

## NOTICE OF MEETING

**Meeting:** PLANNING COMMITTEE

**Date and Time:** WEDNESDAY, 13 MAY 2026, AT 9.00 AM

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

**Enquiries to:** Email: [joe.tyler@nfdc.gov.uk](mailto:joe.tyler@nfdc.gov.uk)  
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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](mailto:PlanningCommitteeSpeakers@nfdc.gov.uk)

**Kate Ryan**  
Chief Executive

Appletree Court, Lyndhurst, Hampshire. SO43 7PA  
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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 8 April 2026 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) **SS18 Land West of Burgate, Salisbury Road, Burgate, Fordingbridge, SP6 1LX (Application 25/10905) (Pages 5 - 46)**

Reserved matters application for 76 residential dwellings and associated Alternative Natural Recreational Greenspace, public open space, ancillary infrastructure, and discharge of conditions 3, 6, 9-11, 13, 14, 16, 18-24, 27, 30-32, 34, 39 & 40. Pursuant to hybrid planning application ref. 21/11237.

**RECOMMENDED:**

Grant subject to conditions.

(b) **Site of 32 New Road, Ringwood, BH24 3AU (Application 25/10983) (Pages 47 - 66)**

Erection of x2no. 2 bedroom dwellings with roof mounted solar panels, parking, landscaping, bike and bin stores

**RECOMMENDED:**

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

- i) The completion of a planning obligation entered into by way of a Section 106 Agreement to secure habitat mitigation and air quality monitoring.
- ii) and the imposition of the conditions as set out in the report.

(c) **Hatch Farm, Church Lane, New Milton, BH25 6QU (Application 26/10066) (Pages 67 - 78)**

Change of use of the existing building from 2 flats (C3 Use) into a 9 Bedroom House in Multiple Occupation (HMO) (Sui Generis Use) with associated bin

and cycle storage.

**RECOMMENDED:**

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

- i) The completion of a planning obligation entered into by way of a Section 106 Agreement to secure financial contributions for Habitat Mitigation, Air Quality Monitoring and Bird Aware Solent.
- ii) and the imposition of the conditions as set out in the report.

(d) **Police Station, Jones Lane, Hythe, SO45 6DQ (Application 25/11155) (Pages 79 - 86)**

Display non-illuminated hoarding signs with advertisements around the site (Application for Advertisement Consent) (Retrospective)

**RECOMMENDED:**

Grant subject to conditions.

(e) **7 Kingfisher Drive, Burgate, Fordingbridge, SP6 1FS (Application 26/10148) (Pages 87 - 92)**

Alterations to garage roof including a dormer window to facilitate the creation of attached ancillary annexe at first floor.

**RECOMMENDED:**

Refuse.

**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  
David Hawkins

**Councillors:**

Dave Penny  
Joe Reilly  
Janet Richards  
John Sleep  
Malcolm Wade  
Phil Woods

Planning Committee 13 May 2026

**Application Number:** 25/10905 Reserved Matters  
**Site:** SS18 LAND WEST OF BURGATE, SALISBURY ROAD,  
BURGATE, FORDINGBRIDGE SP6 1LX  
**Development:** Reserved matters application for 76 residential dwellings and  
associated Alternative Natural Recreational Greenspace,  
public open space, ancillary infrastructure, and discharge of  
conditions 3, 6, 9-11, 13, 14, 16, 18-24, 27, 30-32, 34, 39 &  
40. Pursuant to hybrid planning application ref. 21/11237  
**Applicant:** Pennyfarthing Homes Ltd  
**Agent:** tor&co Limited  
**Target Date:** 23/01/2026  
**Case Officer:** James Gilfillan  
**Officer Recommendation:** Grant Subject to Conditions  
**Reason for Referral  
to Committee:** One of the Council's Strategic Sites

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## 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  
21/11237
  - i. Landscaping
  - ii. Layout
  - iii. Scale and Appearance
- C) Residential Amenity
- D) Flood Risk and Drainage
- E) Other Matters

## 2 SITE DESCRIPTION

The application site is on the northern edge of Fordingbridge. It is within the built-up area of Fordingbridge and is centrally located in a larger site allocated for residential-led mixed-use development, known as Strategic Site 18: Land at Burgate, Fordingbridge.

The application site does not abut the adopted highway. A new road has been granted planning permission, linking Salisbury Road in the north with Augustus Avenue in the south, and passes through the land subject to this reserved matter application and will provide vehicular access, to this application site and some of the surrounding land.

112 residential dwellings are under construction and public open space is being provided to the west of this application site, as phase 1 of implementation of the Planning Permission (ref:21/11237) granted for up-to 404 dwellings, community hub, commercial uses and public open space across the larger site. To the north of the current reserved matter application site is land under the control of this applicant, to be delivered as later phases of planning permission ref:21/11237 subject to separate reserved matters applications.

This reserved matter application site has a boundary to the east with another parcel of land allocated for development by Local Plan policy SS18 at Middle Burgate (22/11268 for 46 dwellings). Further south beyond Footpath 83 lies another parcel of land covered by Local Plan policy SS18 where 63 dwellings have been constructed and are now occupied.

Footpath 83 links Fryern Court Road in the west to Salisbury Road in the east, passing along the southern edge of the site subject to this reserved matter application and the larger site subject to the Outline planning permission.

### **3 PROPOSED DEVELOPMENT**

Reserved matters application for 76 residential dwellings and associated Alternative Natural Recreational Greenspace, public open space and ancillary infrastructure.

This consists of two parcels of residential development either side of the approved Link road, with 49 dwellings in the north parcel and 27 dwellings in the south.

There are two blocks of flats totalling 11 dwellings, consisting of:

3 x 1-bed  
8 x 2-bed.

There are detached, semi-detached and terraced houses, all two storeys high in the following size mix:

21 x 2-bed  
35 x 3-bed  
9 x 4-bed

Residential estate roads and cul-de-sacs serve all houses and parking is provided for in garages, car ports, driveways and courtyards, with electric vehicle charging points, bin stores and bin collection points included in the planning application.

A foul water pumping station and electricity sub-station are included to serve the planning application positioned to the north of the northern residential parcel.

Green and blue infrastructure is provided across the site, consisting of:

0.6ha of informal public open space.  
0.54ha of Alternative Natural Recreation Greenspace  
Drainage soakaway basins  
Swales  
Underground soakaway crates.  
Including new trees, hedges and soft landscaped open space

In addition to the detailed designs of those reserved matters, this application includes details to satisfy the requirements of the following conditions imposed by the outline planning permission (21/11237), in relation to this phase of the Outline planning permission:

6. Site levels for the phase.
9. Final details of road infrastructure for the phase
10. Provision of car and cycle parking for the phase
11. Traffic construction management plan for the phase
13. Construction Vehicle cleaning for the phase
14. Electric vehicle charging points
16. Waste Collection Strategy
18. Revised ecology surveys for the phase
19. Provision of CEMP and CEcMP for the phase
20. Dwelling ecological enhancement features
21. BNG monitoring and management plan for the phase
22. BNG statement for the phase
23. Lighting scheme for the phase
24. Updated badger survey for the phase
27. Landscaping for the phase
30. Incidental minerals method statement
31. Drainage design for the phase
32. Detailed drainage strategy for the phase
34. Detailed drainage assessment for the phase
39. Archaeological survey for the phase
40. External facing materials

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
<b><u>Application Site</u></b>			
23/10518 Construction of link road from Augustus Avenue to the A338, forming part of the SS18 allocated site, including landscaping, permanent and temporary drainage infrastructure and other associated infrastructure	09/08/2023	Granted Subject to Conditions	Decided
21/11237 Hybrid planning application comprising:  Outline planning application (all matters reserved except means of access for vehicular access into the site) for residential development and change of use of land to ANRG, together with a community hub and all other necessary on-site infrastructure.  Full planning application for the first phase of development comprising 112 dwellings, POS, ANRG, surface water attenuation and all other necessary on site infrastructure	21/02/2024	Granted Subject to Conditions	Decided
<b><u>Adjoining Sites</u></b>			
22/11268. Middle Burgate Hybrid Application – (Outline) Development of Land Comprising the Erection of 41 Dwellings, Demolition and Removal of Redundant Agricultural Structures, Works to Access, Landscaping and Provision of POS/ANRG, and (Full) Conversion and Extension of an Existing Building to form 4 flats and Erection of a further Block of 8 Flatted Units (53 Dwellings Total)		Resolved to grant subject to conditions and S.106	under consideration

20/10228. Land at Burgate Acres  
Construction of 63 dwellings, creation of new  
access, parking, landscaping, open space and  
associated works, following demolition of existing  
buildings

14/04/2022 Grant Decided  
subject to  
conditions

## **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  
National Planning Policy Framework 2025 - Consultation draft.  
Planning Practice Guidance  
National Design Guide

### **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 STR9: Development on land within a Minerals Safeguarding Area or Minerals  
Consultation Area

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

Strategic Site 18: Land at Burgate, Fordingbridge

### **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 Policies**

CS7: Open spaces, sport and recreation

### **Supplementary Planning Guidance And Documents**

SPD - Air Quality in New Development. Adopted June 2022

SPD - Housing Design, Density and Character

SPD - Mitigation Strategy for European Sites  
SPD - Parking Standards  
SPD - Planning for Climate change

### **Neighbourhood Plan**

Fordingbridge Neighbourhood Plan - Pre-drafting consultation 2025

### **New Forest District Local Plan 2025-2043 Regulation 18 consultation**

The Council has undertaken the public consultation into the Regulation 18 version of the new Local Plan. This Regulation 18 version of the Plan represents an early point in the plan-making process. The consultation closed on 20th March 2026 and Officers are now in the process of reviewing the comments made during the consultation. At this stage, the National Planning Policy Framework (NPPF) paragraph 48 advises that only limited weight can be afforded to emerging plan policies when determining planning applications, as the weight given depends on the stage of preparation, the extent of any unresolved objections, and the degree of consistency with the NPPF. Given that the Regulation 18 draft has only been through the initial consultation stage and has not progressed to examination, it cannot be considered to carry significant material weight. Accordingly, while the emerging Local Plan is a material consideration in decision making and may provide helpful context, decisions should continue to be primarily guided by the adopted development plan unless other material considerations indicate otherwise.

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **Fordingbridge Town Council**

Fordingbridge Town Council recommends that in the absence of consultee responses and information regarding the opening of the link road and roundabout to the A338, that we are unable to make a meaningful response and await further information.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

### **New Forest District Council**

#### **Archaeology: No objection (17/11/25).**

No comments have been presented in respect of the land subject to this reserved matter application.

#### **Conservation: No objection (30/10/25).**

Comments were provided in respect of the hybrid planning application (21/11237) identifying less than substantial harm to heritage assets located to the north of the site subject to the hybrid planning application. The site subject to this reserved matter application will not have an impact on those heritage assets.

#### **Ecology: No objection (04/12/25 & 12/03/26)**

Condition 18 - Appropriate updated ecology surveys have been undertaken.  
Condition 19 - CEMP and CEcMP are satisfactory for this phase and can be discharged.

Condition 20 - Sufficient amount and range of ecological enhancements have been identified and scheduled. The condition can be discharged for this phase.  
Condition 21 - A acceptable BNG Habitat management and monitoring plan has been received. This condition can be discharged for this phase.  
Condition 22 - The BNG statement received supports the metrics. The condition can be discharged for this phase.  
Condition 23 - The submitted lighting strategy demonstrates no harm to ecological receptors. The condition can be discharged for this phase.

**Environmental Design: Objection. (23/03/26)**

Raise concerns that design quality promised at the outline stage has not been achieved. The application site does not include the land subject to the proposed commercial centre and therefore the scheme fails to deliver a distinctive village centre. The lack of street trees along the link road through the site is unacceptable. Parking courtyards have not been well designed. The foul water pumping station and electricity sub-station compromise the quality of the open space. Numerous small areas of poorly defined small pockets of open space, and concerns regarding boundary treatment, facing materials, roof lines and chimney size compromise quality of the scheme. Insufficient details of tree pits, landscape furniture, planting layout have been provided. Drainage basins are overly engineered and should be re-shaped to better integrate with the landscape design.

**Environmental Health (Pollution): No objection (19/11/25)**

There are no adverse comments arising from the reserved matters application. Condition 19 of the hybrid planning permission (21/11237) requiring submission of a Construction Environmental Management Plan can be discharged in respect of this phase.

**Tree Team: No objection (21/11/25).**

There are few trees of significance on the site subject to this reserved matters application. A section of hedge (H3) and holly (G2) will be removed to facilitate development. These are category C and their removal will not be of significant detriment to public amenity and will be adequately compensated for by the trees proposed to be planted as set out in the landscape proposals.

**Hampshire County Council**

**Education: No objection subject to S.106 (07/11/25)**

The scheme will give rise to an impact on the availability of primary age school places. A financial contribution of £414,580 should be secured to provide mitigation for the impact.

**Highways: No objection. (10/03/26)**

Outstanding concerns identified are minor and have not been raised by the independent Road Safety Audit (RSA) as representing a risk. Satisfactory details have been provided to confirm the relevant highway conditions can be discharged for this phase.

**Lead Local Flood Authority. No objection. (03/03/26)**

Satisfactory details and plans have been provided to demonstrate that the surface water drainage requirements of the development can be met.

**Minerals and Waste Planning: No objection (07/11/25)**

Satisfied that condition 30 of the hybrid planning permission (21/11237) can be discharged for this phase.

## Others

### **Hampshire & IofW Fire & Rescue Service: No objection (30/10/25)**

The proposed project appears to involve a planning application deemed to present a low to medium level of risk.

### **Scottish and Southern Electricity Networks: No objection (04/11/25)**

There are high voltage cables crossing the application site. No changes should be made to affect these assets.

## **9 REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

### Principle.

Brownfield sites should be used before damaging greenery.

Already multiple developments in Fordingbridge, another one doesn't make sense.

### Character.

The development encroaches closer to Fryern Court Road and impacts on the character of the road and properties.

Impact on listed buildings along Fryern Court Road

### Amenity.

Concerns regarding increased noise pollution from vehicle movements.

Concerns regarding loss of light and privacy of properties in Fryern Court Road

### Ecology.

Damage to local habitat.

Increase noise and light pollution detrimental to local environment.

Change in use of land will affect biodiversity

### Highways.

The proposed layout will increase the volume of traffic using Fryern Court Road as a 'rat-run'.

Roundabout access from Salisbury Road appears to be missing from the application.

Increased traffic on Salisbury Road will restrict access from Fryern Court Road.

### Infrastructure.

Local schools are already full.

Local dental and GP surgeries can't cope.

Town centre is declining and can't support increases in population.

### Drainage.

Loss of landscape and topsoil will affect surface water drainage.

Concerns regarding groundwater and impact on surface water flows.

Changes to ground water will affect existing septic tanks and treatment plants.

Pedestrian access. The Ramblers Association have set out that a direct link on to footpath no.83 needs to be provided at the southern end of the application site to allow residents to access the Avon Valley Path.

For: 0

Against: 3

## 10 PLANNING ASSESSMENT

### A) Principle of Development and Planning history.

The site, subject to this reserved matters application, is a phase of development within a larger site, with the benefit of extant Outline planning permission for up to 404 dwellings (21/11237), with vehicular access from Augustus Avenue in the south and Salisbury Road in the north.

The Outline planning permission approved parameter plans and a landscape framework which set out how the site would be developed. These parameter plans cover matters of land use, defining those parts of the site to be built development, those to be supporting green infrastructure, including drainage, and reserves the land relied upon to deliver the link road between Augustus Avenue and Salisbury Road. 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 18 'Land at Burgate, Fordingbridge'.

Condition 7 of the Outline planning permission secured details of a high-level phasing plan indicating intended future phases of development for the entirety of the site subject to outline planning permission 21/11237. Phase 1, as defined on the approved phasing plan, was granted detailed planning permission for the erection of 112 dwellings, POS, ANRG and on-site surface water drainage alongside the Outline planning permission. These works have been implemented and some of the dwellings have been occupied and much of the open space laid out, landscaped and drainage works undertaken.

Condition 7 did not specify that reserved matter applications for subsequent phases are submitted sequentially as set out on the approved phasing plan. However, the land subject to this reserved matter planning application site corresponds with the identified second phase.

The application now submitted for consideration provides details of the matters reserved by condition 3, following the grant of Outline planning permission (21/11237). As 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 use of brownfield sites should take priority over greenfield sites such as this, received in representations from residents, are given little weight as the principle of the use of the site for residential-led development, as set out, has been established through the Local Plan. Furthermore, this planning application is for the detailed matters reserved following the grant of outline planning permission and is not in addition to that permission. The multiple other developments referenced by representations from local residents are in relation to planning applications for development on other sites allocated for development by adopted Local Plan policies. The Local Plan has not restricted the timing of such applications, they are all required to meet the identified housing need for the plan area and plan period, as such no weight is placed on concerns regarding the number of developments being undertaken simultaneously in the Fordingbridge area.

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 that were considered before granting outline planning permission. In respect of objections that Fordingbridge town centre is in decline and can not support additional population increases, it is considered that additional footfall and spend in the town centre arising from additional residents will likely increase the vitality and viability of the town centre.

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 in favour of sustainable development set out in paragraph 11 of the NPPF remains.

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.

The Outline planning permission was supported by an Environmental Statement. This reserved matter application is supported by an EIA (Environmental Impact Assessment) Screening Compliance statement (TOR received 06/10/25), which concludes that the reserved matter application proposals are not predicted to lead to any likely significant effects that were not previously identified during the EIA process.

The content, land uses and quantum of development of this reserved matter application is entirely within the parameters of the Outline planning permission that the Environmental Statement supported, as such, subject to compliance with the conditions and legal obligations of the Outline planning permission, it is considered there will be no conflict with the conclusions of the supporting EIA screening compliance statement.

## **B) Reserved Matters under consideration from the Outline Planning Permission**

### **i) Landscape**

Local Plan 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, including enhancing the sense of place by ensuring that buildings, streets and spaces are attractive to look at through good architecture, landscape and street design.

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.

Policy SS18 masterplanning objectives criterion (ii) are to provide a well-designed extension to Fordingbridge that minimises its impact upon the countryside and wider landscape setting of the town, by:

- a. Creating a distinctive landscape and townscape that respects the characteristics of the Avon Valley landscape and maintains the distinctive rural and historic character of Upper Burgate and Fryern Court.

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 phase 1 included provision of much of the informal POS and ANRG to support the dwellings being proposed in phase 2, as such the landscape design and layout of those spaces has already been considered acceptable, so consideration will not be repeated here.

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

As demonstrated by the supporting site layout plan (Thrive rev D received 24/04/26) the planning application is predominately detached houses, this results in a relatively loose grain to the layout of perimeter blocks. As this reserved matter planning application site is located centrally within the larger area of land subject to Outline planning permission for mixed-use development, it does not abut any existing neighbouring residential boundaries, and the approved Land Use and Landscape parameter plan secures the provision of a landscape setting to the area approved for built development.

This reserved matter planning application is supported by a detailed Landscape masterplan (TOR rev I received 24/04/26) that includes details of all the boundary treatments to be used across the planning application site. The proposals are broadly consistent with those approved for phase 1 and consist of brick walls around rear gardens where residential boundaries are exposed to the public realm, with timber fences between private gardens. The walls will be constructed from materials matching the houses, complimenting their appearance, and will contribute positively to streetscenes and provide a suitably robust enclosure.

Timber post and rail fences will be erected to enclose front gardens where they abut open spaces. These will complement the landscape setting and general character of the area positively in accordance with criterion (vii) of Local Plan policy ENV3.

However, as shown on the Landscape masterplan where rear gardens back on to the parking courtyards to the rear of plots 12, 17-26 and 30, and plots 44-49, timber fences and trellis have been used to enclose the gardens. Whilst a knee-high rail will provide a barrier between boundary fences and parking spaces where it has not been possible to provide a landscape buffer to avoid vehicles damaging fences, this is not considered to be an attractive or resilient form of enclosure to such large spaces. It is accepted that timber fences are a common form of boundary enclosure in such residential estates. However, the extent of their use in the two parking courtyards is considered to be a negative aspect of the design of the planning application and will not enhance the sense of place and provide attractive spaces in accordance with criterion (vii) of Local plan policy ENV3.

A timber post and rail fence will be erected along the west edge of the planning application site, to correspond with a fence enclosing the ANRG to the west. This is entirely appropriate and considered to be an appropriate design. Gates will be provided where paths meet on the boundary.

In general, the proposed boundary treatments are considered to have a suitable design. The applicant is content with the approach to enclosing rear gardens that abut the parking courtyards. However, as described above this is not considered to be visually attractive. As such the majority of the planning application is considered to accord with Local plan policy ENV3 and deliver an attractive appearance weighing in favour of the planning application, those parts as described, would weigh against the planning application.

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

The planning application is supported by a Landscape masterplan (TOR rev I received 24/04/26) providing general landscape typologies, including public open space, drainage infrastructure, street trees, landscaped streets and residential curtilages, this accords with the principles of the Land use parameter plan and illustrative Landscape framework supporting the Outline planning permission.

The Landscape masterplan is supported by detailed Softworks plans (TOR received 02/02/26), POS & ANRG Landscape plans (TOR received 02/02/26 and 24/04/26) and planting schedule (TOR 02/02/26). These plans provide the detailed layout of new landscape planting across the planning application site, species to be planted and initial size, mix or density of planting.

In addition to the hard boundary enclosures, hedges will be used to enclose front gardens and provide defensible space along the side of plots that abut the green open spaces being provided on the planning application site. Further hedges will be used to enclose the foul drainage pumping station located close to the northern edge of the

reserved matter planning application site, as well as re-establish the east-west hedgerow along the north edge of the proposed built form. The proposed hedge boundaries are an attractive element of the scheme.

As indicated on the supporting landscape plans, the proposed areas of built development will be surrounded by extensive new landscape planting, including a large number of trees. These spaces will be publicly accessible and will contribute positively to the amenity of residents and the appearance of the application site. Along the west edge of the reserved matter application site, the extent of trees proposed will filter views of the dwellings when viewed across the ANRG to the west, positively absorbing the planning application into the wider landscape.

Similar to those being provided in phase 1, as shown on the supporting POS & ANRG landscape plans indicate the drainage basins will have landscaped edges and slopes, including semi-aquatic plants where the depth of the basin is likely to be consistently wet.

As indicated on the supporting Softworks plans, the residential plots will all be provided with soft landscaped gardens, including front gardens and in many cases trees in rear gardens, providing each plot with an attractive landscape setting, and an attractive outlook from rear windows. It is considered that sufficient detail has been provided, on the supporting landscape plans and planting schedule to resolve the concerns raised by NFDC Environmental Design regarding the precise planting density and layout.

NFDC Environmental Design has objected to the lack of street trees along the west side of the link road, that were illustratively shown in the Illustrative Landscape framework plan supporting the Outline planning permission. The approved Land use and Landscape parameter plan, supporting the Outline planning permission, did not include any dedicated space between the area for built development and the edge of the link road for landscape. Supporting material did suggest street trees would be included and could conceivably be included in the landscape setting of the built environment.

However, the applicant has set out in their amended plan rebuttal letter (TOR received 03/02/26) why it has not been possible to include trees along the central portion of the frontage to the link road. This is largely due to the extent of forward visibility required around the bend in the route of the link road to maintain highway safety but also due to the range of services being provided underground in the verge to serve the built development. Furthermore, the east side of the link road retains the opportunity to provide street trees in future reserved matter applications and the length of the road where street trees are absent is approximately 150m, over the entire 1km length of the approved link road.

It is also important to note that there is not an absence of landscape for this section of the road and the layout of the reserved matter planning application, as shown on the landscape plans includes front gardens to the dwellings fronting the road. Furthermore, the landscape proposals supporting the planning permission for the Link Road (23/10518) includes space for a landscaped edge to the road.

Whilst the lack of street trees in the layout of the reserved matter planning application along the central section of the frontage to the link road is disappointing, there are material considerations as why this is the case and it is not considered to fundamentally undermine the delivery of an attractive appearance, with the road and built form in a landscape setting.

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

The planning application is supported by a Levels strategy plan (WSP rev P12 received 24/04/26) demonstrating the proposed changes in ground levels. The principle of raising the ground has been established by the flood mitigation and drainage strategy approved by the Outline planning permission, in order to protect the built development from overland flood water to the west of this reserved matter application site. The land subject to development as phase 1 has been raised in a similar manner to protect those dwellings as well.

As shown on the supporting Levels strategy plan, the change in levels between the ANRG to the west and the open space around the houses on the planning application site is between 1.5m and 1.8m. The Levels strategy plan includes details of contours and gradients, indicating a variety of angles and lengths of landscaped slopes to soften the transition and demonstrates that the change in levels can be achieved with embankments rather than solid engineered retaining structures.

The supporting ANRG & POS landscape plans demonstrate that these embankments and slopes will be landscaped.

Further earthworks will be undertaken to form surface water drainage basins and swales. The NFDC Environmental Design response has objected to the visual impact of the steep gradients around the edges of the basins being detrimental to the appearance of the landscape. The Levels strategy plan also includes details of the contours and gradients of the edges of the drainage features. Only the basin in the north west corner of the land south of the link road (identified as basin 4d on the supporting Parcel and Drainage basin sections WSP rev P05 received 24/04/26) is particularly deep at approximately 1.5m deep, the others are 1m or less. As demonstrated by the Site Layout plan and Landscape plans, the shape of the basins are generally organic and the gradients of the sides varies around those shapes.

Taking into account the variety in gradients and short slope length as well as the landscape proposals for the edges of these basins, it is considered that whilst the concerns of the Environmental Design Team are noted, over time as these features mature, they will be absorbed into the wider landscape harmoniously.

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

As shown on the supporting Site layout plan (Thrive received 24/04/26) all of the houses will have enclosed private rear gardens. The supporting Softworks plan (TOR received 02/02/26 & 24/04/26) indicate these will be laid to lawn, which whilst some gardens are large enough to warrant the inclusion of trees, leaves 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.

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

As shown on the supporting Site layout plan and described above at sub-section (a) parking courtyards have been provided at two locations in the layout of the planning application. These courtyards are located to the rear of plots, providing private parking and are not part of the provision of open space by the planning application.

It is considered that the semi-private and private spaces have a suitable design and are sufficiently scaled to provide future occupiers with suitable amenity space.

(e) the provision of other amenity features

The supporting Site layout plan and ANRG & POS Landscape plans show a number of pedestrian pathways through the planning application site. These paths correspond with those approved in the open spaces being delivered by phase 1 and continue the network of paths across the site subject to the Outline planning permission. Furthermore, they also provide access to paths leading to Public Right of Way 83, satisfying the concern raised in the representation received from the Ramblers Association, and provide a link to the boundary with the proposed development on land to the east known as Middle Burgate (22/11268).

The Landscape plans are supported by a furniture details plan (TOR received 09/04/26) to be located in the open space, including benches, signposts and bins. These details are consistent with those already approved and installed in phase 1 and are appropriate, contributing to the amenity value and appearance of the open space.

(f) public open space, Alternative Natural Recreational Greenspace and play areas.

The outline planning permission was supported by a Land Use and Landscape parameter plan that set out the provision of combined 8ha 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).

Based on the proposed housing mix the NFDC Open Space calculator confirms that the requirements for open space on this reserved matter phase are:

- ANRG: 1.63ha
- Informal public open space: 0.41ha
- Equipped play space: 0.05ha
- Formal public open space: 0.25ha

This reserved matter application is supported by a ANRG & POS calculations plan (TOR rev E received 24/04/26) demonstrating how the green infrastructure on site is divided between ANRG and POS. This plan confirms the following open space is being provided by the reserved matter application.

- ANRG: 0.54ha
- Informal public open space: 0.6ha
- Equipped play space: 0.031ha
- Formal public open space: 0ha

It should be noted that the planning permission granted for phase 1 included a significant excess provision of ANRG for the quantum of residential development included in that phase. That excess meets much of the ANRG needs of this reserved matter application. As such the shortfall in ANRG being provided by the reserved matter application will not exist on the ground as the total quantum of ANRG across both phases meets the need arising.

The ANRG & POS calculations plan demonstrates where the open space within the reserved matter application site is being provided to supplement that already with planning permission. Largely positioned along the west edge where it abuts the existing ANRG, the reserved matter application is consistent with the parameter plans supporting the Outline planning permission and ensures adequate ANRG is being provided across phases 1 and 2.

Furthermore, the ANRG & POS calculations plan demonstrates that the combined spaces adequately achieve 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.

As described above at sub-section (b) and as indicated on the supporting Landscape masterplan (TOR rev I received 24/04/26) in excess of 50 trees will be planted in the open space on the reserved matter application site to be provided as ANRG, it is considered that these will enhance the experience of users of the ANRG by significantly screening the presence of the built form.

In accordance with the obligations in the planning legal agreement supporting the Outline planning permission, the majority of the ANRG required to mitigate the impact of the occupiers of this reserved matter application will be provided before final occupation of the dwellings currently under construction in phase 1. However, in any event a phasing sequencing programme will be required for this reserved matter phase to comply with condition 7 of the Outline planning permission and that programme will have to demonstrate that the ANRG is being delivered in order to comply with the requirements of the Habitats Regulations Assessment undertaken to support the Outline planning permission.

The supporting ANRG & POS calculations plan also demonstrates that excess informal public open space was provided with phase 1. Additional informal POS is provided by this reserved matter application. It broadly complies with the Land Use and Landscape parameter plan supporting the Outline planning permission but is dominated by drainage basins and also hosts the foul sewage pumping station and electricity sub-station. These features restrict access to much of the surface area of the open space and in the case of the pumping station and sub-station, introduce built form that is not visually harmonious with the informal open space. However, saved Local Plan policy CS7 does not include a definition of what informal open space is considered to consist of, function it is expected to deliver or minimal design requirements.

Paragraph 001 of the Open space, sports and recreation facilities, public rights of way and local green space chapter of the PPG states:

Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.

In respect of the potential impact of the drainage basins on the function and attractiveness of the informal POS, it is considered that the informal POS being provided by this reserved matter application accords with this national planning guidance and will contribute positively to the setting of the reserved matter application and amenity of the future residents.

However, in respect of the impact of the foul water pumping station and electricity sub-station, the applicant has justified their in the amended design rebuttal letter (TOR received 02/04/26) and the supporting ANRG and POS landscape plan 3of3 (TOR rev G received 24/04/26) which has been amended since that letter to now include more tree and shrub planting to better screen the infrastructure. However, this does not avoid the manner in which it compromises the opportunity to use the

space for informal recreation but does enhance the corridor of green landscape that will separate residential parcels and support local ecology.

The Landscape and Land Use plan supporting the Outline planning permission identifies the location of two local equipped children's play areas (LEAP) to be provided across the site subject to the Outline planning permission. Neither approved location fall within this reserved matter phase. Phase 1 has provided details of one LEAP, in accordance with the Landscape and Land Use plan.

However, the size and amount of equipment provided by that LEAP does not meet the play needs of the occupiers of this reserved matter application, in addition to those of phase 1 residents. Furthermore, the location of the LEAP is a minimum of 400m away from the houses proposed by this reserved matter application. Whilst the second LEAP could meet the equipped play needs of the occupiers of this reserved matter application and delivering multiple small play grounds is not desirable, there is no guarantee that the later phases will occur. The plans under consideration for the planning application on land to the east (Middle Burgate 22/11268) do include a LEAP close to the shared boundary, that will be closer than the two included in the Outline planning permission.

In accordance with the requirements of the obligations of the planning legal agreement supporting the Outline planning permission the supporting Site Layout plan (Thrive rev D received 24/04/26) and the Landscape masterplan (TOR rev I received 24/04/26) include space for a doorstep playful landscape to be provided on this reserved matter application site and a supporting Doorstep Play plan (TOR received 30/04/26) has been provided with details of the features to be provided. It is considered that the features to be provided do not deliver adequate quality or range of play opportunities for this reserved matter application. Not only is the size of the space identified not the full 0.05ha as required but it is considered insufficient features are proposed to adequately contribute to play provision for the future residents of this reserved matter application.

As indicated on the ANRG & POS calculations plan this reserved matter application does not make provision for formal public open space on site. However, a financial contribution of £404,000 has been secured by the planning legal agreement, supporting the Outline planning permission, to provide new sports facilities at Burgate School or within Fordingbridge. As such there is no further requirement for each reserved matter phase to make provision on site.

The presence of the foul water pump station and electricity sub-station station compromises the functionality of the informal public open space, which is considered to weigh against the scheme. However, the additional tree and landscape planting will provide a visual screen and enhance the landscape setting of the development as a whole. Furthermore, the childrens play provision is poor and would not accord with Local Plan policy CS7, which also weighs against the scheme.

However, subject to conditions and planning obligations the submitted ANRG & POS Calculations plan and Landscape Framework plan are considered to set out a suitable quantum 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.21) on 10% BNG being achieved across the entire site. Condition no.22 required a statement updating the strategy for BNG based on the biodiversity delivered by each reserved matter planning application. To the satisfaction of the NFDC Ecologist a BNG habitat

management and monitoring plan (BNG HMP) (ecosupport received 24/04/26) has been provided to confirm that a 10% increase in biodiversity will be achieved by the planning application.

The Outline planning permission was conditional (no.18) on the existing ecology surveys being updated before the commencement of development on each phase of development subject to a reserved matter application. The application is supported by an updated Ecological Impact Assessment (EclA) (ecosupport received 24/04/26) that to the satisfaction of the NFDC Ecology officer includes details of updated ecological surveys for this reserved matter application site.

To the satisfaction of the NFDC Ecology officer this reserved matter application is supported by an ecological enhancement schedule listing the ecological enhancements that will be provided in each dwelling. The approach is consistent with that agreed for phase 1, and consists of bat bricks and Swift boxes. Furthermore, the EclA makes a commitment for hedgehog friendly gravel boards and retention of piles of logs for reptiles. This satisfies the requirements of condition 20 of the Outline planning permission.

As required by condition 23 of the Outline planning permission this reserved matter application is supported by a Lighting Assessment (Tetra tech received 24/04/26) demonstrating, to the satisfaction of the NFDC Ecology officer, that the layout and illuminance levels of external lighting will not harm nocturnal species, such as bats, known to be present on or close to this reserved matter application site.

As such, subject to conditions and planning obligations, it is considered that overall the reserved matter application proposes a landscape scheme that will present an attractive and safe public environment for residents in accordance with Local Plan policies SS18, ENV1, ENV3, ENV4, CS7 and satisfies the requirements of conditions 18, 20, 21, 22, 23, 24 and 27 of the Outline planning permission. The identified harms do not outweigh the identified benefits.

## **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 SS18 includes two key requirements for the layout of development:

The masterplanning objectives for the site as illustrated in the Concept Master Plan are to provide a well-designed extension to Fordingbridge by:

- d. Focusing new neighbourhoods upon a central corridor of streets and spaces connecting Whitsbury Road to the A338 Salisbury Road, providing opportunities to accommodate some higher density development.
- f. Redefining the rural edge by providing naturally managed areas of recreational mitigation space along the northern and western parts of the site, and locating predominantly low-rise dwellings at lower densities close to these margins, maintaining the separate identity of Upper Burgate and Tinkers Cross.

The Landscape and Land Use parameter plan supporting the Outline planning permission defines on the site where the built-form will be located, with the remainder given over to open space and drainage infrastructure. The extent of land subject to surface water flows and the requirements of criterion (f) of Local Plan policy SS18 have significantly influenced the arrangement of the parcels of land considered appropriate for built-form development within the outline planning application site.

Phase 1 of the Outline planning permission is located on the west side of the outline planning application site. This reserved matters application relates to two parcels of built-form located centrally on the outline planning application site, separated by the new link road between Augustus Avenue and Salisbury Road. Further parcels of built-form and open space are located to the east and north of this reserved matter application site.

As shown on the supporting Site Layout plan (Thrive rev D received 24/04/26) and the Landscape masterplan (TOR rev I received 24/04/26) the built-form subject to this reserved matter application is contained by new landscaped open space around the north, west and south-east edges. This accords with the parameter plans supporting the Outline planning permission.

The applicant had originally included additional land, to the east of this reserved matter application site, as part of the intentions for phase 2 of the Outline planning permission. That land includes the site of the principle of community and retail uses, with public square to form a village centre, included on the Landscape and Land use parameter plan. For reasons of commercial uncertainty and deliverability, the phasing plan, secured by outline planning condition no.7 has been revised to exclude the land east of the link road containing those mixed uses.

The NFDC Environmental Design consultation has objected to that amendment in phasing and the subsequent lack of detail in this reserved matter application, raising concerns that the layout and design of this reserved matter application can not be properly assessed or accepted in the absence of those details. Such details being required to ensure a successful village centre is designed cohesively rather than two mutually exclusive reserved matter applications coming together across the link road.

This is considered to be a reasonable concern and has the potential to compromise aspirations for the creation of a high-quality design and layout.

However, in the current absence of identified occupiers or user groups it is also considered reasonable for the applicant to prioritise the delivery of housing at this time. It should be noted that the planning obligations in the legal agreement supporting the Outline planning permission require the retail and community hub to be available for use prior to occupation of 80% (circa 320) of the overall residential dwellings across the outline planning application site.

Additionally, the requirement in Local Plan policy SS18 criterion (i) that the land is allocated for residential-led mixed use development comprising:

- A community focal point including ground floor premises suitable for community use to the west of Lower Burgate, and local shopping and service facilities subject to market demand

The obligations in the planning legal agreement supporting the Outline planning permission secure a retail and community hub comprising of some or all of the following:

- a convenience store up to 400 sq.m
- retail or office use up to 216 sq.m
- community uses up to 150 sq.m

It is considered that this reserved matter application does not compromise the ability of the remaining land, subject to the Outline planning permission, from being able to deliver this quantum of development. Furthermore, the criterion of Local plan policy SS18 references the presence of market demand, to support inclusion of such facilities. Until such time as dwellings are occupied and the approved Link Road is completed and the land identified in the Landscape and Land Use parameter plan supporting the Outline planning permission for such community uses is accessible, demand will be very low.

As such the applicant can-not be compelled to include that land in this reserved matter phase of development and therefore the layout and design will be assessed on its individual merits.

The supporting Site Layout plan also includes the siting of a foul water pumping station and electricity sub-station in the informal public open space at the north of the reserved matter application site. Such infrastructure was included on the Landscape and Land use parameter plan supporting the Outline planning permission, with the precise location to be agreed by the reserved matter application that presented its delivery. Unlike the equivalent infrastructure delivered in phase 1, at the south of the Outline planning application site, separated from the residential parcel by the link road and visually well contained by new landscape planting and the existing established hedgerow along the southern boundary, the infrastructure now proposed sits in the centre of the open space and will be a dominant harsh interruption to the attractiveness of the open space. Furthermore, it has been designed with a hard surfaced vehicular service access road from the residential area to the south, which crosses the footpath through the open space and breaches the east-west hedgerow landscape feature.

The NFDC Environmental Design consultation objects to the design approach to the inclusion of this infrastructure.

It is accepted that such infrastructure is required to support additional residential development and provision was made for it in the parameter plans supporting the Outline planning permission. However, it is considered that the layout of this element of the reserved matter application does not minimise its impact on the open space visually and compromises the functionality of the open space. The applicant has sought to justify its position in its amended plan rebuttal letter (TOR received 02/04/26) focusing on the necessary technical requirements and has enhanced the provision of landscape enclosure to screen the structures as indicated on the supporting Landscape framework (TOR rev I received 24/04/26) and POS & ANRG Landscape plan 3 of 3 (TOR rev G received 24/04/26).

The principle of the inclusion of this infrastructure in the reserved matter application is accepted. However, it is not considered to be well designed to minimise the impacts on the character and appearance of the open space and its functionality, exacerbated by the layout of access to serve it. Whilst these impacts are restricted to a small element of the reserved matter application, they are nonetheless identified as a visual harm and therefore they weigh against the scheme.

#### i. Pattern of streets

The planning permission for the Link Road (23/10518) included the principle of junctions into the residential built-form parcels as included on the Landscape and

Land use plan supporting the Outline planning permission. This reserved matter application relates to two of those parcels and relies on those junctions to provide vehicular access to the proposed residential development, with estate roads, cul-de-sacs and residential courtyards extending from those junctions to serve the dwellings.

As indicated on the supporting Site Layout plan (Thrive rev D received 24/04/26) the northern parcel of dwellings is served by two vehicular accesses, served by a primary estate road with pavements along the edge. Smaller scale shared surface roads serve small clusters of dwellings at the end of the primary estate roads. This approach to reducing the scale and dominance of the road on the residential environment provides an attractive residential environment for all users to share.

The smaller southern parcel is served by a single vehicular access, that follows the same design principles as the northern.

As shown on the supporting Site Layout plan and in accordance with criterion (d) of Local Plan policy SS18, many of the dwellings in this reserved matter application are orientated to front on to the Link road as a central corridor. Vehicular access to those dwellings is provided from the respective estate roads to parking at the rear of the residential plots. This achieves the intensity of built-form frontage on to the link road encouraged by Local Plan policy SS18

The two flatted blocks have their respective courtyards within their curtilage, framed by the buildings and landscape to contain the parking. However, the parking court serving the terraced blocks 17-26 is set to the rear of multiple dwellings on all sides and has no positive active frontage fronting on to it, very limited soft landscape and is largely enclosed by boundary fences. As such it is considered that this is a poorly designed element of the layout and arrangement of streets on the reserved matter application site.

The courtyard to the rear of plots 44-49 at the north of the reserved matter application site is not as large, has better landscape setting and benefits from the front elevation of the terrace of plots 40-43. Enclosure to the courtyard is broken by the layout of the service road to serve the foul pumping station and electricity sub-station located in the public open space to the north of the dwellings. Whilst the applicant has set out their case for the location of the supporting infrastructure in their rebuttal letter (TOR 02/04/26) it is considered poor design to require access through the residential space due to the effect on the character of street and courtyard around the dwellings.

As shown on the supporting Site Layout plan, the proposed dwellings principally front on to and engage positively with the routes through the residential areas. The roads are designed and laid out in a manner commensurate with the scale of the development proposed and are appropriate to the residential character of the reserved matter application.

#### ii. Public rights of way (PROW)

There are PROW's to the immediate south of the reserved matter application site but outside it. They provide residents with routes east and west between Salisbury Road and Whitsbury Road and south towards Pennys Lane and Fordingbridge town centre. The planning legal agreement supporting the Outline planning permission secures circa £90,000 towards improvements and maintenance of both routes.

The layout of the ANRG supporting phase 1 of the Outline planning permission provides a footpath with access to PROW 83, the east west path, immediately adjacent to the south west corner of the reserved matter application site. As

indicated on the supporting Site layout plan (Thrive rev D received 24/04/26) and Landscape masterplan (TOR rev I received 24/04/26), there are two paths that provide access to the ANRG close to the access on to the PROW. As such provision is made for residents of the reserved matter application to easily and conveniently access the PROW's.

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.

Local plan policy CCC2 requires development to

i.v. Provide sufficient car and cycle parking, including secure cycle parking in schools and colleges, work places, bus and rail stations, and in shopping areas in accordance with the adopted Parking Standards Supplementary Planning Document.

The adopted Parking Standards SPD recommends average provision of parking based on dwelling sizes. It allows for reduced parking ratios where efficient use of parking spaces is made by sharing spaces in communal parking areas.

The planning application is supported by a Parking Allocation layout plan (Thrive rev D received 24/04/26), demonstrating where parking will be provided. Parking will predominately be provided through provision of on-plot surface parking spaces, garages and allocated spaces in parking courtyards. Despite including parking courtyards in the proposed layout design, the parking strategy allocates spaces within the parking courtyard to individual plots. Further parking spaces are provided by allocated spaces in car ports in courtyards, unallocated spaces and visitor spaces.

Based on the housing size mix, in accordance with the average parking requirements for allocated parking set out in the NFDC Parking Standards SPD, the planning application requires 179 parking spaces. The supporting Parking Allocation plan makes provision for 169 parking spaces, with a further 7 unallocated spaces and 12 visitor parking spaces distributed throughout the planning application site.

Excluding visitor spaces, the total of 176 spaces allocated for the residents is only 3 below the number of allocated spaces recommended by the Parking Standards SPD. Applying the reduced ratios for the plots nominally considered to be sharing the unallocated spaces there would not be a shortfall against the adopted standards.

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 parking spaces, not in accordance with the 2.5 spaces required by the adopted Parking Standards SPD. However, 15 of the three-bed houses are provided with 3 parking spaces and 14 provided with 2 spaces, providing an average of 2.5 spaces per three-bed dwelling.

It is considered that the level and approach to the provision of parking will meet the parking needs of the reserved matter application broadly in line with the Parking SPD and makes efficient use of the land available for built development on the planning application site.

Whilst residents may not choose to own bikes or be satisfied to make provision for storage facilities upon occupying a new house, in order to deliver a sustainable development and encourage active forms of travel it is considered important that cycle storage facilities are provided within each residential plot from the outset. The garages provided for individual dwellings are large enough to accommodate bikes, based on the dimensions for garages set out in the NFDC Parking Standards SPD. Furthermore, the Parking Allocation layout plan (Thrive rev D received 24/04/26) and Garden bike stores plan (Pennyfarthing received 27/04/26) also provides details of stores to be provided in the rear gardens of the plots that do not have garages to make provision for all residents of the reserved matter application.

Space to store bikes securely is provided within the separate Bin and Bike store for flatted block A (Thrive received 30/01/26) and in the ground floor of flatted block B (Thrive received 30/01/26)

The supporting Parking Allocation layout plan makes provision of a bike rack close to the entrance to the respective flatted blocks for visitors arriving by bike, in order to support sustainable active travel.

In accordance with condition 14 of the Outline planning permission, the supporting Parking Allocation Layout plan includes details of the location of electric vehicle charging points for each residential plot and within the parking courtyards, in order to support the sustainability of the scheme and in accordance with Local Plan policy IMPL2.

As such it is therefore considered that the planning application makes provision of appropriately designed, safe and sufficient vehicle parking and cycle storage to meet the needs of the development and support sustainable forms of travel in accordance with local plan policy CCC2 criterion iv, ENV3 criterion iv, the adopted Parking Standards SPD and satisfies the requirements of condition 10 of the Outline planning permission for this phase.

#### 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.

Not only did the Outline planning permission secure the maximum number of residential dwellings, condition 5 also set figures for dwelling sizes across the entire development granted outline planning permission. There were not any limits placed on the number of dwellings to be delivered in each reserved matter phase of development or in each parcel of built form as identified on the supporting Land use parameter plan.

However, the parameter plans supporting the principle of the development and approved by the Outline planning permission did identify areas where different residential densities and building heights were considered appropriate broadly dictating how many dwellings could be delivered in each parcel of built development.

Set out in the table below is the private market housing mix secured by the Outline planning permission, the mix proposed by this reserved matter application, running totals and comparison to the mix advocated by the Local Plan.

	1-2 bedroom	3 bedroom	4 bedroom
NFDC Local Plan part 1: fig 6.1 range	30% - 40%	40% - 45%	20% - 25%
Outline planning permission (21/11237) total requirements	27%	57%	15%
Current RM Planning Application	27%	58%	15%
21/11237 running totals	28% 42 dwellings	55% 82 dwellings	17.3% 26 dwellings

The Outline planning permission accepted deviation from the range advocated by figure 6.1 supporting Local plan policy HOU1. However, the mix proposed by this reserved matter application very closely follows the overall mix. The deviation of the running totals from the targets secured will be under review and consideration by future reserved matter applications for subsequent phases of development.

Local Plan policy HOU2 expects planning applications in this part of the New Forest district to achieve 50% of the scheme as affordable tenures. After independent review of a financial appraisal of the viability of the Outline planning application submitted by the applicant, 81 dwellings approximately 20% of the total number of dwellings to be delivered on the site granted Outline planning permission were secured by the S.106 Legal Agreement as affordable housing tenures, a proportion of which are First Homes.

The Planning legal agreement, with a revised mix agreed in writing by letter received 24/04/26, specifies the precise size and tenure mix of the affordable housing to be provided by the Outline planning permission but does not dictate that each phase subject to reserved matter applications has to contribute to the totals proportionately. However, this reserved matter application provides approximately 21% of the housing now proposed as affordable tenures and sizes, as shown on the supporting Site layout plan (Thrive rev D received 24/04/26) and Affordable Housing Layout (Thrive rev D received 24/04/26) and as set out in the table below.

	1-bed (flat)	2-bed flat	2-bed house	3-bed
Number of dwellings				
<b>Outline permission 21/11237</b>				
Affordable rent	12	6	6	
Shared Ownership		26	8	5
First Homes			18	

<b>Current Application 25/10905</b>				
Affordable Rent			6	
Shared Ownership		4	2	
First Homes			4	

<b>Running Totals Phase 1 + 2.</b>				
Affordable Rent	1	6	6	
Shared Ownership		4	8	3
First Homes			10	

Provision of 21% of this reserved matter application in affordable tenures is consistent with the Outline permission and contributes to the overall housing mix, meeting a range of housing needs across the district.

The supporting Site layout plan indicates the distribution of affordable tenures across the proposed layout. There are operational management benefits to Registered Providers in clustering affordable tenures together in neighbouring houses and in terraces. However, it should be noted that affordable housing will be delivered in future phases of development and the remaining 43 affordable housing distributed throughout the layout of those phases in accordance with criterion (iv) of HOU2.

Criterion (iv) of HOU2 also requires affordable housing to be indistinguishable in appearance from the market housing on site. This reserved matter application uses building types for the affordable housing that are unique to the affordable housing tenures. However, as shown on the streetscene drawings (Thrive rev D received 02/04/26) and detailed house type plans (Thrive 02/02/26 and 02/04/26) the appearance of the affordable housing units will be commensurate with the prevailing pattern and character of the house types used across the rest of the reserved matter planning application site.

As such it is considered that the reserved matter application accords with Local Plan policy HOU2.

v. On-site highway safety.

As described above, the site subject to this reserved matter application is located in the centre of the land granted planning permission for the principle of residential development by planning application ref:21/11237 and does not abut an adopted highway.

Vehicular access will be provided from a new road linking Augustus Avenue in the south, with Salisbury Road in the north. This road has the benefit of planning permission (ref:23/10518) and is currently under construction. At the time of writing, the new road extends north from Augustus Avenue, providing vehicular access to houses constructed as phase 1 of Planning Permission 21/11237 and the sub-base continues north as far as this site subject to this reserved matter application.

The design and size of the link road will accommodate the traffic volumes and movements generated by this reserved matter application safely. Condition No.12 of the Outline planning permission requires the link road to be operational before occupation of the 59th dwelling. Phase 1, under construction, approved erection of 112 dwellings, as such it is expected that the link road, providing safe vehicular access to the adopted highway, will be delivered prior to any occupation of the houses under consideration by this application, this will resolve the concerns raised by the Town Council and public representations received referring to the detrimental impact of additional vehicle movements on existing roads.

The planning application is supported by a Visibility Splays plan (i-Transport rev M received 24/04/26) which demonstrates, to the satisfaction of the HCC Highway officer, that sufficient junction visibility and forward visibility at road corners can be achieved.

Furthermore, plans demonstrating tracking manoeuvres of various vehicles passing each other, using turning heads and accessing parking spaces have been provided (i-Transport received 24/04/26). These plans, to the satisfaction of the HCC Highway officer, confirm that the internal residential roads will be safe for all users, parking spaces can be accessed efficiently and the types of vehicles normally attracted to residential areas can navigate the roads and pass each other safely.

As indicated on the supporting Site Layout plan pedestrians will be accommodated on pavements along the principal residential roads. There are sections of shared surfaces at the end of the residential roads, where a small number of houses are being served and parking courtyards, where vehicle movements are slow and numbers are low. Due to the width of the shared surfaces, it is considered that there is no risk to pedestrians.

The planning application is supported by a Road Safety Audit (Fenley RSA report (within the i-Transport TA Addendum received 30/01/26)). The two outstanding matters regarding the provision of short sections of pavement identified by the HCC Highway officer have not be raised as considers by the in dependant RSA author, as such the HCC Highway officer accepts the concerns do not give rise to an objection on highway safety grounds and concludes that the lack of the provision of a pavement should be considered to be poor design. As shown on the supporting Site Layout plan, none of the front doors of the plots identified by the HCC Highway officers (plots 1-5 and 70-75) open directly on to the highway passing those plots and all have front gardens and driveways. As such it is considered that the design makes provision for safe access by those residents.

As shown on the supporting Site Layout plan, a dedicated off carriageway cycle lane is provided along the west side of the link road, shared with pedestrians. In order to be consistent with the approach implemented alongside Augustus Avenue, where this route starts from its junction with Whitsbury Road, at the points where the cycle lane crosses junctions with side roads serving development parcels, the cycle lane is designed to give way to users of the side roads. Whilst this is not in strict accordance with the most up-to-date design guidance published by HCC Highway authority, it is considered important to maintain consistency in expectations for users along its full length.

As such 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 and satisfies the requirements of condition 9 of the Outline planning permission for this reserved matter phase.

#### 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 supporting Site layout plan includes provision of bin collection points in parking courtyards where they can be conveniently accessed by waste collection vehicles, as demonstrated on the supporting Bin Collection plan (i-Transport rev I received 24/04/26). As indicated on the supporting floor plans for the bin store to serve flatted block A (Thrive Bin/Cycle store received 30/01/26) and flatted block B (Thrive Block B floor plans received 30/01/26), sufficient bin storage space is provided to store bins in accordance with the NFDC waste collection regime. As such, provision is made across the planning application site for the storage of bins away from the public realm, in safe and secure locations, preserving the quality of the residential environment.

The refuse vehicle tracking plans (i-Transport received 24/04/26) described above in section (v), include plans for a refuse collection vehicle, demonstrating that such a vehicle can adequately and safely serve the proposed layout.

As such the proposed site layout and detailed bin storage plans satisfy the requirements of condition 16 for this phase of development in accordance with Local Plan policy ENV3.

As such, subject to conditions, it is considered that the reserve matter 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 SS18, 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 principle of residential use of the planning application site approved by the Outline planning permission (21/11237) was supported by parameter plans securing limits on building heights and density.

#### **i. Height of buildings**

As set out on the supporting house type elevation plans (Thrive received 30/01/26 and 02/02/26) the planning application proposes two storey houses and blocks of flats across the entire site subject to this reserved matter application. The size and design of the proposed house types vary across the site as indicated on the supporting Site Layout plan, resulting in a variety of roof sizes and therefore building heights. As shown by the house type elevation plans all of the proposed buildings are within the height limits imposed by the building heights parameter plan supporting the Outline planning permission.

The NFDC Environmental Design representation raises concerns that the proposed height of buildings fronting the primary link road do not contribute to better defining a focal square and mixed-use village centre, as included in the approved land-use parameter for the whole site and deliver landmark buildings. Whilst phase 1 of the Outline planning permission includes 3 storey buildings and the building heights parameter plan, supporting the Outline planning permission, allows for such taller buildings on the parcel subject to this reserved matter application, this reserved matter application does not include such taller buildings.

It is considered that the lack of buildings taking advantage of the additional height permissible by the supporting building heights parameter plan is a missed opportunity to define the western edge of a village centre.

However, it is considered that this does not represent poor design, that would be harmful to the character and appearance of the planning application, or that will conflict with the design expectations of Local Plan policy ENV3 but instead is an alternative approach to the delivery of development.

Furthermore, not every corner or frontage to a road needs a landmark building. Nor does a landmark building have to be determined by its height. It is still entirely

reasonable to expect community or commercial buildings within the village centre to act as a landmark, through design and use, when planning applications are submitted for such development.

The NFDC Environmental Design representation also objects to the consistency in roof lines, especially the terraced blocks fronting the primary link road. As shown on the supporting Site layout plan (Thrive rev D received 24/04/26) and Streetscene elevations (Thrive rev D received 02/04/26), there are 10 terraced dwellings in 3 sets of terraces with a consistent ridgeline and a further 6 dwellings in 2 terraces located to the north that also have a consistent ridgeline. In the interests of making efficient use of land and providing a mix of house types and sizes, the principle of terraced form of house types is acceptable.

As such it is considered that the heights of the various buildings are entirely consistent with the context of suburban residential development in Fordingbridge, the outline parameter plans and accords with Local Plan policy ENV3 criterion (i).

#### ii. Massing and scale

As set out on the submitted house type plans (Thrive received 30/01/26, 02/02/26 and 02/04/26) the scale of the proposed houses includes standard suburban two-storey detached, terraced and semi-detached house typologies and two storey flatted blocks.

As described above at section (i) the different house types have different massing and scale. However, the variety is considered to be entirely appropriate for the residential development of this site, especially where it is located in the centre of a larger area of land subject to existing modern residential-led development around it and more expected in later phases delivering the remaining development of the Outline planning permission.

The consultation response received from NFDC Environmental Design raises concerns about the scale of the roof form of the *Langbury* house type (Thrive received 02/02/26) a 3-bed detached house. As shown on the supporting Site layout plan this house type is used twice in the scheme, plots 38 and 72. Therefore the use of this house type is not considered to have a significant impact on the character and appearance of the overall scheme.

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 reserved matter application is supported by plans and elevations (various Thrive received 30/01/26, 02/02/26 and 02/04/26) for the proposed house types to be used. The prevailing characteristic is a traditional architectural typology that is broadly consistent with those being provided on phase 1 of the Outline planning permission and on other sites being delivered by the applicant in Fordingbridge. As such the appearance of the dwellings proposed by the reserved matter application are consistent with emerging character of new residential neighbourhoods to the north of Fordingbridge.

Whilst, as shown on the supporting Site Layout plan (Thrive rev D received 24/04/26) the reserved matter application proposes use of standard house types. In many cases, such as plot numbers 2, 12, 27, 39, 43, 44, 49, 58, 60, 65 and 67 the house types has been selected to suit the location, such as corners and junctions, where the houses have a duel frontage, in order to engage with two streetscenes or provide passive surveillance over open spaces and avoid blank elevations in exposed locations.

Furthermore, the standard house types have been distributed throughout the reserved matter application site to create variety and interest in the streetscenes. Especially along the west edge where the variety in house shapes, roof forms and therefore appearance contributes to the lower density edge of the built-form.

It is recognised that there is a degree of consistency in the design of the buildings fronting the link road. However, the blocks of flats and terraces of houses provide a tighter grain and higher density considered appropriate for that location.

Variations in the external facing materials are proposed on the supporting Dwelling Materials layout plan (Thrive received 30/01/26) which indicates the use of materials such as different coloured bricks, clay and concrete roof tiles and render. The supporting Street elevations plan (Thrive received 02/04/26) indicates that the proposed materials palette contributes positively to the character and appearance of the reserved matter application despite use of standard house types.

The NFDC Environmental Design consultation response raises concerns regarding the quality of the design of many of the house types proposed by the reserved matter application, regarding details such as facing materials, roof lines and chimney size. The applicant is not willing to make further changes to their standard house types that have been used on other sites locally. Whilst the changes advocated by the NFDC Environmental Design consultation could potentially result in an improved appearance, it is considered that the dwellings are acceptable.

The application is supported by an Energy and Sustainability statement (Pennyfarthing received 06/10/25) that demonstrates how the external design and appearance of the houses contributes to the fabric first approach of ensuring a holistic approach to the sustainability of the reserved matter application. The NFDC Climate Change SPD advocates a fabric first approach to ensure a high level of thermal efficiency and airtightness as a contribution to reducing energy demand.

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

#### iv. Heritage

Local Plan policy DM1 sets the policy approach to assessing the impact of development on heritage assets, seeking to conserve or seek to enhance the historic environment and heritage assets. A proportionate approach to the scale of harm should be considered, based on the significance of the asset and public benefits of a scheme may be considered to outweigh less that substantial harm. The presence of archaeological remains need to be considered and where appropriate mitigation measures included to reduce or avoid any impact.

There are no heritage assets on the reserved matter application site. The closest assets are to the north on Fryern Court Road and at its junction with Salisbury Road. These are a considerable distance away from the reserved matter application site. The consultation response received from the NFDC Conservation officer has

confirmed that the development proposed in this reserved matter phase of development will not have any impact on the significance of those assets.

In accordance with condition 39 of the Outline planning permission the reserved matter application is supported by a Written Scheme of Investigation (landgage Heritage received 06/10/25). The NFDC Archaeology officer is content that suitable provision for surveying the site and recording findings has been undertaken. However, it raises concerns that parts of the Outline planning application site have not been surveyed, previously avoided due to the constraining impact of a badger set on the site. It should be noted that none of this reserved matter application site overlaps the land yet to be subject to archaeological surveys. As such in respect of this reserved matter phase of development, it is considered that the condition has been complied with.

Therefore, it is concluded that there will be no conflict with heritage assets and the reserved matter application is in accordance with Local plan policy DM1.

### **C) Residential Amenity**

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.

As described above the detailed Site Layout plan supporting this Reserved Matters application presents the arrangement of houses across this phase of the overall site and is consistent with the approved Land Use parameter plan.

Due to the location of the application site, within the overall site granted outline planning permission, it does not share any common boundaries with existing residential plots in the area. The proposed dwellings are far enough from those under construction on phase 1 to have no impact on the amenity of the future residents of those dwellings.

Furthermore, as demonstrated by the supporting proposed Site Layout plan (Thrive rev D received 24/04/26) plots 60 and 66 in the south parcel are in excess of 20m from the east edge of the planning application site. As such there is adequate separation from dwellings under consideration by planning application ref:22/11268 (land at Burgate), to respectively preserve residential amenity.

Applications for further phases of development delivering residential dwellings, in accordance with the parameter plans approved by outline planning permission 21/11237 will have to respect the residential amenity of the dwellings under consideration at this time.

There is one existing residential dwelling to the south-east of the application site, beyond the PROW. Located approximately 35m away with intervening trees and hedgerow, it is considered that the layout demonstrated by the proposed Site Layout plan (Thrive rev D received 24/04/26) will adequately preserve the amenity and privacy of the occupier.

In respect to the concern raised in representations received regarding the loss of light and privacy of residents in Fryern Court Road, the closest residential dwelling is approximately 400m away, and as such very clearly adequate to avoid any loss of light or privacy.

As indicated on the supporting site layout plan it is considered that the planning application proposes acceptable privacy for residents of the proposed houses. In

most cases the layout ensures orientation and separation distances between buildings to achieve adequate amenity in respect of overbearing, shading and outlook.

However, there are several plots, no's 5, 7, 36, 38, 71 and 72 where outbuildings on adjoining plots surround rear gardens, resulting in a poor relationship between buildings and garden due to the extent of enclosure restricts outlook and potentially causes shading of rear gardens. It is considered that this will compromise the amenity of the occupiers of those plots. However, this represents a very minor conflict with local plan policy ENV3.

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 9m 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.

As described above, the use of parking courtyards results in some gardens having car parking immediately adjacent to rear or side boundaries giving rise to noise and disturbance from manoeuvring vehicles and general comings and goings immediately adjacent to private amenity space. Whilst such activities are common in a suburban residential environment, the number of parking spaces and plots affected, especially those plots that front on to the main link road between Salisbury Road and Whitsbury Road, it is considered there will be a minor detrimental impact on the amenity of the occupiers of those houses.

As indicated on the supporting Site layout plan the two flatted blocks would have communal grounds around them. The floor plans and elevations (Thrive rev C received 30/01/26) indicate that flat block B will include ground floor patio doors and first floor juliet balconies for the benefit of the amenity of the occupiers. However, as shown on the plans for flat block A (Thrive rev C received 30/01/26) no such features will be provided. Whilst such features are not a requirement of any national or local planning policy, they would contribute positively to residential amenity.

Whilst in some respects, as considered above, the quality of external private amenity space is compromised, the residents will have access to the provision of circa 5ha of open space and children's play on the wider site subject to Outline planning permission, much of which is already laid out and available for use, it is therefore considered that residents of the planning application will enjoy a high standard of external amenity space, entirely sufficient to meet their reasonable needs.

Representations received have objected to the planning application due to the likely increase in vehicular movements and general use of the site for residential development giving rise to noise and light pollution and general disturbance to existing residents. The principle of residential development has been established through allocation of the land for residential-led development by Local Plan policy SS18, confirmed by the grant of Outline planning permission. Change to the character is therefore considered acceptable. The detailed design of the residential use of the site will not give rise to any impacts from noise or lighting on residential amenity not already considered acceptable by the outline planning permission.

Furthermore condition 19 of the Outline planning permission secures submission of a detailed construction management plan for each phase of development in order to minimise the potential disturbance arising for the short time of construction. To the satisfaction of the NFDC Environmental Health officer such a Construction Environmental Management plan (CEMP) (Pennyfarthing received 06/10/26) has been received to support this application, in compliance with condition 19 of the Outline planning permission and demonstrating that disturbance during construction will not materially harm residential amenity.

As such subject it is considered that the amenity of existing residents will not be affected, and notwithstanding the identified shortcomings in the provision of amenity for some residents of the planning application, the planning application is considered to be in accordance with Local Plan policy ENV3 criterion ii.

#### **D) Flood risk, Surface water drainage and Foul Drainage**

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 SS18 criteria ii) masterplanning objectives for the site seek planning applications to, *inter alia*;

- b. Providing a comprehensive ground and surface water management system for the site, benefiting the town as a whole including a central north-south corridor of management of fluvial, surface and groundwater flood risk into the landscape.
- i) Flood risk and Surface water drainage.

Whilst the Outline planning application site was in flood zone 1 for fluvial flooding, it suffered from extensive overland flows of surface water flooding, crossing the centre of the site, as described by the masterplanning objective set out in Local Plan policy SS18. However, the Outline planning permission was supported in principle by flood and drainage strategies to the satisfaction of HCC Lead Local Flood Authority (LLFA) officers and the Environment Agency. The strategy included the principle of raising land on the Outline planning application site to protect the built development from the flood risk.

Despite the surface water flood risk, the ground conditions allowed for natural percolation drainage and as such a detailed surface water drainage scheme was designed with soakaway basins and crated soakaways for phase 1.

In accordance with the principles established by the Outline planning permission, this reserved matter application is supported by a Drainage levels strategy plan (WSP rev P12 received 24/04/26) and a Parcel sections plan (WSP received 24/04/26) demonstrating the extent to which the ground levels within the reserved matter application site will be raised. The elevated ground levels protect the proposed built-form from surface water flows known to cross the Outline planning application site to the west.

In accordance with conditions 31 and 32 of the Outline planning permission, this reserved matters application is supported by a Drainage strategy (WSP received 24/04/26), Drainage strategy technical note (WSP received 03/02/26), outline drainage strategy plan (WSP rev P05 received 24/04/26) Drainage basin sections plan (WSP P05 received 24/04/26) and Overland flow route (WSP rev P06 received 24/04/26). To the satisfaction of HCC LLFA officers, these demonstrate an acceptable drainage scheme, with sufficient volume to accommodate storm events and include an appropriate buffer for climate change and urban creep.

As indicated on the supporting Drainage levels strategy plan (WSP rev P12 received 24/04/26) and in the Drainage strategy technical note, the finished floor levels of the dwellings are raised at least 150mm above the surface levels in order to protect from any exceedance flows.

The Drainage strategy technical note includes a section on maintenance and management of the surface water infrastructure, supported by a Drainage maintenance and management plan (WSP rev P06 received 24/04/26) in accordance with the requirements of Outline planning permission condition 34.

ii) Foul drainage

The Landscape and Land Use parameter plan supporting the Outline planning permission included the principle of the location for two new foul sewage pumping stations.

One foul sewage pumping station has been provided within phase 1 of development. As indicated on the supporting Site Layout plan (Thrive rev D received 24/04/26) a second is included with this reserved matter application. Whilst the approved phasing plan included this foul pumping station would be delivered in a later reserved matter phase, it is located to the north of the reserved matter application site close to the indicative location shown on the Landscape and Land Use parameter plan.

This second foul water pumping station is required to be installed in order to support the provision of foul water drainage for the dwellings in this reserved matter application. Wessex water have been consulted. However, no response has been received. They were not averse to the principle of two Foul water pumping stations as shown on the plans supporting the Outline planning permission.

Whilst concerns regarding the visual impact have been raised regarding the location of the foul water pumping station, there is no technical reason to prevent its inclusion in this reserved matter phase.

With respect to the concerns raised by representations received from local residents, there is no technical detail to demonstrate the concerns raised, nor any additional requirement for further survey or flood modelling raised by technical consultees in supporting the Outline planning permission and this reserved matter application.

As such it is considered that a technically acceptable drainage strategy has been provided to meet the surface water drainage and foul water drainage needs of the development, without increasing flood risk elsewhere, has been demonstrated, in accordance with Local Plan policies CCC1 and SS18 and conditions 31, 32 and 34 of the Outline planning permission can be discharged for this phase.

## **E) Other matters**

### **i) Construction Management Plans**

In accordance with condition 19 of the Outline planning permission (21/11237) the reserved matter application is supported by an updated Construction Environmental Management plan (CEMP) (Pennyfarthing received 06/10/26). To the satisfaction of the NFDC Environmental Health officer and NFDC Ecology officer, it provides an acceptable approach to ensuring the potential disturbance for local residents and sensitive habitats and species close to the site is minimised and avoided.

The updated CEMP includes details of construction traffic management for this reserved matter phase. This includes continued use of the haul road and construction compound laid out to serve construction of phase 1. This is to the satisfaction of the HCC Highway officer satisfying the requirements of condition 11 of the Outline planning permission for this reserved matter phase.

### **ii) Education.**

The representation received from the Hampshire County Council Education officer requires a financial contribution is secured to mitigate the impact of the future school age residents of this reserved matters application on the provision of education services in the area. However, the provision of such a financial contribution was secured by way of planning obligation in the S.106 legal agreement, supporting the grant of Outline planning permission (21/11237).

The financial contribution requested will be made in accordance with the phased payments strategy agreed by the S.106 Legal agreement and no further action is required in respect of this matter.

### **iii) Electricity infrastructure.**

The representation received from Scottish and Southern Electric highlights the presence of 11kV high voltage infrastructure across the reserved matter application site. The Outline planning permission recognised these features and the applicant has confirmed in their amended plan rebuttal letter (TOR received 03/04/26) that these lines will be replaced with underground infrastructure and routed under roads and in utility corridors in accordance with technical requirements of the statutory undertaker.

### **iv) Fire and Safety.**

The representation received from Hampshire and Isle of Wight Fire and Rescue service raises no objection to the reserved matter application, providing general guidance on fire safety in the design. The applicant has confirmed in the amended plan rebuttal letter (TOR received 03/04/26) that legislative fire safety and building regulations requirements will be met.

Furthermore, supporting fire tender tracking plans (i-Transport rev L received 24/04/26) demonstrate that a fire tender can manoeuvre through the site to access the dwellings proposed by this reserved matter application.

### **v) Minerals Safeguarding.**

In accordance with condition 30 of the Outline planning permission, this reserved matter application is supported by a Minerals safeguarding statement (TOR received 06/10/25). Concluding that prior extraction of known mineral deposits would

materially delay the provision of the dwellings proposed by the reserved matter application, which would further exacerbate the Councils poor five-year housing land supply position and housing delivery rate.

It should also be noted that extraction of minerals would require backfill in order to achieve the ground levels required to protect the built-form from surface water flood risks.

No objection is raised and to the satisfaction of the HCC Minerals & Waste planning officer incidental use of materials extracted is advocated. Condition 30 is satisfied with respect this reserved matter phase.

#### Developer Contributions

The Outline planning permission was supported by a planning legal agreement securing all obligations required to proportionally mitigate the impact of this reserved matter application.

As part of the development, subject to any relief being granted Community Infrastructure Levy will be payable at the current rate of £123.08 per square meter.

## **11 OTHER MATTERS**

None

## **12 PLANNING BALANCE and CONCLUSION**

As set out the proposal is for approval of reserved matters for 76 new dwellings including 16 affordable dwellings.

This reserved matter application for phase 2 contributes to the quantum of development granted Outline planning permission in a form that is consistent with the established parameters and the masterplanning objectives of criteria (ii) of Local Plan policy SS18 and complies with the technical matters of criteria (iii) as secured by the Outline planning permission. The proposal reflects the built densities and building heights identified by parameter plans supporting the Outline planning permission 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.

However, as set out in the Planning Assessment, there are some design harms identified. This includes the visual impact of the siting of the foul water pumping station and sub-station on the function of the informal public open space, the poor design of childrens play to be provided, the poor design of some of the parking courtyards, the compromised amenity in some of the private dwelling gardens, perceived shortcomings in the design of some house types and the failure to incorporate street trees along the consented link road are all considered to weigh against the scheme to an extent.

Individually these impacts are considered to be minor, and whilst cumulatively they have a greater impact, they are not, on balance of considerations considered to amount to an overall development that is not well design that should be refused as directed by NPPF paragraph 139.

Essentially, the proposal reasonably satisfies the requirement in the site specific Local Plan Policy SS18 for development to create a distinctive and moderately dense townscape which is focused upon a central access corridor and accessible to suitable public open space.

Therefore, the proposal brings forward a housing development which overall is considered to be well designed overall but with some design harms (as set out), in line with Local Plan policies, SS18, ENV3 and ENV4 and NPPF paragraph 135 with significant areas of new tree planting, as well as a range of other public benefits relating to the provision of areas of public open space and ANRG land, accessible to existing residents as well as future residents.

Overall, it is considered that the balance of considerations is one of approval taking in to account the public benefits and broad compliance with the Development Plan when considered against the identified design harm set out by NFDC Environmental Design described above, that are not considered to go to the heart of the design and layout of the reserved matter application, or render it unacceptable.

The reserved matters application is considered to comply with Local Plan policies SS18 criteria (ii) (a),(d) and (f), STR1, STR3, STR5, ENV1, ENV3, ENV4, HOU1, HOU2, CCC1, CCC2, IMPL2, DM1, DM2 and CS7 and NPPF paragraphs 115, 116, 129, 130, 135, 136, 139, 181 and 182.

## 13 RECOMMENDATION

### Grant Subject to Conditions

Reserved matters of Appearance, Landscape, Layout and Scale, specified in condition 3 of outline permission reference number 21/11237 dated 21/02/24.

And discharge of conditions 3, 6, 9-11, 13, 14, 16, 18-24, 27, 30-32, 34, 39 & 40. Pursuant to Outline planning permission ref. 21/11237

### Proposed Conditions:

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

Location Plan ref:LP01 rev B received 06/10/25

Site Layout plan ref: CSL.02 rev D received 24/04/26

Parking Allocation layout plan ref: PAL.01 rev D received 24/04/26

Affordable Housing Layout ref: AHL.01 Rev D received 24/04/26

Coloured Street Elevations ref: CSE.01 Rev D received 02/04/26

#### House Types

A2M-Mid option 1 ref: HT A2M-MID-1.pe rev A received 30/01/26

A2M-Mid option 2 ref: HT A2M-MID-2.pe rev A received 30/01/26

A2S-End option 1 ref:HT.A2S-END-1.PE rev B received 02/04/26

A2S-End option 2 ref:HT.A2S-END-2.PE rev A received 30/01/26

Anderbury Detached option 1 ref:HT.AND-DET1.PE rev B received 02/02/26  
Anderbury Detached option 2 ref:HT.AND-DET2.PE rev C received 02/02/26  
Anderbury Detached brick ref:HT.AND-DET3.PE rev A received 02/02/26

Ashbury Detached option 1 ref:HT.ASH-DET-1.PE rev C received 02/02/26  
Ashbury Bay Detached option 2 ref:HT.ASHBAY-DET-2.PE rev C received 02/02/26  
Ashbury Bay Detached option 3 ref:HT.ASHBAY-DET-3.PE rev B received 02/02/26

Bolderbury Detached option 1 ref:HT.BOLD-DET-1.PE rev C received 02/02/26  
Bolderbury Detached option 2 ref:HT.BOLD-DET-2.PE rev C received 02/02/26  
Bolderbury Detached option 3 ref:HT.BOLD-DET-3.PE rev A received 02/02/26

Denbury Detached ref:HT.DEN-DET.PE rev A received 02/02/26

Fernwood End ref:HT.FERN-END.PE rev C received 02/02/26  
Fernwood Mid ref:HT.FERN-MID.PE rev C received 02/02/26

Harwood A End ref:HT.HAR-A-END.PE rev A received 02/02/26  
Harwood End option 1 ref:HT.HAR-END-1.PE rev B received 02/02/26  
Harwood End option 2 ref:HT.HAR-END-2.PE rev B received 02/02/26  
Harwood Mid ref:HT.HAR-MID-1.PE rev A received 02/02/26

Hatchwood detached ref:HT.HATCH-DET.PE rev C received 02/04/26  
Hatchwood End 1 ref:HT.HATCH-END-1.PE rev D received 02/04/26  
Hatchwood End 2 ref:HT.HATCH-END-2.PE rev D received 09/04/26

Knightswood End ref:HT.KNIG-END.PE rev B received 02/02/26  
Knightswood Mid ref:HT.KNIG-MID.PE rev A received 02/02/26

Langbury Detached ref:HT.LANG-DET.PE rev C received 02/02/26

Overwood End ref:HT.OVER-END.PE rev A received 02/02/26

Poundbury Detached option 1 ref:HT.POUN-DET 1.PE rev B received 02/02/26  
Poundbury End option 1 ref:HT.POUN-END-1PE rev B received 02/02/26  
Poundbury End option 2 ref:HT.POUN-END-2PE rev A received 02/02/26

Rushbury Detached option 1 ref:HT.RUSH-DET-1.PE rev C received 02/02/26  
Rushbury Detached option 2 ref:HT.RUSH-DET-2.PE rev C received 02/02/26  
Rushbury Detached option 3 ref:HT.RUSH-DET-3.PE rev A received 02/02/26  
Rushbury Detached option 4 ref:HT.RUSH-DET-4.PE rev A received 02/02/26

Setwood A - End ref:HT.SET-A-END.PE rev A received 30/01/26  
Setwood End 1 ref:HT.SET-END-1.PE rev D received 02/04/26  
Setwood End 2 ref:HT.SET-END-2.PE rev A received 30/01/26  
Setwood Mid ref:HT.SET-MID.PE rev C received 30/01/26

Flat Block A Elevations ref:FB.A.E rev C received 30/01/26  
Flat Block A Plans ref:FB.A.P rev C received 30/01/26  
Bike & Bin Store ref:BCS.PE rev B received 30/01/26

Flat Block B Elevations ref:FB.B.E rev C received 30/01/26  
Flat Block B Plans ref:FB.B.P rev C received 30/01/26

Garage 1 ref:HT.GAR-1.PE rev C received 30/01/26  
Garage 2 ref:HT.GAR-2.PE rev A received 30/01/26  
Garage 3 ref: HT.GAR-3.PE rev B received 30/01/26  
Garage 4 ref: HT.GAR-4.PE rev A received 30/01/26

Car Port Plan ref:CP-2.PE rev B received 30/01/26  
Cycle stand ref: TOR-XX-ZZ-DR-L-P-504 received 24/04/26  
General details – Typical Timber Sheds ref: PFC-SD-GEN07 Rev A received 27/04/26

Materials Layout plan ref: BDML.01 rev D received 24/04/25

### Landscape Plans

Landscape Masterplan Ref:TOR-XX-ZZ-DR-L-001 rev I received 24/04/26

POS & ANRG Landscape Plan 1of3 Ref:TOR-XX-ZZ-DR-L-008 rev E received 02/02/26

POS & ANRG Landscape Plan 2of3 Ref: TOR-XX-ZZ-DR-L-009 rev E received 02/02/26

POS & ANRG Landscape Plan 3of3 Ref: TOR-XX-ZZ-DR-L-010 rev G received 24/04/26

ANRG & POS calculations plan ref:TOR-XX-ZZ-DR-L-011 rev E received 24/04/26

Softworks 1of3 ref:TOR-XX-ZZ-DR-L-005 rev E received 02/02/26

Softworks 2of3 ref:TOR-XX-ZZ-DR-L-006 rev E received 02/02/26

Softworks 3of3 ref:TOR-XX-ZZ-DR-L-007 rev E received 02/02/26

Planting Schedules ref:TOR-XX-ZZ-DR-L-012 rev C received 02/02/26

Hardworks and Boundaries 1of3 ref:XX-ZZ-DR-L-002 rev E received 02/02/26

Hardworks and Boundaries 2of3 ref: XX-ZZ-DR-L-003 rev F received 09/04/26

Hardworks and Boundaries 3of3 ref: XX-ZZ-DR-L-004 rev G received 09/04/26

Furniture Detail ref: TOR\_XX\_ZZ\_DR\_L\_P\_506 received 09/04/26

Fence Detail ref: TOR\_XX\_ZZ\_DR\_L\_P\_505 received 09/04/26

Footpath detail ref:TOR\_XX\_ZZ\_DR\_L\_P\_501 received 09/04/26

Tree Pit detail ref: TOR\_XX\_ZZ\_DR\_L\_P\_500 rev A received 09/04/26

Doorstep play ref:TOR\_XX\_ZZ\_DR\_L\_014 rev A received 30/04/26

### Trees

Tree protection plan ref: 25016-4

## Highways

Site Layout Review – Visibility Splays ref: ITB12264-GA-432 Rev M  
Site Layout Review – Refuse Vehicle Entering Site ref: ITB12264-GA-433 Rev J  
Site Layout Review – Refuse Vehicle Exiting Site ref: ITB12264-GA-434 Rev J  
Site Layout Review – Fire Appliance Entering Site ref: ITB12264-GA-435 Rev L  
Site Layout Review – Fire Appliance Exiting Site ref: ITB12264-GA-436 Rev L  
Bin Collection Plan ref: ITB12264-GA-438 Rev L  
Site Layout Review – Adoption Plan ref: ITB12264-GA-439 Rev G  
Swept Path Analysis – Estate Car ref: ITB12264-GA-469 Rev B  
Swept Path Analysis – Estate Car – Light Van ref: ITB12264-GA-470 Rev B  
Swept Path Analysis – Estate Car – Light Van ref: ITB12264-GA-471 Rev B

## Drainage

Levels Strategy ref:70061334-WSP-18-DR-C-501 rev P12 received 24/04/26  
Road sections plan ref:70061334-WSP-18-DR-C-502 rev P05 received 24/04/26  
Parcel Sections ref:70061334-WSP-18-DR-C-503 rev P05 received 24/04/26  
Basins Sections ref:70061334-WSP-18-DR-C-504 rev P05 received 24/04/26  
Maintenance Responsibility Plan 70061334-WSP-18-DR-C505 rev P06 received 24/04/26  
Drainage strategy ref:70061334-WSP-18-DR-C-520 rev P06 received 24/04/26  
Overland Flow Route 70061334-WSP-18-DR-C521 rev P06 received 24/04/26  
Pumping Station Vehicle Tracking 70061334-WSP-18-DR-C526 rev P01 received 24/04/26

Foul Pumping plans and elevations ref: WPL-A63200 received 24/04/26  
Foul Pumping Station A2 elevation ref: A63200-001 rev B received 24/04/26  
Foul Pumping Station A2 foul water plan ref: A63200-002 rev B received 24/04/26  
Foul Pumping Station A2 kiosk and junction box plinths ref: A63200-003 rev C received 24/04/26  
Foul Pumping Station A2 auxillary suction pipework ref: A63200-004 rev A received 24/04/26  
Foul Pumping Station A2 compound plan ref: A63200-005 rev D received 24/04/26  
Foul Pumping Station A2 foul water earthing diagram ref: A63200-006 rev B received 24/04/26  
Foul Pumping Station A2 hazardous zoning diagram ref: A63200-007 rev D received 24/04/26  
Foul Pumping Station A2 contextual site plan ref: A63200-008 rev B received 24/04/26

Foul Pumping Station A2 dosing unit plinth ref: A63200-009 received 24/04/26  
Foul Pumping Station A2 dosing unit plinth ref: A63200-010 rev A received 24/04/26

Sub-Station Plan ref:SUB.01.PE rev A received 30/01/26

Reports supporting the development and compliance with conditions included in the description of development.

Air Quality Assessment ref:C11138/AQA/1.1 received 24/04/26

Construction Environmental Management Plan (CEMP), Issue 1 including Construction Ecological Environmental Management Plan (CEcMP), received 06/10/25

Construction Traffic Management Plan (CTMP) (including details of vehicle cleaning), Rev 3, received 06/10/25

Ecological Impact Assessment (including details of biodiversity enhancements per dwelling) received 24/04/26

BNG Metric 4.0, with and without ANRG, received 24/04/26

Biodiversity Checklist, received 06/10/25

Ecological Enhancement Schedule, received 06/10/25

BNG Assessment & HMMP, received 24/04/26

Landscape Ecological Management Plan received 24/04/26

Transport Assessment, BH/ITB12264-050B R / 01 October 2025  
TA Addendum ref:BH/ITB12264-055A R received 30/01/26

Waste Collection Statement, ITB12264-053C TN received 30/01/26

Drainage Strategy, received 24/04/26

Arboricultural Impact Appraisal and Method Statement, 25016-AIA5-PB / received 24/04/26

Lighting Assessment and Report Conditions, 784-B026831 / received 24/04/26

Minerals Safeguarding Statement, and Minerals Investigation Interim Report, received 06/10/25

Archaeology WSI, received 06/10/25

Post-excavation Assessment, RR0885 received 06/10/25

Energy & Sustainability Statement received 06/10/25

Reason: To ensure satisfactory provision of the development.

## 2. **Visibility Splays**

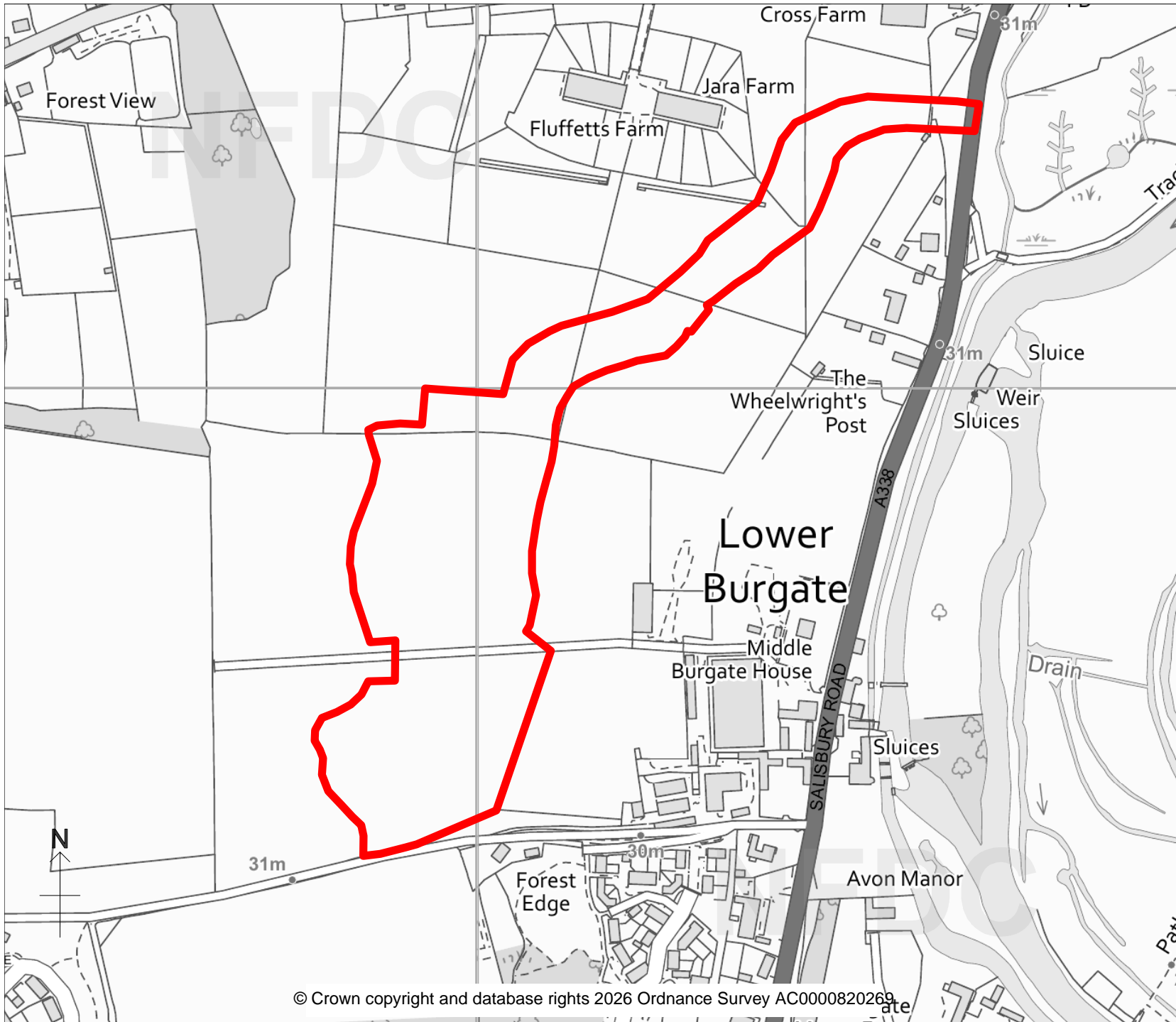
Notwithstanding the provisions of the Town & Country Planning General Development Order 2015 nothing over 600mm in height shall be placed or permitted to obscure the visibility splays as indicated on the Visibility Splay plan ref:ITB12264-GA-432M received 24/04/26.

Reason: In the interest of highway safety and 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.

### **Further Information:**

James Gilfillan

Telephone: 02380 28 5797



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# New Forest

DISTRICT COUNCIL

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Mark Wyatt  
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Development Management  
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Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

May 2026

SS18 Land West of Burgate  
Salisbury Road  
Burgate  
25/10905

Scale 1:4000

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

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Planning Committee 13 May 2026

**Application Number:** 25/10983 Full Planning Permission  
**Site:** SITE OF 32 NEW ROAD, RINGWOOD BH24 3AU  
**Development:** Erection of x2no. 2 bedroom dwellings with roof mounted solar panels, parking, landscaping, bike and bin stores  
**Applicant:** Mr Pierson  
**Agent:** E.Francis architects  
**Target Date:** 31/12/2025  
**Case Officer:** Vivienne Baxter  
**Officer Recommendation:** Service Manager - Grant  
**Reason for Referral to Committee:** Parish Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Green Belt
- 3) Impact on the character and appearance of the area
- 4) Impact on the residential amenities of the area
- 5) Highway matters including parking
- 6) Ecology and habitat mitigation

## 2 SITE DESCRIPTION

The site lies adjacent to the built up area of Ringwood and it is within the countryside and Green Belt. Beyond it's northern boundary lies a semi-detached bungalow ( 23 New Road) which is within the built up area. To the east, west and south of the site is land which benefits from a lawful development certificate for open commercial storage of single stacked containers with ancillary parking, access and turning areas for vehicles in connection with that use. Within this area to the east is a detached building in use as a car repair workshop.

The site is bound on all sides by a 1.8m high close boarded fence and is accessed from the end of New Road via a five bar gate.

## 3 PROPOSED DEVELOPMENT

The proposal entails the provision of two detached chalet style dwellings on the site comprising open plan kitchen, dining, living room, bathroom, bedroom and office/snug at ground floor level with a further ensuite bedroom and plant room at first floor level. The first floor master bedroom of each dwelling would have a west facing balcony set within the overhanging roof form.

Externally, each dwelling would have two frontage parking spaces and a building containing cycle parking, bin store, an air source heat pump (ASHP) and provision for electric vehicle charging.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
23/11228 Erection of 2 affordable dwellings; hard & soft landscaping	26/01/2024	Withdrawn by Applicant	Withdrawn	
17/11772 2 bungalows (Outline application with all matters reserved)	13/02/2018	Refused	Appeal Decided	Appeal Dismissed

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan Review

On February 4th 2026 Cabinet approved a report that recommended that this Council starts the public consultation stage into the Regulation 18 version of the new Local Plan. This Regulation 18 version of the Plan represents an early point in the plan-making process. Consultation took place from 6 February until 20 March 2026. At this stage, the National Planning Policy Framework (NPPF) paragraph 48 advises that only limited weight can be afforded to emerging plan policies when determining planning applications, as the weight given depends on the stage of preparation, the extent of any unresolved objections, and the degree of consistency with the NPPF.

Given that the Regulation 18 draft is at the initial consultation stage and has not progressed to examination, it cannot be considered to carry significant material weight. Accordingly, while the emerging Local Plan is a material consideration in decision making and may provide helpful context, decisions should continue to be primarily guided by the adopted development plan unless other material considerations indicate otherwise.

### Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC1: Safe and healthy communities  
Policy CCC2: Safe and sustainable travel  
Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites  
Policy ENV2: The South West Hampshire Green Belt  
Policy ENV3: Design quality and local distinctiveness  
Policy IMPL1: Developer Contributions  
Policy STR5: Meeting our housing needs

### Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity  
DM20: Residential development in the countryside

### Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development.  
SPD - Design of Waste Management Facilities in New Development  
SPD - Mitigation Strategy for European Sites  
SPD - Parking Standards  
SPD - Ringwood Local Distinctiveness  
SPD - Planning and Climate Change  
Green Belt Study Final Report

## **Neighbourhood Plan**

### **Ringwood Neighbourhood Plan**

Policy R10: Zero Carbon Buildings

Policy R7: The Ringwood Design Code

## **National Planning Policy Framework 2024**

NPPF Ch. 5 - Delivering a sufficient supply of homes

NPPF Ch.11 - Making effective use of land

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.13 - Protecting Green Belt land

## **National Planning Policy Guidance**

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **Ringwood Town Council**

R(4) Recommend refusal. The application is contrary to RNP Policy R10 zero carbon buildings. The documents provided indicate the intention of the developer to comply, however no energy statement has been submitted to evidence this, as required. It is also contrary to policy as the site is on designated Green Belt land. Members would not wish this to set a precedent for further development in the Green Belt.

Following re-consultation:

R(4) Recommend refusal. Members were delighted to see that the application now complies with RNP Policy R10. The application is contrary to policy as the site is on designated Green Belt land. Members would not wish this to set a precedent for further development in the Green Belt.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

### **HCC Highways**

No objection subject to condition, offer advice regarding dropped kerbs.

### **NFDC Policy**

The site falls within Land Parcel R108 in the Green Belt Study which indicates the site to be 'potentially suitable for definition as grey belt land'

### **NFDC Ecology**

No objections

### **NFDC Environmental Health (Pollution)**

No objection subject to conditions relating to construction management and being undertaken in accordance with the submitted report.

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- concern about potential loss of light to main living space;
- overlooking of garden;
- poor land management should not be a reason for allowing development;
- site is within the Green Belt;
- increased traffic in a cul de sac;
- not in keeping.

For: 0

Against: 3

## 10 PLANNING ASSESSMENT

### The Approach to Decision Making and the Five Year Housing Land Supply

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*
  - 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 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.

### Principle of Development

The site is located outside of the built up area and in the countryside and Green Belt. Policy DM20 of the Local Plan Part 2 relates to residential development within the countryside. The particular types of residential development which can be acceptable in such areas are limited by this policy as follows:

- a) a limited extension to an existing dwelling; or*
- b) the replacement of an existing dwelling, except where it:
  - (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 worker's dwelling in accordance with Policy DM21.*

The proposal does not comply with any of these criteria and as such, is contrary to Policy DM20 of the Local Plan Part 2.

### South West Hampshire Green Belt

Policy ENV2 of the Local Plan Part 1 relates to the Green Belt confirming that proposals should be assessed in line with national policy. Paragraph 154 of the NPPF advises that new development by definition in the Green Belt are inappropriate unless for one of the following exceptions:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

*d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

*e) limited infilling in villages;*

*f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*

*g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*

*h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

*i. mineral extraction;*

*ii. engineering operations;*

*iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*

*iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*

*v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*

*vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

Having regard to these exceptions (a) - (h) , the proposed development for two new dwellings does not fall within any of these criteria and as such, it would be inappropriate development in the Green Belt contrary to Paragraph 154. However, Paragraph 155 of the NPPF has introduced the possibility of new homes not being regarded as inappropriate where all of the following apply:

*a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*

*b. There is a demonstrable unmet need for the type of development proposed ;*

*c. The development would be in a sustainable location, with particular reference to [paragraphs 110 and 115 of this Framework] ; and*

*d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.*

In response to these issues,

a) the 'grey belt' matter is considered below;

b) Footnote 56 of the NPPF states that for this type of application, the lack of a 5-year housing land supply is relevant. The Council currently only has a 5-year housing land supply of just 1.53 years and as such, there is a demonstrable unmet need for the type of development proposed;

c) Paragraphs 110 and 115 refer to significant development and the assessment of sites for allocation. Neither of these circumstances apply here. However, the northern edge of the application site is the built up boundary of Ringwood town and in terms of the site's location, it is less than half an hour walk (along existing footways) into the town centre with a leisure facility, petrol station with convenience store and supermarket all closer to the site than the town centre; and

d) The 'Golden Rules' paragraphs relate to major developments and affordable housing, neither of which are relevant in this instance.

With regard to the 'grey belt' and criterion a) of para.155, Grey Belt is defined in Annex 2 of the NPPF. The definition sets out that grey belt is land in the green belt that is previously developed and/or land that in either case does not strongly contribute to any of the purposes (a), (b) and (d) of the Green Belt which are as follows:

- (a) preventing the unrestricted sprawl of large built-up areas
- (b) preventing neighbouring towns merging into one another, and
- (d) preserving the setting and character of historic towns.

The Council's most up to date Green Belt Study was published in March 2026. The application site is identified within Land Parcel R108 of the Green Belt Study.

In this location, the land is situated between the built up area and an area of land which has a lawful commercial use with a manege and associated stables and car repairs beyond this, albeit also Green Belt land and falling within the same parcel of land, identified as R108. As such, it is an isolated plot of land surrounded by physical features that could restrain and contain the development. Whilst the site and wider parcel of land to the south have a moderate contribution to Purpose a), it is not considered that the application site strongly contributes to the aims of purpose a) and the need for this part of the green belt to prevent the unrestricted sprawl of the built up area.

The site does not provide a strong contribution to Purpose b) and this would also be maintained (preventing coalescence with another settlement) in this location if the proposed development was completed. The site is within 450m of the District boundary, formed by the River Avon and as a result, there is little scope for development to merge with the adjoining development to the west of the River Avon (Avon Castle) as much of the land is within Flood zones 2 and 3. It is not considered that the site makes a strong contribution to visual separation.

With regard to Purpose d, whilst Ringwood has an historic town centre, the development of the site is not considered to have any visual, physical, or experiential connection to the historic aspects of the town and thus does not make strong contribution to this purpose.

The Green Belt Study therefore concluded that the site does not strongly contribute to Green Belt Purposes a), b) or d).

In conclusion, the application site has been identified as 'potentially suitable for definition as grey belt land' as it would not fundamentally undermine the purposes of the remaining Green Belt across the District outside of the National Park. As the other elements of Paragraph 155 of the NPPF are also satisfactorily addressed, the proposal should not, therefore, be regarded as inappropriate development. The proposal would, as a consequence, accord with the provisions of policy ENV2 and Paragraph 155 of the NPPF.

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

Policy ENV3 of the Local Plan Part 1 requires development to be appropriate: sympathetic to its context and respectful of local distinctiveness. Buildings should be sympathetic to their context in terms of layout, scale, appearance and relationship to other buildings.

New Road is a lengthy cul-de-sac which contains a variety of different bungalow styles. Many have undertaken alterations within the roof space resulting in dormer windows or roof lights and others have increased the height of the roof in order to

provide first floor accommodation. Roof forms include full hips, half hips and gables. The whole road, aside from the applicant's property opposite the site (no.32), is noted in the Ringwood Local Distinctiveness SPD as a 20th century bungalow estate and rear gardens are identified as tranquil garden spaces.

At the southern end of the road, the majority of bungalows have not altered their roofs and are simple front and side gabled properties. No, 32 is an exception as this property has been recently replaced with a chalet style dwelling with single storey eaves and a large rear dormer window. There is a small element where the eaves are higher to incorporate a feature window although this is not readily apparent in the street scene until you are at the end of the road. Although nos.21 & 23 to the north of the site are semi-detached (attached garages), their appearance when approaching the end of the road is of detached properties with front gables.

The proposal would reflect this varied appearance and would be set back from the public highway in line with these existing front gables. The adjacent pair are rendered with tile hung gables, other bungalows in the area are brick. The proposal would use light brick, reflective of the light render to the side elevations and corners, with an off-white render to the front and rear. Whilst there would be no tile hanging to the gable, the wall would be recessed to the front in order to provide a balcony area and this would result in an alternative detail to the front elevation.

The footprint of each dwelling would not extend as far into the rear garden area as that to the north and so this would preserve and continue the tranquil garden space of the other properties as defined in the Ringwood Local Distinctiveness SPD. The proposed rear gardens are in excess of the indicative minimum requirements stated in this document. The area is characterised by open plan frontages although the site itself is presently enclosed and this would remain. The shared access to each property would be visible through the access point although this would be comparable to the shared drives to nos 21 and 23.

It is considered that the development of this site would be sympathetic to the character and appearance of the area and so would comply with Policy ENV3 of the Local Plan Part 1.

### Residential amenity

Policy ENV3 of the Local Plan Part 1 requires development to avoid unacceptable effects on residential amenity such as overlooking, loss of light, overbearing impact and noise disturbance. Policy CCC1 requires development to mitigate against impacts on health and safety.

The proposed dwellings have been designed so as not to overlook the adjoining properties. The front balconies would face towards the applicant's large garage building and would be some 30m from this structure and angled away from the dwelling itself given sufficient separation to protect the amenity of existing and proposed residents.

House 1 would have three roof lights in its northern elevation. The eastern most one would serve the bedroom but this is a secondary window to that room, with the others serving the bathroom or void over the living space downstairs. The ensuite and bedroom windows could all be obscure glazed and fixed shut in order to protect the amenity of the occupants of the bungalow to the north without being significantly harmful to the amenities of future occupants. The design of the dwellings is such that there would not be any overlooking between the two properties.

The site is to the south of 23, New Road has a single storey extension to the southern elevation which is partly a conservatory style addition. The proposed House 1 would be approximately 6.5m from this addition with the roof sloping away from the mutual boundary. Whilst it is acknowledged that the proposal would have some impact on the outlook from this part of the adjacent dwelling, it is not considered that this would result in a significant loss of light or have an over dominant impact on to this property in view of this distance and the fact that the roof pitches away from the boundary.

The application site is located adjacent to lawful commercial storage uses and car repair workshop to the east, west and south of the site. In order to make an assessment of the compatibility of these uses with a residential development and potential impacts on future residents, the current planning application has been supported with a Noise Impact Assessment (NIA). This NIA assesses noise levels on site over different periods of time. This confirms that the adjacent car repair workshop does not generate any significant noise and the metal storage containers adjacent to the southern boundary offer some protection against noise from the scaffolding elements of the open storage although the noise from this use, in combination with the existing close boarded fence, was limited. The construction of the dwellings will include insulation and triple glazing which would further mitigate against noise impact from adjoining uses.

As such, it is considered that subject to compliance with the recommendations in the Noise Impact Assessment and a further condition for the submission of a Construction Environmental Management Plan, the proposal is considered acceptable with regard to the residential amenities of future occupiers.

The proposal is therefore considered to comply with both Policy ENV3 and CCC1 of the Local Plan Part 1.

#### Highway safety, access and parking

Policy ENV3 of the Local Plan Part 1 requires development to be functional and well connected to surrounding uses and should integrate sufficient parking to meet realistic needs without being prejudicial to highway safety or the quality of the street. This is also partly reflected in Policy CCC2 of the same document.

The proposal entails the use of the existing access onto the public highway albeit without a drop kerb. HCC Highway Authority have been consulted on the application and have concluded that they have no objection to the proposal subject to a construction management plan in view of the fact that the site does not currently have any hard surfacing which could result in the transfer of mud and debris on the public highway. The existing situation without a drop kerb is also unsuitable for the proposed intensification of use and whilst this cannot be subject to condition, an informative should be applied to any permission in order for this to be provided. The dropped kerb would require an agreement with HCC as Highway Authority to undertake the works.

This proposed access would accommodate both of the proposed dwellings providing adequate space for each property to access and park in their respective frontages. Although many properties in the area have drives to the side of the dwelling, parking to the frontage is also commonplace and this arrangement would not be considered out of context.

In relation to parking provision, as two bedroom properties, the provision of two car parking spaces for each dwelling complies with the recommended parking provision for this size of dwelling in the NFDC Parking Standards SPD. The

proposal also incorporates a secure cycle store and electric vehicle charging points, both of which are welcomed.

The proposal is therefore considered to comply with both Policy ENV3 and CCC2 of the Local Plan Part 1.

### Ecology

Policy DM2 of the Local Plan Part 2 requires development to incorporate features to encourage biodiversity and not have an adverse impact on European designated sites.

The proposal is supported with a Biodiversity Mitigation & Enhancement Strategy, Reptile Survey Report and an Ecological Appraisal Survey. There is a moderate potential that amphibians and reptiles may be present on the site. The submitted reports detail the timings of works in order to minimise disruption and measures to protect these species them during construction works.

Bat, bird and insect boxes are also proposed to be integral to the proposed dwellings in order to create opportunities for wildlife and it is suggested that any lighting scheme is provided so as to maintain dark corridors for species. The proposed planting would be native species which would provide opportunities for bats birds and invertebrates within the site. Subject to the works being undertaken in accordance with the submitted reports and ecological enhancements referred to being provided before occupation of each dwelling and thereafter retained, no ecological objections are raised.

The proposal is also required to comply with the mandatory biodiversity net gain requirements. This is secured through an informative note on a permission and dealt with separately.

The proposal is therefore considered to be compliant with Policy DM2 of the Local Plan Part 2.

### Habitat Mitigation

In accordance with Policy ENV1 and the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's 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 such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant is in the process of entering into a legal agreement under Section 106, which would secure the required habitat mitigation contribution. This agreement is to be completed before any decision issued.

### Phosphate neutrality and impact on River Avon SAC

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon. However, Natural England has drawn attention to the fact that the submitted Appropriate Assessments (AA) rely on the

delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment & Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals, Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC. As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, there needs to be a mitigation project to provide this development with a phosphate budget that will enable the development's phosphate impact to be offset. Such a project has now been secured and a Grampian style condition can be imposed that will secure the appropriate level of phosphate mitigation.

#### Air Quality

To ensure that impacts on international nature conservation sites are adequately mitigated, 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. There is potential for traffic-related nitrogen air pollution (including NO<sub>x</sub>, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. 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. Air quality monitoring contribution is to be secured through the S106 legal agreement that is to be completed before any decision issued.

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development SPD 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be no solid fuel appliances, electric car charging points and the provision of air source heat pumps.

## Climate Change

The Planning and Climate Change SPD requires development such as this to be supported with a climate change statement. Policy R10 of the Ringwood Neighbourhood Plan also requires such a submission together with details of space heating demand.

The development is supported with a Climate Change Statement which details measures to minimise energy use such as low energy lighting, the provision of energy efficient appliances and passive shading/ventilation. The dwellings will also include use of air source heat pumps and photovoltaic panels which further minimise the reliance on fossil fuels.

The Ringwood Town Council initially considered that the proposal did not comply with Policy R10 of the Ringwood Neighbourhood Plan although they subsequently acknowledged that they now consider the proposal is compliant. It is noted that not all of the sections within this policy are relevant to this proposal and until the houses are completed, the developer is not able to certify compliance with energy use which would also need to comply with current Building Regulations. It is however noted that the air source heat pumps would result in 14.5KWh/m<sup>2</sup>/year which is within the figure stated in Policy R10 .

Together with the other measures specified in the climate change statement, it is considered that the proposal addresses the relevant matters within this policy.

## Developer Contributions

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

- Habitat Mitigation £24,318
- Air Quality Monitoring £234

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	245	0	245	245	£80/sqm	£29,475.38 *

Subtotal:	£29,475.38
Relief:	£0.00
Total Payable:	£29,475.38

*\*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**

None

## 12 CONCLUSION / PLANNING BALANCE

The recently published Green Belt Study Part 2 - Final Report concludes that the land within which this site is situated can be considered to be '*potentially suitable for definition as grey belt land*' in view of the limited contribution it has to the three relevant purposes of the Green Belt. Therefore, in line with NPPF Green Belt policy, there are no objections to the principle of the development in this location.

It is noted that the proposal remains contrary to Policy DM20 of the Local Plan Part 2. However, as the Council cannot demonstrate a five-year supply of deliverable housing land, paragraph 11d of the NPPF (para 11d) indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development even greater weight should be accorded in the overall planning balance to the provision of new housing.

Taking the first limb of paragraph 11(d), 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, namely the Green Belt and habitats sites. As stated above, there are no objections to the proposal in light of the latest Government advice on Green Belt policy and the impact on habitats sites can be addressed through the completion of a S.106 Legal Agreement securing the necessary financial contributions. This agreement is currently being drafted.

The second limb of paragraph 11(d), namely 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'), will only apply if it is judged that there are no clear reasons for refusing the development having applied the test set out in the first limb.

Whilst the current proposal is for a modest level of housing provision, providing two new dwellings at a time when the Council's housing land supply is very low is a benefit that weighs in favour of the proposal. There are no significant concerns arising from the proposed development in terms of its impact on highway safety or residential amenity, both for existing and future occupiers and there may be some small economic benefit from the proposal during construction and on occupation. In terms of the harms arising, whilst the proposed materials are different to many used locally, the road has variety, in particular the new dwelling opposite, and those proposed would be seen as a similar colour palette to adjoining properties rather than being out of context.

As such, the proposal is considered to comply with policies ENV3 and CCC1 of the Local Plan Part 1 and Policy DM2 of the Local Plan Part 2. The adverse impacts identified do not demonstrably and significantly outweigh the benefits of the proposal. Therefore, planning permission is recommended following the completion of a legal agreement to secure appropriate habitat mitigation and air quality monitoring contributions and the imposition of conditions.

## 13 RECOMMENDATION

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

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure habitat mitigation and air quality monitoring,
- ii) and 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:

Planning Statement  
Design and Access Statement  
BNG Metric  
Biodiversity Mitigation and Enhancement Strategy dated 5th January 2026  
Ecological Appraisal Report dated 12th January 2026  
Noise Impact Assessment dated 11th March 2026

location plan  
22RI\_002A - existing location plan  
22RI\_003C - proposed location plan  
22RI\_004A - proposed ground floor plans  
22RI\_005A - proposed loft floor plans  
22RI\_006 - proposed roof plans  
22RI\_007A - proposed front and rear elevations  
22RI\_008 - proposed side elevations for house 1  
22RI\_009 - proposed side elevations for house 2  
22RI\_010 - proposed bin/ASHP/bike store plans & elevations

Reason: To ensure satisfactory provision of the development.

3. No development shall take place until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme, method and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor and visitor parking;
- (c) The arrangements and routes for deliveries associated with all construction works, inclusive of appropriate junction tracking drawings;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Construction work shall only take place in accordance with the approved method statement.

Reason: In the interests of highway safety and residential amenity and in accordance with policies ENV3 and CCC2 of the Local Plan Part 1 for the New Forest outside of the National Park.

4. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

1. An indicative programme for carrying out of the works;
2. Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
3. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
4. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
5. Loading and unloading of plant and materials, including permitted times for deliveries;
6. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
7. Measures to control the emission of dust and dirt during construction;
8. A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To minimise the effects of the construction works on nearby residential properties and in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park

5. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way 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.

6. Prior to the occupation of the first dwelling, a scheme of landscaping of the frontage of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

The development shall be implemented in accordance with the approved details prior to the occupation of the dwellings hereby permitted.

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

7. Before development progresses above Damp Proof Course (DPC), 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 buildings 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.

8. The dwellings hereby approved shall not be occupied until the spaces shown for that dwelling on plan 22RI\_003C for the parking of motor vehicles and storage of cycles have been provided. The spaces shown on plan 22RI\_003C for the parking of motor vehicles and storage of cycles shall be retained and kept available for the parking of motor vehicles and storage of cycles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

9. The development hereby approved shall not be occupied unless
- 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;
  - proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:

- (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
- (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

10. The first floor roof lights serving the bedroom and ensuite on the northern elevation of the approved House 1 shall be permanently glazed with obscured glass and fixed shut.

Reason: To safeguard the privacy of the adjoining neighbouring property 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no development permitted by Classes B, C or E of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the character of the area or the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

12. The development must be carried out in full accordance with the recommendations and mitigation measures set out in the Noise Impact Assessment prepared by Quantum Acoustics dated 11th March 2026. The approved measures must be implemented before the dwellings are first occupied and must be retained and maintained thereafter for the lifetime of the development.

Reason: In the interests of the residential amenities of the area and in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

13. The development shall be undertaken in accordance with the ecological measures specified within the Biodiversity Mitigation and Enhancement Strategy dated 5th January 2026. The ecological enhancements identified in Section 3 of this report shall be installed prior to the first occupation of each of the dwellings hereby approved and thereafter retained in perpetuity.

Reason: In the interests of increasing biodiversity on site and in accordance with Policy DM2 of the Local Plan Part 2 for the New Forest outside of the National Park.

**Further Information:**

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**New Forest**  
DISTRICT COUNCIL

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**PLANNING COMMITTEE**

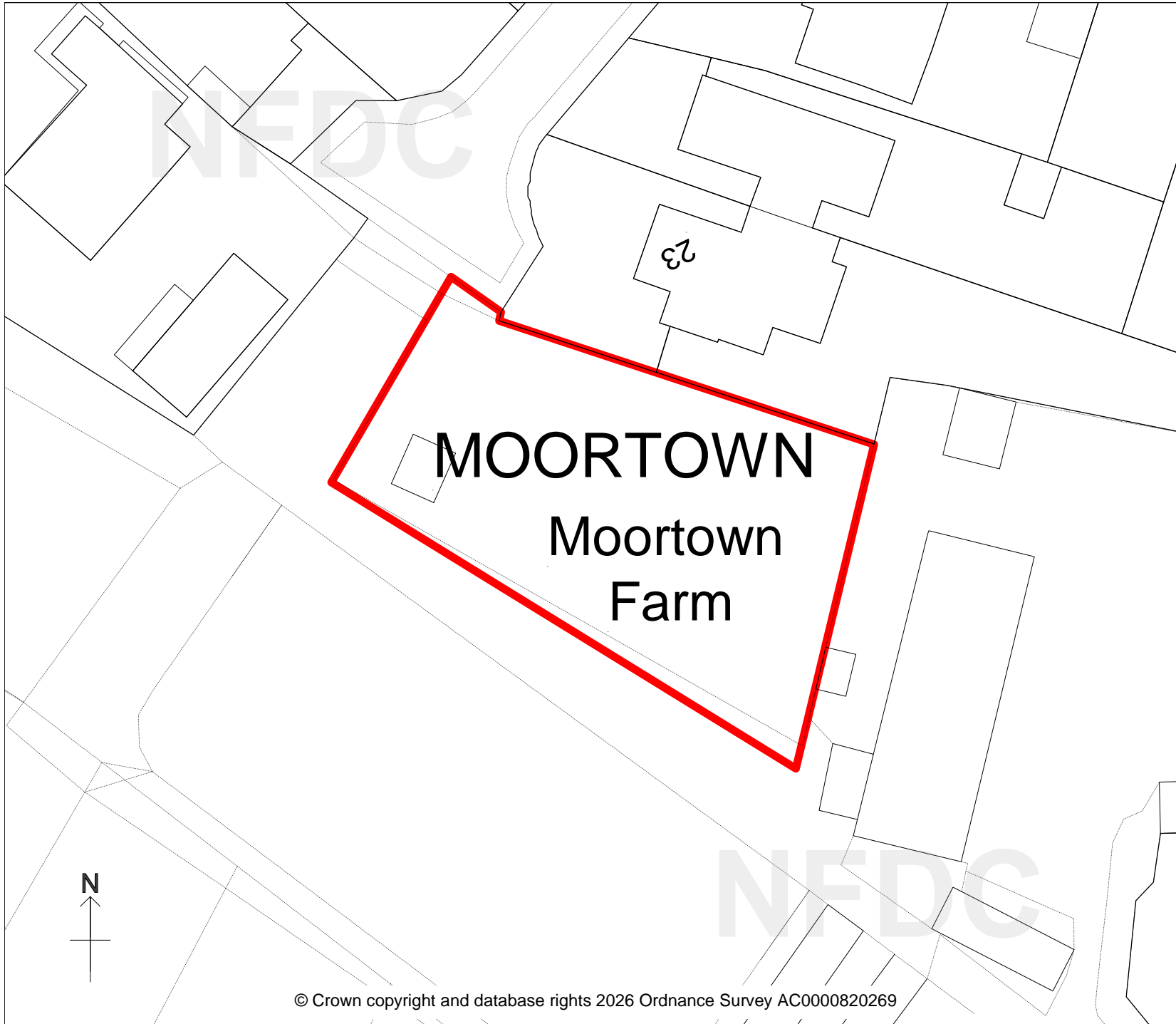
**May 2026**

Site of 32 New Road  
Ringwood

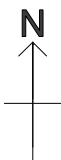
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Planning Committee 13 May 2026

**Application Number:** 26/10066 Full Planning Permission  
**Site:** HATCH FARM, CHURCH LANE, NEW MILTON BH25 6QU  
(PROPOSED LEGAL AGREEMENT)  
**Development:** Change of use of the existing building from 2 flats (C3 Use) into a 9 Bedroom House in Multiple Occupation (HMO) (Sui Generis Use) with associated bin and cycle storage  
**Applicant:** Lilac Properties Ltd  
**Agent:** Pure Town Planning  
**Target Date:** 20/03/2026  
**Case Officer:** Vivienne Baxter  
**Officer Recommendation:** Service Manager - Grant  
**Reason for Referral to Committee:** Town Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the Conservation Area
- 3) Impact on the residential amenities of the area
- 4) Highway matters including parking

## 2 SITE DESCRIPTION

The site lies within the Old Milton Conservation Area, immediately behind a plumbers merchant fronting Christchurch Road. On the opposite side of the road and to the north is St Mary Magdalene's Church which is Grade II listed.

The application site is a relatively small plot containing a large detached two storey building currently in use as two flats. There is limited external space within the site which is bound by the plumbers to the south (a corrugated metal structure) and buildings which are part of Travis Perkins (former farm buildings) to the west and north. The front boundary consists of a 1m high close boarded fence with a 1.5m high metal gate across the vehicular access to the south.

Church Lane is a cul de sac leading to the site, church and associated church hall car park, the vicarage and two further properties alongside which is a pedestrian route through to Milton Mead. There is no pavement in front of the application property and the road has double yellow lines along its western side. On street parking occurs opposite the site adjacent to the church yard wall.

## 3 PROPOSED DEVELOPMENT

The proposal entails the conversion of the existing flats into a 9-bed house in multiple occupation (HMO). At ground floor level, the front door would open into a hall leading to the staircase, an ensuite bedroom and large communal space and

kitchen which would lead to three further ensuite bedrooms. The kitchen space would also have an external door to the rear. At first floor level would be five further ensuite bedrooms, two of which would be slightly larger with their own kitchenette areas.

There are no external alterations proposed to the building. However, a bin store would be provided to the north western corner of the site, accessed via an existing pedestrian gate and a cycle store provided to the south western corner access via the existing vehicular access. The existing driveway and hardstanding area would provide parking for 1 vehicle.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
00/70146 Conversion of ground floor to self-contained flat	14/11/2000	Granted Subject to Conditions	Decided
93/NFDC/53576 Addition of covered way (retrospective)	07/02/1994	Granted	Decided
XX/LYB/03216 Use of ground floor as offices and erection of building to be used for bottling.	06/02/1956	Granted	Decided
XX/LYB/03094 Change of use of ground floor of house to office.	20/01/1956	Granted Subject to Conditions	Decided

#### 5 PLANNING POLICY AND GUIDANCE

##### Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel  
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites  
 Policy ENV3: Design quality and local distinctiveness  
 Policy IMPL1: Developer Contributions  
 Policy STR1: Achieving Sustainable Development  
 Policy STR4: The settlement hierarchy  
 Policy STR5: Meeting our housing needs

##### Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

##### Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development.  
 SPD - Design of Waste Management Facilities in New Development  
 SPD - Mitigation Strategy for European Sites  
 SPD - New Milton Local Distinctiveness  
 SPD - Parking Standards

##### Neighbourhood Plan

New Milton Neighbourhood Plan  
 Policy NM2 - Diversifying Housing

## **National Planning Policy Framework**

NPPF Ch. 5 - Delivering a sufficient supply of homes

NPPF Ch.9 - Promoting sustainable transport

NPPF Ch.11 - Making effective use of land

NPPF Ch.16 - Conserving and enhancing the historic environment

## **National Planning Policy Guidance**

### **Plan Policy Designations**

Neighbourhood Plan New Milton

Built-up Area

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **New Milton Town Council**

OBJECT (Non-Delegated)

(1) Overdevelopment of site

(2) Lack of parking

(3) Lack of information regarding management of site

(4) Lack of bin storage

(5) Lack of communal living space for the 17 bedspaces, therefore potentially 17 residents.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

### **Environmental Health Contaminated Land**

No concerns

### **HCC Highways**

No objection

### **Ecologist**

No objections

## **9 REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

- *concern about the future occupants*
- *overdevelopment of the site*
- *inadequate parking*
- *anti-social behaviour*
- *parking could cause an obstruction to emergency service vehicles and those wishing to use the hall facilities*
- *unsightly bin store*
- *noise and disturbance to neighbours*
- *Church Lane already suffers from excess parking*
- *harm to pedestrian safety*

- *would open the doors to more HMOs in the area*
- *difficult to understand how it would maintain the quiet environment*
- *occupants will use the churchyard*
- *inappropriate site for an HMO, deviating from the character of the Conservation Area*
- *poorly managed HMOs can be hotspots for drug dealing and frequented by County Lines gangs*
- *likely male occupants could be a safeguarding issue due to school children using the road to get to/from school*
- *Church Lane is devoid of parking at night*

For: 0

Against: 12

One of the objections does not object to the principle of the HMO, just the parking implications.

## 10 PLANNING ASSESSMENT

### The Approach to Decision Making and the Five Year Housing Land Supply

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*
  - 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 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. In this case, the paragraphs below relating to the impact on the Conservation Area conclude that there are no policies under limb 1 which provide a strong reason for refusing.

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. In this case, the site is in a sustainable location close to shops and public open space. It is a few minutes walk/cycle to the town centre and railway station and there are buses operating along Christchurch Road. The proposal is considered to make effective use of the site and would offer affordable homes in an attractive former farmhouse. These benefits need to be weighed against any adverse impacts which are considered below.

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.

### Principle of Development

Policy STR4 of the Local Plan Part 1 states that New Milton is an appropriate location for residential development and policy STR5 indicates that as part of the overall target for additional homes in the district, small developments such as this could help to meet low cost housing for local people.

There are no objections to the principle of additional residential accommodation within the built up area. Under Part 3, Class L of the Town and Country (General Permitted Development) Order 2015, the change of use of a dwelling (C3) to C4 (small HMO ) for up to 6 occupants is permitted development . Given the layout of the existing flats, each one could potentially be converted into a HMO accommodating up to 4 occupants without requiring planning permission.

However, although the applicant has chosen to submit this planning application to provide a single unit accommodating 9 bedrooms, these permitted development rights are a material consideration in the determination of this application and so the fallback position needs to be considered. It should also be noted that should permission be granted, planning permission would not be required to convert the property into a single dwelling under this Class of the GPDO.

Concerns have been expressed with regard to the indicative bed spaces shown on the plans and the likely number of residents. Having regard to the area of each of the proposed rooms, under the Government's technical space standards, six of the rooms would only be suitable for use by a single person.

Policy NM2 of the New Milton Neighbourhood Plan requires proposals for residential development to include a type and tenure for first time buyers or those looking to rent their first home. Whilst the tenure of the proposed development is not for consideration by the committee, the units proposed would comply with this policy which would help support the needs of younger people. It is noted in paragraph 6.13 of the Neighbourhood Plan that the Town Council is committed to attract younger people to remain and live in the town.

#### Design and impact on the character and appearance of the conservation area

Policy ENV3 of the Local Plan Part 1 requires development to be sympathetic to its environment and Policy DM1 of the Local Plan Part 2 requires development to conserve the character and appearance of heritage assets. Chapter 16 of the NPPF refers to conserving and enhancing the historic environment.

The Conservation Areas and Listed Buildings Act 1990 places the following statutory duty on Local Planning Authorities:

Section 72 - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.

There are no external alterations proposed to the existing building as part of the proposals. Whilst it is unfortunate that the large opening to the ground floor box bay window is fitted with uPVC windows and lower panels, it is noted that other openings benefit from timber windows which are appropriate in a Conservation Area.

The proposed cycle store would be a brick and timber construction and would be located to the rear of the site adjacent to the corrugated metal wall of the plumbers building and the 1.8m high close boarded fence separating it from Travis Perkins. Although the structure would be taller than the adjacent fence, its form and design would not be obtrusive in this location. It would have very limited impact on the street scene and would preserve the character and appearance of the Conservation Area being set back from the front gate by 7.5m.

The bin store to the northern corner would only be glimpsed when passing the site in view of the relatively narrow (1.5m) side passage combined with it being set back some 14.5m from the public highway. It is considered that this structure would preserve the character or appearance of the Conservation Area.

Overall, there are limited changes to the appearance of the site which could impact on the street scene and character of the area and it is considered that both Policy ENV3 and DM1 are complied with in terms of the visual impact of the proposal.

#### Highway safety, access and parking

Policy ENV3 of the Local Plan Part 1 requires development to integrate sufficient car and cycle parking spaces so realistic needs are met. This is also reflected in Policy CCC2 of the same plan. Policy STR1 requires development to make a positive contribution through a variety of measures including minimising reliance on private cars.

Paragraph 112 of the NPPF requires parking standards to take the following into account:

- '(a) the accessibility of the development;
- (b) the type, mix and use of development;
- (c) the availability of and opportunities for public transport;

- (d) local car ownership levels; and
- (e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.'

The third party comments and concerns over parking are noted. NFDC Parking Standards SPD does not have a specific requirement for HMOs. The proposal would provide a single parking space to the south side of the building. However, it is of note that the Parking Standards SPD include details of car ownership in the District's wards and whilst this is based on data from the 2011 Census, it shows that the Milton ward has the highest percentage of households who do not own a car (27%), this figure is some 8% more than the next highest in Ringwood South.

Whilst car ownership for residents of HMOs cannot be ruled out, it is likely that car ownership would be low for those occupying the proposed type of accommodation. Regard must also be had to Paragraph 112 of the NPPF in considering this issue. The site is well located in Old Milton a few minutes walk from shops, restaurants, leisure facilities and bus stops albeit outside of the defined Town Centre boundary where lower parking standards could, as per the Parking SPD, be acceptable.

There is currently a shortfall of 3 parking spaces on the site. The site is not large enough to provide appropriate parking facilities for the existing two flats in view of land which was once associated with the farm having been sold off some time ago. Furthermore, it would not be able to provide the recommended level of parking if it was to be used as a single dwelling or as a HMO accommodating up to 6 occupants which could be undertaken under permitted development as set out above.

The Highway Authority has not raised any objection to the proposal. There are no changes to the access provision or the space which is currently available. The provision of a cycle store would encourage occupants to cycle in line with Policy STR1. The Highway Authority further state that due to the lack of parking, the proposal would not generate trips which would affect the wider operation of the local highway network.

There has been significant local concern with regard to the issue of parking as the eastern side of Church Lane does not have any parking restrictions. There is no information available in the application as to who currently parks in these spaces as the church hall has its own dedicated parking facility and the other properties in Church Lane have their own off road parking. It is noted that one of the objections states that the road is devoid of parking in the evening, which would suggest that those who utilise the on street parking may work locally. If this is the case, the proposed potential demand for on street parking in this location would be during the evenings and so it would have a limited impact on the existing daytime parking demand as these occur at different times of day.

Concerns about pedestrian safety and emergency vehicle access are also noted. To the western side of Church Lane, the double yellow lines are some distance from walls or fences outside of the site and property to the north and for much of the road, there is adequate space for a car to pass pedestrians and parked cars. The Highway Authority has not raised any objection to the proposal on the grounds that it would harm highway safety.

Consideration has been given to the sustainable location of the site, the provision of on site cycle facilities, the relatively low car ownership in this part of the town and the existing shortfall of parking on the site. Whilst it is accepted there may be some increased demand for parking at certain times of the day, it is not considered that the proposal would have a significant impact on the parking in this area which would be detrimental to highway or pedestrian safety. The proposal is therefore

considered to comply with Policies ENV3, CCC2 and STR1 of the Local Plan Part 1.

### Residential amenity

Policy ENV3 requires development to avoid unacceptable impacts on residential amenity. In this particular location, the site has no adjoining residential properties and is already in use for residential purposes. It is not considered that existing residential amenity would be harmfully affected by the proposed development.

The existing flats have access to the small level of outdoor space within the site and this would remain available for future occupants. Whilst this space is relatively limited, there are open spaces nearby such as the churchyard/cemetery and Chauombe Green a few minutes walk away. All rooms would have south facing windows aside from the largest room at first floor level which would have a north facing window and windows to the west on an elevation set back from the boundary.

As such, it is considered that the proposal complies with Policy ENV3 of the Local Plan Part 1 in terms of residential amenity.

### Ecology

The proposal is exempt from the mandatory biodiversity net gain uplift in view of the existing lack of habitats within the site.

### Habitat Mitigation

In accordance with policy ENV1 and the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's 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 such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant is in the process of entering into a Section 106 legal agreement, which will secure the required habitat mitigation contribution before planning permission is granted.

### Nitrate neutrality and impact on Solent SAC and SPAs

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 permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied. In accordance with the Council Position Statement agreed on 4<sup>th</sup> September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected

European Sites by the development. A Grampian style condition has been agreed with the applicant and is attached to this consent

### Air Quality

To ensure that impacts on international nature conservation sites are adequately mitigated, 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. There is potential for traffic-related nitrogen air pollution (including NO<sub>x</sub>, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. 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. In this case, the applicant is in the process of entering into a Section 106 legal agreement, which will secure the required air quality monitoring contribution before planning permission is granted.

In response to the requirements of the adopted 'Air Quality Assessments in New Development Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These are the provision of cycle parking, no kerbside development, no solid fuel appliances, electric car charging points, gas boiler below minimum standard.

### Developer Contributions

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

- Habitat Mitigation £11,961
- Air Quality Monitoring £336
- Bird Aware Solent £1,446

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

## **11 OTHER MATTERS**

Concerns have been raised with regard to future occupants and the management of the facility. Whilst these are not planning matters, it is noted that the supporting statement advises that the property would be professionally managed.

## **12 CONCLUSION / PLANNING BALANCE**

The proposal offers small residential units within an accessible location close to amenities. The development is acceptable in principle and it would not harm the character or appearance of the area or residential amenity. The proposal is considered to preserve the character and appearance of the conservation Area. Whilst there is a single parking space provided, it is not considered that this is

sufficient to outweigh the benefits of the proposal at a time when the Council does not have a 5-year housing land supply.

Subject to the completion of a legal agreement to secure habitat mitigation and air quality contributions, planning approval is therefore recommended.

### **13 RECOMMENDATION**

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

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure financial contributions for Habitat Mitigation, Air Quality Monitoring and Bird Aware Solent,
- ii) and 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:

000 - location and block plan  
100 - existing floor plans  
101 - proposed floor plans  
200 - existing elevations  
201 - proposed elevations

Design, Access and Planning Statement  
Air Quality Statement

Reason: To ensure satisfactory provision of the development.

3. The development hereby permitted shall not be occupied until the cycle parking spaces shown on plan 000 for the parking cycles have been provided. The spaces shown on plan 000 for the parking of cycles shall be retained and kept available for the parking of cycles for the dwelling hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. 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

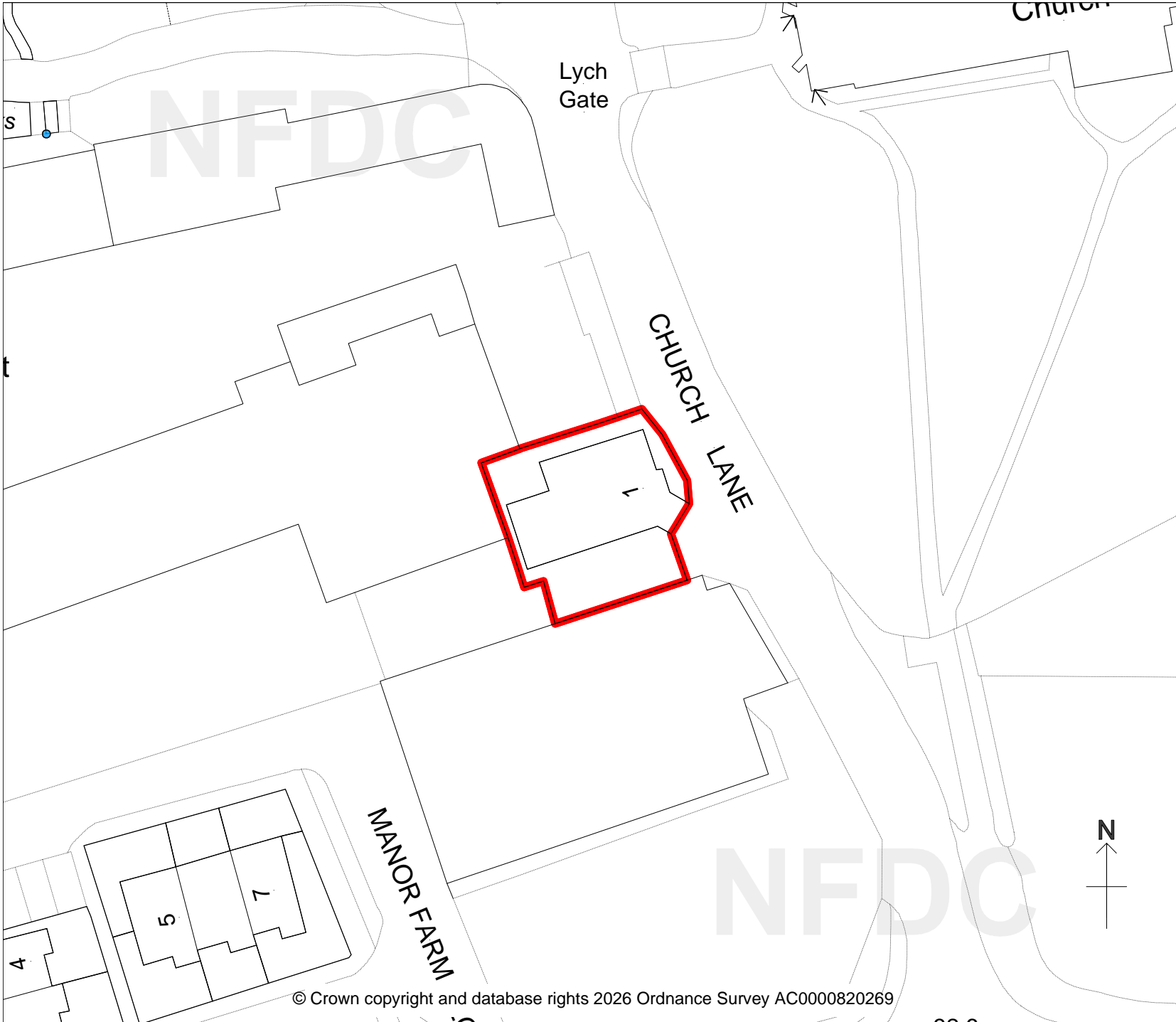
The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

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.

**Further Information:**

Vivienne Baxter

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# 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

May 2026

Hatch Farm  
Church Lane  
New Milton  
26/10066

Scale 1:500

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the internet, it will not be to  
scale.

Planning Committee 13 May 2026

**Application Number:** 25/11155 Advertisement Consent  
**Site:** POLICE STATION, JONES LANE, HYTHE SO45 6DQ  
**Development:** Display non-illuminated hoarding signs with advertisements around the site (Application for Advertisement Consent) (Retrospective)  
**Applicant:** Churchill Living Ltd  
**Agent:** Planning Issues Ltd  
**Target Date:** 06/03/2026  
**Case Officer:** Graeme Felstead  
**Officer Recommendation:** Grant Subject to Conditions  
**Reason for Referral to Committee:** Parish Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle and scope of decision
- 2) Amenity
- 3) Public safety
- 4) Conclusion

## 2 SITE DESCRIPTION

The application site comprises the former Hythe Police Station and adjoining land, extending to approximately 0.54 hectares. It occupies a prominent position on Jones Lane, close to the centre of Hythe. The existing buildings are disused, and the frontage has shown signs of dereliction for several years. Mature boundary trees make a positive contribution to the street scene, and the hoardings sit within the site and below canopy level.

To the south-east on Jones Lane are two-storey Victorian terraced houses and a modern brick-built medical surgery. To the south-west lies Ewart Recreation Ground, which includes a cricket pitch and single-storey timber pavilion. West Shore House lies to the north-west, and Hythe Marina to the north-east. The River Itchen Estuary, which runs into the Solent, is to the north of the site together with the Historic Hythe Pier.

## 3 PROPOSED DEVELOPMENT

Retrospective advertisement consent is sought for the retention of non-illuminated hoarding signs around parts of the frontage of the former Police Station and adjoining land. The application form describes the display as hoarding boards finished in maroon red and white, with a stated height of 2.4 metres. No illumination is proposed and the advertisement is not shown as projecting over a footpath or public highway. Advertisement consent is sought for a temporary period from 19 December 2025 to 19 December 2028.

## 4 PLANNING HISTORY

**25/10996** – Redevelopment to provide 45 retirement apartments and 6 retirement cottages; communal facilities; access, parking and landscaping. An appeal against the non-determination of this application has been made and is under consideration by the Planning Inspectorate.

**18/10050** – Demolition of the police station building and erection of a building comprising 35 retirement living apartments. Refused on [11/07/2018] and dismissed at appeal on 9 August 2019.

These applications are relevant background context for the site. However, the present application for advertisement consent must be determined solely with reference to the statutory tests of amenity and public safety.

## 5 PLANNING POLICY AND GUIDANCE

### **Town and Country Planning (Control of Advertisements) (England) Regulations 2007**

#### **National Planning Policy Framework**

#### **Local Plan Part 1: Planning Strategy (adopted July 2020)**

Policy ENV3

Policy ENV4

#### **Local Plan Part 2: Sites and Development Management (2014, saved)**

Policy DM1

#### **Neighbourhood Plan**

#### **Hythe & Dibden Neighbourhood Plan (2018–2026)**

Aim 1.

## 6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council: PAR 4 – Recommend refusal (received 13 February 2026). The Parish Council noted that the application is retrospective, with the developer having erected the advertising hoardings without the requisite consent, and expressed concern that the hoardings give the impression that planning permission has already been granted for the proposed redevelopment. The Parish Council's reasons for refusal are summarised as follows:

- the scale and height of the hoardings are excessive and may distract highway users and obstruct visibility at a key junction;
- the hoardings are overbearing and out of character with the surrounding street scene; and
- given the site's relationship to the Hythe Conservation Area, the hoardings are considered out of keeping with this sensitive context.

## 7 COUNCILLOR COMMENTS

Cllr Alex Wade (Hythe Central, NFDC) submitted correspondence between 25 November 2025 and 2 January 2026 raising concerns regarding:

- the retrospective nature of the display and the impression that redevelopment is already settled;
- highway safety, including possible driver distraction and visibility for vehicles exiting the adjacent car park and at the nearby junction on Jones Lane;
- the scale and visual impact of the hoardings in this location, including their relationship to the nearby Conservation Area;
- whether part of the hoarding extends outside the site boundary; and
- ensuring local Members and residents are kept informed through the application process.

## 8 CONSULTEE COMMENTS

### HCC Highways

No objection (received 19 January 2026)

## 9 REPRESENTATIONS RECEIVED

**Two letters of objection** have been received.

The objections raise the following matters:

- Public safety – concern that the hoardings distract drivers, particularly vehicles exiting the adjacent car park, and may obstruct visibility at a nearby junction;
- Amenity – concern that the boards are oversized, overbearing and visually intrusive, and create a harsh frontage not in keeping with the surrounding street scene;
- Conservation Area context – concern that the hoardings are out of keeping with the site’s sensitive townscape setting; and
- Other/procedural matters – concern regarding the retrospective nature of the display, the impression that redevelopment has already been approved, and the possibility that the hoardings could remain in place for an extended period.

## 10 PLANNING ASSESSMENT

### Principle of Development

Under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the local planning authority must determine applications for express advertisement consent solely in the interests of amenity and public safety. National policy similarly confirms that advertisements should be subject to control only on these two grounds. The content or message of an advertisement is generally not material to the decision.

In considering those two statutory tests, regard can be had to relevant development plan policies where they assist in assessing amenity and public safety. Those

policies do not introduce any additional decision-making tests beyond those set by the Regulations.

### Amenity

In assessing amenity, regard has been had to Policies ENV3 and ENV4 of the Local Plan Part 1, Policy DM1 of the Local Plan Part 2, and Aim 1 of the Hythe & Dibden Neighbourhood Plan, insofar as they relate to design quality, townscape character and the setting of heritage assets. Paragraph 141 of the NPPF also confirms that the quality and character of places can suffer where advertisements are poorly sited and designed.

The site is currently occupied by disused buildings and a frontage that has shown signs of degradation for some time. In that context, the hoardings provide a more uniform and managed edge to the site and screen views of the derelict frontage. The hoardings are set within the site, behind the footway, and below the canopy of the boundary trees, which moderates their prominence in the street scene.

The display is non-illuminated and static. While third-party comments object to the wording and presentation of the hoardings, the detailed content of the signs is not considered to result in material harm to the visual amenity of the area for the purposes of the advertisement regime. The signage is broken up along the frontage and is partially softened by overhanging trees. Overall, the hoardings are not considered unduly dominant in the street scene.

The Advert Regulations state that amenity includes both visual and aural amenity. In this case, the proposed signage is fixed and would not generate noise. No adverse effect on aural amenity is therefore identified.

The site lies adjacent to the Hythe Conservation Area, and that context is a relevant consideration in the amenity assessment. In this case, the hoardings are non-illuminated, set behind the footway and positioned below the tree canopy. Having regard to their siting, form and temporary nature, they are not considered to cause unacceptable harm to the setting of the adjacent Conservation Area. Taking these matters together, the proposed display is considered acceptable in amenity terms for a temporary period, subject to conditions requiring non-illumination, maintenance and removal.

### Public safety

Public safety considerations include the safety of persons using any highway or transport route, including issues of visibility, distraction and any conflict with traffic signs or surveillance equipment. Concerns have been raised by the Parish Council, the local Ward Member and third parties regarding possible driver distraction and visibility, particularly near the adjacent car park and the junction on Jones Lane. The hoardings are non-illuminated and static. There is no evidence before the Council that they obstruct visibility, narrow the pedestrian route, conflict with traffic signs or signals, or interfere with surveillance equipment. The display is of a scale and treatment typical of construction-style hoarding and does not include moving images or lighting that would increase the potential for distraction. Significantly, the Highway Authority has raised no objection to the proposal. On the evidence available, the display is not considered to result in material harm to public safety.

## **11 OTHER MATTERS**

Third-party comments have also raised concerns regarding land ownership and whether part of the hoarding lies outside the applicant's land. Officers consider the hoarding to sit on land within the applicant's control. In any event, any residual dispute regarding ownership or boundary position would be a private civil matter and is not determinative of this application for advertisement consent.

## **12 CONCLUSION / PLANNING BALANCE**

The application seeks retrospective advertisement consent for non-illuminated, static hoardings positioned behind the footway and within the site frontage. The statutory assessment is confined to the effects of the display on amenity and public safety. In amenity terms, the hoardings provide a managed and orderly frontage to a long-vacant brownfield site. They sit below the tree canopy, are non-illuminated, and are not considered unduly dominant in the street scene or harmful to the setting of the adjacent Conservation Area. In public safety terms, the display is static and non-illuminated, does not obstruct traffic signs or visibility on the evidence available, and has attracted no objection from the Highway Authority.

Having regard to the Advertisement Regulations, the NPPF, the Neighbourhood Plan and Policies ENV3, ENV4 and DM1 insofar as they relate to amenity and public safety, the proposal is considered acceptable subject to appropriate conditions. Any limited visual impact inherent in a site hoarding is outweighed by the benefit of a tidier and more managed site frontage on a temporary basis. It is therefore recommended that advertisement consent be granted.

## **13 RECOMMENDATION**

### **GRANT ADVERTISEMENT CONSENT**

#### **Standard Conditions**

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

**Proposed Conditions:**

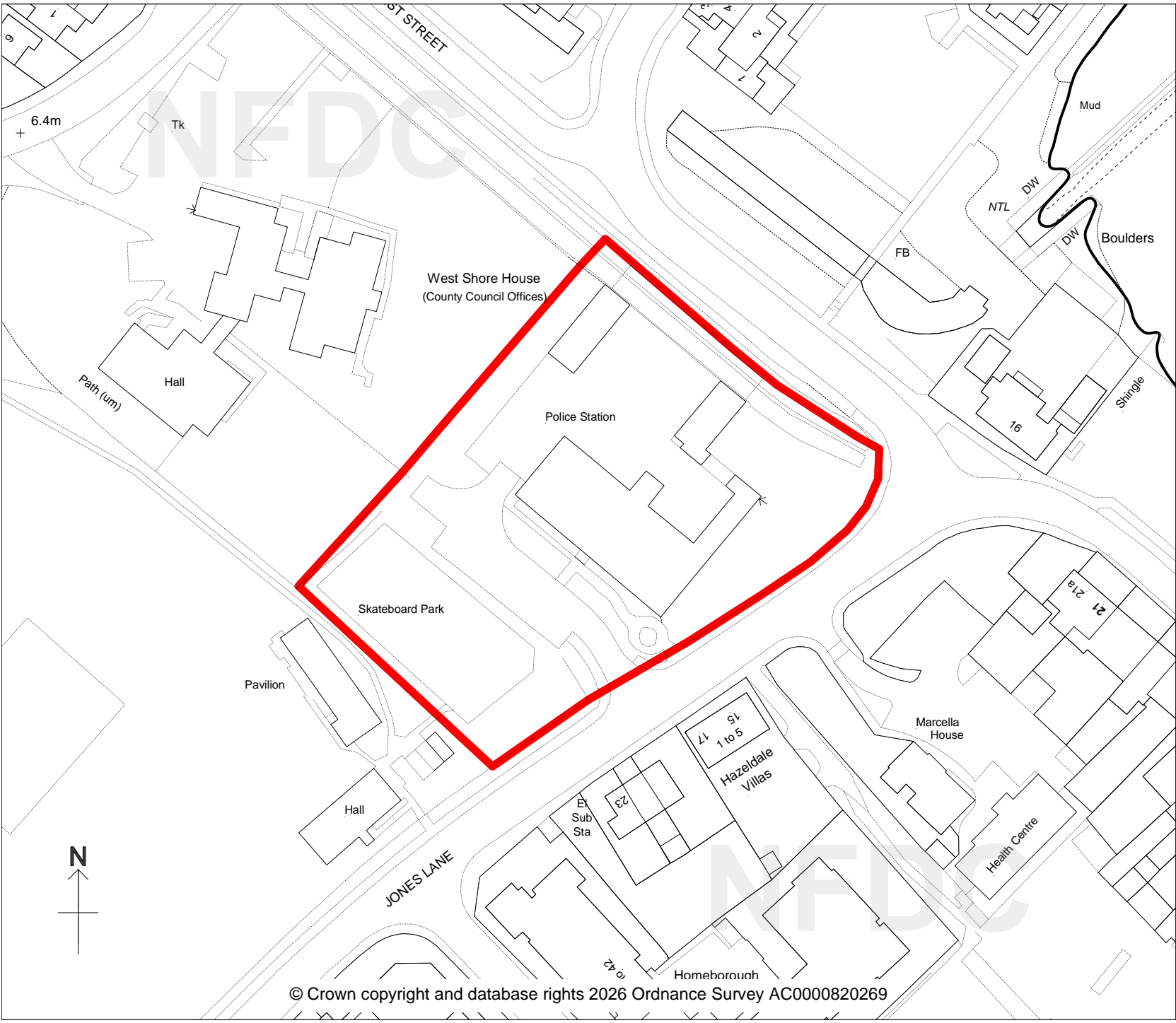
6. The signs hereby approved shall cease to be displayed and shall be removed from the site on or before **19 December 2028**.

Reason: The signs are justified only for a temporary period, and a longer-term display would result in unjustified harm to the visual amenities of the area.

**Further Information:**

Graeme Felstead

Telephone:



# New Forest DISTRICT COUNCIL

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## PLANNING COMMITTEE

May 2026

Police Station  
Jones Lane  
Hythe  
25/11155

Scale 1:1000

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Planning Committee 13 May 2026

**Application Number:** 26/10148 Full Planning Permission  
**Site:** 7 KINGFISHER DRIVE, BURGATE, FORDINGBRIDGE  
SP6 1FS  
**Development:** Alterations to garage roof including a dormer window to facilitate creation of attached ancillary annexe at first floor  
**Applicant:** Mr & Mrs Sanders  
**Agent:** R Elliott Associates  
**Target Date:** 14/04/2026  
**Case Officer:** Jacky Dawe  
**Officer Recommendation:** Refuse  
**Reason for Referral to Committee:** Town Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Residential amenity
- 3) Design, site layout and impact upon local character and appearance of the area
- 4) Parking standards

## 2 SITE DESCRIPTION

The application property is located within the Fordingbridge defined Built up Area and is also within an area that is covered by the Fordingbridge Town Design Statement.

A detached house, which forms part of a new housing development. The house is of red brick with tile hanging and slate roof. A front lawn and planting is enclosed by iron railings.

## 3 PROPOSED DEVELOPMENT

Permission is sought for the part use of one garage to create an attached ancillary annexe at first floor with a stair case and lobby at ground floor. Increase height of roof, two front rooflights and a rear dormer to create first floor living accommodation.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
25/11135 Hip to gable loft conversion with rear dormer; rooflights. (Lawful Development Certificate that permission is not required for proposal)	26/01/2026	Was Lawful	Decided

22/11022 Variation of condition 2 of planning permission 20/10228 to allow amendments to plots 23-26	20/10/2022	Granted Subject to Conditions	Decided
20/10228 Construction of 63 dwellings, creation of new access, parking, landscaping, open space and associated works, following demolition of existing buildings	14/04/2022	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  
Policy CCC2: Safe and sustainable travel

### **Supplementary Planning Guidance And Documents**

SPD - Fordingbridge Town Design Statement  
SPD - Parking Standards

### **National Planning Policy Framework**

### **National Planning Policy Guidance**

#### **Plan Policy Designations**

New Housing Land Allocations  
Built-up Area

## **6 PARISH / TOWN COUNCIL COMMENTS**

### **Fordingbridge Town Council**

The Town Council recommends PERMISSION under PAR3 as provides additional ancillary living space and has no impact on the overall street scene.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

No comments received

## **9 REPRESENTATIONS RECEIVED**

No comments received

## **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 other relevant considerations as set out below.

The property forms part of a modern well designed estate, with the use of quality materials. However the rear garden is modest in size.

### 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 proposal raises the height of part of the garage block, the garage door is altered to windows and a pedestrian size door inserted with two rooflights above giving a more domestic appearance to the garages. To the rear a large dormer is proposed which sits on the wall plate and the same height as the ridge, running almost the full width of the roof. Whilst described as a dormer window this element of the proposal is more akin to a first floor roof extension. There are two rear facing windows within this roof extension, one serves a bathroom and would be obscurely glazed, the other larger window is the main source of light and outlook to the studio flat.

This window would face across the rear garden of number 7 Kingfisher Drive, which is only 8m in length to the rear boundary, due to the orientation of the properties, the window would then have direct views which look across the main amenity space and patio area of number 5 Kingfisher Drive. It is noted that no objections from neighbours have been received, however it is considered that the impact on the amenities of number 5 Kingfisher Drive from the proposed first floor windows would result in an unacceptable level of overlooking to this property.

The proposal has been carefully assessed on site. It is considered that the proposed rear first floor windows would result in identified harm and cause unacceptable effects on the privacy and outlook available to the adjacent neighbours. The proposal is therefore considered contrary to Policy ENV3 of the Local Plan Part One.

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

Policy ENV3 of the Local Plan seeks to achieve high quality design that contributes positively to local distinctiveness. The policy requires development to create buildings that are sympathetic to the environment and their context in terms of layout, landscape, scale, height and appearance.

The need for high quality design is also set out in paragraph 135 which requires decisions to be of good design and "... visually attractive as a result of good architecture" and "...sympathetic to local character". The Framework continues at paragraph 139 to advise that "Development that is not well designed should be refused".

The property falls within the Fordingbridge Town design statement area 12 - Tinkers Cross and Burgate, where it states any extensions should be constructed to take into account the character of the existing building, also that flat roofs should be avoided, the roof pitch, materials and window design should all match that of the existing building.

The proposed flat roof rear dormer is positioned on the wall plate and is almost as tall as the garage ridge. It is a large boxy addition which is considered to be an intrusive form of development on a simple pitched roof. The design solution has no regard to the context of the site and is not sympathetic to the area. In fact it is

considered to be design solution which is harmful to the character of the area and therefore contrary to Policy ENV3 of the Local Plan Part One.

The comments of the Parish Council are noted and have been considered in the assessment of the proposal in so far as there is no meaningful impact on the street scene from the proposal. Notwithstanding these comments, the scale and design of the first floor extension would dwarf the original garage building creating a bulky and poorly designed structure that would be totally out of keeping with and damaging to the scale and appearance of the host building on which it would sit. The proposal therefore is found to be contrary to policy ENV3 of the Local Plan and the aspirations for good design as set out in the NPPF.

Highway safety, access and parking

Policy ENV3 requires the integration of sufficient car parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street. Policy CCC2 requires provision to be made for sufficient car parking.

The current NFDC parking standards document states that for a property with four or more bedrooms, three parking spaces should be provided on site. The parking is limited within this modern estate and a condition was imposed on the original planning consent (22/11022) to retain all of the garages for parking. The reason the condition was imposed, was to ensure a reasonable and adequate level of parking is retained in the interest of highway safety.

The proposals would result in the loss of a parking space within the existing garage and the creation of a fifth bedroom at the property. The remaining on-site parking provision would be three spaces, although this will add pressure for additional on street parking within this newly completed development but it would still meet with current standards.

As such the proposals would comply with Policies ENV3 and CCC2 of the Local Plan Part 1.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	197.06	166.8	30.26	30.26	£80/sqm	£3,724.31 *

Subtotal:	£3,724.31
Relief:	£0.00
Total Payable:	£3,724.31

*\*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**

None

## 12 CONCLUSION / PLANNING BALANCE

With regard to the harm identified above, the proposal would result a detrimental impact upon the residential amenities of the neighbouring property to the south No. 5 Kingfisher Drive and, there is justifiable harm arising from the development in respect of the impact of the poorly designed roof extension on the character of the area, and as such the application is recommended for refusal.

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of consultees and interested third parties. On this occasion, having taken all these matters into account, it is considered that there are significant issues raised which leads to a recommendation of refusal for the reasons set out above in this report.

## 13 RECOMMENDATION

### Refuse

#### Reason(s) for Refusal:

1. The proposed first floor windows would directly face the private amenity space of the neighbouring dwelling number 5 Kingfisher Drive. In such close proximity this would introduce overlooking which would cause an unacceptable effect and be harmful to the residential amenity of the neighbouring occupiers.

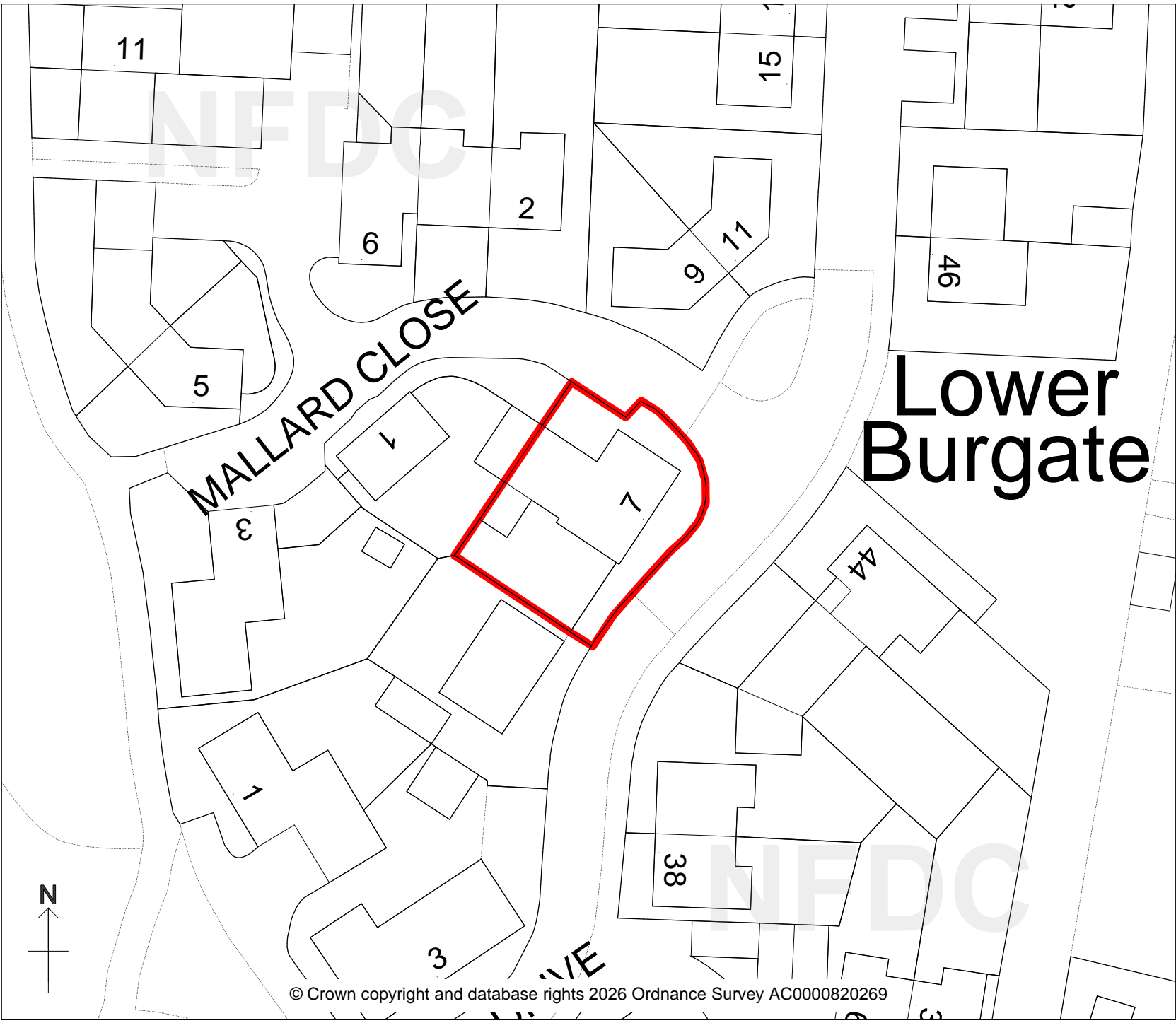
As such the proposal would be contrary to Policy ENV3 of the New Forest Local Plan Part 1 2020: Sites and Development Management Plan, and Chapter 12 of the National Planning Policy Framework 2025.

2. By reason of the design, size, appearance and position of the proposed Extension on the south side elevation of the garage roof the proposal would create an incongruous form of development within the immediate context of the newly completed estate and fail to be sympathetic to and would detract from the appearance of the property and local character.

As such the proposal would be contrary to Policy ENV3 of the New Forest Local Plan Part 1 2020: Sites and Development Management Plan, and Chapter 12 of the National Planning Policy Framework 2025.

#### Further Information:

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**PLANNING COMMITTEE**

May 2026

7 Kingfisher Drive  
Burgate  
Fordingbridge  
26/10148

Scale 1:500

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

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