

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 10 DECEMBER 2025, AT 9.00 AM

Place: COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

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PUBLIC INFORMATION:

This agenda can be viewed online (<https://democracy.newforest.gov.uk>). It can also be made available on audio tape, in Braille and large print.

Members of the public are welcome to attend this meeting. The seating capacity of our Council Chamber public gallery is limited under fire regulations to 22.

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PUBLIC PARTICIPATION:

Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's [public participation scheme](#). To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: PlanningCommitteeSpeakers@nfdc.gov.uk

Kate Ryan
Chief Executive

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AGENDA

NOTE: The Planning Committee will break for lunch around 1.00 p.m.

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 12 November 2025 as a correct record.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

3. PLANNING APPLICATIONS FOR COMMITTEE DECISION

To determine the applications set out below:

(a) **Furzedown Farm, Hart Hill, Hythe, SO45 3ND (Application 25/10782) (Pages 5 - 30)**

Use of existing barn for business use (Use Class E) at ground floor and formation of new first floor for residential use as a single dwelling; associated external alterations to include new cladding, roofing material and fenestration.

RECOMMENDED:

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

The completion of a planning obligation entered into by way of a Section 106 Agreement to secure the mitigation contributions:

- Habitat mitigation infrastructure contribution £4,595
- Habitat mitigation non-infrastructure £719
- Bird Aware Solent £696
- Air quality monitoring £112

And the imposition of the conditions set out in the report.

(b) **SS3 Land at Corks Farm, Normandy Way, Marchwood (Application 24/10992) (Pages 31 - 70)**

Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission 22/10449) for the development of 150 residential dwellings and discharge of conditions 6, 9, 17 and 20.

RECOMMENDED:

Grant Subject to Conditions as set out in the report.

- (c) **6 Bitterne Way, Lymington, SO41 3PB (Application 25/10835) (Pages 71 - 78)**

Erection of attached store to side, change of materials to dormer windows; fenestration changes.

RECOMMENDED:

Grant Subject to Conditions as set out in the report.

- (d) **Springbourne Farm, Rockbourne, SP6 3NS (Application 25/10806) (Pages 79 - 88)**

Agricultural Pole Barn (Retrospective).

RECOMMENDED:

Refusal

Please note, that the planning applications listed above may be considered in a different order at the meeting.

Please note that all planning applications give due consideration to the following matters:

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

To: Councillors:

Christine Ward (Chairman)
Barry Rickman (Vice-Chairman)
Jack Davies
Philip Dowd
Richard Frampton

Councillors:

Dave Penny
Joe Reilly
Janet Richards
John Sleep
Malcolm Wade

Matthew Hartmann
David Hawkins

Phil Woods

Planning Committee 10 December 2025

Application Number: 25/10782 Full Planning Permission
Site: FURZEDOWN FARM, HART HILL, HYTHE SO45 3ND
Development: Use of existing barn for business use (Use Class E) at ground floor and formation of new first floor for residential use as a single dwelling; associated external alterations to include new cladding, roofing material and fenestration
Applicant: The Noble Bee
Agent: Masker Architects Ltd
Target Date: 05/11/2025
Case Officer: Hannah Chalmers
Officer Recommendation:
Reason for Referral to Committee: Service Manager Grant subject to conditions

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design and impact on the Character of the area
- 3) Residential amenity
- 4) Access and Parking
- 5) Trees and Landscaping
- 6) Ecology

2 SITE DESCRIPTION

The site is located off Frost Lane along the rural lane, Hart Hill. The site is within the countryside although it lies adjacent to the edge of the build-up area of Hythe as defined in the New Forest District Plan 2016-2036. The applicant's business, The Noble Bee, currently occupies part of what was a larger family farm which comprises of an agricultural small holding of approximately 5 acres with a glass house, out buildings and static caravan which benefits from a Lawful Use Certificate. The site has a wildflower meadow to provide a food source for the bees and a woodland area. Along the eastern boundary is a linear group of mature trees.

Hart Hill serves several other properties including The Travellers Rest pub which is opposite the site.

Situated within the application site is a barn that measures 18.2 metres by 9 metres a height of 6.4 metres. The barn has a utilitarian design, constructed primarily from corrugated sheet cladding fixed to a concrete frame. The barn has a rectangular footprint with a pitched roof.

The barn is partially open on the southern elevation, supported by concrete stanchions, creating a series of bays currently used for storage for assorted materials and equipment. The opposite elevation is fully enclosed. The base is concrete and surrounding ground is loose gravel.

3 PROPOSED DEVELOPMENT

The proposal is for the improvement of the existing barn as both business and residential accommodation.

The first aspect of the proposal is the business use of the ground floor of the barn.

The applicant has an established honey business, the Noble Bee, that has been operating for five years. The proposal is for the reuse of an existing agricultural barn. The application submits that demand on the business has grown and in order to continue the success and expansion of the business, the applicant requires an enhanced and bespoke working environment in order to breed and keep bees, and to jar honey. Currently, all functions of the business are confined to one small building. To continue the success and expand the business they require an enhanced and bespoke working facility.

The ground floor is proposed provide a shop, stockroom/packing area, Office, store, honey room, candle room and toilets. This change will allow the business better use of the large barn.

The second aspect of this proposal is the addition of a first floor within the existing barn to create a two-bedroom flat for the business owner and his family. This would create a permanent living space for them above the much-needed enhanced workspace and to be able to run the business first hand for both efficiency and security.

The existing barn massing will not be altered. The existing concrete frame will be reused. New oak feather cladding will be added, frameless glazed panels and vertical timber louvres along with a seam metal roof will be used to retain the rural characteristics of the barn. The residential entrance will be accessed from the south elevation which is screened from public view by the mature linear group of trees along the eastern site boundary.

The floor of the proposed first floor flat will be supported by a new internal steel frame.

4 PLANNING HISTORY

23/10798

Siting of mobile home for residential (Lawful Use Certificate retaining an existing use of operation)

	Kitcher's Copse 21/11/2023 Was Lawful
20/10353	New access; fence; hardstanding. Furzedown Farm House 01/06/2020 Granted subject to conditions
19/11099	Commutation of agricultural occupancy condition from farmhouse to mobile home authorised under planning reference 18/11399 Furzedown Farmhouse 18/10/2019 Granted subject to conditions
18/11399	Siting of mobile home for residential (Lawful Use Certificate for retaining an existing use of operation) Furzedown Farm 31/01/2019 Was Lawful
04/81867	Conversion of egg packing building to bungalow (relief of condition 3 of planning permission 66154 to allow residential use other than as holiday accommodation) Furzedown Farm 04/10/2005 Refused
99/66154	Conversion of egg packing building to bungalow for holiday let. 08/06/1999 Granted subject to conditions
90/NFDC/45810	Two-storey side addition & Convert garage into music room. Furzedown Farm 04/10/1990 Granted

79/NFDC/12422	Construction of glasshouse Furzedown Farm 28/02/1979 Granted subject to conditions
75/NFDC/02461	Erection of an agricultural dutch barn 02/06/1975 Granted subject to conditions
XX/NFR/14511/2	House with integral garage and egg packing building. Furzedown Farm 20/03/1972 Granted subject to conditions
XX/NFR/14511/1	Farmhouse for poultry barn Furzedown Farm 19/07/1971 Granted subject to conditions
XX/NFR/04601/1	Use of land for residential development 29/05/1956 Refused

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy HOU1: Housing type, size, tenure and choice
 Policy HOU5: Rural Housing Exception Sites and Community Led Housing Schemes
 Policy STR1: Achieving Sustainable Development
 Policy STR3: The strategy for locating new development
 Policy HOU5: Rural Housing Exception Sites and Community Led Housing Schemes
 Policy ENV3: Design quality and local distinctiveness
 Policy ENV4: Landscape character and quality
 Policy CCC1: Safe and Healthy Communities
 Policy CCC2: Safe and Sustainable Travel
 Policy IMPL1: Developer Contributions
 Policy IMPL2: Development Standards

Local Plan Part 2: Sites and Development Management 2014

DM20: Residential development in the countryside
 DM21: Agricultural or forestry workers dwellings

DM22: Employment development in the countryside
DM23: Shops, services and community facilities in rural areas

The Local Plan Part 1: Core Strategy 2009

CS21: Rural Economy

Supplementary Planning Guidance And Documents

SPD - Parking Standards

Neighbourhood Plan

Hythe and Dibden Neighbourhood Plan

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

PAR 3: Recommend PERMISSION. If the comment by Council is against the Planning Officer recommendation, the application is likely to be considered at full Planning Committee.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Ecologist – received 24 October 2025

No objection subject to condition

Designated sites - The proposed development would lead to additional overnight residential accommodation being provided. A nutrient avoidance and mitigation package will be needed to achieve nutrient neutral development before planning permission can be lawfully issued.

Habitats – No Biodiversity Net Gain has been undertaken for this application; the scheme falls under the self-build and custom build development exemption and the ecologist is satisfied no further actions are required.

Species - No ecology reports have been submitted in support of this application, given the nature of proposal the ecologist is satisfied that the risks are low and no further detailed are required. Although the addition of informative regarding protected species is advised.

NFDC Tree Team – received 30 September 2025
No objection subject to condition

If any additional services are required, specifically underground services that would require excavation. A condition for the routing of services is suggested. In principle, NFDC Trees the mature trees will be retained and would not raise an objection.

9 REPRESENTATIONS RECEIVED

Eleven representations of support for the proposal have been received. No representations against the proposal have been received.

Matters raised include:

- The proposed design will be an improvement on the current utilitarian look.
- The design is sympathetic to the surrounding area.
- Supports an environmentally friendly business
- The enhancement of the business will be an improvement to the area
- The renovation of the barn will create an improved outlook to patrons and guests at the Traveller’s Rest Inn.
- Supporting the honey production will maintain healthy bee populations and improve pollination of crops in the area.
- There are no negative impacts to the surrounding area from this proposal
- Expansion of the business will create employment opportunities
- The proposal meets NFDC’s sustainable business policies
- The honey business has made vast improvements to the farm.
- Using the existing barn will be an improvement to the area.
- The proposal will not alter the existing use of the land
- The Nobel Bee business makes contribution to the economy of the area.
- Support of a growing business
- The applicant nurtures the environment
- Will provide housing for a local family.

10 PLANNING ASSESSMENT

A. Housing Land Supply, the NPPF and the approach to decision making:

In determining planning applications there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Act). Material considerations include the National Planning Policy Framework (NPPF).

The NPPF (December 2024) in paragraph 11 clarifies what is meant by the presumption in favour of sustainable development. It states that for decision making it means:

- *c) approving development proposals that accord with an up-to-date development plan without delay; or*

- *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

For reference, NPPF Footnote 8 clarifies what is “out of date” and sets out: This includes, for applications involving the provision of housing, situations where:

- *the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or*
- *where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also NPPF paragraph 232.*

The Council cannot demonstrate a five-year supply of deliverable housing land. The latest published housing land supply figure is 1.53 years.

Paragraph 11 of the NPPF, including footnote 8, is clear that in such circumstances where a five-year supply of deliverable housing sites is not demonstrated, those policies which are most important for determining the application are to be considered out-of-date. This means that the presumption in favour of sustainable development in paragraph 11(d) is engaged.

Taking the first limb of paragraph 11(d), as this report sets out, in this case there are specific policies in the NPPF which protect areas of assets of particular importance referred to within footnote 7 of the NPPF, for example habitat sites and heritage assets. Therefore, a judgement will need to be reached as to whether policies in the NPPF provide a strong reason for refusing the development. Where this is found to be the case, the development should be refused.

The second limb of paragraph 11(d) will only apply if it is judged that there are no clear reasons for refusing the development having applied the test at Limb 1. In the absence of such clear reasons, the decision taker is required to consider whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'). The paragraph goes on to highlight the need for particular regard to be given to key policies for directing development to sustainable locations, making

effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The following sections of the report assess the application proposal against this Council's adopted local planning policies and considers whether it complies with those policies or not. Following this Officers undertake the Planning Balance to weigh up the material considerations in this case

B. Principle of Development

Local Plan Policy STR1 (i) identifies that housing needs will seek to be addressed in sustainable and accessible locations, providing for a mix of differing housing scales and types. Development takes a context and landscape-led approach to the siting and design to deliver high quality design that maintains local distinctiveness.

Local Plan Policy STR3 (Locating New Development) seeks to locate and direct new development to accessible locations that help sustain the vitality of the towns and villages. Beyond the built-up area boundary of settlements, the primary objectives are to conserve and enhance the countryside and natural environment. Development will generally be restricted unless the development proposed is appropriate in a rural setting.

Local Plan Policy HOU5 states new residential development will only be permitted on suitable sites outside the defined settlement boundaries where it is to meet an identified need of local people for affordable housing to meet local needs which cannot be provided in any other way. The applicant has not demonstrated that this proposal meets any local need.

Local Plan policy DM20 (Residential development in the countryside) sets out that new residential development in the countryside will only be permitted where it is:

- a) A limited extension to an existing dwelling; or
- b) The replacement of an existing dwelling, except where if:
 - i. Is the result of a temporary permission(s); and/or
 - ii. Is an unauthorised use; and/or
 - iii. It has been abandoned; or
- c) Affordable housing to meet a local need, in accordance with Core Strategy Policy CS22; or
- d) An agricultural worker's or forestry dwelling in accordance with Policy DM21.

In all cases, development should be of an appropriate design, scale and appearance in keeping with the rural character of the area and should not be harmful to the rural character of the area and should not be harmful to the rural character by reason of traffic and other activity generated or other impacts.

Local Plan Policy DM21 (Agricultural or forestry workers dwellings) sets out that new permanent dwellings will be allowed to support existing agricultural/forestry activities on well-established agricultural or forestry enterprises, where:

- i. There is a clearly established existing functional need;
- ii. The need relates to a full-time worker, or one who is primarily employed in the agricultural/forestry enterprise and does not relate to a part-time requirement.
- iii. The unit and the agricultural/forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, have and a clear proposed of remaining so;
- iv. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.

All dwellings permitted under this policy will be subject to an appropriate restrictive occupancy condition.

Local Plan Policy DM22 (Employment development in the countryside) sets out that rural employment/business development will be permitted where it is:

- a) Part of a farm diversification project supporting a farm business, making best use of existing permanent buildings. Where new buildings are necessary, they should be contained within the existing complex of the farm buildings, and be limited to ensure the development remains of scale and character appropriate to its rural setting; or
- b) The re-use of existing permanent buildings which are structurally sound so that they can be re-occupied without major rebuilding or extension.

And, for an established rural enterprise:

- c) The redevelopment of an existing employment site which results in local environmental benefits; or
- d) The extension of an existing building in employment use.

In all cases, development should be of an appropriate design, scale and appearance and should not be harmful to the rural character of the area by reason of visual impact, traffic and other activity generated or other impacts.

Policy DM23 (Shops, services and community facilities in rural areas). This policy sets out that within and adjoining rural communities:

- a) Small-scale development projects that provide the local delivery of services and community facilities will be permitted.

Policy CS21 Rural economy

The strategy for the rural economy is to:

- (a) encourage agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness;
- (b) keep existing employment sites, and encourage improvements and redevelopments that will help maintain and enhance the environment, and contribute to local distinctiveness;
- (c) allow small-scale built development for employment purposes in rural settlements (CS9, Level 3 settlements);
- (d) support local business development through the conversion of existing buildings, with particular encouragement of enterprises that have little adverse environmental impacts (e.g. design/research activities);
- (e) support the local delivery of services and the retention of local shops and pubs;
- (f) work with the New Forest National Park Authority and other neighbouring authorities to protect essential back-up grazing land to support commoning; and allow developments essential to support a rural workforce, including agricultural workers dwellings and rural community facilities

NPPF (December 2024) paragraph 7. States:

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.

NPPF paragraph 48 states:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

NPPF Paragraph 83 set out that:

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

NPPF paragraph 88 states:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new builds;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments with respect the character of the countryside; and

- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

NPPF paragraph 89 sets out that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

As set out, the proposal includes two elements. Firstly, a residential dwelling on the first floor of the existing barn. Secondly, commercial use associated with the existing use of the site on the ground floor of the existing barn. Each element will be assessed in turn.

i. Residential

The application site sits just outside the defined settlement boundary of Hythe in the designated countryside. As such, the residential element of the mixed-use proposal is contrary to Local Plan Policy STR3 which seeks to direct new residential development to within identified settlements.

The applicant has not demonstrated that this proposal will meet any identified local need including affordable housing or rural worker housing. Neither is the proposal the replacement of an existing dwelling. As such the proposal is contrary to Local Plan Policies HOU5, DM20 and DM21.

The agricultural barn is currently in use, for storage of machinery associated with the existing business and as such it has not been demonstrated the barn is a redundant building.

As such, the principle of development for the proposed residential dwelling has not been established through the Local Plan rural exception housing policies.

The submitted application documents claim the proposal should be considered favourably under the terms of paragraph 84 of the NPPF. Paragraph 84 sets out that:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- (a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

- (b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- (c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- (d) the development would involve the subdivision of an existing residential building; or
- (e) the design is of exceptional quality, in that it: (i). is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and (ii). would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The application is, as set out, located in open countryside but is in close proximity to the settlement boundary (as defined in the NFDC Local Plan) on the eastern side of Hythe, an identified main town in Policy STR4.

In this instance, Hythe is clearly a settlement in line with Local Plan Policy STR4. The application is very closely sited to the Hythe settlement boundary and opposite the Travellers Rest and as such the residential element of the proposal would not comprise an isolated dwelling in line with NPPF paragraph 84. Therefore, the principle of development for the proposed residential dwelling cannot be demonstrated through accordance with one or more of the exemption criteria in NPPF paragraph 84.

It has not been demonstrated that the proposed residential dwelling is acceptable in principle under either the rural housing exception policies in both the NFDC Local Plan and the NPPF (December 2024) and the proposal is contrary to policy in this regard.

ii. Commercial

The applicant has an established honey associated business, the Noble Bee, that has been operating for five years. The proposal is for the reuse and repurpose of an existing agricultural barn. The applicant makes the case that demand on the business has grown and in order to continue the expansion of the business, they require an enhanced and bespoke working environment in order to breed and keep bees, and to jar the honey. In addition to the founder, the business employs one full-time member of staff.

The proposal seeks to reuse and repurpose the existing barn by retaining the concrete structural supports, replacing the existing cladding and roof with addition of new doors and fenestration. The design and scale of the development are considered appropriate and will preserve the rural character of the area, in accordance with Policy DM22.

Currently, there is a small on-site shop selling honey and related by-products, which operates as an ancillary element of the rural enterprise. Relocating this shop into the redeveloped barn will maintain its specialist and small-scale nature, thereby complying with Local Plan Policy DM23.

Furthermore, paragraph 88 of the NPPF (December 2024) supports the sustainable growth and expansion of rural businesses, including through the conversion of existing buildings. The proposed conversion of the ground floor will enable the business to expand and improve production efficiency by creating dedicated areas for bee husbandry, the processing of honey and associated products, such as beeswax candles.

The commercial element of the development is considered acceptable. The proposal represents an appropriate reuse of an existing rural building, supports the sustainable growth of a local enterprise, and aligns with relevant Local Plan policies and national guidance. The scale and design are considered acceptable for the location, and the economic benefits further reinforce the positive contribution to the rural economy.

iii. Summary

As set out the proposal is contrary to the relevant housing policies of the Local Plan and NPPF. However, the proposal does accord with the relevant rural employment policies of the Local Plan and NPPF.

Design, site layout and impact on local character and appearance of area

Local Plan ENV3 (Design quality and local distinctiveness) sets out that development should contribute positively to local distinctiveness, quality of life and enhance the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate and attractive. New development will be required to meet supporting design criteria (as set out).

Local Plan ENV4 (Landscape character and quality) sets out that where development is proposed there is a requirement to retain and/or enhance landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context.

The submitted application material includes a Design and Access Statement (DAS) (20 August 2025).

The proposal is to improve the ground floor of the existing barn to make better use of it and to use the current workshop for focused tasks and storage. The ground floor will comprise a small shop accessed from the southern elevation, stock/packing room, honey room, candle making room, office, store and a WC which will be accessed from external doors the south west corner of the barn will be open to retain the storage of a historically interesting horse cart that has been on the property and for a number of previous generations of the same family.

The existing concrete frame of the barn will be retained and reused and so the massing of the barn will remain as it is and will not increase. The existing corrugated sheet cladding will be replaced with oak feather edge cladding to retain its rural vernacular. The south elevation, which the private residential entrance is access, will not be visible from the road due to the screening from

a linear group of trees comprising of English Oak and Holm Oaks. Timber louvres with glazing behind will be installed on the northern and southern elevations adding visual interest. The roof, to retain the characteristic of the original barn will be replaced with stand seam metal foot with metal framed roof lights.

Replacing the existing asbestos corrugated sheeting with timber cladding will significantly enhance the building's appearance. The linear group of trees along the eastern boundary will be retained. While domestication of the barn could introduce garden structures, lighting, parking, and other residential paraphernalia that might conflict with the openness of the countryside. A private garden space to the northwest of the barn, between an outbuilding and the glasshouse has been allocated in Plan Ref: 2025119 Dwg No. P01 Rev D. The mature tree line along the western side of the site obscures this area from public view and its location between two existing structures will contain the amenity space, preserving the farmyard and surrounding land's rural character.

Large glazed panels on the first floor, complemented by smaller ground-level windows, will be frameless and set into the timber cladding. The proposed design would however introduce additional fenestration into the existing barn and this is identified as a minor visual harm.

Large glazed panels on the first floor, with smaller windows added to the ground level will be 'frameless' set into the timber cladding, this design detail will reduce the 'domestic' appearance of the structure. To break the expanse of the widest elevations and to add interest vertical timber louvres have been added with glazing behind. This will allow light the residential accommodation whilst maintain a rustic agricultural character to the external appearance of the building.

The current cladding has weathered over time, with lichen growth helping the barn blend into the surrounding landscape. The oak timber cladding will weather to a natural silver over time ensuring the building remains discreet within its wider context. This can be construction materials can be secured through suitable conditions. Views towards Furzedown Farmhouse are obstructed by existing farm buildings, while views towards The Traveller's Rest Public House are screened by the Holm Oak group, an evergreen species.

The scale and form of the building will remain unchanged. The choice of cladding and roofing materials will retain the rural character, therefore it is considered the proposal does not alter the character of Hart Hill or the surrounding area.

As such, subject to suitable conditions, the proposal accords with Local Plan policies ENV3 and ENV4.

Landscape impact and trees

NFDC Tree officer has raised no objection. Pruning back of branches encroaching the barn would be considered reasonable routine management irrespective of the proposal. As there is no alteration to the footprint of the

barn there is no additional impact on the root protection areas. The details regarding the routing of any new services could be addressed through a pre-commencement condition and such a condition is included in the recommendation.

The private amenity space for the residential flat will be discreetly located between two existing built structures, an outbuilding and the glasshouse, ensuring that any garden-related features are contained within an already developed area, thereby minimizing visual impact and maintaining the openness of the overall site.

Overall, subject to conditions, the proposed design is considered appropriate in scale and appearance, preserving the rural character of the area and accords with Local Plan Policies ENV3 and ENV4.

C. Residential amenity

Local Plan Policy ENV3 (ii) seeks to avoid unacceptable effects by reason of visual intrusions or overbearing impact, overlooking, shading, noise and light pollution or other adverse impact on residential amenity.

The Barn is situated within a farmyard, 15 metres to the south is an occupied static caravan that is not within the applicant's ownership, 25 metres from Furzedown Farmhouse to the west, also not within the applicant's ownership, and 20 metres from The Traveller's Rest public House to the east. The applicant currently resides in static caravan (lawful use) is the woodland area outside the redline of the application site.

The windows on the southern elevation will give views over the static caravan. Only the windows on the eastern side of the southern elevation will have views towards the caravan from the residential flat. These windows serve and ensuite bathroom and obscure glazing would prevent loss of privacy between the two properties, on the ground floor any glazing in the door candle making room could obscure glazed.

As such the proposal accords with Local Plan Policy ENV3.

D. Highway safety, access and parking

Local Plan Policy CCC2 (Safe sustainable travel) states new development will be required to provide sufficient car and cycle parking, including secure cycle parking in schools and colleges, workplaces, bus and rail stations, and in shopping areas in accordance with adopted Parking Standards Supplementary Planning Document.

The business is already operating on the site and there will be no changes to the existing access

Vehicular Parking

There are five surface spaces included in the proposal, as shown in the Proposed Site Plan Ref 2025119 Dwg no. P01 Rev C, although there is a higher provision of informal parking within the site. The residential unit is for a

two-bedroom flat the requirement in the adopted parking standards is for two on-plot spaces. To meet the parking standards for the ancillary retail shop, one on plot space is required. Two spaces are required to meet the floor area of the business use. The provision of 5 parking spaces meets the requirements set out in the adopted standards.

It is now a requirement of building regulations for an Electric vehicle charging point to be installed for all new residential buildings, including conversions with parking spaces. The applicant has stated within the submitted Renewable and Low Carbon Statement that the proposal will benefit from multiple Electric Vehicle charging points.

E. Ecology

Local Plan Policy DM2 (Nature conservation, biodiversity and geodiversity) states development will not be permitted which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, unless their protection can be adequately secured through conditions and/or planning obligations.

As the proposal is a self-build and custom build, the flat will be constructed by the occupiers, it is exempt from Biodiversity Net Gain (BNG).

NFDC's ecologist that the proposal is low risk of disturbing protected species although has recommended that works to the building are carried out outside bird nesting season.

Habitat Mitigation and off-site recreational impact

Local Plan Policy ENV1 (Mitigating the impact of development on International Nature Conservation Sites). Development will only be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity a part of the proposal and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of any of the following International Nature Conservation Sites:

- The New Forest Special Area of Conservation (SAC), the New Forest Special Protection Area (SPA) and the New Forest Ramsar Site;
- The Solent Maritime SAC, Solen and Isle of Wight Lagoons SAC, the Solent and Southampton Water SPA, and the Solent and Southampton Water Ramsar Site;

For residential development and the provision of overnight visitor accommodation adverse effects on can be adequately mitigated by implementing approved measures relevant to the site location, including as set out in the Mitigation for Recreational Impacts SPD and in the Solent Recreation Mitigation Strategy, and in supplementary guidance on nutrient management.

The proposed development would lead to one additional residential dwelling. This application site falls within the Solent Catchment.

For a permission:

Habitat Mitigation and Air Quality

i) Recreational Impacts

The site lies in close proximity to the New Forest Special Area of Conservation (SAC), New Forest Special Protection Area (SPA) and New Forest Ramsar site and the Solent and Southampton Water SPA, Ramsar site and Solent Maritime SAC. The proposals would result in an additional residential dwelling. There is a likely cumulative impact on the New Forest European Sites from recreational disturbance. In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest SAC, SPA and Ramsar site, and the Solent and Southampton Water SPA, Ramsar site and Solent Maritime SAC, in view of those sites' conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. Contributions towards the Council's mitigation package will be could secured through a S106 agreement. This will need to be completed before any planning permission is issued.

ii) Air quality monitoring.

Since July 2020, the Council is required to ensure that impacts on international nature conservation sites are adequately mitigated in respect of traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia). Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. A financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes), managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. Contributions to the Council's mitigation package should be secured through a S106 agreement. This will need to be completed before any planning permission is issued.

iii) Nitrate neutrality and impact on Solent SAC and SPAs.

There is existing evidence of high levels of nitrogen and phosphorus in the water environment, with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. Natural England have now raised this with the Council and other Councils bordering the Solent catchment area and have raised objections to any new application which includes an element of new residential overnight accommodation unless nitrate neutrality can be achieved or adequate and effective mitigation is in place prior to any new dwelling being occupied. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. The Council has a policy in its new Local Plan which seeks to safeguard against any adverse impact and to ensure that suitable mitigation is in place to avoid any harmful impact on sites of importance for nature conservation. An Appropriate Assessment as required by Regulation 63 of the Habitat Regulations has been carried out, which concludes that the proposed project would have an adverse effect due to the additional nitrate load on the Solent catchment. As the Competent Authority, the Council considers that there needs to be a mitigation project to provide this development with a nitrate budget. For this reason, a Grampian Condition will be imposed and a further Appropriate Assessment carried out on discharge of this condition.

In accordance with Local Plan Policy ENV1, the adverse impacts of this proposal on the New Forest Special Area of Conservation (SAC), the New Forest Special Protection Area (SPA), the New Forest Ramsar Site, Solent Maritime SAC, Solent and Isle of Wight Lagoons SAC, the Solent and Southampton Water SPA, and the Solent and Southampton Water Ramsar Site can be sufficiently mitigated through a S106 agreement and Grampian Condition.

Developer Contributions

As part of the development, the following will be secured via a Section 106 agreement:

- Habitat mitigation infrastructure contribution £4,595
- Habitat mitigation non-infrastructure £719
- Bird Aware Solent £696
- Air quality monitoring £112

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	166.67	13.9	152.77	152.77	£80/sqm	£18,379.41 *
Office	116.71	116.71	0	0	No charge	£0.00 *

Subtotal:	£18,379.41
Relief:	£0.00
Total Payable:	£18,379.41

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

11 OTHER MATTERS

i. Flood Risk

The site is not located within an area identified for surface water flood risk and as such no significant impacts are likely to arise. Much of the site is gravel, grass, woodland or meadow. No additional hard standing is proposed, leading to no additional surface water runoff.

ii. High Speed Broadband

The submitted Broadband statement states that connection and the necessary ducting and infrastructure will be installed during construction to enable connection to the planned fibre broadband network, currently scheduled for December 2026.

iii. Air quality

The applicant has provided the following air quality mitigations measures in the submitted Air Quality Statement:

- Electric vehicle charging points
- Green infrastructure
- The site is within walking distance to Hythe Town and local bus routes

iv. Sustainable Design

- The proposed building will maximise energy efficiency through high levels of insulation and reduce space heating demand through low air permeability to minimise heat loss. The site's orientation benefits from sunlight and daylight paths, also supporting natural and cross ventilation. Timber louvres provide shading in summer months to prevent overheating.
- Rainwater goods will direct roof surface water to the main sewers and a water butt system to reuse water for irrigation on site.

12 CONCLUSION / PLANNING BALANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications:

'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'

As set out earlier in this report, Paragraph 11 of the NPPF clarifies the presumption in favour of sustainable development. Paragraph 11(c) states for decision making this means approving development proposals that accord with an up-to-date development plan without delay.

The lack of a demonstrable five-year housing land supply, however, means, that the presumption in favour of sustainable development - 'the tilted balance' - in NPPF paragraph 11(d) is engaged for this application.

For decision-taking this means: Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination'.

The proposal is not within an area or associated with an asset of particular importance in line with footnote 7 of the NPPF. Suitable mitigation for European Sites and Nitrate Neutrality can be secured through a planning obligation and Grampian condition respectively.

As such, there is no identified strong reason to refuse the development proposed in line with NPPF paragraph 11 criterion (d)(i).

The balancing exercise under the second limb of paragraph 11(d) therefore applies. In firstly considering the adverse impacts; the above report clearly identifies a conflict

against the relevant rural housing exception policies HOU5 and DM20 and the NPPF (December 2024). The dwelling would be a market dwelling for the business owner and is not an affordable dwelling as defined in the NPPF (December 2024) Annex 2: Glossary.

The proposed design would introduce additional fenestration into the existing barn and this is identified as a minor visual harm. The potential for domestication of the area around the barn and no identified residential curtilage also weighs against the scheme.

Moving to the consideration of the benefits; The application site is reasonably well-related to Hythe despite being beyond the settlement boundary. The Local Plan and NPPF are clear that planning decisions should enable the sustainable growth and expansion of rural businesses through conversion of existing buildings including in locations not necessarily well-served by public transport. Essentially, the commercial element of this proposal is the type of smaller local business that should be encouraged in a rural area in line with local and national planning policy.

As such, the principle of converting the existing barn for the expansion of a rural business is in accordance with Local Plan Policies DM22, DM23 and CS21, and NPPF (December 2024) paragraphs 88 and 89.

The proposal would broadly accord with the direction of travel in both the Local Plan and NPPF to support suitable rural businesses expanding subject to ensuring that the proposal is sensitive to its surroundings. The proposal would, subject to a planning obligation and suitable conditions, have an acceptable impact upon the character of the area, trees, ecological interests and neighbouring amenity.

The application would make an important contribution to addressing an identified need within the Borough for self/custom build housing, and this is afforded a large amount of weight in favour of the proposal, but this does not on its own provide sufficient weight to justify a new dwelling in the countryside.

Whilst the residential element of the proposal conflicts with the development plan this part of the application would re-use part of the existing barn with recourse to an increase in its overall massing and as such is considered to be an effective use of land in principle. The proposed dwelling would also make a minor positive contribution to the district housing land supply and supply of self/custom build homes. Suitably coloured and textured external cladding materials can be secured by condition. The removal of existing asbestos from the barn is also a minor benefit.

As such, there are no identified significant and demonstrable adverse impacts from the proposal that would outweigh the identified benefits as set out in the Planning Assessment.

Therefore, on balance of considerations, in this instance the benefits to the local rural economy and the minor positive contribution towards the district housing land supply, outweigh the disbenefit of a new dwelling in the countryside and the minor harms identified, and as such the proposed development is considered acceptable subject to a planning obligation and suitable conditions.

On this basis the application is recommended for approval.

13. RECOMMENDATION

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

The completion of a planning obligation entered into by way of a Section 106 Agreement to secure the mitigation contributions:

- Habitat mitigation infrastructure contribution £4,595
- Habitat mitigation non-infrastructure £719
- Bird Aware Solent £696
- Air quality monitoring £112

The imposition of the conditions set out below.

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:
 - Floor Plans Elevation Surveys Drawing no. 11831/02 received by the Local Planning Authority on 27 August 2025
 - Location Plan Ref PP-14224288v1 received by the Local Planning Authority on 27 August 2025
 - Topographic Survey Drawing No. 11831/01 received by the Local Planning Authority on 27 August 2025
 - Proposed Plans and Elevations Job No. 2025119 Drawing No. P 04 Received by the Local Planning Authority on 27 August 2025
 - Proposed Site Sections Job No. 2025119 Drawing No. P 06 Rev A Received by the Local Planning Authority on 27 August 2025
 - Proposed Site Sections Job No. 2025119 Drawing No. P 07 Rev A received by the Local Planning Authority on 27 August 2025.
 - Design and Access Statement Ref 2025119/SM Received by the Local Planning Authority on 27 August 2025
 - Proposed site plan with parking Job No. 2025199 Drawing No P01 Rev C Received by the Local Planning Authority on 03 November 2025

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The first floor Master Ensuite window on the south elevation of the approved building shall be permanently glazed with obscured glass and be of a non opening design and construction to a height of 1.7 metres above internal finished floor level and shall thereafter be retained in that condition at all times.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. No development shall take place until a plan detailing all service routes, drain runs, soakaways or excavations in connection with the development has been submitted to and approved in writing by the Local Planning Authority. All servicing shall remain wholly outside the root protection areas of adjacent trees. The development shall be undertaken in accordance with the approved details.

Reason: To protect the said trees in the interests of the visual amenities and character of the locality, in accordance 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.

6. The development hereby permitted shall not be occupied until:

A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;

A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the

development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

7. The occupation of the dwelling hereby permitted shall be strictly limited to a person or persons solely or mainly working in the agricultural business (honey production) within the application site or a widow or widower of such a person, and to any resident dependants.

Reason: The dwelling is only justified on the basis that it is necessary to support the continued use of the application site for the established agricultural business in line with Local Plan Policy DM22.

Further Information:

Hannah Chalmers
Telephone: 023 8028 5588

NFDC



New Forest
DISTRICT COUNCIL

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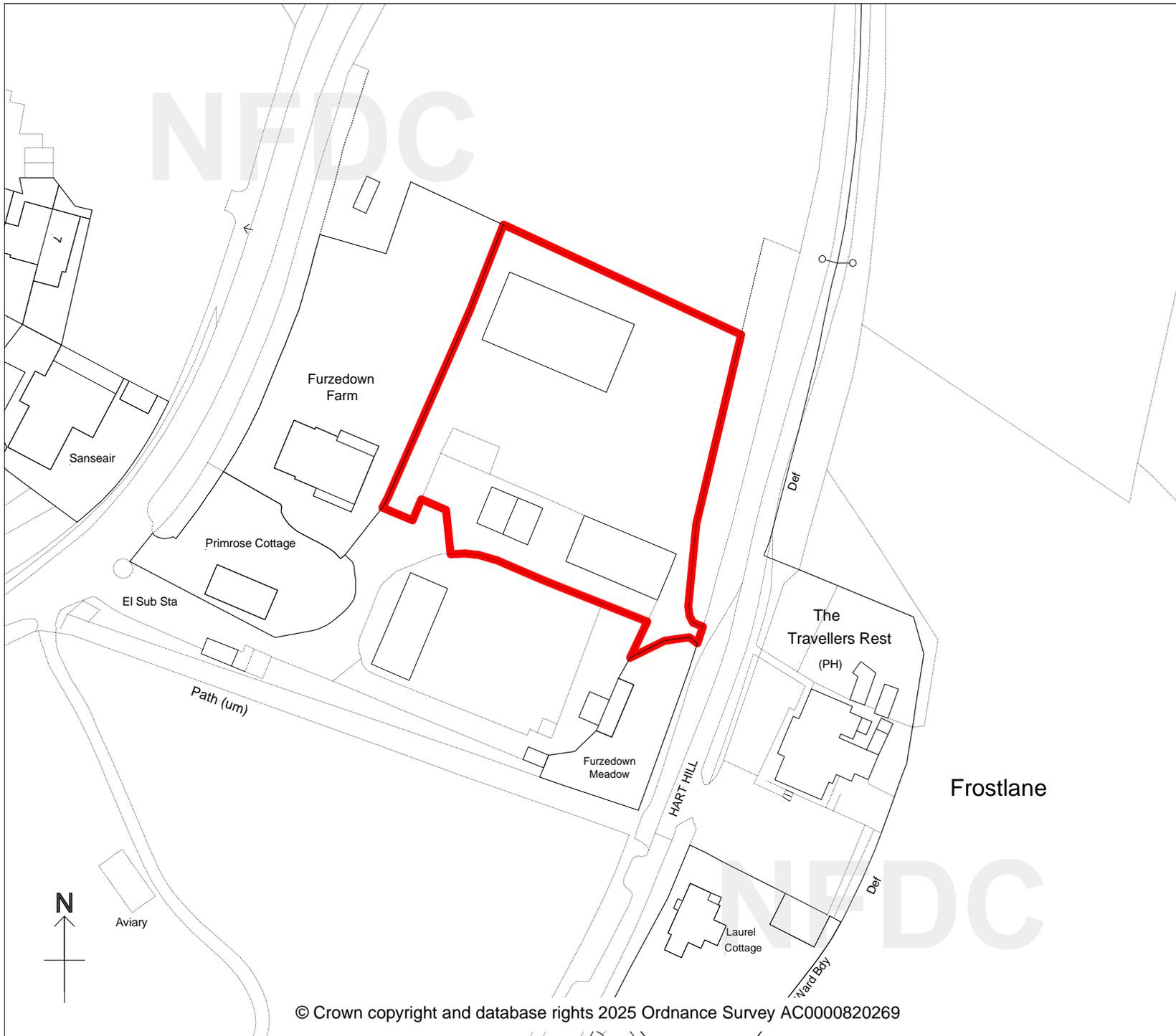
Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

December 2025

Furzedown Farm
Hart Hill
Hythe
25/10782

29



Frostlane

NFDC

Scale 1:1000

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

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Planning Committee 10 December 2025

Application Number: 24/10992 Reserved Matters

Site: SS3 Land at CORKS FARM, NORMANDY WAY,
MARCHWOOD

Development: Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission 22/10449) for the development of 150 residential dwellings and discharge of conditions 6, 9, 17 and 20.

Applicant: Hampshire Homes Limited

Agent: SLR Consulting Limited

Target Date: 18/03/2025

Case Officer: James Gilfillan

Officer Recommendation: Grant Subject to Conditions

Reason for Referral to Committee: One of the Councils Strategic Sites.

1 SUMMARY OF THE MAIN ISSUES

The main issues are:

- A) Principle of Development and planning history.
- B) Reserved Matters under consideration from outline planning permission 22/10449
 - i. Landscaping
 - ii. Layout
 - iii. Scale and Appearance
- C) Residential Amenity and Noise Nuisance
- D) Flood Risk and Drainage
- E) Other Matters

2 SITE DESCRIPTION

The application site is on the northern edge of Marchwood, close to the River Test, across the water from Southampton docks. It is currently agricultural fields, predominately used for grazing. It is within the built-up area of Marchwood, and forms part of a larger site allocated for housing development.

There are no existing buildings on the application site. There is an existing field access from Admiralty Way.

To the east of the application site are residential properties on the former Royal Naval Arms Depot (RNAD), a mix of houses and flats, much of which is three storeys high. It is designated as a Conservation Area and includes Listed Buildings and structures. A high brick wall extends along the edge of the RNAD site, separating it from the application site. Beyond that housing is Marchwood industrial estate.

To the west of the application site is Slowhill Copse waste water treatment works (WwTW) and Marchwood household waste recycling centre (HWRC). To the south, across Normandy Way is a modern residential estate.

The application site has been divided into several fields by embankments and hedgerows. There are trees on the site and some protected by Preservation Orders around the edges overhanging the site.

The site is separated from the River Test/Solent shoreline by a parcel of habitat designated as a Site of Interest for Nature Conservation (SINC). That land and a strip of land along the east edge of the site is at risk of flooding. The flooding takes the form of tidal flooding from the River Test to the north and fluvial flooding from a stream alongside Magazine Close to the south-east.

Three sets of power lines cross the site, largely running parallel to each other, on an east-west axis. There is a high-pressure gas pipeline and high voltage electricity cable buried in the southern corner of the site. A foul water rising main crosses the north portion of the site, serving the adjoining waste water treatment plant. These utilities are all protected by easement strips following their routes.

There is a Public Right of Way along the east edge of the site, following the RNAD boundary wall, linking Admiralty Way to a waterside promenade along the front of the RNAD housing site.

3 PROPOSED DEVELOPMENT

Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission 22/10449) for the development of 150 residential dwellings, the design and planting of Alternative Natural Recreational Greenspace and Public Open Space and ancillary drainage infrastructure.

In addition to the detailed designs of those matters, conditions imposed by the outline planning permission (22/10449) required submission of the following technical details to accompany applications for reserved matter approval:

- 6. Details of equipped children's play
- 9. Additional footpath for Public Right of Way
- 17. Noise assessment and mitigation
- 20. Compliance with Finished Floor Levels

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
22/10449 Outline permission (Access only) for residential development on 8.96ha of up to 150 dwellings, together with drainage and associated landscaping, including public open space (and provision for Alternative Natural Recreational Greenspace and SuDS)	28/03/24	Grant with S.106 and conditions	Decided
21/11293 Hybrid application seeking; Outline permission (Access only) for residential development up to 150 dwellings, together with associated Public Open Space, ANRG and infrastructure, and Employment land (Use Classes E(g) (i) (ii) (iii) and B8); Full consent for reprofiling of land for employment development, enclosure and site infrastructure		Withdrawn	

21/10434 Development of land including up to 9,300 Sq.m mixed Class E and B8 and up to 150 residential properties, Alternative Natural recreational Greenspace and public open space. Accesses from Normandy Way and Admiralty Way respectively. (EIA Screening Opinion)	03/06/21	EIA not required	Decided
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5 PLANNING POLICY AND GUIDANCE

Relevant Legislation

Planning and Compulsory Purchase Act 2004.

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Guidance

National Planning Policy Framework (NPPF) 2024

Planning Practice Guidance

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

Policy STR8: Community services, Infrastructure and facilities

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy HOU1: Housing type, size, tenure and choice

Policy HOU2: Affordable housing

Policy CCC1: Safe and healthy communities

Policy CCC2: Safe and sustainable travel

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Strategic Site 3: Land at Cork's Farm, Marchwood

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

New Forest District Core Strategy 2009. Saved Policy

CS7: Open spaces, sport and recreation

Hampshire Minerals & Waste Plan 2013

Policy 15 - Safeguarding Mineral Resources

Supplementary Planning Guidance And Documents

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

SPD - Air Quality in New Development.

SPD - Planning for Climate Change

RNAD Marchwood Conservation area character statement.

6 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council 02/09/25 (In response to reconsultation): Objection Par 4.

Members of the committee considered the layout of the site was cramped and overdeveloped.

The flats were particularly unsightly in appearance with dark materials planned for the build and deep reset windows were not at all visually pleasing.

The whole development lacked the distinctive appearance of the character of the village and was not in keeping with the existing design and character of Marchwood.

It was further believed that the development would be far removed from the character of the existing design within the village, it lacked the distinctive identity and if approved the site would not integrate with the local community.

Members requested the architects give consideration when planning the design to the neighbouring homes of Admiralty Quay and the surrounding area that was aesthetically pleasing.

The development was not sympathetic to its environment, did not respect or enhance local distinctiveness, character or identity, was not visually appealing therefore, did not conform with policy ENV3.

Several comments by the consultees had not been updated to inform the committee of the views since the previous application was considered therefore, Members considered that not all the information required was available for an informed decision in some aspects of the layout of the site.

Marchwood Parish Council 14/01/25: Objection PAR 4

1) Highway Issues

a) Road Safety Audit (RSA)

No RSA has been submitted. Wider road safety is a concern as the development is in an area where we have previously commented on our concerns about road safety along Normandy Way. We must insist that an RSA is undertaken at the earliest opportunity.

b) Adoption

There is no evidence that the local authority will adopt the site, so there is a worry that the minimum acceptable standards may not be adhered to for all the internal roads and footpaths and/or the Developer has considered Hampshire County Council's (HCC) best practice.

c) Layout

The layout of the development underpins road safety, and I cannot see sufficient information to address junction layouts in terms of visibility.

Shared spaces should be contained to dead ends and turning places rather than on road edges and lanes. Furthermore, the main north-south straight road is too straight and doesn't do enough to reduce excessive vehicular speed. I am also concerned there is no mention of priority at road junctions, which may contribute to an unacceptable road safety risk level.

d) Refuse Vehicles & Fire Tenders

It was noted that HCC stated that this proposal does not comply with HCC TG2 guidance regarding vehicle size and speed. Furthermore, there are concerns that the overhang of these vehicles might overhang pedestrian areas, driveways, and parking bays and should be avoided.

e) Parking (including Disability Parking)

The Developer has allocated 85 spaces, and 9 visitor spaces, 199 unallocated, as we have seen elsewhere in Marchwood, this has led to poor parking by residents and overspilled parking onto the highway. Also, this will impact the Refuse and emergency service vehicle's access and exit from the development. Furthermore, the parking layout at several dwellings seems odd and can lead to additional unexpected parking outside homes.

2) Lockerley/Marchwood natural gas pipeline

Members agreed that the Marchwood Parish Council supports the HSE recommendation that the local authority and/or Developer consult with the gas pipeline operator as they may have a legal interest (easement, wayleave, etc.) in the vicinity of the pipeline.

3) Prevention of crime and disorder, including anti-social behaviour (ASB)

a) Terrace Housing

Studies have shown up to 85% of unlawful entries occurred at the back of the house with open rear entry footpaths. Therefore, I urge consideration to support Hampshire & IOW Constabulary's recommendation that if the footpaths are necessary to give access to the rear of the property, they should be gated to reduce crime and ASB. The gates should be 1.8m high (to match the fence boundary) and fitted with a lock that is operated with a key on both sides.

b) The Three Blocks of Flats

- i. We support Hampshire & IOW Constabulary in stating that the apartment blocks must sit within an area of semi-private space enclosed with a robust boundary at least 1.2m high.
- ii. Ground-floor apartments with doors that can be accessed from the surrounding semi-private space must be protected by a private garden, which is the sole preserve of the resident of the apartment with doors that can be accessed from this space. The private garden must be at least 1.5m wide and enclosed within a robust boundary at least 1.2m high. Windows on the ground floor must be defended by planting.
- iii. The communal entrance doors for each block of flats should be tested and certified to LPS1175 Issue 8 Security Rating or PAS 24: 2022. The doors should have access control and visitor door entry systems. Tradesperson buttons should not be recommended as they can cause ASB. Lighting in the communal areas should be 24-hour. These measures will assist in reducing ASB.
- iv. The communal cycle store and bin store should have doors certified to LPS 1175 Issue 8 Security Rating A1 as recommended by Hampshire & IOW Constabulary. I urge MPC to support the Police's other recommendations regarding the cycle store and bin store as outlined in their letter to NFDC dated 7 January 2025.

4) Environmental Concerns

a) Noise

We should welcome and support NFDC's noise monitoring conditions but question if there has been sufficient modelling to mitigate the 24/7 noise from the nearby container dock and adjacent land.

b) Flooding

Flooding is an increasing occurrence, so we urge that NFDC/Developer to review their estimate of risk factors.

The site holds a large body of water, Members raised safety concerns.

c) Landscaping, Biodiversity & Trees

i. Block of flats

We encourage NFDC to review the architectural design of the proposed flats. In the opinion of MPC, they are dark, dismal and out of keeping with the typical street scene and of the rest of Marchwood. Alternative building materials should be considered to improve the street scene.

ii. Playground area

It is unclear from the plans what age groups are considered the target for providing a playground. Our experience would suggest that Anti Social Behaviour can be reduced if play areas encompass all age groups and do not focus primarily on younger children.

iii. Biodiversity

The Cork Farm area has a rich diversity of flora and fauna, and MPC cannot determine if there has been sufficient investigation on the impact of the landscape, particularly the resident bats, barn owls and other native flora and fauna. We would welcome a condition that protects our wildlife, which parishioners have worked tirelessly to achieve.

iv. Trees

We wish to serve notice that we expect the planning authority to insist on specific trees and shrubs native to the area that are easy to preserve, conducive to good land management, landscaping objectives, and sustainable given current and future costs, and to uphold health and safety concerns. The committee noted the future high cost of maintenance for the site and that was considered not achievable by the Parish.

v. Community Infrastructure

This item may be outside the remit of the consultation.

Still, given that Marchwood may lose its Doctor's Surgery, it was believed it might be prudent to repeat that the proposed development should reflect on the access to local amenities such as shops and medical facilities, given the Developer states Marchwood is an attractive place to live and raise a family.

The Committee stated that the developer did not understand the local environment. The proposed plans were out of keeping with the rest of Marchwood, the proposed dwellings were cramped on to a small part of the site believed to be because of the pipeline and also because of the flooding issues that was considered to be dangerous for a family environment.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

New Forest District Council

Conservation: Objection (6/11/25)

There is no objection in principle for up to 150 dwellings here, following outline

permission 22/10449.

However, the design, materials, appearance, massing, landscaping and layout of the proposed development causes less than substantial (but not negligible) harm to the setting of the designated heritage assets.

Environmental Design Team: Objection (05/11/25)

The quality of the special buildings proposed for key locations has not been demonstrated to be good enough.

Features to prevent overspill parking encroaching on soft areas need to be included. The shape of the drainage basins is not formally engineered or sufficiently natural and appearance of drainage inlet and outlets have not been included, landscape appearance of drainage basins is not clear.

Access for open space maintenance vehicles needs including.

Concern regarding maintenance of hedgerows with areas of scrub planting in front of them restricting access.

Challenge of maintenance of play ground surface material.

Impact of foul water infrastructure on the appearance of the landscape.

Stepped paths across the open space does not accommodate all users.

Environmental Health Contaminated Land: No objection. (10/01/25)

Requests contaminated land conditions are imposed.

Environmental Health Pollution: No objection (29/09/25)

While the applicant has demonstrated technical compliance with Condition 17, evidence from 24 Acoustics and Environmental Health observations indicate that vessel noise can, at times, dominate the local sound environment. This is further supported by a history of complaints from the community regarding noise from vessels using the Port.

The extent and frequency of such a noise impact is inherently very difficult to quantify. However, when present such noise has been technically assessed as potentially having a significant adverse impact, with the likelihood that internal noise criteria for dwellings—both during the day and at night—may be exceeded when vessel noise is prominent.

In light of the above, there are clear opportunities to deliver a high-quality development that fully considers and mitigates all significant sound sources, including the impact of commercial noise from the Port. This would ensure alignment with the Agent of Change principle as well as National and Local Planning Policy.

Accordingly, additional mitigation measures should be considered for dwellings adversely exposed to such noise sources. Potential mitigation may include enhanced glazing specifications and passive/mechanical acoustic ventilation systems, to ensure recommended internal noise levels are achieved at all times and a good standard of amenity can be achieved for future residents.

Housing. No Objection (23/10/25)

The affordable housing schedule presented provides a suitable mix of tenures and unit sizes that complies with the Local Plan and S.106 agreement.

Open Spaces. No Objection (18/11/25)

The equipped children's play area provides an appropriate size and range of equipment to meet the requirements of CS7.

Hampshire County Council

HCC Highways: No objection subject to conditions (01/12/25)

The internal layout design has been amended to address concerns. The designers' response to the Road Safety Audit has been reviewed and is now considered acceptable. Suitable traffic calming measures and visibility splays for both vehicles and pedestrians have been demonstrated. Two minor points are raised about the width of a section of footway and road widths on roads at the edge of the development for large vehicles and cars to pass. Does not object to these and recommends conditions.

HCC Surface Water: Does not object to the Reserved Matters application. (28/11/25)

The application is supported by a drainage strategy that is acceptable in principle. However, discussions are ongoing with the applicant regarding ground permeability. Additional information can be submitted in order to discharge the condition imposed on the outline planning permission.

Others

Environment Agency: No objection (24/11/25)

Satisfied that the applicant has considered the points raised in the first response, regarding floodplain storage compensation and finished floor levels for the proposed residential units. The necessary information to approve the proposed development from a flood risk perspective has been provided.

Hampshire and IofW Constabulary. Comments (7/01/25)

Encourage any footpaths between rear gardens are secured by gates to limit the potential for crime and anti-social behaviour to occur. Ground floor flats should have robust enclosure to any patio style doors and communal entrance doors should be fitted with entry control systems and rated door locks.

Hampshire and IofW Fire and Rescue. Comments (16/01/25)

Advice on the need to accord with standards for fire access, installation of fire safety systems and maintenance.

Health and Safety Executive (HSE): Does not advise against granting planning permission. (7/10/25)

HSE Explosives Inspectorate: No objection. (13/01/25)

National Grid Company: Comments (10/01/25)

Require access to maintain and inspect the electricity infrastructure crossing the site.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Principle

Quick fix to housing need causing loss of green field
Land should be developed for the community with parks and not housing
The site is an area of natural beauty

Design

The design of the dwellings does not take influence from the forest or adjoining RNAD conservation area and are neither beautiful or imaginative.

Highways

Junction between Normandy Way and Admiralty Way is unsafe
Lack of public transport
Traffic congestion around schools and lorry park
Developments in Totton will increase congestion, for residents of this scheme, on routes to Southampton
Dimensions of parking spaces do not respect modern car sizes
Inadequate visitor parking spaces
Fire tender cannot access all of the site easily
General highway wear and tear not addressed
Lack of pedestrian routes along Normandy Way

Amenity

Noise and disturbance from port of Southampton
Noise from overhead power cables
Loss of privacy from overlooking of homes in Admiralty Way
Change in outlook from front of property in Admiralty Way
Loss of amenity due to overshadowing of neighbouring homes
Lack of detailed proposals to limit overheating in homes
Impact of dust and mud during construction

Flood Risk and drainage

The site floods, surface water can't always drain away.
High water table causing ground water flooding.
Sea wall would need extending
Compaction of permeable surfaces compromising their permeability
Impact of surface water run off on adjoining properties
Capacity of drainage infrastructure to accommodate the development
HCC drainage concerns need addressing before consent should be given

Poor Infrastructure and services

Additional pressure on doctor surgery especially with closure of an existing village surgery
Lack of provision for school places

For: 0

Against: 14

10 PLANNING ASSESSMENT

A) Principle of Development and Planning history.

The site has the benefit of an extant outline planning permission for up to 150 dwellings (22/10449), with vehicular access from Admiralty Way, including provision of Alternative Natural Recreational Greenspace (ANRG), Public Open Space (POS) and surface water drainage.

The outline planning permission approved parameter plans which set out how the site would be developed. These parameter plans cover matters of land use, defining that part of the site to be residential development, that part to be supporting green infrastructure, including drainage, and reserves an area of the site for an internal link road between development parcels. A landscape framework demonstrates how existing landscape features will be retained and the principle of the green infrastructure being capable of delivering ANRG, POS and on-site surface water drainage. These plans established the principle of residential-led mixed-use development on this site as part of Strategic Site 3 'Land at Corks Farm, Marchwood'.

Detailed plans were submitted, and approved, for the design of vehicular access to the site from Admiralty Way, off-site junction improvements and enhancements for pedestrians and cyclists along Normandy Way and Admiralty Way.

The application now submitted for consideration provides details of the matters reserved, by condition, following the grant of outline permission. As secured by Outline planning permission (22/10449) condition no.2, and described by the national Planning Practice Guidance (PPG), the following details are submitted for consideration:

- Appearance - the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Landscape - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- Layout - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- Scale - the height, width and length of each building proposed within the development in relation to its surroundings.

Any application for the approval of reserved matters, that follows the grant of outline planning permission, needs to comply with the approved parameter plans. This report will assess if the proposals, as submitted, follow the approved parameter plans.

Objections to the principle of the development and the loss of the existing open space, received in representations from local residents, are given little weight as the principle of the use of the site for residential-led development, as set out, has been established. The land is not designated for any landscape value, nor is it currently open space available to the public for recreational activities. However, it should be noted that much of the site will be made available as green infrastructure, with public routes throughout, to the benefit of future occupiers and existing Marchwood residents.

Objections received in public representations based on the design or safety of the proposed vehicular access, junction of Admiralty Way and Normandy Way and effects on the wider highway network have been considered and addressed in the outline planning permission. Necessary mitigation and improvements have been secured and as such these matters are not under review in this Reserved Matters application.

Furthermore, objections based on the impact of the planning application on the capacity of health care services and education services are given little weight as these are matters were considered before granting outline planning permission.

At the time the outline planning permission was approved, the Council was unable to demonstrate a five-year supply of land for housing development, when considered against its adopted housing needs and delivery trajectory, as such the presumption in

favour of sustainable development, in accordance with paragraph 11 of the NPPF was applicable. Since that decision the Council's published five-year housing land supply figure has dropped and the presumption imposed by paragraph 11 of the NPPF remains relevant.

Furthermore, the Government published the results of the Housing Delivery Test in December 2023. New Forest District delivered a result of 75%, as such the Council was required to prepare a housing delivery action plan. Adopted in May 2024 it set out how the Council would positively respond to the challenge of increasing its housing delivery.

In light of these changes in circumstances, since the approval of the outline planning application, it is considered that the social benefits of delivering the proposed housing including the affordable housing should be given significant weight.

B) Reserved Matters under consideration from Outline Planning Permission.

i) Landscape

Policy STR2 seeks to protect the designated landscapes of the New Forest National Park and Cranborne Chase National Landscape. The principle of developing this site has already been agreed and it was confirmed by the outline planning permission that there were no concerns regarding the impact of the development on the setting in landscape terms of the designated landscapes.

Policy ENV3 seeks the retention and/or enhancement of landscape features and characteristics through sensitive design, mitigation and enhancement measures to successfully integrate new development into the local landscape context.

Local Plan Policy ENV4 provides guidance on ensuring landscaping is successfully integrated with local features and that green infrastructure links are provided and wildlife corridors protected. The landscaping setting of the development and transition between settlement fringe and open countryside are successfully managed.

The outline planning permission is supported by a Land Use parameter plan that sets out the delivery of circa 5ha of the site for green infrastructure and drainage infrastructure. That plan allows for the retention of the majority of the significant landscape features, such as mature trees and hedgerows, present on the site. As well as the mature trees along the public right of way beyond the eastern boundary of the site.

The outline planning permission was supported of by an illustrative landscape framework to demonstrate how the green infrastructure could be laid out to deliver Alternative Natural Recreational Greenspace (ANRG) in accordance with the European Sites Recreational Mitigation SPD, informal public open space (POS) and children's play.

The detailed proposals for the landscape of the site follow the principles established by the outline planning permission. In addition to the principal open spaces, the detailed design of the layout of the proposed built-up area includes landscape setting for buildings, tree lined roads, surface water drainage swales and soft landscaped private gardens.

Detailed commentary on each element of the proposed landscape is set out below in line with the national Planning Policy Guidance (PPG).

(a) screening by fences, walls or other means

Throughout the public realm, brick piers, walls and railings will provide enclosure to courtyards of parking and define the different character of side roads, contributing to an attractive place. Their presence takes influence from similar features in the RNAD conservation area and will be positive features of streetscenes.

The supporting Site Layout plan (JPA rev P04 received 03/10/25) presents a grid arrangement of roads with perimeter layout of buildings providing active frontage to the roads and routes and private rear gardens enclosed within the perimeter blocks. Such a layout minimises the extent to which rear gardens are exposed to the public realm. As shown on the supporting Boundary Materials plan (JPA rev 04 received 03/10/25) where rear gardens and plot boundaries are not enclosed within the perimeter block, they are enclosed by brick walls, extending from the corners of buildings these will be a positive feature of the streetscene by providing a solid robust enclosure. Within the perimeter blocks fences separate individual gardens. This is considered an appropriate and resilient design approach.

There are no proposals to erect any fences or walls to enclose the wider application site. The land within the site allocated for development by Local Plan policy SS3, that is not included in this planning application, has been enclosed with a fence by its owner. However, this planning application will rely on existing and proposed new landscape to define and enforce boundaries where enclosure is required.

As such, the proposed boundary treatments are considered to have suitable design.

(b) the planting of trees, hedges, shrubs or grass

The planning application is supported by a detailed landscape framework (Deacon Design rev E and F received 06/10/25 and 24/11/25). In accordance with the landscape framework parameter plan supporting the outline planning permission, existing trees and hedgerows will be retained. The proposals for the detailed matter of landscape demonstrate how those features will be supplemented and used to create interest in the layout and arrangement of open spaces, most notably existing hedgerows crossing the west portion of the site being used to create main and secondary ANRG spaces in accordance with the Mitigation Strategy for European Sites SPD. The existing landscape around the base of the electricity pylon, on the site, will be reinforced to restrict access, by filling a gap in the existing hedge and adding trees.

The large open spaces, primarily on the west side of the site, will be predominately laid to flowering lawn and meadow to ensure low height landscape coverage, achieving the large diameter openness required of the ANRG. Beyond the edge of the 120m diameter main space, native planting and wildflower will be planted to create additional interest in the ANRG, with mown paths to ensure recreational use.

The landscape framework includes provision of tree line roads throughout the area of built development. The extent of tree planting will be a very positive feature of the streets. Hedges and pockets of grass will be interspersed amongst parking spaces and help to soften the built environment and provide green corridors across the site.

A comprehensive planting schedule has not been provided at this time or a detailed management plan. However, the landscape framework plans represent an appropriate approach to delivering an attractive development with extensive landscape setting throughout. As such, it is considered that sufficient assurance regarding the quality and character of the space can be concluded, and specific details of species and future management can be secured by condition.

The NFDC Environmental Design officer has raised concerns regarding aspects of the proposed landscape planting design. It is considered that these do not go to the heart of the planning application and in part will be addressed by the aforementioned condition for landscape maintenance and management.

It is also considered that the concerns raised by Marchwood Parish Council (MPC) regarding species and ease of maintenance can be addressed by the applicant in producing the detailed species schedule.

As such, the proposed planting strategy is acceptable subject to detailed species conditions.

(c) the formation of banks, terraces or other earthworks

The southern development parcel is already on 'made' higher ground than the rest of the site and embankments are already a feature of the application site. Furthermore, there are already embankments along Admiralty Way opposite the approved vehicular access to the application site.

The land to be developed for residential dwellings on the north side of the planning application site will be raised by at least 1.5m above existing ground levels to protect the development parcel from the predicted flood levels. The principle of this was considered acceptable by the outline planning permission.

The supporting Landscape Framework plans (Deacon Design rev E and F received 06/10/25 and 24/11/25) and Site Section plans 1 & 2 (Deacon Design received 09/10/25) indicate that a soft landscaped embankment will provide the change in ground levels from the existing ground levels up to the raised ground level for the built development. Along the north and east edges that embankment will be relatively steep due to the limited space for the change in levels to be accommodated. However, there is no concern that the gradient will preclude being successfully landscaped. To the west the gradients will be shallower as the ground levels blend into the ANRG over a longer distance and will be landscaped consistently with the open space to the west contributing to the useable open space being provided.

The Landscape Framework Plan (Deacon Design rev F received 24/11/25) and the Site Levels and contours (GTA Civils Sheet 1 rev P.11 received 06/10/25) indicate inclusion of a short section of retaining wall will be constructed along the east edge of the built form development plateau, in order to limit the requirement for an embankment, in order to protect trees close to the edge of the application site. The plans include a product specification, and the applicant has provided images of the product (Email 24/11/25) in order to demonstrate the landscape appearance achievable. The sloping embankments proposed to the north and south of the retaining structure would blend into it, which, coupled with the proposed landscape planting in the retaining structure, creating a green wall effect, would preserve the green landscaped edge to the planning application.

The excavations to form the drainage attenuation basins will result in more extensive embankments. However, these will still be landscaped and planted with water tolerant species as part of a water meadow and contributing to biodiversity and ecological support. Whilst a more engineered solution may have been compatible with the design of the scheme, the planning application has retained a soft landscape led solution.

The NFDC Environmental Design officer has raised a concern that the drainage basins are not contextually responsive enough, citing the presence of canal water

features in the adjoining RNAD site and electricity pylons as an opportunity for a more formally engineered design, or a soft sculptured organic shape that blends with the landscape as an alternative and that as significant features in views in to the site and from the green space within the site this is detrimental to the character and appearance of the planning application. Whilst these potential alternative designs have some rationale, the applicant has chosen to retain the design as presented on the supporting Landscape Framework plans. It is considered that the designs shown on the supporting plans present a reasonable solution and that no significant visual harm arises.

Additionally, earthworks will be introduced in the play area to add interest to the appearance of the space and contribute to the variety of play opportunities.

As such, the proposed earthworks are a suitable design.

(d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art

As shown on the supporting site layout plan (JPA rev 04 received 03/10/25) all of the houses will have enclosed private rear gardens. The supporting landscape framework plans (Deacon Design rev E and F received 06/10/25 and 24/11/25) indicate these will be laid to lawn, leaving residents free to personalise to suit their amenity needs. They will also have soft landscaped frontages of varying depths, including enclosing hedgerows where larger front gardens allow, ensuring an attractive landscape setting for each house. This is considered to be an important feature given the extent of hard surfaces for vehicular parking in the public realm.

The flatted blocks will have amenity lawns around them, enclosed by hedges. These lawns will have value as communal gardens for the residents and will provide landscape setting for these larger buildings.

The design of the roads and routes through the built area incorporates squares at junctions on the primary route and courtyards along secondary routes. As described above, feature walls and railings will frame the squares where secondary routes join the primary route. A raised table will define the square and rain gardens with trees which will provide sustainable drainage and landscape in each corner.

The enclosure to the squares will be used to give the perception of a courtyard along the secondary routes, albeit the secondary routes will continue through the courtyards linking to other secondary routes. The rows of parking spaces in the courtyards will be broken up by trees in planting beds large enough to be resilient and establish mature trees.

The trees placed in each corner of the squares along the primary road will be part of a line of trees along both sides of the primary road, in accordance with the aspiration of paragraph 136 of the NPPF that, *inter alia*, seeks to ensure new roads are tree-lined.

As such, the proposed public, semi-private and private spaces have a suitable design.

(e) the provision of other amenity features

The supporting landscape framework plans (Deacon Design rev E and F received 06/10/25 and 24/11/25) show a number of pedestrian pathways, through the planning application site. These are considered to make good use of the open space for informal recreation by residents and will be readily accessible to visitors and existing residents in neighbouring residential areas to the east and south, connecting with existing paths and footways off-site.

Stepped access is shown on three paths due to the gradient of ground levels in those locations, this is considered to address the topography efficiently and without extensive retaining structures required for ramped paths. As shown on the Landscape framework plans and the site levels and contours sheets 1-3 (GTA Civils rev P11 received 06/10/25) ramped sloping paths connect between the existing ground levels around the edges of the site and the elevated land for the built development in eight locations. This considered to reasonably balance the needs of all users with the design and appearance of the planning application.

Provision of bins, benches and signs is included on the landscape framework plans but without precise product specifications. Such details can be secured by condition, attached to this recommendation.

As such, the proposed amenity features are acceptable subject to detailed specification conditions.

(f) Public Open Space, Alternative Natural Recreational Greenspace and play areas.

The outline planning permission was supported by a Land Use parameter plan that set out the provision of combined 4.6ha of public open space to meet the requirements of Local Plan policies ENV1 and CS7 in respect of Alternative Natural Recreational Greenspace (ANRG) and informal Public Open Space (POS).

The planning application is supported by a ANRG & POS strategy masterplan (Deacon Design rev A received 11/11/24) demonstrating how the green infrastructure on site is divided between ANRG and POS.

The outline planning permission considered, in respect of the provision of ANRG on site, that the Land Use parameter plan proposed a layout of spaces that was sufficiently close to the dimensional criteria set out in the Mitigation Strategy for European Sites SPD to achieve the fundamental aim of delivering an attractive useable space to reduce recreational pressure on sensitive natural open space in the New Forest.

These principles have been carried forward in the layout of the ANRG space shown on the Landscape Framework plans (Deacon Design rev E and F received 06/10/25 and 24/11/25). Those parts of the site to be landscaped as ANRG are considered to introduce a variety in style and form of planting that will provide usable and attractive spaces for residents to use and at a scale, with walking distance consistently through open space to be a positive alternative to similar opportunities nearby in the New Forest.

The POS has a more simple landscape design, relying primarily on flowering lawn/meadow for the majority of its area. However, it provides two important roles, ensuring an attractive buffer along the east edge of the site to separate the built form from the adjoining RNAD conservation area, and maintain a landscape setting for the existing PROW outside the application site parallel to the east boundary.

Condition 6 of the outline planning application required any reserved matter application for Landscape to include details of the design, layout and type of equipment to be provided. This planning application is supported by detailed play area design plan (Deacon Design rev C received 24/11/25), that includes details of the proposed equipment and their layout. The location is consistent with that considered appropriate by the outline planning permission. Changes have been made to the landscape and topography of the surrounding ground, to improve the

quality of the play experience, ensure a degree of passive surveillance from the nearest houses and accessibility.

The design includes equipment and landscape features such as boulders, slopes and amenity lawn to support formal and informal explorative play by children. It also includes equipment suitable for users with restricted mobility or in wheelchairs. Picnic benches, benches and bins are also included. This is considered to a positive feature of the open space provision by the planning application. The planning application proposes the surface treatment around the play equipment to be tiger mulch safety surface, resolving the concerns of the NFDC Environmental Design officer regarding maintenance.

The representation received from MPC raises concerns that the play ground should accommodate equipment for all ages of children to avoid anti-social behaviour. Whilst there is no age limit on who can use the play ground, the range and size of equipment proposed is directed to children under the age of 13 years old. It is considered that including equipment designed for older children would reduce the benefit of the play ground for all age groups by diluting the range and variety of play that would erode its attractiveness and duration of play. Older children will have improved access to existing built facilities at Marchwood skate park.

Scrub planting and hedges provide a degree of containment and enclosure but allow play to spill beyond the immediate 'play area' into the open spaces around it. Whilst paths through the wider open space pass the play area towards one of the estate roads, any child leaving the play area would have to undertake a significant change in direction to approach the road. As such the lack of gated enclosure to the playground is not considered to be unacceptable.

The design, layout and equipment proposed in the play space are to the satisfaction of the NFDC Open Space officer. As such it is considered that condition 6 of the outline planning permission has been complied with.

Further play opportunities are available across the remaining green open space on the planning application site. Additional logs are shown for natural play and could be used by older children or teenagers. The ANRG spaces could readily be used for informal group sports such as football, although to be shared with other informal recreation and dog walking.

As such, the submitted ANRG & POS strategy masterplan, Landscape Framework plan and detailed play area design plan are considered to set out a suitable design for the public open space in line with Local Plan Policies ENV3, ENV4 and CS7.

(g) Biodiversity Net Gain (BNG) and Ecology.

The outline planning permission was conditional (No.18) on 10% BNG being achieved. A BNG metric has been submitted as a separate application to discharge the condition, based on the habitats that the landscape proposals shown on the supporting Landscape framework plans (Deacon Design rev E and F received 06/10/25 and 24/11/25) will deliver. Achieving 10% BNG on site is considered a positive benefit of these landscape proposals.

In their representation MPC raise concerns that insufficient information is available to demonstrate sufficient ecological investigation has been undertaken. No species of nature conservation interest were identified on the site by the outline planning permission so as to constrain development of the land. The outline planning permission was conditional (no.7) on the existing ecology surveys being updated before the commencement of development. Those surveys have been undertaken

and submitted under separate application to discharge that condition. The NFDC Ecology officer has accepted the revised ecology surveys and the condition has been discharged.

As such, subject to conditions, it is considered that the planning application proposes a landscape scheme that will present an attractive, safe and pleasant public environment for residents in accordance with Local Plan policies SS3, ENV1, ENV3, ENV4, CS7 and NPPF paragraphs 135 and 136.

ii) **Site Layout**

Policy ENV3 of the Local Plan states that development should contribute positively to local distinctiveness, quality of life and enhance the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate in appearance and attractive. New development should be accessible for those with different needs with realistic levels of car parking, and attractive and appropriate green spaces.

Strategic Site policy SS3 includes two key requirements for the layout of development:

The masterplanning objectives for the site as illustrated in the Concept Master Plan are to deliver a high quality new residential area of Marchwood by:

- a. Providing a well-designed development that responds positively to the waterside location and provides protection from future sea level rise whilst also ensuring that the scale, form, siting and materials of the development conserve and enhance the heritage and setting of the Royal Naval Armaments Depot Conservation Area, including its listed buildings and walls.
- c. Creating a strong settlement edge with a clear distinction between formally designed streets, courtyards and spaces and natural recreational greenspace.

The Land Use parameter plan supporting the Outline planning permission defines where on the site the built form will be located, with the remainder given over to open space and drainage infrastructure. In response to the combined constraints of pipelines crossing the site, odour levels from Slowhill Copse Wasterwater Treatment Works, overhead electricity cables, flood zones and the RNAD conservation area, two distinct development parcels are defined, one to the south of the site and one following the east edge of the site extending close to the north boundary of the site. The two parcels are separated by green infrastructure in which drainage infrastructure will be provided, across which a road and footpaths will link the two development parcels.

The Outline planning permission was supported by parameter plans that included illustrative layouts of how 150 dwellings could be delivered. These illustrative details were not assessed as part of the outline planning application. However, the Design and Access statement supporting that outline application, indicated that the illustrative layout was influenced by the arrangement of built form of the residential development in the adjoining RNAD conservation area. The layout now under consideration has continued to rely on that context as a significant factor influencing the proposed site layout.

The Outline application Committee Report also set out that the built density is approximately 36 dwellings per hectare (dph) and this is reflected in this Reserved Matters application.

i. Pattern of streets

The only fixed point for the layout of the proposed development from the Outline planning permission is the siting of the vehicular and pedestrian access to the site from Admiralty Way. As the only means of vehicular access to the site, the proposed layout as shown on the supporting site layout plan (JPA rev P04 received 03/10/25) extends a primary road into the southern development parcel, before it turns in a northerly direction to cross an area of open space, entering the northern development parcel, extending to the northern edge of the area for built development. Where the road, linking the two distinct parcels, crosses the open space it falls within the area reserved for such a form of built development by the Land Use parameter plan approved by the outline planning permission.

From that primary road, secondary side roads would provide access to the majority of the dwellings. The roads have been designed and laid out in a relatively formal grid pattern that takes influence from a similar layout on the adjoining residential estate on the RNAD site.

The alignment of the residential perimeter blocks on that grid of roads, as shown on the supporting site layout plan (JPA rev P04 received 03/10/25), have been laid out to frame views along their length and in the case of the block of flats located in the centre of the proposed layout, narrows views with its stepped shape to shield the base of the electricity pylon, positively addressing a concern raised by the Environmental Design officer comments.

Furthermore, to address concerns raised by the Environmental Design officer, the pattern of roads and residential perimeter blocks has been positively designed to create the appearance of a courtyard style of development. Walls with railings have been positioned at the end of roads, which with the position of buildings encloses views in and out of the spaces. This design achieves the courtyard style described by masterplanning objective c. of Local Plan policy SS3.

The pattern of roads provides a network of joined up roads throughout and around the edge of the area of built development. This ensures that dwellings face outwards across the open spaces around the edge of the area of built development. As such a clear distinction is achieved between the built-up area and the ANRG on the west side of the planning application site.

In their representation MPC consider the layout of the planning application is cramped and overdeveloped. Paragraph 129 of the NPPF requires support for development that makes efficient use of land, taking account of:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

It is considered that in the absence of being able to demonstrate a five-year supply of land for housing, criterion a) is very significant. The outline planning permission secured positive benefits for sustainable travel by the provision of new cycleways and improvements for pedestrians in the area. As a site allocated for residential-led development change, as set out by criterion d), is accepted and taken as a whole the planning application is considered to comply with criterion e).

The density is not out of scale with that of the adjoining RNAD site, and extensive landscape planting is provided for throughout the area of built development.

Revisions to the layout of the planning application to address concerns raised by the Environmental Design officer are considered to deliver a scheme that is not cramped or overdeveloped but makes efficient use of land in line with NPPF paragraph 129. Moreover, NPPF paragraph 130 is clear that where there is an existing shortage of land for meeting identified housing need - such as New Forest District - it is especially important that planning decisions avoid homes being built at low densities.

This is acknowledged in the Councils published Housing Action Plan that recognises that optimised use of the allocated strategic sites is ensured.

As such, it is considered that the proposed street pattern suitably addresses the locational context in line with Local Plan Policy SS3 criterion (ii)(c) which seeks formally designed streets, the requirement in Local Plan Policy ENV3 criterion (i) to create streets and spaces sympathetic to the environment and the need for effective and efficient use of limited land resources in line with NPPF paragraph 129 and 130.

ii. Public rights of way (PROW)

There is a PROW parallel to, but outside, the east edge of the planning application site (Footpath Marchwood 501). The PROW provides access for pedestrians between Admiralty Way and the River Test waterside. The outline planning permission has secured a financial contribution towards improving the surface of the path.

However, there is a point close to the northern end of its route where existing mature trees obstruct the route. The outline planning permission was conditional (No.9 of 22/10449) on details of an extension to the PROW, passing through the planning application site, being incorporated in the design of the proposed landscape to be considered by a Reserved Matters application.

Provision for a footpath, to appropriate dimensions, to allow users to navigate around the trees has been included in the design of the proposed landscape, as indicated by the supporting landscape framework plans (Deacon Design rev E and F received 06/10/25 and 24/11/25). This is not intended to legally divert or replace the PROW and no such application is expected to be made under either Highways or Planning Acts but provides an alternative option to the route of the PROW to improve accessibility, most particularly, for users with mobility restrictions or with buggies/prams.

The planning application, as shown on the supporting landscape framework plans, includes additional footpaths through the open space on site that link to the PROW to provide convenient access for residents to use the PROW.

As such condition 9 of the outline planning permission has been complied with and enhancements for users of the PROW have been secured.

As such, the proposal suitably addresses public rights of way.

iii. Car and cycle parking.

Local Plan policy ENV3 requires that development

iv. Integrates sufficient car and cycle parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street, highway safety, emergency or service access or to pedestrian convenience and comfort.

The planning application is supported by a Parking and Bins Site Layout plan (JPA rev P04 received 03/10/25), demonstrating where parking will be provided. Parking will be provided through a combination of on-plot and shared unallocated parking. The adopted Parking Standards SPD sets ratios for both approaches to the provision of parking.

The planning application proposes 301 vehicular parking spaces for use by residents, with an additional 16 spaces to be available for visitors.

The supporting Parking and Bins layout plan indicates that 50 of the proposed houses will have allocated parking. In most cases the proposed layout provides those houses with driveways and their parking is provided within the residential curtilage.

193 unallocated parking spaces are available to the 100 houses and flats that do not have driveways. Based on the Site layout - bedroom plan (JPA rev P05 received 03/10/25) those dwellings need 167 parking spaces to be in accordance with the NFDC Parking Standards SPD.

It is acknowledged that where parking is allocated to an individual dwelling the adopted Parking Standards are not met in the case of every dwelling. Such as three-bed houses being provided with 2 on-plot parking spaces, not in accordance with the 2.5 spaces required by the adopted Parking Standards SPD. However, the residents of those houses could make use of shared unallocated parking should they require additional parking.

It is considered that the level and approach to the provision of parking will meet the parking needs of the planning application and makes efficient use of the land available for built development on the planning application site and provides flexibility to meet the parking needs of residents across the entire site. Whilst the comments of MPC regarding other residential environments in Marchwood are noted, it is considered that this planning application is in accordance with the adopted parking standards.

As set out on the supporting Site layout plan (JPA rev P04 received 03/10/25) places all of the parking in public realm locations or on-plot where it is readily overlooked with passive surveillance and allows for a perimeter block residential layout with rear gardens backing on to one another safely.

Furthermore, as demonstrated by the tracking plans (GTA Civils received 03/10/25) the parking layout does not prejudice the ability of large vehicles, including fire tenders, from manoeuvring safely through the proposed layout as required by Local Plan policy ENV criterion iv.

The supporting Site Layout plan (JPA rev P04 received 03/10/25) includes details of paths throughout the built development and open space. Within the area of residential built development, where parking is provided along the edges of roads, a

dedicated pavement is provided for pedestrians, separating them from vehicles manoeuvring in and out of parking spaces. These pavements are connected throughout the site, providing level access where they cross roads at the main junctions between the primary and secondary side roads and link with paths extending into the open space. This ensures that the parking layout preserves the safety and convenience of pedestrians in accordance with Local Plan policy ENV3 criterion iv.

Space is provided within the ground floor of each block of flats for storing bikes. However, no details of racks and therefore numbers of spaces have been indicated. Nor have any racks been indicated outside the buildings for visitors travelling by bike. It is considered reasonable to impose a condition to secure details of the style and numbers of racks.

Furthermore, no provision has been made to accommodate bikes within the curtilage of the houses. Whilst residents may not choose to own bikes or be satisfied to make provision for storage facilities upon occupying a new house. As there are no garages proposed to be provided as part of the parking proposals, in order to deliver a sustainable development and encourage active forms of travel it is considered important that storage facilities are provided within each residential plot from the outset. A suitably worded condition could secure provision of storage details and delivery prior to occupation of each house.

Appropriately worded conditions will be included in the recommendation.

Therefore, subject to conditions, the scheme makes appropriate, safe and sufficient provision of vehicular parking and cycle storage to meet the adopted Parking Standards SPD, and demonstrates the layout is suitable for larger vehicles. As such the proposal accords with Local Plan Policies ENV3 criterion iv. and CCC2 criterion iv.

iv. Housing Mix

Local Plan Policy HOU1 sets out that the strategy is to ensure all residential developments help to address the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size, tenure and cost.

Local Plan Policy HOU2 sets out a requirement for all new developments of 11 units or more to provide affordable housing.

Whilst the outline planning permission secured the maximum number of residential units, the precise number, their arrangement and size mix were not provided in detail. As such outline planning permission condition number 19 imposed a requirement that the housing mix closely followed that set out by figure 6.1 of the Local Plan part 1, in order to meet identified housing needs.

The supporting proposed site layout plan (JPA rev P04 received 03/10/25) demonstrates delivery of 150 dwellings, the maximum allowed for by the outline planning permission. The housing mix proposed is set out in the table below, with the size range advocated by figure 6.1 of the Local Plan part 1, for private market homes.

	1-2 bedroom	3 bedroom	4 bedroom
NFDC Local Plan part 1: fig 6.1 range	30% - 40%	40% - 45%	20% - 25%
Planning Application %	41%	40%	19%

The house size mix proposed by the detailed application for the private homes very closely matches the district wide housing needs identified by the Local Plan. The Housing tenure site layout plan demonstrates the range in housing typologies that will be available, including flats in a block, flats above carports, maisonettes, terraced, semi-detached and detached houses.

Furthermore, the S.106 Legal Agreement secured 35% of the total number of dwellings as affordable housing and secured the following size and tenure mix range to be delivered.

Unit type	1 Bedroom	2 Bedroom	3 Bedroom	4 and 4+ Bedroom
Shared Ownership (30%)	55% - 65%		30% - 35%	5% - 10%
Affordable Rented Housing (35%)	30% - 35%	30% - 35%	25% - 30%	5% - 10%
Social Rented Housing (35%)	30% - 35%	30% - 35%	25% - 30%	5% - 10%

53 dwellings (35%) will be delivered in affordable housing tenures. The Housing tenure site layout plan (JPA rev P04 received 03/10/25) proposes the following size and tenure mix.

Unit type	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Shared Ownership (16 units)	63% (10 units)		31% (5 units)	6% (1 unit)
Affordable rented housing (18 units)	33% (6 units)	33% (6 units)	27% (5 Units)	5% (1 unit)
Social rented housing (19 units)	31% (6 units)	37% (7 units)	26% (5 units)	5% (1 unit)

The Housing tenure site layout plan (JPA rev P04 received 03/10/25) indicates the distribution of the affordable tenures across the proposed layout. The affordable dwellings are distributed across the entire site and includes complete occupation of two of the flatted blocks and a range of detached, semi-detached and terraced dwellings, providing a range of house types to provide choice for residents in need of affordable housing.

Whilst the distribution is not entirely pepper-potted across the site, there are operational maintenance benefits to Registered Providers in clustering affordable tenures together in neighbouring houses and in terraces.

The submitted housetype pack (JPA rev v5 received 17/11/25) providing details of the elevation design of the dwellings and flatted blocks does not include any significant variation in design for the buildings identified to be made available as affordable tenures.

It is therefore considered that the mix of private and affordable tenures matches the requirements of Local Plan policies HOU1 and HOU2 and the associated S.106. The proposed distribution and design ensure the affordable housing is indistinguishable from the market housing in accordance with criterion iv. of Local Plan policy HOU2.

v. On-site highway safety.

In order to ensure the pattern of streets, described above, provide safe routes for users and comfortable places to live they have been subject to extensive review by HCC Highway officers. The principal aspect is ensuring the design discourages vehicle speeds and sufficient visibility at junctions is achieved for all users. Whilst the layout of the planning application has sought to restrict road widths and excessive visibility splays to encourage a cautious approach to manoeuvring, physical interventions have been included along the primary north-south estate road to change the appearance of an engineered road to a route passing through residential courtyards, through the use of raised tables at junctions, changes in surface materials, streetside trees and walls.

The planning application is supported by a highway layout plan (GTA civils rev P10 received 17/11/25) which demonstrates, to the satisfaction of the HCC Highway officer, that sufficient junction visibility and forward visibility at road corners can be achieved.

The design of the roads, incorporating the above described features of the built development and road design and site landscaping, shown on highway layout plan (GTA Civils rev P10) and Landscape Framework plan (Deacon Design rev F received 24/11/25) is considered, to the satisfaction of the HCC Highway officer, to discourage speeds along the north-south primary route that would compromise highway and pedestrian safety. This addresses the concerns raised by MPC.

Tracking plans for a refuse vehicle, fire tender, delivery van and private motor car have been provided in support of the planning application. These demonstrate, to the satisfaction of the HCC Highway officer, that such vehicles can navigate through the site safely. In the case of delivery vans and motor cars, the vehicles considered most likely to travel through the site, the plans show they can satisfactorily pass each other throughout the site.

However, the HCC Highway officer has commented that where a refuse vehicle and motor car meet on the roads at the edge of the built area there are sections where they cannot pass. As indicated on the site layout plan (JPA rev P04 received 03/10/25) the roads through the built area connect up, with only one cul-de-sac in the south corner. As such any motor vehicles approaching a refuse vehicle have the option to take an alternative route. Furthermore, the refuse vehicle is unlikely to visit the site more than once a week, as such the risk of a conflict being unsafe, causing congestion or occurring regularly is low.

The second comment from the HCC Highway officer regarding the width of a pavement in front of dwelling numbers 15, 29-31 as shown on the site layout plan (JPA rev P04 received 03/10/25) being less than 2.0m wide. This path serves these four dwellings. However, a wider path is positioned on the north side of the same road, which continues in to the open space to the west of the area of built development. It is considered that pedestrians will not be forced to walk in an unsafe environment given the network of paths across the area of built development.

The planning application is supported by a Road Safety Audit (RSA) (M&S Traffic received 09/09/25) and an RSA addendum (received 17/11/25). The HCC Highway

officer considers that the matters raised by the independent assessor have been resolved by revisions to the planning application shown on the Site Layout Plan, Highway layout plan and tracking plans. This also addresses the concern raised by MPC regarding the absence of an RSA.

The applicant has indicated they do not intend to make the roads and paths on site available to HCC for adoption. Whilst MPC object to this stance, the applicant can not be compelled to offer the routes on-site for adoption. The outline planning permission is accompanied by a S.106 planning legal agreement that requires future maintenance of the open space. As such this concern does not render the planning application unacceptable.

The representation from the HCC Highways officer requests the imposition of two conditions to ensure delivery and maintenance of visibility splays, and provision of parking and manoeuvring spaces prior to occupation of the relevant dwellings. Both conditions are considered to be necessary and will be added to the recommendation.

As such, subject to conditions, it is considered that the planning application makes provision of a safe environment for pedestrians and motorists, in accordance with Local Plan policies CCC2 criteria (i) and (vi) and ENV3 criteria (iii) and (iv) and NPPF paragraphs 115 criterion (b) and 116.

vi. Refuse collection.

The houses will be expected to store bins within their respective residential curtilage and mid-terrace houses have external access to their rear gardens. The three-storey flatted blocks have bin storage space incorporated within the buildings to store the large communal bins to be provided in accordance with the NFDC waste collection regime. As such provision is made for the storage of bins away from the public realm, in safe and secure locations, preserving the quality of the residential environment.

The NFDC Waste Collection officer was consulted on the planning application. However, no comments were received.

To the satisfaction of the HCC Highway officer the supporting Site Parking and Bins layout plan (Rev P04 received 03/10/25) and the Refuse vehicle tracking plan (rev P08 received 17/11/25) demonstrates that a refuse vehicle can safely navigate throughout the proposed layout, to service the dwellings, flats and designated bin collection points. Being able to route the refuse vehicle throughout the entire site limits reliance on communal bin collection points and the need for residents or collection operatives to drag bins excessive distances.

As such it is considered that the planning application makes adequate provision for bin storage and collection, whilst preserving the appearance of the site.

The representation received from MPC concludes that insufficient information was available in order to make an informed decision in some aspects of the layout of the site. As described throughout this part of the assessment of the planning application, extensive plans of the layout of the built development and road design and the design of the landscape and open spaces have been submitted in support of the planning application. It has been possible to undertake a detailed assessment to arrive at a recommendation.

As such, subject to conditions, it is considered that the planning application proposes a layout that will be safe for residents and other road users, have attractive streets, makes effective and efficient use of land, accommodate refuse servicing needs and incorporate affordable housing in a manner that will create an attractive residential

character in accordance with Local Plan policies SS3, ENV3, CCC2 HOU1, HOU2 and NPPF paragraphs 115, 116, 129, 130 and 135.

iii) Scale and Appearance

Local Plan Policy ENV3 requires buildings to be high quality design and demonstrate that they are functional, appropriate and attractive, creating buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout including height, appearance and density.

The outline planning permission included a housing and green infrastructure parameter plan and illustrative site sections. However, these did not set any limits on the scale of buildings that could be considered acceptable, allowing for flexibility in the design and appearance of the buildings to be considered on their merits at submission of reserved matter applications.

i. Height of buildings.

As set out on the supporting Building heights layout plan (JPA rev P04 received 03/10/25) the planning application proposes predominately traditional sized two storey houses for the majority of the site. There are also two blocks of two storey maisonettes and three blocks of three storey flats.

It is considered that the heights of the various buildings are entirely consistent with the context of suburban residential development in Marchwood. For example, there are three-storey modern townhouses on Admiralty Way on the adjacent RNAD site.

The three storey blocks of flats have a vertical emphasis to their design through the use of articulation and materials on the elevations. As indicated on the supporting site layout plan (JPA rev P04 received 03/10/25) the flats are not positioned immediately adjacent to the two storey houses. As such the additional height and different roof forms on different residential typologies do not result in an incongruous streetscene.

As such the proposed height of buildings accords with Local Plan policy ENV3 criterion (i).

ii. Massing and scale.

As set out, the submitted housetype plans (JPA rev v5 received 17/11/25) includes standard suburban housing typologies including two-storey terraced and semi-detached houses and flatted blocks up to three storeys.

Where buildings are located at corners, prominent positions or atypical shaped plots, the shape and massing of the building has been specifically designed to contribute positively to place making, way marking and ensure the building fits the plot. This latter point is most particularly relevant to the maisonette and Flat over Garage (FoG) buildings and allows the proposal to make efficient use of the site and maintain the active frontage perimeter block layout.

Essentially, these are considered to be an acceptable design response to a complex context which includes a modern housing development that itself is a Conservation Area to the east and an industrial townscape to the west.

As such, the proposed massing and scale of buildings accords with Local Plan Policy ENV3 criterion (i) and NPPF paragraph 135 criterion (e).

iii. Appearance.

Local Plan policy ENV3 sets out that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate and attractive.

The planning application is supported by a Housetypes pack (JPA rev v5 received 17/11/25) that includes feature houses for prominent positions at corners and junctions, that make use of projecting materials, window detailing and multi pitched roof forms to enhance their visual presence. There is a consistency in the architectural style and appearance of the majority of the houses and whilst richness and detailing is limited, they have a collective simplicity that is enhanced by the feature buildings.

With respect to the appearance of the blocks of flats. The two storey blocks follow the design, scale and proportions of the houses. The larger three storey blocks have a different architectural style, with flat roofs and a vertical emphasis to window and material detailing and are set within in their own landscape with associated parking areas.

The design of the blocks of flats, inclusion and design of the feature buildings, shown on the plans to be included in support of the recommendation, respond to concerns raised by the Environmental Design officer.

Like the many other modern residential estate developments around Marchwood, the planning application will have a collective and cohesive design and character. It is considered that there is not a unique distinctive design across the built-up area of the parish that the planning application should refer to or replicate. As such, whilst the concerns of MPC may not be resolved, they are not considered to weigh against the planning application.

A detailed schedule of materials has not been provided in support of the planning application. It is clear from the housetypes pack that there will be a mix of timber cladding, brick and render on the variety of buildings. However, a condition can be used to secure precise details of the materials to be used. Such a condition will be included in the recommendation.

As such the proposed appearance of buildings accords with Local Plan policy ENV3 criterion (i).

iv. Heritage.

The residential site adjoining the planning application to the east, is designated as the Royal Naval Armaments Depot Conservation Area (RNAD). Several original buildings were retained and converted when the site was developed for housing. Some of which are Listed Buildings. In addition, there are Listed walls and structures. The brick wall that extends around the boundary of the RNAD site is not listed. However, it is a significant feature of the conservation area and should be considered as a non-designated heritage asset.

The outline planning permission concluded that no harm to the setting, features of special architectural or historic interest of the listed buildings and structures would occur. However, it did conclude that less than substantial harm was caused to the significance of the RNAD conservation area due to the loss of the open space, considered by the NFDC Conservation officer, to act as a buffer in event of explosion

in the munition's stores. Upon application of the heritage balance, as directed by paragraph 215 of the NPPF and Local Plan policy DM1 such harm was considered to be outweighed by the public benefits of the planning application.

In respect to this reserved matter application the NFDC Conservation officer considers that the design, appearance, massing, landscaping and layout causes less than substantial harm to the setting of the designated heritage asset, in this case the RNAD conservation area. As such, the proposal is identified as a minor harm in terms of the overall planning balance.

As described above, the layout of the planning application takes influence from the layout of roads and buildings within the RNAD conservation area. In accordance with the Outline Planning Permission Land Use parameter plan, the proposed built form is separated from the boundary wall of the RNAD by open space.

Due to the scale and presence of the boundary wall along the edge of the RNAD conservation area, there is no direct route between spaces in the conservation area and those in the planning application. Furthermore, there is clear definition to the extent of the RNAD conservation area because of the containment afforded by the boundary wall, as such the contrast in the appearance of the buildings inside and outside the conservation area does not erode the character and appearance of the built form within the heritage asset.

It is considered that the scale and appearance of the dwellings subject to this planning application will not have any greater or lesser effect on the contribution of the open space, subject to these proposals, to the significance of the designated heritage asset, than has already been considered to be outweighed by the public benefits in granting outline planning permission.

As such, subject to conditions, it is considered that the scale and appearance of the planning application will preserve the significance of the RNAD conservation area and provide an attractive residential environment in accordance with Local Plan policies ENV3, SS3 and DM1.

C) Residential Amenity and Noise Nuisance

Local Plan policy ENV3 at paragraph (ii) requires development, to avoid unacceptable effects by reason of visual intrusion, overbearing, overlooking, shading, noise and light pollution.

Local Plan policy CCC1 sets out the health and safety of communities should not be prejudiced by pollution or hazards.

i. Residential Amenity.

The outline planning permission recognised that some existing residents on Quayside Walk to the east of the planning application site may experience effects on their amenity. The approved Land Use parameter plan provided a 17m separation from the area for built development to the nearest residential neighbours.

As described above the detailed Site Layout plan supporting this Reserved Matters application presents the arrangement of houses across the site, consistent with the Land Use parameter plan. The planning application locates the proposed houses at least 25m away from the boundary of residential plots to the east in Quayside Walk, and greater separation to the houses on those plots. Furthermore, in most cases any views from the front windows of the proposed dwellings will be filtered by mature trees along the Public Right of Way following the east edge of the planning application site.

In order to protect the proposed houses from the identified flood risk, the planning application raises ground levels by up to 2m, on which the homes will be built. This could allow for views from ground floor windows and the public realm outside the homes on the planning application site. However, even at the elevated position, it is considered that the separation distance, density of tree crowns and most particularly the large boundary wall enclosing the RNAD conservation area, behind which the neighbouring houses are located, the planning application will not give rise to unacceptable impacts on privacy to be detrimental to the amenity of neighbours.

Residents of the existing neighbouring dwellings in the RNAD are likely to be able to see the proposed houses. However, the aforementioned separation distances, trees and boundary wall will interrupt the views and avoid any detrimental effects on outlook. Furthermore, being to the west of the existing houses, any shading cast by the proposed houses would only occur at the end of the day for a short period in the middle of summer and would not have an unacceptable effect on the amenity of the residents.

The planning application will give rise to additional noise and lighting associated with any normal suburban residential environment. It is considered that these effects will not be out of character or scale with the general residential comings and goings that already occurs in the area, as such will not have an unacceptable impact on the amenity of the occupiers of the existing houses.

As indicated on the supporting site layout plan it is considered that the planning application proposes acceptable amenity for residents of the proposed houses, in respect of avoiding unacceptable effects from visual intrusion, overlooking, overbearing and shading. Views between houses will be possible and shade will be cast across gardens at times throughout the day. However, not to the extent that would be unreasonable or compromise the amenity of residents.

Furthermore, as described above in consideration of the layout of the planning application, the larger flatted blocks are separated from the houses by roads, parking and their own landscape setting. As such they would not give rise to overbearing and shading effects or restrict outlook, of the occupiers of the proposed houses, to the extent of being detrimental to residential amenity.

The Local Plan does not include any standards for the provision of private amenity garden space. NPPF paragraph 135 encourages decisions to ensure developments, *inter alia*:

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

As indicated on the supporting site layout plan the planning application provides all of the houses with rear gardens of at least 10m depth. The width of the garden is determined by the size of the house, as such larger houses on wider plots have larger gardens, therefore commensurate with their reasonable needs. Furthermore, rear gardens are generally enclosed by other rear gardens and the planning application does not include parking courtyards located behind or between rear gardens, as such the rear gardens will not be affected by multiple vehicles manoeuvring immediately behind the garden enclosure.

The flatted blocks would have communal grounds around them and as indicated in the supporting housetype design pack each first and second floor flat in the flatted blocks will have a balcony, providing the occupier with private amenity space.

Coupled with the provision of circa 5ha of open space and children's play on the planning application site, as well as improved public footpaths and access to waterside routes it is considered that residents of the planning application will enjoy a high standard of amenity, entirely sufficient to meet their reasonable needs.

As such it is considered that the amenity of existing residents will not be unacceptably affected, and that sufficient amenity will be achieved for residents of the planning application, in accordance with Local Plan policy ENV3 criterion ii.

ii. Noise nuisance.

In addition to the above referenced policies, the site-specific Local Plan policy SS3, includes the following site specific consideration at criteria iii.

- c. Design or other appropriate measures in any new development to minimise and mitigate the effects of potential noise and light impacts generated by the Port of Southampton on residential amenities.

In response to the consultation response received from the NFDC Environmental Health officer (EHO) and the representation received from the operators of the Port of Southampton the outline planning permission was conditional on further assessment of the potential risk of noise from vehicles on Normandy Way and the general operation of the port being undertaken in order to influence the detailed design of the reserved matter applications for layout and appearance, or identify if any mitigation was required and how it could be delivered. Condition 17 of the outline planning permission requires:

Any application for the Reserved Matter of Layout shall be accompanied by a stage 2 noise impact assessment, in accordance with ProPG, with evidence to demonstrate how the findings of the assessment have informed the layout and details of any mitigation required.

This reserved matters application is supported by a noise impact assessment (NIA) (SLR Consulting rec'd 17/12/24).

With respect to the potential for vehicle movements along Normandy Way to give rise to noise levels considered to be detrimental to residential amenity, the noise impact assessment concludes that standard thermal double glazing will be sufficient in normal conditions. However, consideration of overheating may conclude mechanical ventilation will be required for a small number of houses along the southern edge of the planning application, closest to Normandy Way, in order to maintain reasonable internal noise levels. This is considered acceptable to the NFDC EHO.

The NIA, submitted to satisfy condition 17 of the outline planning permission and support the Reserved Matters application did not assess the noise from the port of Southampton and its potential to have an impact on the amenity of the occupiers of the planning application.

However, the outline planning permission was supported by an initial noise assessment, that did include reference to the risk of noise from the port of Southampton to be a nuisance. In the absence of detailed designs of the layout of the planning application it was not possible to conclude that harm would occur or if mitigation was necessary.

In response to the objections received from the operators of the port of Southampton, DP world and Associated British Ports (ABP), the applicant produced a Noise Technical Memorandum (NTM) (SLR received 24/06/25). The report addresses the principal concerns of the objectors, that stem from the 'Agent of Change' principle. Set out at paragraph 200 of the NPPF, it states:

Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

In this case, the port of Southampton operates at noise levels for durations and times of day that could have an adverse effect on the new residential development proposed by the planning application.

The NTM is supported by additional surveys of noise specifically from the port of Southampton, that did not identify noise levels significantly different from those recorded by the surveys supporting the outline planning permission.

The operators of the port raise concerns that the surveys were not undertaken during worst case scenarios and that louder events could take place, wind direction could be less favourable and there have been more complaints to them directly, from existing Marchwood residents, than reported to the Council's Environmental Health officers.

The NFDC Environmental Health officer has considered the case presented by the operators of the port of Southampton and the NTM presented by the applicant and makes the following assessment.

- Complaint history.

DP World reported 78 complaints regarding noise have been received since 2019. However, these were not substantiated with acoustic data or reported to NFDC. Recognising that some cases were directly linked to individual ships, DP World has approached individual ship operators to encourage repairs and enhanced maintenance. However, it is not clear what other mitigation measures have been considered or employed, in response to complaints received.

- Survey duration.

It has been suggested that surveys have not captured atypical conditions, such as northerly winds and problematic ships. However, it is not considered reasonable to expect surveys to include atypical scenarios. Such factors are unpredictable, transient and unlikely to occur for significant durations. As such it is difficult to monitor them as well as conclude that they would be harmful.

- Dominance of Port Noise.

The submitted noise monitoring data identified operational port noise, including the visiting vessels, could have a significant adverse impact at the development site, with low-frequency noise being particularly prominent, with engine noise from one or more visiting vessels observed to dominate the ambient sound climate at times, a finding supported by visits to the planning application site by the NFDC Environmental Health officer.

In conclusion it has been found by the noise consultant that vessel noise can, at times, dominate the local sound environment, a situation experienced by the NFDC Environmental Health officer. However, the NFDC Environmental Health officer considers that the extent and frequency is inherently difficult to quantify but when present is likely to exceed internal noise criteria for nearby dwellings, both during the day and night.

As described above in consideration of the layout of the proposed housing there are positive reasons why the layout of the planning application has not been designed in order to prevent noise having an effect on amenity. However, such an impact is capable of being mitigated for through use of enhanced glazing specifications and mechanical ventilation systems to preserve the amenity of residents. Details of such measures are secured by way of a condition included in this recommendation.

The assessment and information provided satisfies Condition 17 of the outline planning permission. Furthermore, subject to mitigation, the NFDC Environmental Health officer does not consider there will be an unacceptable effect on the amenity of residents of the planning application from port related noise. As such it is considered the concerns of MPC on this matter have been addressed.

Therefore, the planning application is in accordance with Local Plan policies ENV3 criterion ii. and SS3 criterion iii.c.

D) Drainage and Flood Risk

Local plan policy CCC1 seeks to ensure that development does not result in hazards that prejudice the health and safety of communities and the environment and also take opportunities to address existing hazards. It confirms that in areas of flooding, vulnerable development will not be permitted unless in accordance with the sequential and exceptions test. Paragraph 8.12 confirms that the Council will apply national policy as set out in chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change).

Local Plan policy SS3 criteria iii) Site specific considerations to be addressed by a planning application include,

- e. Wherever possible, development should be directed to Flood Zone 1 and will only be considered within Flood Zones 2 or 3 where it is possible to mitigate flood risk. Preparation of a detailed site-specific Flood Risk Assessment will be required to demonstrate how the proposed development will be made safe over its lifetime.

The outline planning permission was supported in principle by flood and drainage strategies to the satisfaction of HCC Surface Water Drainage officers and the Environment Agency, subject to detailed technical designs for flood compensation areas and drainage infrastructure being provided.

Condition 5 of the outline planning permission required submission of such a detailed drainage strategy to accompany this Reserved Matter application, in order that the housing layout and extent of impermeable surfaces and buildings can be calculated and inform the layout and scale of drainage infrastructure. As described above in consideration of the landscape and layout of the planning application, the surface water drainage strategy relies on a network of swales, rain gardens, ditches, pipes, attenuation basins and soakaways to dispose of surface water from the area of built development.

This surface water drainage design is described in detail in the supporting Drainage Statement (GTA Civils received 05/08/25), Site Drainage layout sheets 1-3 (GTA Civils received 06/10/25) and a Drainage technical note (GTA Civils received 31/10/25). The strategy broadly accords with the principles established by the outline planning permission and has introduced swales and rain gardens to provide additional sustainable drainage as described in the Design and Access Statement submitted to support the outline planning permission.

Whilst the NFDC Environmental Design officer has concerns regarding the aesthetic design of the attenuation basins, assessed above, the HCC Surface Water Drainage officer is content that the planning application demonstrates sufficient storage capacity, with allowance for urban creep and climate change, is provided for the scale and layout of the planning application.

However, the details of ground permeability provided have not, to the satisfaction of the HCC Surface Water Drainage officers, demonstrated that condition 5 of the outline planning permission can be discharged at this time.

Additional details of the proposed drainage strategy, based on the detailed design and layout of the planning application under consideration here, can continue to be provided in order to satisfy the requirements of the condition. Agreement on the technical details is not required to support a decision to approve this reserved matters application.

As considered by the outline planning permission, the site is at risk of tidal and fluvial flooding. Supported by a site-specific Flood Risk Assessment the outline permission was conditional on achieving finished floor levels above the predicted flood depths, with allowance for a freeboard.

The planning application is supported by Site Levels Contours sheets 1-3 (GTA Civils received 06/10/25) that confirm the precise extent of land being raised to achieve the finished floor levels of the buildings required to comply with condition 20 of the outline planning permission. It is therefore possible to calculate the floodplain compensation required. A Flood Risk Assessment Addendum (FRAA) (GTA Civils received 11/11/25) has been provided. This has set out that adequate open space, to the satisfaction of the Environment Agency, within the site remains available to act as floodplain for the stream close to the site along Magazine Way, without causing additional risk to existing residents of Admiralty Way.

The finished floor levels have been set to protect residents from the risk of flooding predicted to occur on the site. Details justifying the freeboard allowance applied to the finished floor levels of the buildings, have been provided in the FRAA, to the satisfaction of the Environment Agency.

In the absence of objections from these technical consultees it is considered that the concerns raised by MPC on drainage and flood risk have been addressed.

As such it is considered that the planning application accords with condition 20 of the outline planning permission, Local Plan policies SS3 criteria iii) and CCC1 and chapter 14 of the NPPF.

E) Other Matters

Designing out Crime.

The comments received from the Hampshire & Isle of Wight Designing out Crime officer and MPC are acknowledged. However, the quality of the security entry system

through communal doors in blocks of flats is a level of detail beyond the planning process.

Whilst gates are not shown on shared paths providing external access to rear gardens, the majority of the paths are straight allowing direct line of sight along their length. Whilst the addition of gates could have a security benefit, the scheme as shown on the supporting Site Layout Plan (Rev P04 received 03/10/25) and Boundary Material plan (Rev P04 received 03/10/25) is not considered to pose a significant crime risk to be unacceptable because such detail is not shown for the small number of rear access paths that are not straight.

As such the proposal accords with NPPF paragraph 135 criterion (f).

Ground Contamination.

The NFDC Contaminated Land officer has no objection to the planning application subject to the imposition of conditions securing sufficient surveys of ground conditions for the presence of contamination are undertaken and appropriate restoration is included.

The outline planning permission was conditional on sufficient surveys and mitigation being achieved (conds 12-16) and satisfactorily addresses the matter. The first survey and risk assessment stages of the conditions have been complied with. As such it is not necessary to include such conditions in this recommendation.

Health and Safety Executive (HSE).

In accordance with the position presented in support of the outline planning permission, the HSE do not advise against granting permission for the planning application with regard to the potential risk to human health in the event of an explosion from the gas pipeline crossing the southern section of the site. Both in respect of the housing density and the potential number of people being in the open space on site at the same time.

Comments from MPC regarding easements and wayleaves for the gas pipeline are matters for the applicant to address prior to commencing development. However, it is noted that the supporting Landscape Framework plans (Deacon Design rev F received 24/11/25) highlight routes and space on either side of the infrastructure, demonstrating an understanding of such requirements.

The site falls within the consultation zone of a licenced store of explosive materials on the port of Southampton. The Land Use parameter plan supporting the outline planning permission was not restricted by such proximity. As confirmed by the applicant the proposed blocks of flats are not vulnerable buildings, based on the tests used by the HSE. As such the HSE raises no objection to the planning application.

11 OTHER MATTERS

The Outline planning permission is supported by an Appropriate Assessment of the planning application against the Habitats regulations. Identifying likely significant effects on protected sensitive habitats in the New Forest and Solent could occur from recreational activities and nutrification of water quality. The Outline planning permission secured mitigation in accordance with Local Plan policy ENV1 to avoid adverse effects to the integrity of the habitats occurring. This planning application is considered to be in accordance with secured measures and as such, no further assessment or review is required.

12 CONCLUSION / PLANNING BALANCE

As set out the proposal is for approval of reserved matters for 150 new dwellings including 53 affordable dwellings. The proposal brings forward a housing development which overall is considered to be well designed, in line with Local Plan policies, SS3, ENV3 and ENV4 and NPPF paragraph 135 with significant areas of new tree planting, and the protection of existing trees, as well as a range of other public benefits relating to the provision of significant areas of public open space and ANRG land, accessible to existing residents as well as future residents. The proposal reflects the built density (36dph) identified at the Outline planning application stage and as such represents an efficient use of land in accordance with NPPF paragraph 129.

The development will result in social and economic benefits and will release much needed housing taking into consideration the lack of sufficient housing land within the District a situation that has worsened since the grant of outline planning permission on this site. These public benefits were concluded to outweigh the less than substantial harm considered to be caused by the outline planning permission to the significance of the RNAD conservation area. It is considered that this application does not change that conclusion.

Overall, it is considered that the balance of considerations is one of approval taking into account the public benefits and broad compliance with the Development Plan when considered against the identified design harm set out by the NFDC Environmental Design and Conservation officers and Marchwood Parish Council.

The planning application delivers 150 dwellings in accordance with criterion i. of Local Plan policy SS3. It is considered to comply with the masterplanning objectives of criteria ii. in that it is well-designed, protected from sea level rises, conserves designated heritage assets, allows and enhances public access through the site to the waterfront and creates a clear distinction between the built area and natural recreational greenspace. And as set out, in this planning application and the Outline planning permission, addresses the technical matters of criteria iii.

The planning application is considered to comply with Local Plan policies STR1, STR3, STR5, ENV1, ENV3, ENV4, HOU1, HOU2, CCC1, CCC2, IMPL2, DM1, DM2 and CS7 and NPPF paragraphs 115, 116, 129, 130, 135, 136, 181, 182, 200, 215.

13 RECOMMENDATION

Grant Subject to Conditions

Reserved matters of Appearance, Landscape, Layout and Scale, specified in condition 2 of outline permission reference number 22/10449 dated 28/03/24 and approval of details pursuant to conditions 6. Details of equipped children's play, 9. Additional footpath for Public Right of Way, 17. Noise assessment and mitigation and 20. Compliance with Finished Floor Levels of outline planning permission 22/10449.

Proposed Conditions:

1. Approved Plans.

The development permitted shall be carried out in accordance with the approved plans and conditions as applied to outline planning permission ref:22/10449, and in accordance with the following approved plans:

Site Layout Plan ref:24034_2-PL-2-02 rev P04 rec'd 03/10/25
Site Layout tenure ref:24034_2-PL-2-03 rev P04 rec'd 03/10/25
Site Layout building materials ref:24034_2-PL-2-05 rev P05 rec'd 03/10/25
Site Layout Parking & Bins ref:24034_2-PL-2-07 rev P04 rec'd 03/10/25

Play area design plan ref:DD102L08 rev C rec'd 24/11/25

Landscape Framework plan Overview ref:DD102L09 rev F rec'd 24/11/25
Landscape Framework plan 1of2 ref:DD102L10 rev F rec'd 24/11/25
Landscape Framework plan 2of2 ref:DD102L11 rev E rec'd 06/10/25

Highway Layout plan ref:13047/100 rev P10 rec'd 17/11/25

Site Levels and Contours sht 1 ref:13047/1801 rev P11 rec'd 06/10/25
Site Levels and Contours sht 2 ref:13047/1802 rev P11 rec'd 06/10/25
Site Levels and Contours sht 3 ref:13047/1803 rev P11 rec'd 06/10/25

Housetypes pack 2.0 V.5 rec'd 17/11/25

Site Sections 1of2 ref:DD102D01 rec'd 09/10/25
Site Sections 2of2 ref:DD102D02 rec'd 09/10/25

Reason: To ensure satisfactory provision of the development.

2. Phasing Condition.

Prior to the commencement of construction of the first dwelling, hereby approved, a plan and timetable setting out the phased delivery of the development hereby approved shall be submitted to and approved in writing. It shall demonstrate how appropriate amounts of ANRG and POS are to be delivered concurrent with residential occupation. The agreed plan shall be followed unless with prior submission and written agreement to any variation.

Reason: In order to ensure the development occurs in a timely manner and in accordance with policies ENV1 of the New Forest District Local Plan part 1: Planning Strategy 2020 and CS7 of the New Forest Local Plan Core Strategy 2009

3. Materials

Prior to their use, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. **Planting Specification.**

Before development commences above DPC, a detailed schedule of plant species, numbers and sizes, to correspond with the Landscape Framework Plans hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include a timetable for implementation and measures for management and maintenance for at least 30 years.

The agreed details shall then be implemented in accordance with the agreed time scales and thereafter maintained in accordance with the agreed maintenance regime.

Reason: To ensure that the development takes place in an appropriate way and to ensure biodiversity net gain is delivered to comply with Policies ENV1, ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. **Bike storage. Flats.**

Prior to the commencement of development on the blocks of flats details of bicycle storage racks to be provided in the bike store as shown on the approved plans and provision for the safe parking of visitors bikes externally, shall be submitted and approved in writing by the Local Planning Authority. The details shall demonstrate compliance with the requirements of the adopted Parking standards SPD and be implemented prior to first occupation of the relevant block of flats and thereafter retained.

Reason: In the interests of encouraging sustainable forms of travel and in accordance with Local Plan policy CCC2 and the Parking Standards SPD

6. **Bike storage. Houses.**

Prior to the commencement of development above DPC details of the provision of stores for the storage of bikes for each house or mainsonette shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate compliance with the adopted Parking Standards SPD requirements for the number of bikes to be stored based on the size of the dwelling. The agreed details shall be installed and available for use prior to first occupation of each dwelling respectively.

Reason: In the interests of supporting sustainable forms of travel and in accordance with Local Plan policy CCC2 and the Parking Standards SPD.

7. Port Noise assessment

Prior to development above DPC, a Noise Mitigation Scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall be informed by an assessment of port-related noise, including low-frequency components, and demonstrate how noise levels will comply with BS 4142:2014 and internal and external amenity standards as per BS 8233:2014 and ProPG: Planning & Noise. The approved measures shall be implemented before first occupation and retained thereafter.

Reason: In order to ensure that the reasonable amenity of residents of the scheme and in accordance with Local Plan policy ENV3 and paragraph 200 of the NPPF.

8. Parking provision.

For each identified Phase of Development set out by condition No.2 of the planning permission, no residential dwelling, hereby permitted without on-plot vehicular parking, shall be occupied until all the proposed unallocated vehicle parking areas shown on the approved plans for that Phase have been completed to a suitable standard and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development at all times.

Reason: To ensure that there are adequate unallocated parking facilities to serve the occupiers of the development.

9. Visibility Splays.

Prior to occupation of the first dwelling in each phase, as defined by condition 2, of the development hereby approved, the visibility splays in that phase shall be provided as shown on the approved Highway Layout plan ref:13047/100 rev P10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) nothing over 0.6m in height above the level of the carriageway shall be placed or permitted to remain within the visibility splays.

Reason: In the interests of highway and pedestrian safety in accordance with policy CCC2 of the New Forest District Local Plan part 1: Planning Strategy 2020.

10. Road noise mitigation.

All recommendations outlined in the Noise Impact Assessment carried out by SLR consulting Ltd received 17/12/24 shall be implemented during construction and shall be completed before occupation of the relevant dwelling hereby approved and shall be thereafter maintained, unless otherwise agreed in writing by the LPA.

Reason: In the interests of the amenities of residents and in accordance with policy ENV3 of the New Forest District Local Plan part 1: planning strategy 2020.

11. **Bin Storage Flats**

Prior to first occupation of the flats hereby approved, the bin storage space, shown on the approved floor plans for the relevant block, shall be available for use and thereafter retained for such purposes.

Reason: In order to make appropriate provision for the storage and collection of refuse and in accordance with ENV3 of the New Forest District Local Plan part 1 Planning Strategy 2020.

12. **Bin Storage Houses.**

For each identified Phase of Development set out by condition No.2 of the planning permission, no residential dwelling, hereby permitted shall be occupied until all the Bin Collection Points as indicated on the Parking and Bins Layout Plan received 03/10/25, have been provided. The Bin Collection Points shall thereafter be retained for that purpose.

Reason: To ensure that adequate storage and collection facilities to serve the occupiers of the development.

13. **Hard landscaping.**

Prior to their installation, details of products and materials of all furniture, benches, bollards, bins, signs, barriers, hard surfaces, paths, retaining structures and bridges shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in accordance with the phasing plan secured by condition no.2 and thereafter retained.

Reason: In order to ensure appropriate design quality and appearance in the open spaces on site in accordance with policy ENV3 of the New Forest District Local Plan part 1: planning strategy 2020.

Further Information:

James Gilfillan

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New Forest DISTRICT COUNCIL

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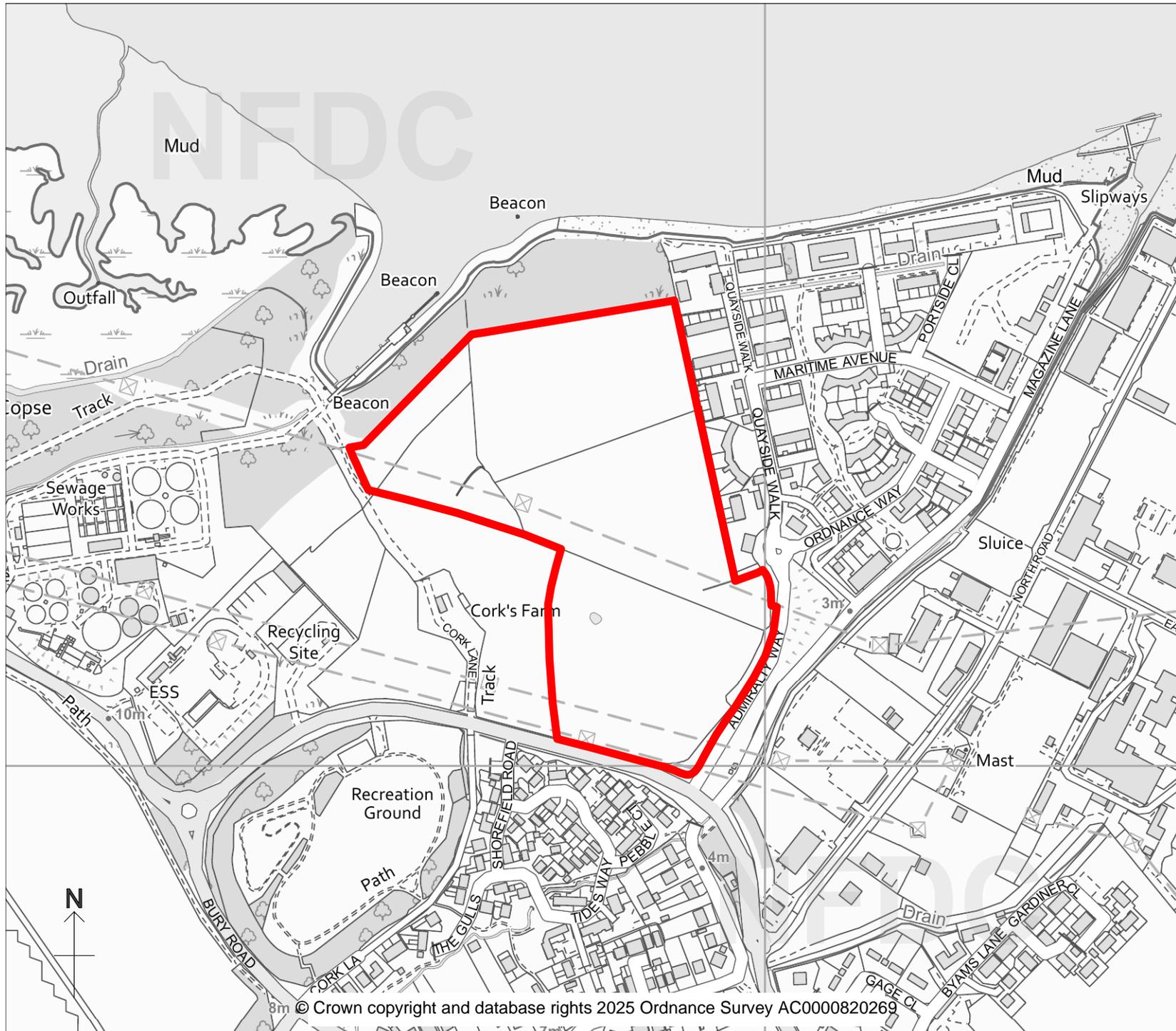
PLANNING COMMITTEE

December 2025

Land at Corks Farm
Normandy Way
Marchwood
24/10992

Scale 1:5000

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the internet, it will not be to
scale.



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Planning Committee 10 December 2025

Application Number: 25/10835 Full Planning Permission
Site: 6 BITTERNE WAY, LYMINGTON SO41 3PB
Development: Erection of attached store to side, change of materials to dormer windows; fenestration changes
Applicant: Mr Savin
Agent: Kode Architecture
Target Date: 11/11/2025
Case Officer: Jacky Dawe
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Town Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of the area.
- 3) Residential amenity.

2 SITE DESCRIPTION

The application property is located within the Lymington defined Built up Area and is also within an area that is covered by the Lymington Local Distinctiveness Supplementary Planning Document.

The application property is a . detached chalet bungalow with front dormers. The street scene is varied in style and materials comprised of bungalows and chalet style properties within the immediate vicinity.

3. PROPOSED DEVELOPMENT

Permission is sought for a single-storey side extension for storage, to change the materials from timber cladding to render on the dormers and from slate to clay tiles on the roof, change of window frames from light grey to white aluminium crittal windows, and for an additional window (single pane) within the rear dormer. This application follows 24/11011 for extensions and 25/10511 for a new dwelling. The works have commenced on the previously granted application and are now substantially completed. This application seeks to regularise the on site situation and so it is partly retrospective.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
25/10511 New dwelling; widen driveway area to allow 2 cars; ramped pathway access; existing property and garage demolished	07/08/2025	Granted Subject to Conditions	Decided

24/11011 Raising of ridge to allow creation of first floor within roof space; front dormers and first floor rear extension with ground floor rear extension 08/01/2025 Granted Subject to Conditions Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Supplementary Planning Guidance And Documents

SPD - Lymington Local Distinctiveness - Character Area 6 - South Lymington

Neighbourhood Plan

Lymington and Pennington Neighbourhood Plan

The Lymington and Pennington Neighbourhood Plan, is now post examination with modifications. The Neighbourhood Plan is scheduled to go to Cabinet on 3rd December for a decision on whether it should proceed to Referendum. The Neighbourhood Plan now carries considerable weight as the plan is deemed legally compliant and meets the basic conditions and has reached a stage where we now have a duty to have regard and is now a material consideration.

Policy LP6 - High Quality Design In progress

National Planning Policy Framework 2024

Chapter 12 – achieving well designed places

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council - Re-consultation on additional plans

PAR 4: Recommend Refusal

- As previously stated, the proposed development is considered to have a visually intrusive appearance and is out of character with the surrounding residential area.
- Most, if not all, of the proposed alterations appear to have already been carried out. This is contrary to the statement made within the application and therefore renders the information provided inaccurate.
- The use of white render to the large rear dormer results in an overly dominant appearance that is not in keeping with the character and appearance of the area and adversely affects the amenity of neighbouring properties.
- The proposal represents poor-quality design and fails to comply with Policy ENV3 in respect of materials and design quality.

Lymington & Pennington Town Council - Original Plans

PAR 4: Recommend Refusal

- The proposed development was considered to have a visually intrusive appearance and is out of character with the surrounding residential area.
- Most if not all the applied for changes have been carried out. This is contrary to the statement made in the application which is, therefore, false.
- The white render to the large rear dormer makes it appear overly dominant. It is not in keeping with the appearance and character of the area and impacts on the amenity of neighbouring properties.
- The proposal represents poor quality of design and therefore fails to conform to Policy ENV3.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 2

- objection to use of render on the rear dormer as this accentuates the size of the dormer and makes it visually intrusive and not in keeping with the area. There are no other examples of render - timber is softer and provide greater ecological benefits;
- the amended plans now propose 6 windows which is further intrusion;
- addition of glazing bars not in keeping.
- the applications are retrospective.

10 PLANNING ASSESSMENT

Principle of Development

The site is located in the built-up area and so the principle of the development is acceptable, subject to the consideration of all other relevant material considerations as set out below. The two previous consents have established the principle of this development including the large rear dormer, this application seeks only to add a single-storey side extension, change the colour of the window frames, add a further window to the rear dormer and change the materials.

Design, site layout and impact on local character and appearance of area

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

The property falls within Character Area 6 South Lymington of the Lymington Local Distinctiveness SPD which specifies that distinctive features are the consistency of features, the set back and the rhythms of the built form. Materials should characterise each group within the area. The application property is identified as a larger garden space.

Policy LP6 of the Lymington and Pennington Neighbourhood requires high quality design. This policy states that design should contribute positively to local distinctiveness, quality of life and enhance the character and appearance of the locality. This policy generally conforms with Policy ENV3. Appendix C of the Lymington Local Distinctiveness document, should also be considered.

The changes proposed to the previously approved scheme are considered to be relatively minor in nature. The size and shape of the rear dormer has already been approved, the change to the window configuration within the rear dormer would add an extra window with a single pane to serve the same bedroom, the other two windows within the dormer would remain unchanged and serve a bathroom and a dressing room. Furthermore, the addition of glazing bars to the rear ground floor windows are also considered acceptable and being to the rear would have no visual impact on the street scene.

The change from timber cladding to a stone coloured render to this dormer are located to the rear of the property and only obscure views of the dormer would be possible between properties from the road. Therefore, views of the dormer would not appear prominent within the street scene.

The Town Council and third party representations have raised objection to the change in materials of the rear dormer to render and consider that this would accentuate its size and visual impact. However, as set out in the planning assessment above the rear dormer is the same size as already approved. The relationship to existing properties would remain unchanged and as such the change in materials would not lead the rear dormer appearing materially larger or over dominant within the context or in the street scene.

The dormers to the front are as previously approved. They are of a traditional shape and size, which sit well within the existing roof form, the change of materials from timber cladding to render would not detract from the character of the street or appear overly prominent within the varied street scene.

The predominant roof materials within the road are clay tiles, although there are a few examples of slate. As such, the change of the proposed roof materials to clay tiles is considered to be in keeping with the existing street scene.

The approved window frames were grey and white frames are now proposed. White is a traditional colour for window frames and not unusual within this street scene, however, there are varied colours within the immediate area.

The proposed single-storey side extension is set back from the front elevation of the dwelling and the roof pitch of the side extension would match that of the main roof, although considerably lower in height. The proposed materials would match those of the existing dwelling. Therefore, it is considered that the side extension would not detract from the character of the area or appear overly prominent within the street scene.

The proposed alterations to the previously approved scheme conforms with the requirements of Character Area 6 of the Lymington Local Distinctiveness SPD. It

reflects the set back and rhythms of the built form and materials in the area. The property is identified as a larger garden space, and this area would remain under the proposed alterations.

Overall the alterations to the previously approved scheme have been designed to appear proportionate to the existing dwelling and would not appear overly prominent within the street scene or detract from the character of the area. As such the proposals would comply with Policy ENV3 of the Local Plan Part 1.

Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The single-storey side extension is relatively low and sits off of the side boundary with no. 4.

The proposed change in materials, colour of windows or addition of glazing bars would not impact upon neighbour amenity. The introduction of a further window - with a single pane - within the existing rear facing dormer window would not increase the level of overlooking as it serves the same room. A back to back distance of approximately 35m would be retained with number 40 Lentune Way which is considered acceptable within the built up area to safeguard residential amenity and limit the potential for overlooking.

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours. As such the proposals would comply with Policy ENV3 of the Local Plan Part 1

Developer Contributions

N/A

11 OTHER MATTERS

None.

12 CONCLUSION / PLANNING BALANCE

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice and the views of interested 3rd parties have been taken into consideration. The proposal is considered to be an appropriate form of development. It would have an acceptable impact on the character and appearance of the area and would not adversely affect the amenities of neighbouring dwellings or highway safety.

As such, the proposals comply with Policy ENV3 of the Local Plan Part 1 and therefore, the recommendation is to grant planning permission.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:

KA-25-J58-A200 REV A = EXISTING ELEVATIONS - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A105 REV A = PROPOSED ROOF PLANS - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A104 REV A = PROPOSED FLOOR PLANS - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A103 REV A = PROPOSED SITE LOCATION AND BLOCK PLAN - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A102 REV A = EXISTING ROOF PLAN - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A101 REV A = EXISTING FLOOR PLANS - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A100 REV A = EXISTING LOCATION AND BLOCK PLAN - RECEIVED 16TH SEPTEMBER 2025

KA-25-J58-A201 REV B = AMENDED PROPOSED ELEVATIONS - RECEIVED 28TH OCTOBER 2025

KA-25-J58-A300 - ADDITIONAL INFORMATION FINISH DETAILS

Reason: To ensure satisfactory provision of the development.

Further Information:

Jacky Dawe

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New Forest

DISTRICT COUNCIL

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

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

PLANNING COMMITTEE

December 2025

6 Bitterne Way
Lymington

25/10835

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the internet, it will not be to
scale.

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Planning Committee 10 December 2025

Application Number: 25/10806 Full Planning Permission
Site: SPRINGBOURNE FARM, ROCKBOURNE SP6 3NS
Development: Agricultural Pole Barn (Retrospective)
Applicant: Mr & Mr Coles
Agent: Bell Cornwell LLP
Target Date: 03/12/2025
Case Officer: Vivienne Baxter
Officer Recommendation: Refuse
Reason for Referral to Committee: Parish Council no agreement to delegate reason for refusal

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the National Landscape

2 SITE DESCRIPTION

The site lies at the edge of the village of Rockbourne and is located in the countryside and Cranborne Chase National Landscape. The site forms most of the small holding known as Springbourne Farm. It lies to the southeast of a public right of way/agricultural track to the north of the village from which it is separated by a mature hedge. The field within which it is situated is subdivided by post and wire fencing with a further public right of way passing through in a separate parcel of land to the southwest of the site.

To the north of the site are buildings previously within the applicant's ownership which have consent to be replaced with dwellings. There is also a mobile home lawfully sited adjacent to these buildings.

3 PROPOSED DEVELOPMENT

The proposal is retrospective and is for the retention of a pole barn which is open to the southeast elevation. Land has been partially levelled in order to create a level floor within the building and there are stone filled gabions to support the structure. An area of hard surfacing would be retained to the southwest of the building, closest to the access into the field.

The application follows a previous refusal in December 2024 and subsequent dismissed appeal in August 2025 for that proposal. The reason for refusal was:

'The holding is predominantly horse related (for the grazing of elderly horses) and the proposal is not therefore considered to constitute either a farm diversification or alterations to an established rural enterprise. As such it is not considered to be an acceptable form of development within the countryside. By reason of the separation between the proposed barn and existing structures on the site, the current proposal

is not contained within the existing complex of buildings at the holding and is considered to be intrusive in its location adversely affecting the rural character of the area and the sensitive setting of the Cranborne Chase National Landscape. As such the proposal would conflict with policies ENV3, ENV4 and STR2 of the Local Plan Part 1 for the New Forest outside of the National Park, Policy DM22 of the Local Plan Part 2 for the New Forest outside of the National Park, saved CS21 of the Core Strategy for the New Forest outside of the National Park and the NPPF.'

The Inspector concluded that the presence of the building as located would erode the landscape and scenic beauty of the National Landscape (NL). The Inspector also stated that there were other buildings available which could accommodate the necessary equipment and hay bales in the locality.

The current planning application has been submitted to try and justify the need for the building and includes additional supporting information and it relates to a greater site area to 1.62ha (compared to the previous 130m²). This site area excludes the buildings at Springbourne Farm but includes the wider site (previously shown within the blue line).

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
24/10761 Agricultural Pole Barn (Retrospective)	20/12/2024	Refused	Appeal Decided	Appeal Dismissed 01/08/2025
25/10323 Variation of Condition 2 of application 23/10307 to allow design changes including fenestration alterations and changes to the north east elevation	21/08/2025	Granted Subject to Conditions	Decided	
23/11262 Demolition of existing barn consented for conversion to 3 dwellings; replacement new barn to provide terrace of 3 dwellings with parking	28/10/2024	Granted Subject to Conditions	Decided	
23/10307 Residential dwelling and garage/store; demolition of existing agricultural barn, stables and dilapidated outbuilding	12/02/2024	Granted Subject to Conditions	Decided	
23/10278 Removal of condition 11 of planning permission 20/10852 to enable the three dwellings to be completed as dwelling houses with unrestricted occupation	12/07/2023	Granted Subject to Conditions	Decided	
20/10975 Conversion of existing agricultural barn to residential. Conversion of existing stables to garage/store; demolition of dilapidated outbuilding	01/12/2022	Granted Subject to Conditions	Decided	

20/10852 Partial conversion, 01/12/2022 Granted Subject Decided
demolition & internal excavation to Conditions
of existing agricultural building
into 3 x holiday lets; new wall to
the retained section of barn

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy CCC2: Safe and sustainable travel

Local Plan Part 2: Sites and Development Management 2014

DM22: Employment development in the countryside

Core Strategy

CS21: Rural economy

Supplementary Planning Guidance And Documents

Neighbourhood Plan

National Planning Policy Framework

NPPF Ch.11 - Making effective use of land

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.15 - Conserving and enhancing the natural environment

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Rockbourne Parish Council

Parish Council wishes to respond PAR 4 - We recommend REFUSAL, for the reasons listed.

This is already a retrospective application which has been previously refused and then appealed and refused again.

The reason for refusal is further volume of traffic on the access which is only a public footpath and not a road.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Rights of Way

No comments specific to the application but offer advice and request informatives

National Landscape Office

Agree with Inspector's decision

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- applicant is likely to convert the barn into a dwelling in 5 years' time as there is no agricultural use
- the barn should be removed
- site has not been used to make hay
- surfacing of footpath has occurred recently
- traffic would obstruct access to the adjacent recreation ground

For: 0

Against: 5

10 PLANNING ASSESSMENT

Principle of Development

Saved Policy CS21 of the Core Strategy covers several matters where development can be acceptable. These are:

- (a) encourage agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness;*
- (b) keep existing employment sites, and encourage improvements and redevelopments that will help maintain and enhance the environment, and contribute to local distinctiveness;*
- (c) allow small-scale built development for employment purposes in rural settlements (CS9, Level 3 settlements);*
- (d) support local business development through the conversion of existing buildings, with particular encouragement of enterprises that have little adverse environmental impacts (e.g. design/research activities);*
- (e) support the local delivery of services and the retention of local shops and pubs;*
- (f) work with the New Forest National Park Authority and other neighbouring authorities to protect essential back-up grazing land to support commoning; and*
- (g) allow developments essential to support a rural workforce, including agricultural workers dwellings and rural community facilities.*

Part (a) is considered to be the most relevant here given that the proposal is not for employment use, shops or community facilities, nor does it involve the re-use of buildings. Part (a) encourages agricultural enterprises where they would maintain and enhance the environment and contribute to local distinctiveness.

The applicants have indicated in their supporting statement that the land is in agricultural use and the grazing of horses is permitted without the need for a change of use. It is considered that the use of land for the keeping of horses and equestrian activities requires planning permission unless they are kept as livestock or the land is used for grazing which appears to be the case here.

Since the appeal decision was issued, the applicant has advised that they are no longer the owners of the adjoining buildings which have extant permissions for conversion into dwellings. The site area of this planning application has also been extended from the appeal scheme to include the immediate paddocks available for agricultural purposes in this location.

The applicants' planning statement does not include any additional specific information that demonstrates a need for the barn for the storage of hay and agricultural equipment. Having visited the site on several occasions in the last 5 years, the case officer has not seen evidence of hay making within the site and this issue has also been raised by local residents who advise that only a couple of horses graze the land. The appeal Inspector stated 'The appellants intend to revitalise the small holding for sheep, cattle and pigs' in association with other land they own although the current proposal does not include any details of this to support their case. The Inspector also noted that 'there would be a functional conflict between grazing animals and hay production.'

Buildings previously in the applicants ownership no longer appear to be part of the holding although they were considered by the Inspector to be suitable for the stated agricultural purposes. The Inspector was fully aware of the extant permissions for non-agricultural uses relating to Springbourne Farm at the time of the appeal.

Since the appeal decision was made in August 2025, it has also become clear that there is a barn in close proximity to the application site - which is accessed off the same track as the site and located approximately 330m away from it - at the Mushroom Farm. This barn is no longer in agricultural or commercial use by its owner who recently applied, unsuccessfully, to convert the building into a holiday let.

Having regard to these matters, it would appear that the barn is for an agricultural use which is not yet established on the site and so there is no justification for it as required by Policy CS21. Furthermore, should the agricultural use become established, there is a barn a short distance away off the same track which could provide the necessary storage facilities for the enterprise. Sufficient justification for the agricultural barn has not therefore been provided and as such the proposal is considered to be contrary to saved Policy CS21 of the Core Strategy. As such, the principle of the development is not acceptable.

Landscape impact on the character and appearance of the National Landscape

Policy STR2 of the Local Plan Part 1 states that development should not have an unacceptable impact on the special qualities and purposes of the Cranbourne Chase National Landscape and that great weight will be given to ensuring that the character quality and scenic beauty of the area is protected and maintained. Under Section 85 of the Countryside and Rights of Way Act and Section 245 of the Levelling-up and Regeneration Act, the Local Authority has a duty to seek to further the purpose of the National Landscape.

Policy ENV3 requires development to be sympathetic to its environment and Policy ENV4 requires development to retain or enhance landscape features such as the setting of the settlement and areas of tranquillity.

Other than the site area, the application submission has not changed since the previous refusal and associated appeal in terms of the assessment of the landscape setting of the building. It is noted that whilst the Inspector considered that the building harmonised with the variety of agricultural buildings and stables found lower down the hillside, it was also concluded that the barn appears as *'curiously isolated and its disparate positioning erodes the expansive openness of the landscape.'*

Paragraph 10 of the appeal decision letter reads:

'This conspicuous positioning is particularly apparent given that the barn is much higher up the slope than any other nearby building. As such the barn intrudes built-form into a prominent position, to the detriment of the open, rural nature of the landscape. Whilst the existing hedgerow along the right of way provides some screening and a verdant backdrop to the building particularly when in leaf, neither existing nor additional hedges can be relied upon to screen a development for its lifetime.'

The Inspector's conclusion on this matter was that the barn unacceptably eroded the landscape and scenic beauty of the National Landscape and this harm cannot be addressed by the imposition of conditions. The National Landscape Office raised concerns about the previous application for these reasons and agree with the appeal conclusions.

Given this conclusion, together with the fact that the proposal has not changed from that which was previously considered this matter has not been addressed and the proposal remains contrary to policies STR2, ENV3 and ENV4 due to impact on the open rural nature of the landscape.

Highway safety, access and parking

Policy CCC2 of the Local Plan Part 1 requires development to prioritise safe and convenient pedestrian access by linking to walking networks.

The field in which the barn is located benefits from an established vehicular access off the adjoining farm track/right of way. Whilst HCC Highways has not been consulted on the current application, they raised no objection to the previous application due to there being no changes to the existing access provisions. There have been no changes to the access arrangements or the proposed use of the building as part of the current proposals and as such it remains the case that no highway objection is raised.

The Parish Council have expressed concerns in respect of additional traffic. This was not a matter raised in the previous consultation comment made by HCC Highways and nor was it a reason for the Inspector dismissing the appeal proposal.

However, it is considered unlikely that the proposal would give rise to additional traffic generation which would result in harm to highway safety. The reasoning for this is that the existing track can already be used for agricultural purposes by the applicant and other landowners beyond this site should they wish to do so. The proposal does not involve a change of use and is not considered to generate significantly increased levels of traffic.

The proposal is therefore considered to comply with Policy CCC2 of the Local Plan Part 1 for the New Forest outside of the National Park.

Residential amenity

Policy ENV3 of the Local Plan Part 1 requires development to avoid unacceptable effects on residential amenity such as overbearing impact and visual intrusion.

The nearest residential property to the barn at present is The Lodge at the Mushroom Farm approximately 300m away. The extant permission for a dwelling on the adjoining land, formerly part of Springbourne Farm, would be 24m from the siting

of the barn although the boundary of the enlarged site area is just 3m away from the approved dwelling. However, in view of there being no change to the siting of the proposed barn from that previously considered where no amenity concerns were raised, together with the degree of separation between the proposed barn and approved dwelling, together with the possibility of screening within the site area, the current proposal would not adversely affect residential amenity.

The proposal is therefore considered to comply with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park in respect of impacts on residential amenity.

11 OTHER MATTERS

N/A

12 CONCLUSION / PLANNING BALANCE

The proposal differs from the previous scheme in terms of the site area which has increased. It states that the applicants no longer own the adjoining farm building which are subject of extant permissions for residential replacement schemes. It also sets out that the proposed barn is needed for hay production and machinery storage.

Whilst agricultural development can be acceptable in principle, subject to the criteria set out in Policy CS21. The relevant part (a) of this policy which encourages agricultural enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment and contribute to local distinctiveness. However, the current application has not been supported with sufficient details to justify the development in agricultural terms in accordance with this Policy and the proposal does not maintain and enhance the environment or contribute to local distinctiveness in this sensitive location.

Furthermore, the previous scheme was dismissed on appeal in view of the harmful impact it had on the scenic beauty of the National Landscape. The current scheme is as previously proposed and so has not addressed these concerns and as such, the proposal remains harmful to the National Landscape and contrary to policies STR2, ENV3 and ENV4 of the Local Plan Part 1.

As such refusal of planning permission is recommended.

13 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The holding is predominantly horse related (for the grazing of elderly horses) and it has not been adequately demonstrated that the proposal is required for the purposes of agriculture. As such it is not considered to be an acceptable form of development within the countryside and is contrary to saved Policy CS21 of the Core Strategy for the New Forest outside of the National Park and the NPPF.

Further, by reason of the separation between the proposed barn and existing structures adjacent to the site, the current proposal is not contained within the existing complex of buildings adjacent to the holding and is considered to be intrusive in its location, unacceptably eroding the landscape and scenic beauty of the Cranborne Chase National Landscape. As such, the proposal would conflict with policies ENV3, ENV4 and STR2 of the Local Plan Part 1 for the New Forest outside of the National Park and saved Policy CS21 of the Core Strategy for the New Forest outside of the National Park and the NPPF.

Further Information:

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NFDC



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PLANNING COMMITTEE

December 2025

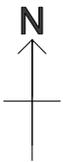
Springbourne Farm
Rockbourne

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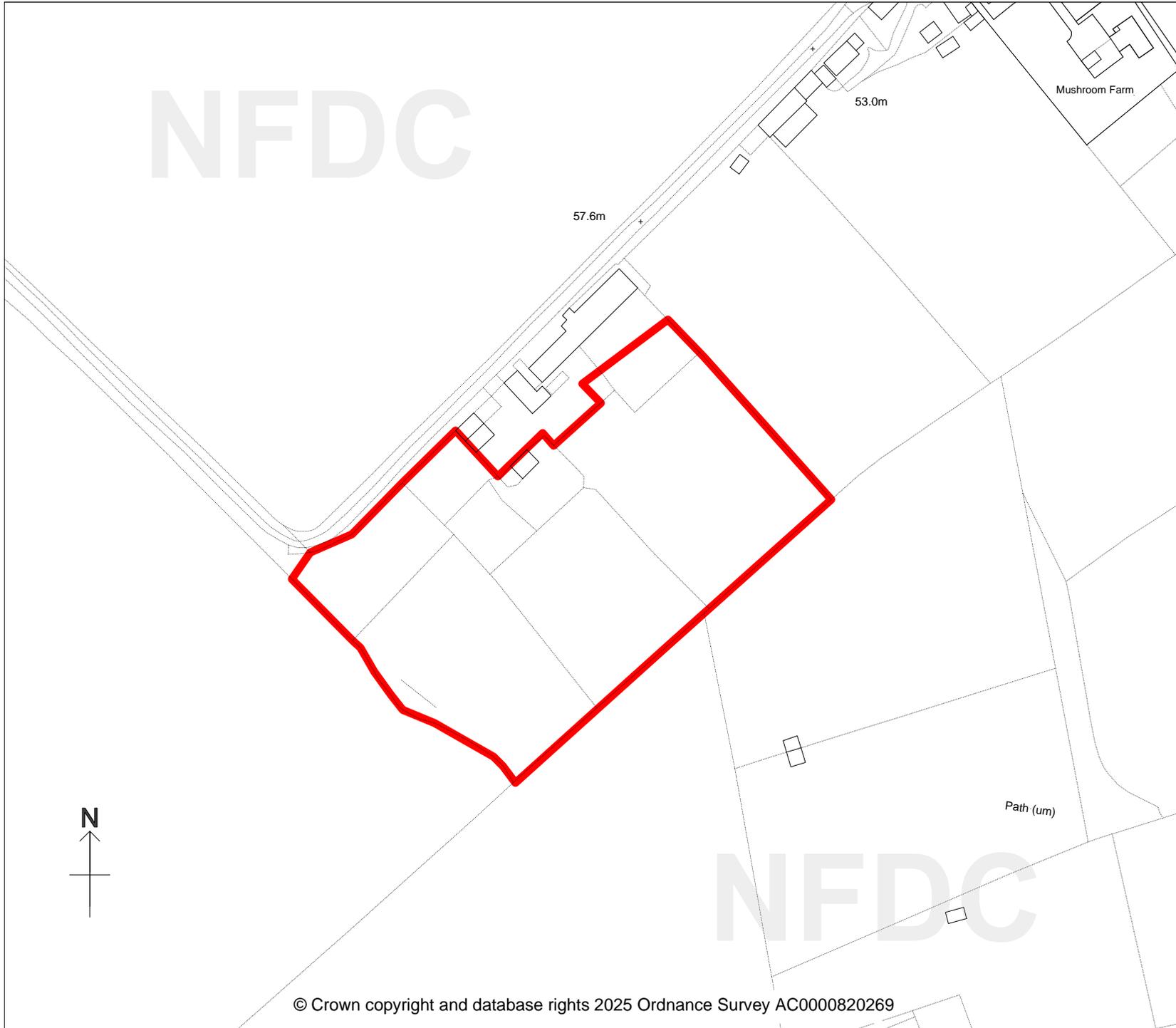
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