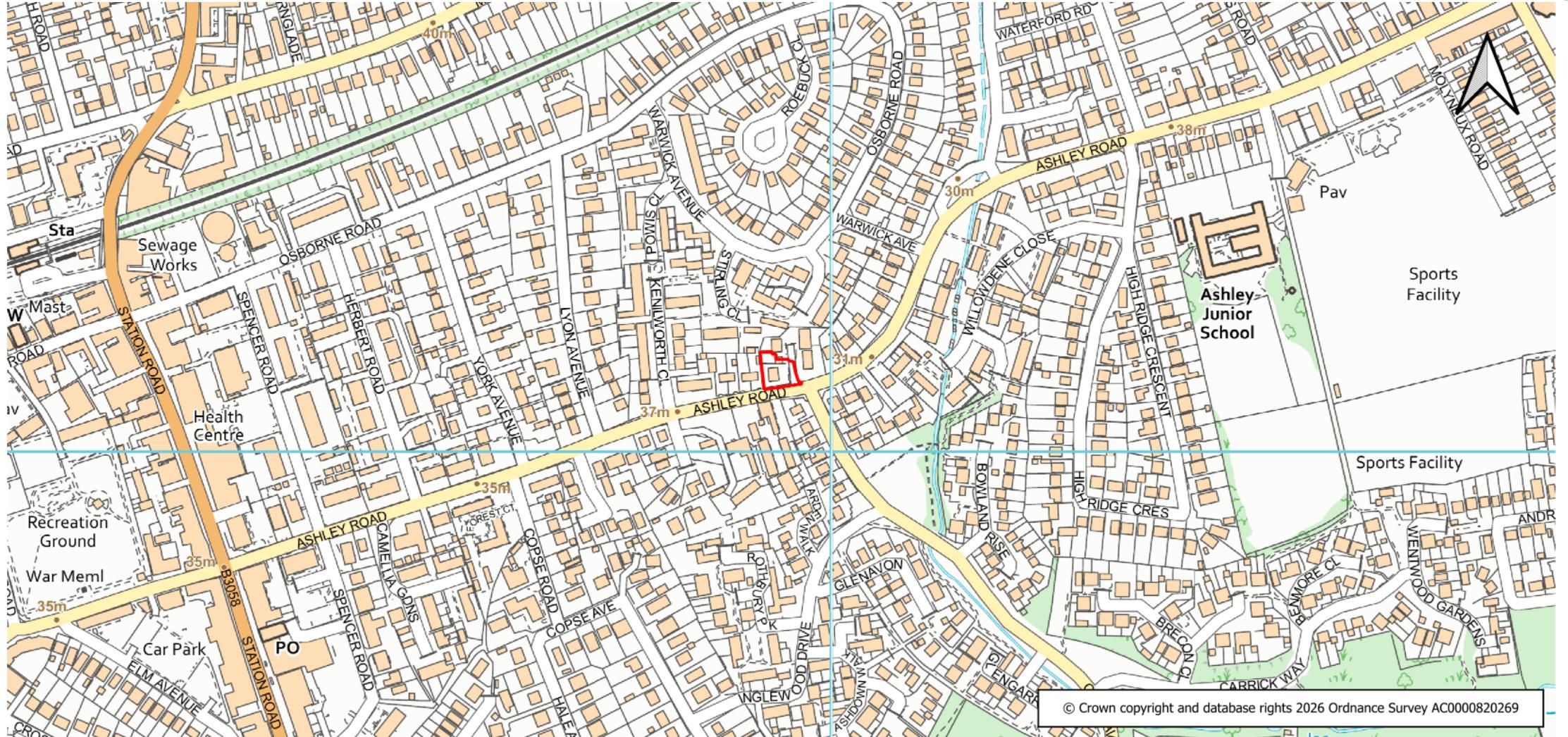
**Schedule 3h**

# Red Line Plan

106



# General Location



107

# Aerial Photograph



108



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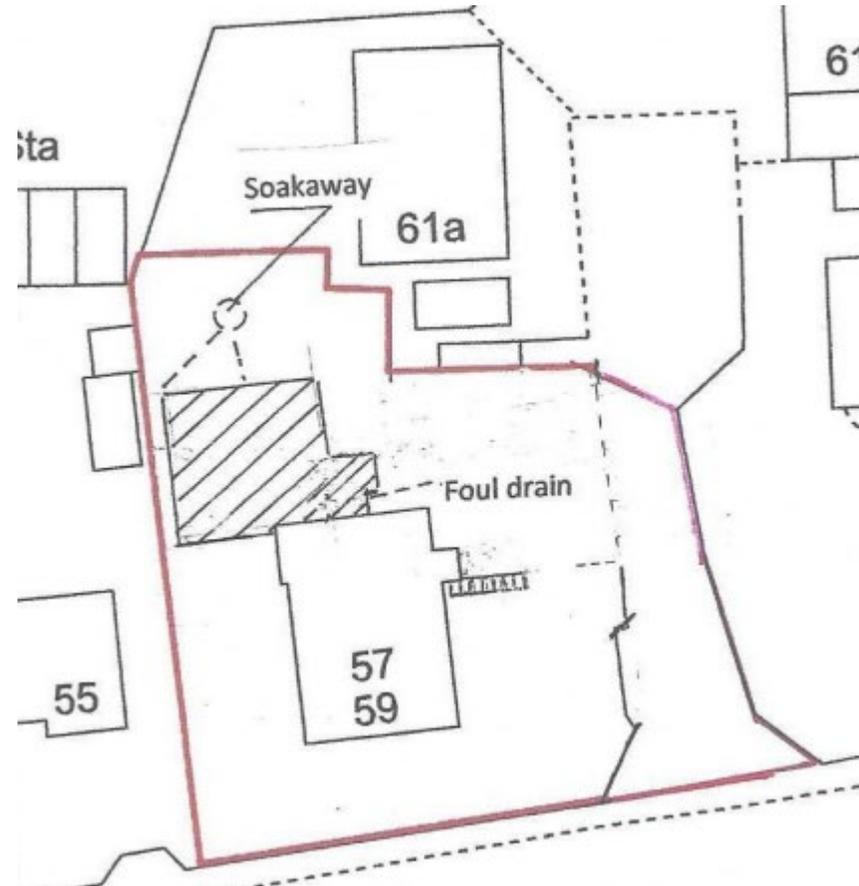
106

3h 25/10969

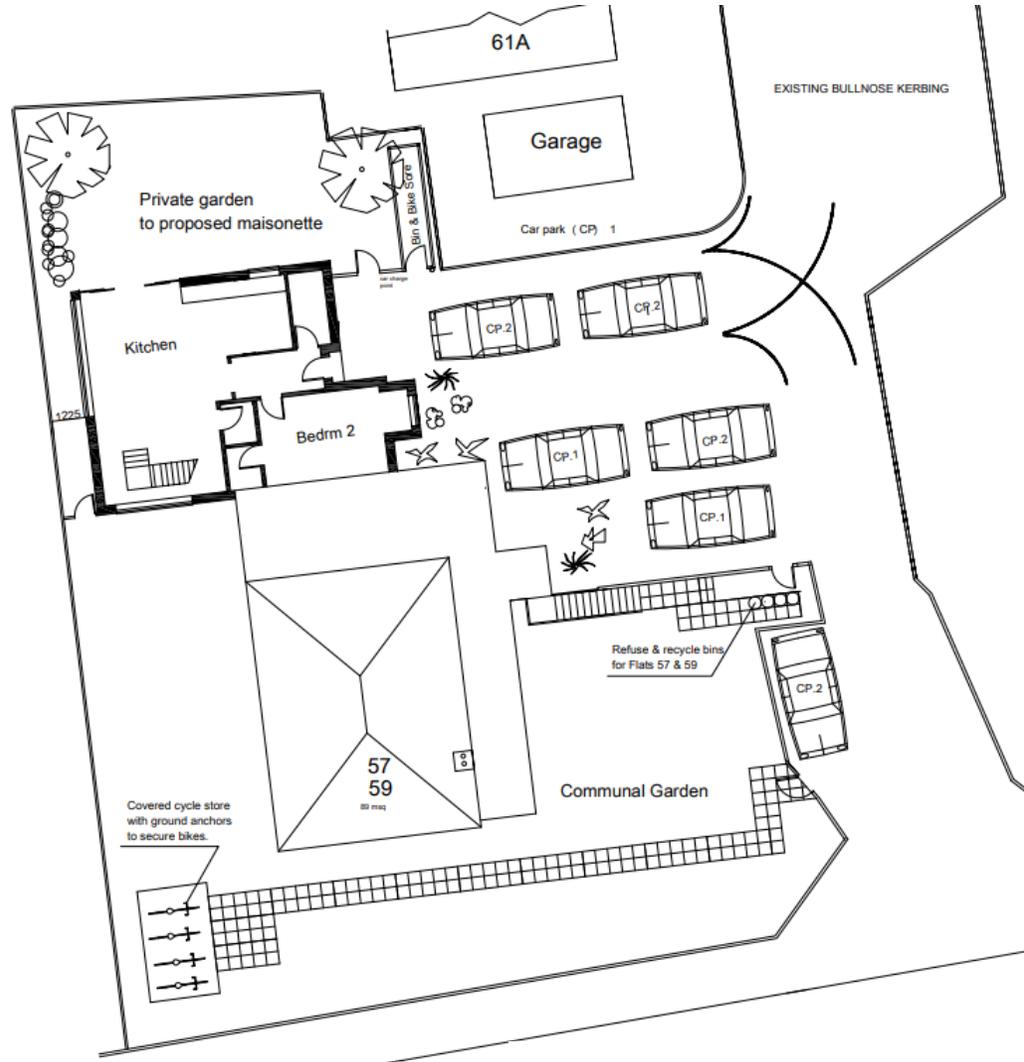
# Block Plan



109



# Site Plan



110

# Existing Elevations (East and North)



111



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

# Existing Elevations (West and South)



112

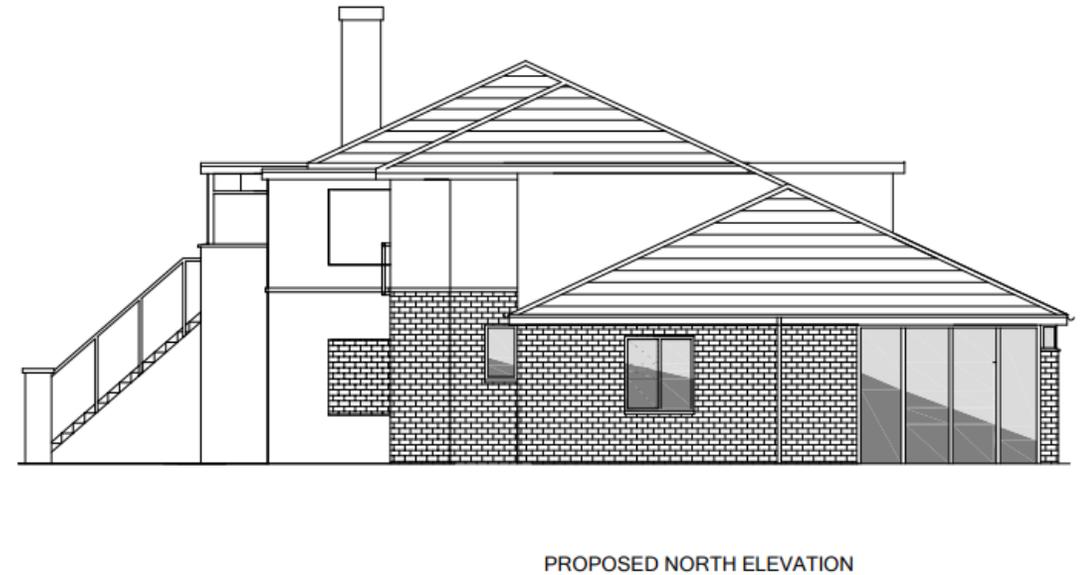
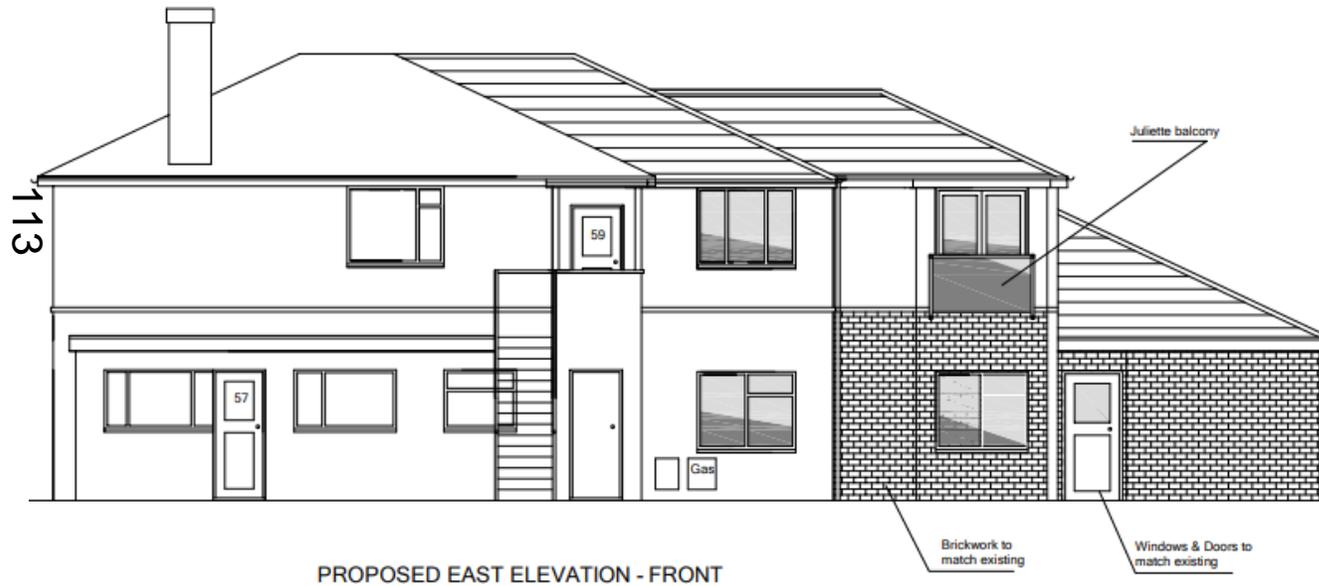


EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

# Proposed Elevations (East and North)



# Proposed Elevations (West and South)



PROPOSED WEST ELEVATION

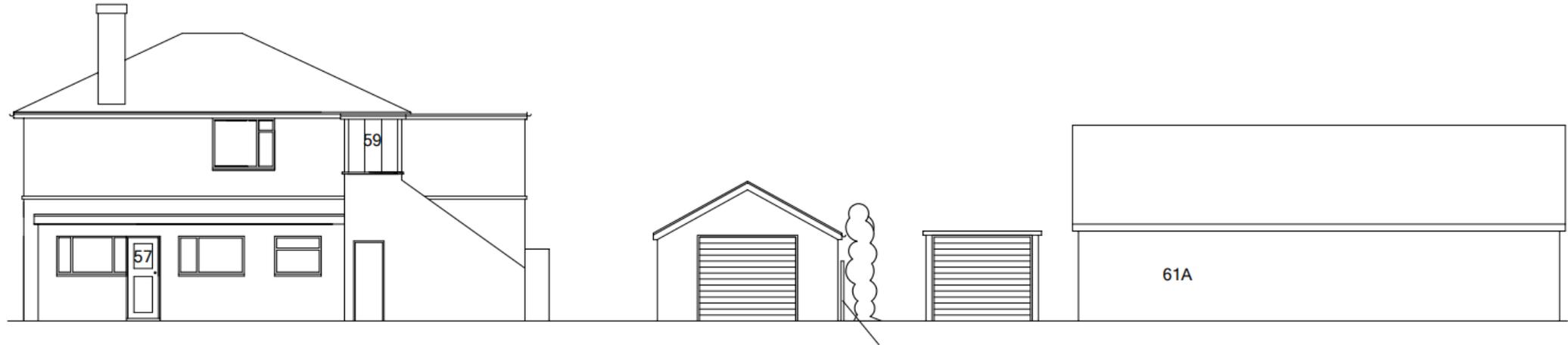


PROPOSED SOUTH ELEVATION

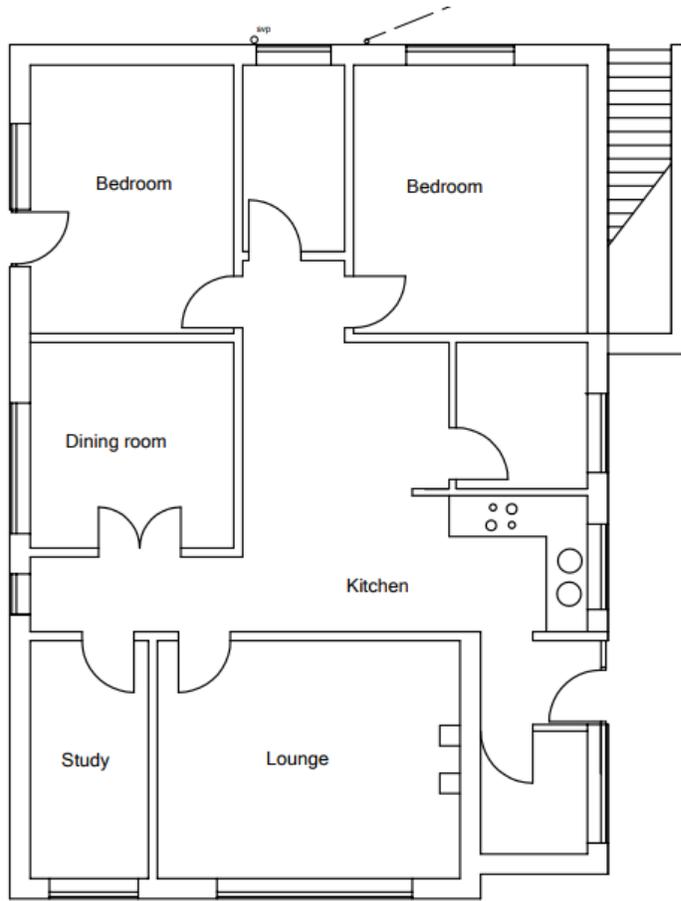


# Existing and Proposed Street Scene

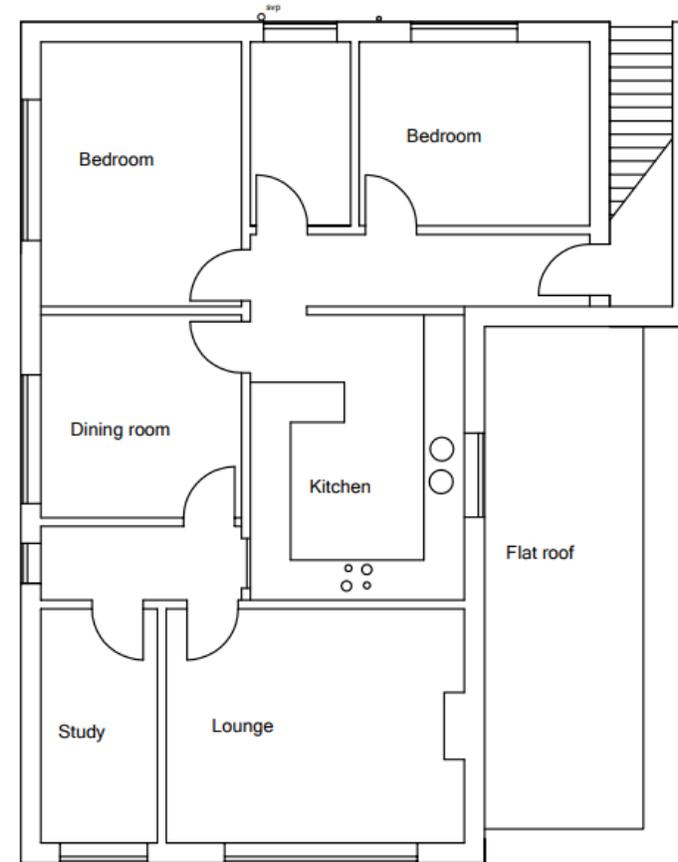
115



# Existing Floor Plans



EXISTING GROUND FLOOR



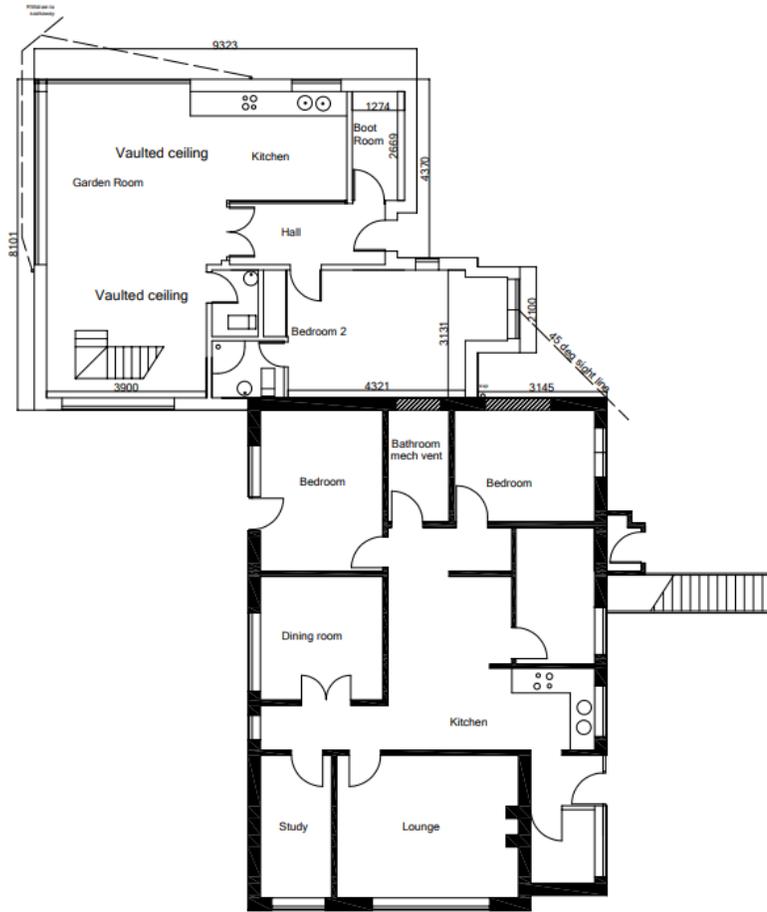
EXISTING FIRST FLOOR

116

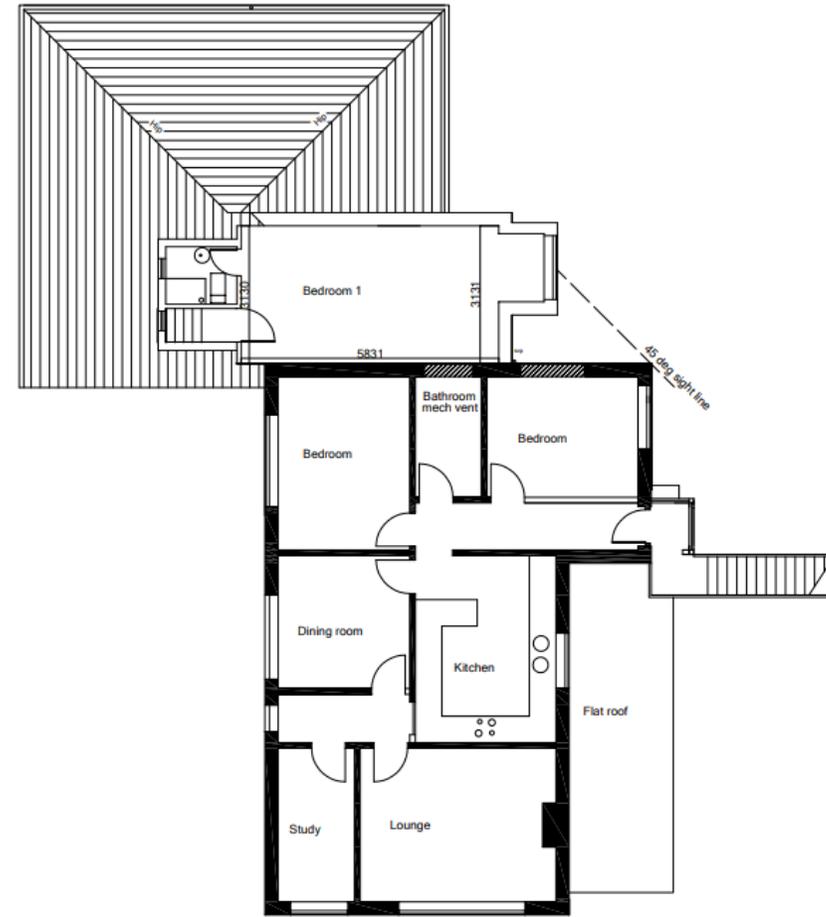
# Proposed Floor Plans



117

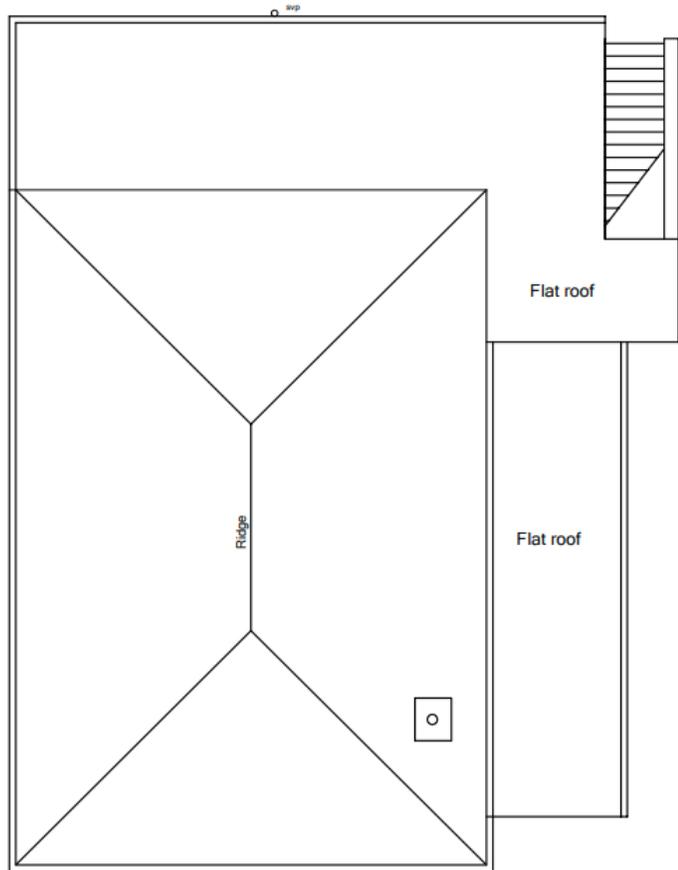


PROPOSED GROUND FLOOR

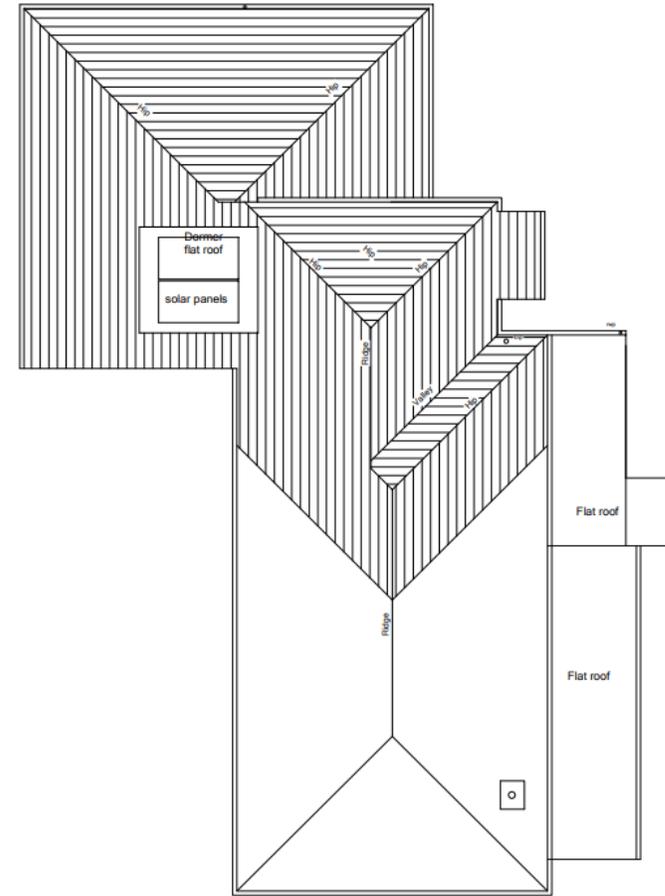


PROPOSED FIRST FLOOR

# Existing and Proposed Roof Plan



EXISTING ROOF



PROPOSED ROOF

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# Street scene

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3h 25/10969

# Site Photos 1

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North elevation

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Relationship with 55 Ashley Road

3h 25/10969



# Site Photos 2



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View looking north from west elevation



Relationship with 55 Ashley Road

# Site Photos 3



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View north from east elevation



East elevation showing existing staircase

# Relationship with 61a Ashley Road



123



# Access and parking



124



# Access and parking



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View of access from Ashley Road



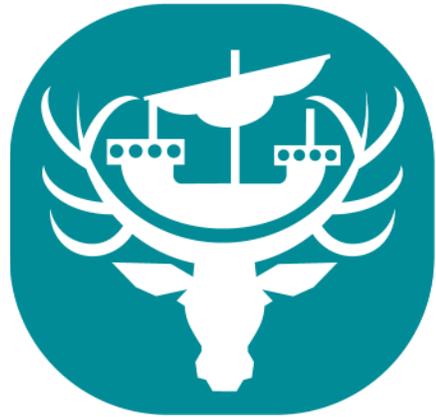
Proposed parking space 6



# Recommendation

- Grant subject to conditions

End of 3h 25/10969 presentation



**New Forest**  
DISTRICT COUNCIL

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**PLANNING COMMITTEE – 11<sup>th</sup> March 2026**

## **COMMITTEE UPDATES**

### **Item 3a 25/10422 Land South of Salisbury Road.**

#### **Additional representations received.**

One letter objecting to the impact on highway congestion and the additional pressure on local services and infrastructure.

One letter supporting the additional housing, but subject to securing contributions towards services and infrastructure.

### **Item 3c 25/10649 Shorefield Country Park , Shorefield Road, Milford on Sea**

Further to a request for clarification of the Habitat Mitigation requirements, the Council's legal team has confirmed that there is no requirement for such contributions to be made. This is due to the relocated pitches (lawful under 25/10025) not constituting development and the touring pitches being part of a permission implemented in the 1960s. As such, the recommendation should be amended to Grant subject to conditions.

Correspondence has also been received between the agent and Parish Council who were requesting clarification of the status of the touring pitches. Subsequent to this clarification, the agent has sent a letter to all Members (dated March 9<sup>th</sup>) with a further update which has come to light, advising that the touring pitches were originally implemented and removed from the site in the 1980s. This does not impact the recommendation.

### **Item 3h 25/10969 57 & 59 Ashley Road**

The applicant has completed their legal agreement dated 20 February 2026.

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