

Planning Committee

13 December 2023

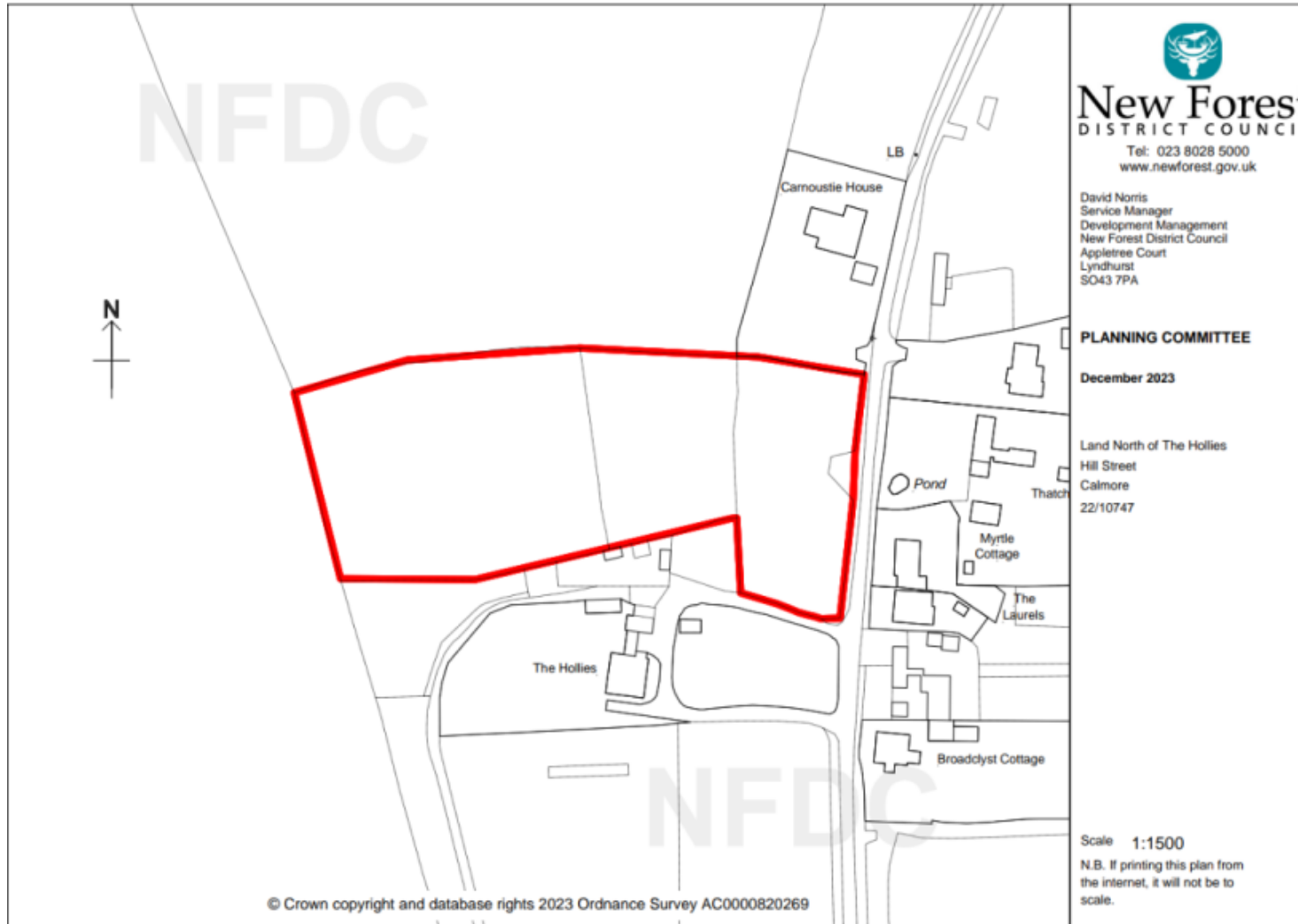
Planning Committee 13 December 2023 Applications Presentations

Planning Committee

App No 22/10747

Land North of the Hollies,
Hill Street
Calmore
Schedule 3a

Red Line Plan

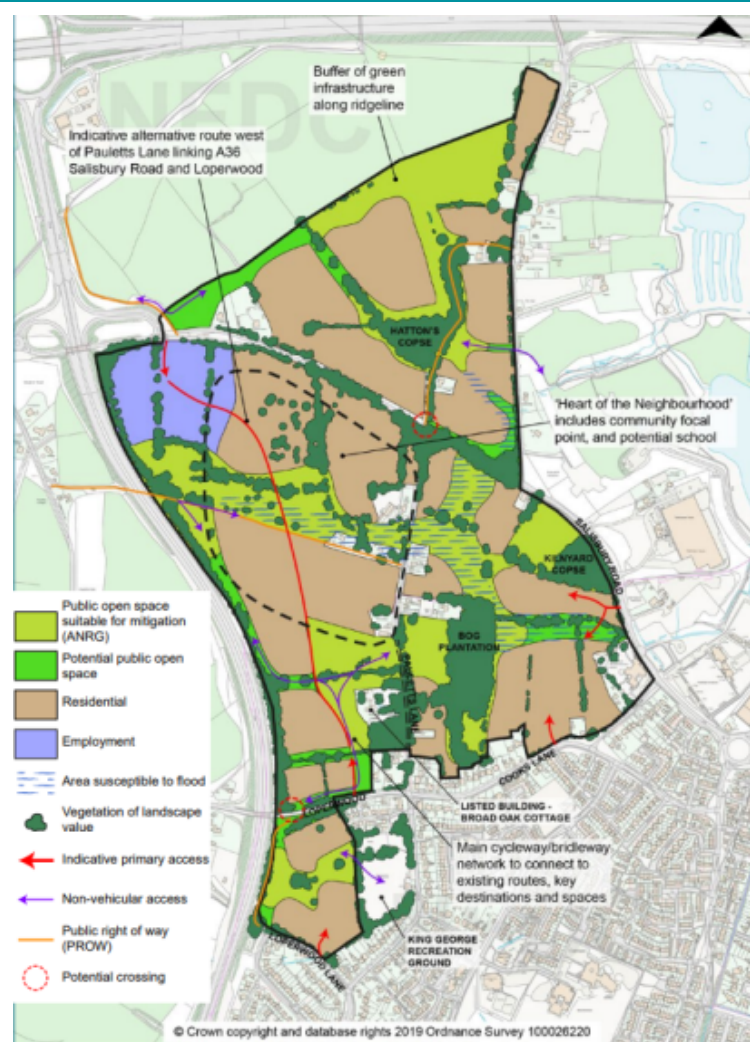


Aerial photograph



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SS1 Land North of Totton



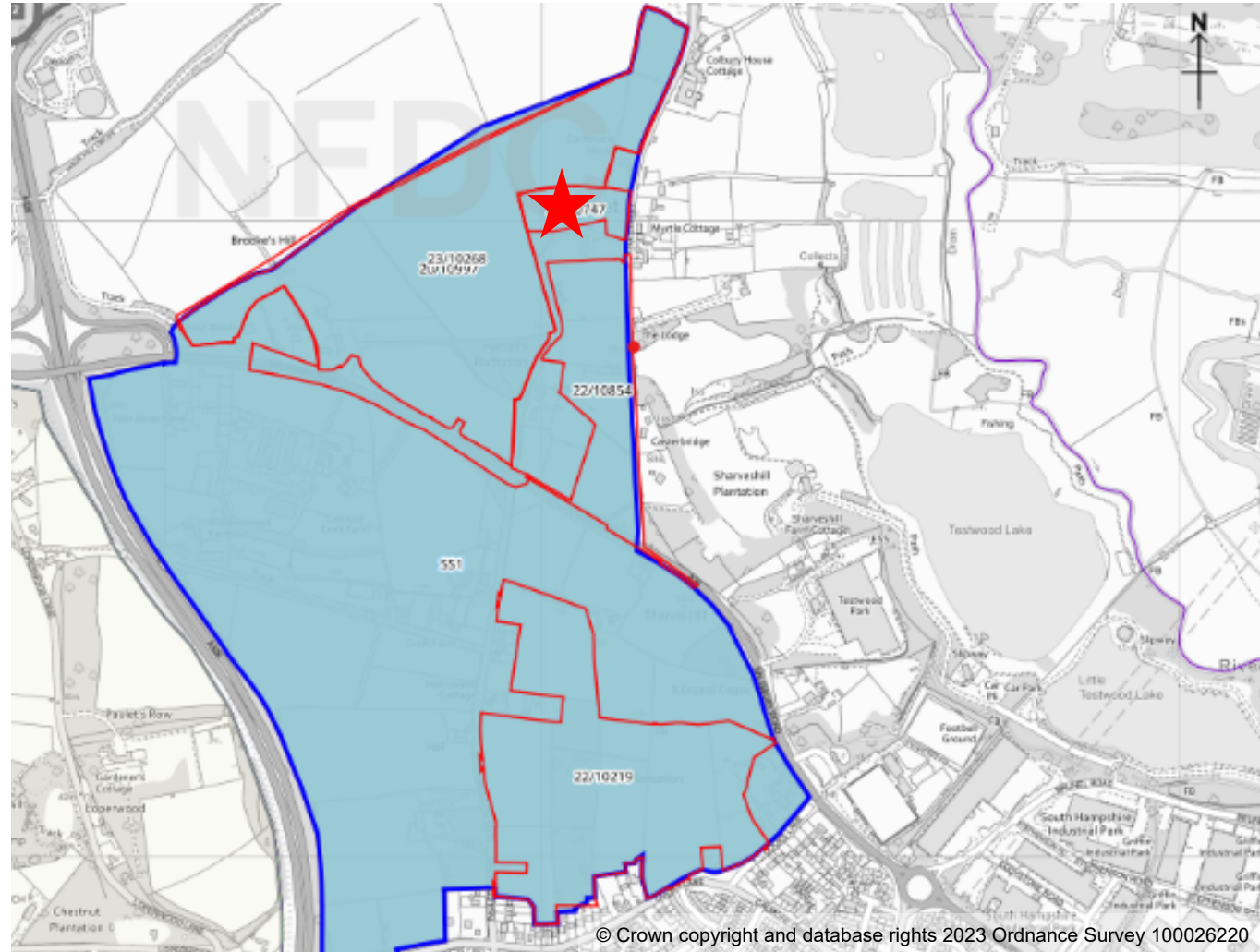
Strategic Site 1: Land to the north of Totton



Allocated for residential-led mixed use development and open space, comprising of:

- At least 1000 homes, dependent on the form, size and mix of housing provided
- A commercial core west of Pauletts Lane including around 5 hectares of land for business and employment uses
- A community focal point in a prominent location including ground floor premises suitable for community use
- Contributions to educational provision to include 2 hectares of land to be reserved for a primary school
- On-site provision of formal public open space

SS1 Land North of Totton



Site photographs 1



Site photographs 2



Site photographs 3



Proposed Layout



9 detached houses
 2x2-bed
 3x3-bed
 4x4-bed

New Access
 Linking Route

Retained trees and
 hedges

SCHEME SCHEDULE:

PLOTS 1	(2 Beds)	83.5m ²
PLOTS 2	(2 Beds)	70.68m ²
PLOTS 3	(3 Beds)	89.82m ²

Notes

1. Open sided car barns see drawing 119.
2. Lockable cycle store for 4 bikes bin store for land and recycling bins. See drawing 220.
5. Link to an existing public footpath.
6. Potential to increase the existing boundary hedging with additional native hedging.

House design Plot 1



Sides
Rear



FRONT ELEVATION

Notes



House designs.



6

7

8

of Planning on
3. Do not scale
Street Scene i
plot drawings!
4. All trees are
for illustrative



2

3

4

Heritage – Grade II The Thatched Cottage



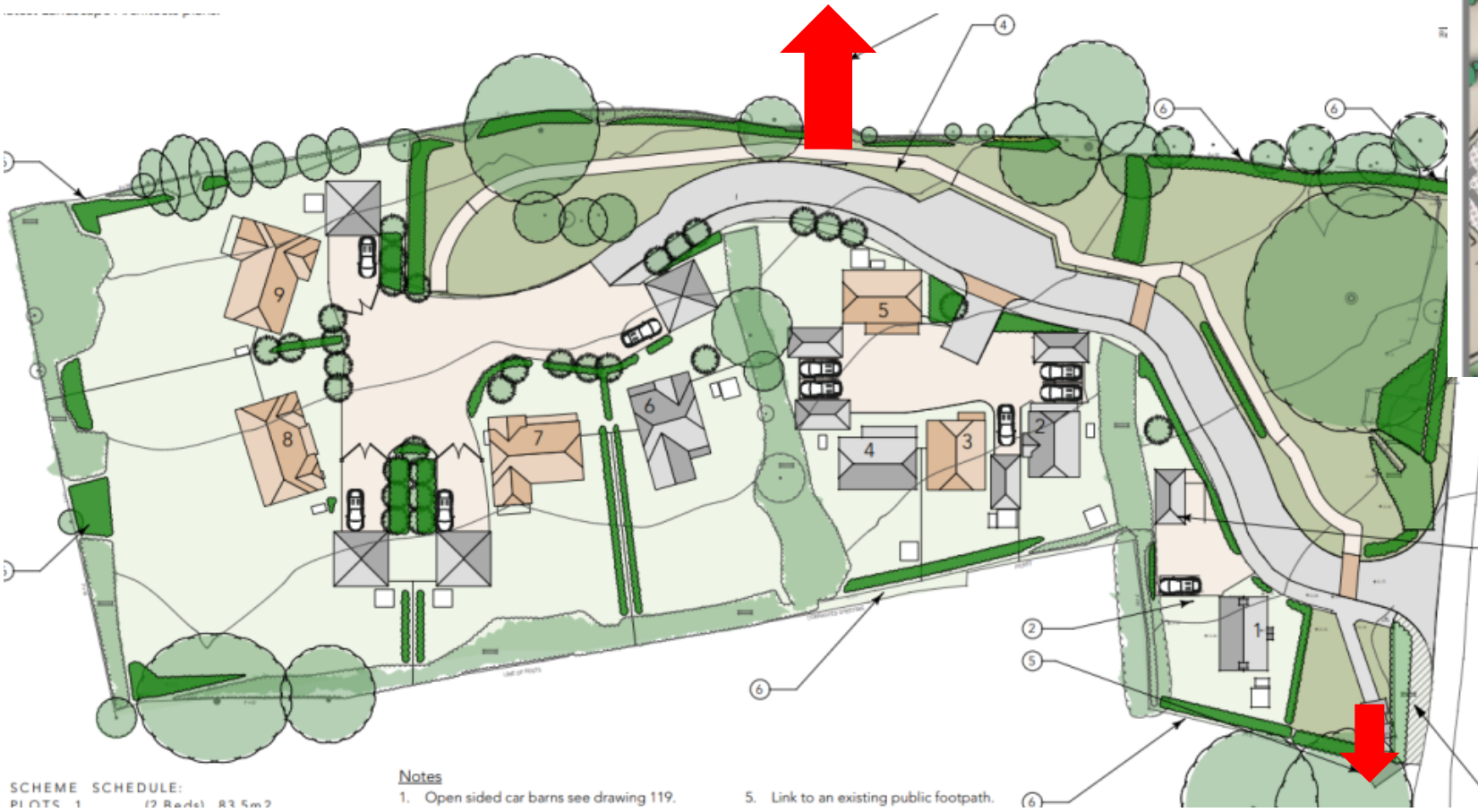
Landscape Proposals



Landscape continuity



Access Proposals



Summary

- The site is allocated for development, the principle of development is therefore in accordance with strategic policies STR3, STR4 and STR5.
- The design, layout and appearance of the scheme would positively integrate with the character of the area, landscape setting, preserve residential amenity and highway safety. Public benefits of the scheme would readily outweigh the less than substantial harm to the significance of designated heritage assets.
- The scheme has economic, environmental and social benefits that, along with compliance with the development plan, would secure a sustainable development. There are no significant impacts that demonstrably outweigh the identified benefits and therefore this sustainable development is recommended for approval.

Recommendation

- Delegated Authority be given to the Service Manager DM to **GRANT PERMISSION** subject to:
 - i. the completion by, 01/12/24, of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in the report
 - ii. the imposition of conditions set out in the report

End of 3a 23/10457 presentation



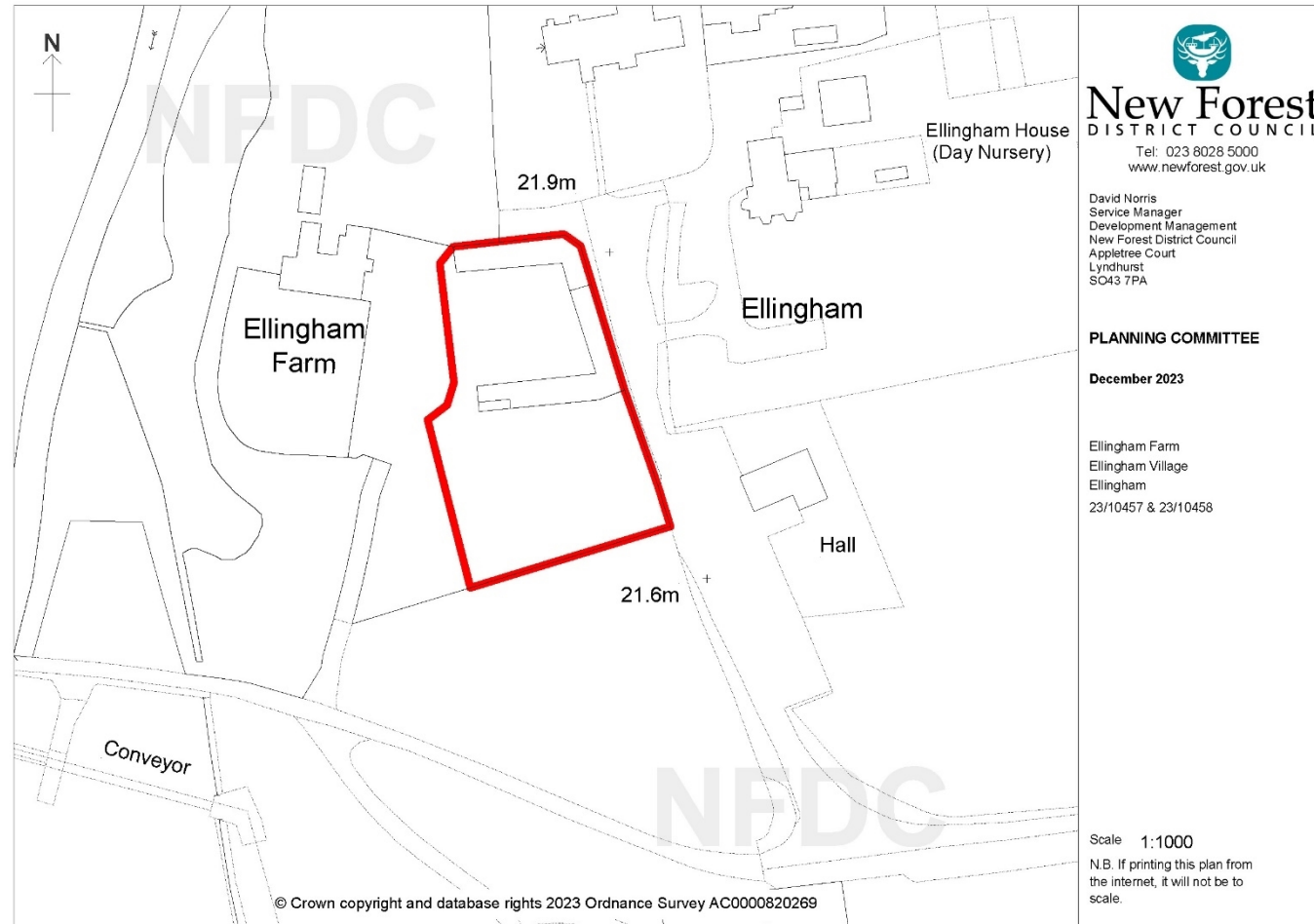
New Forest
DISTRICT COUNCIL

Planning Committee

App No 23/10457

Ellingham Farm
Ellingham
BH24 3PJ
Schedule 3b

Red Line Plan



Local Context



Aerial photograph



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Stables from farmhouse access



View south along the road



Approximate location of access



Church hall & car park



Eastern elevation



Northern elevation (farmhouse in background)



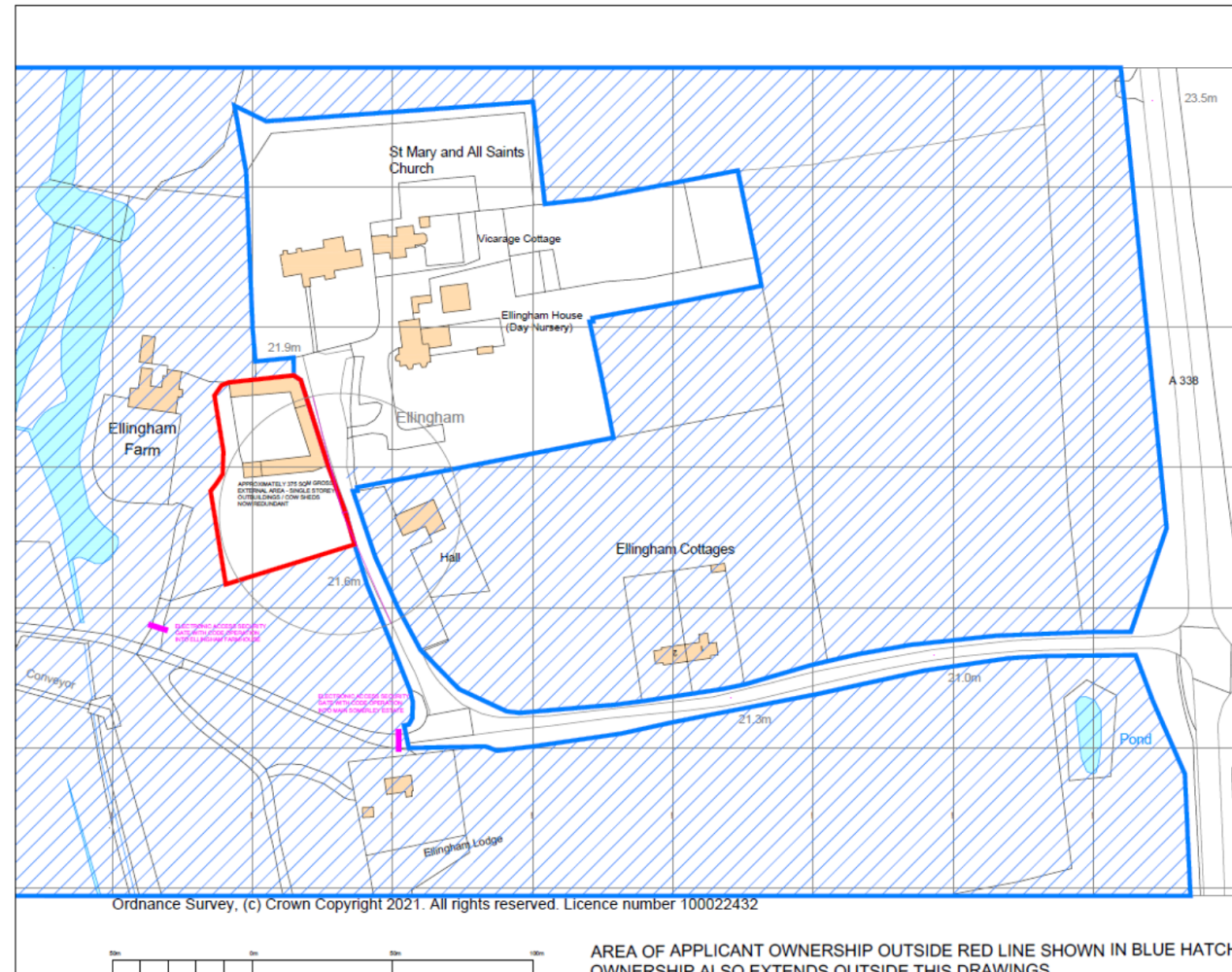
View north (towards the church) along road



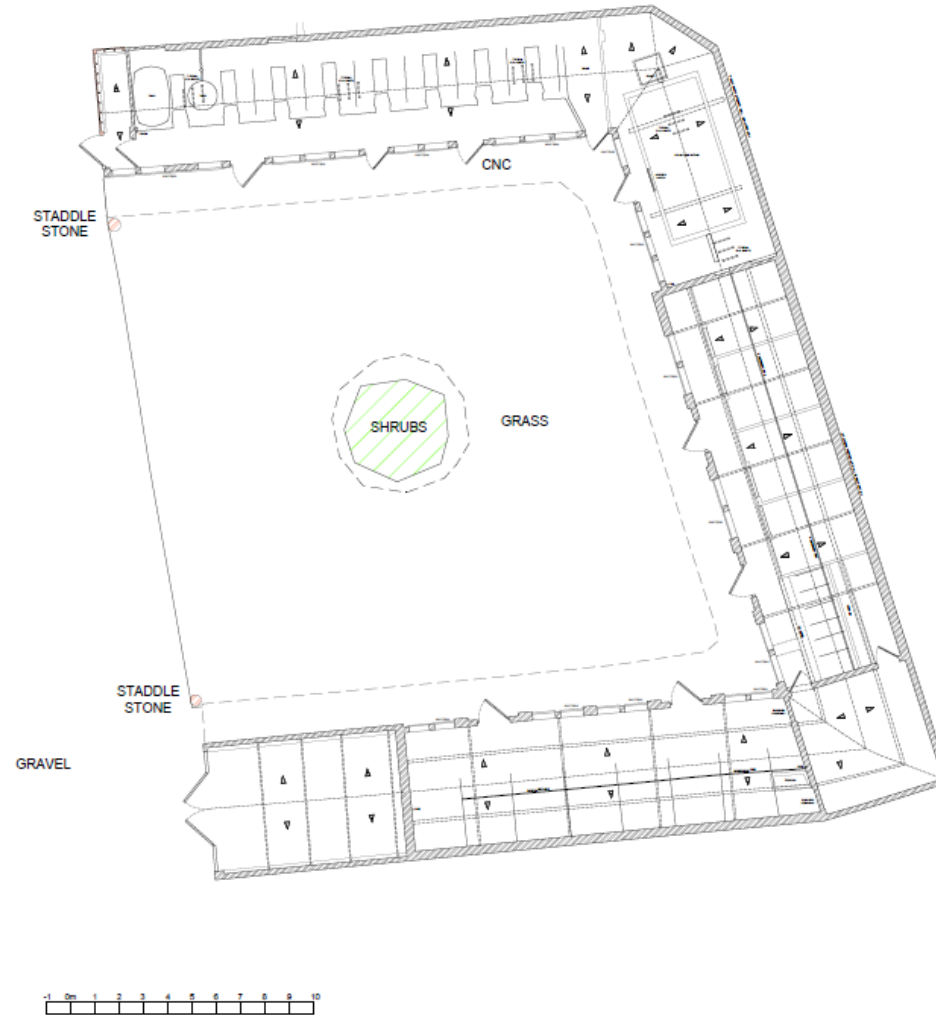
Southern elevation



Site location plan & land ownership



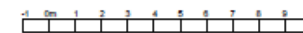
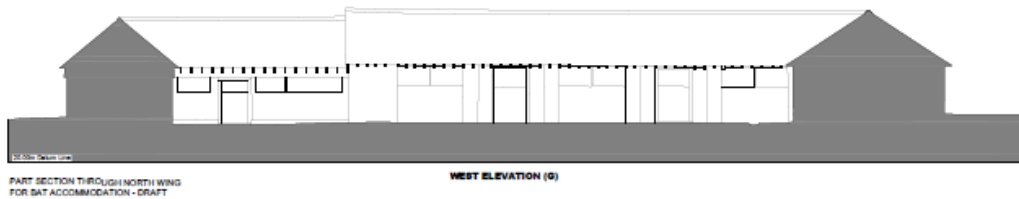
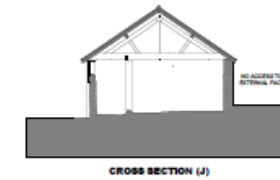
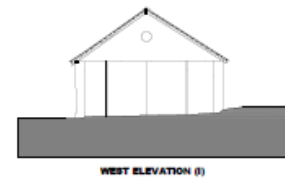
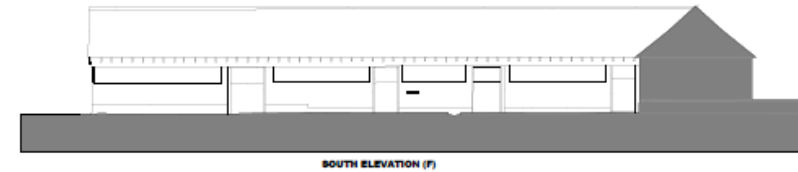
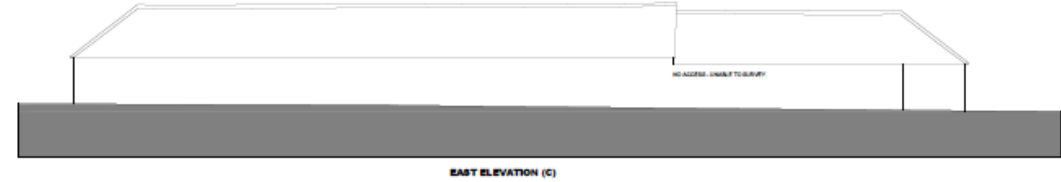
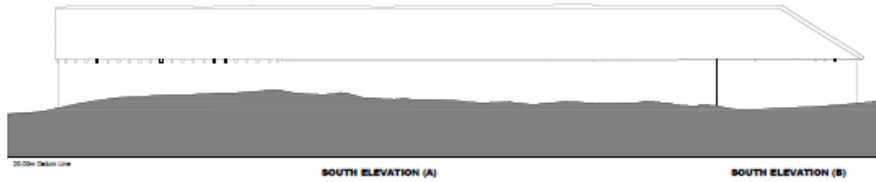
Existing floor plan



Rev	Date	Details	Drawn	Checked
PLANNING				
Project/Client:		Project No:		
SOMERLEY ESTATE		2112		
ELLINGHAM FARM COURT		Dep No:	Rev:	
FARM SHOP		100		
Drawing:		Scale:		
EXISTING PLANS		1/100 @ A1		
		North		
		Drawn By:	Date:	
		CPL	08.04.22	
		Checked By:	Date:	
		CPL	08.04.22	

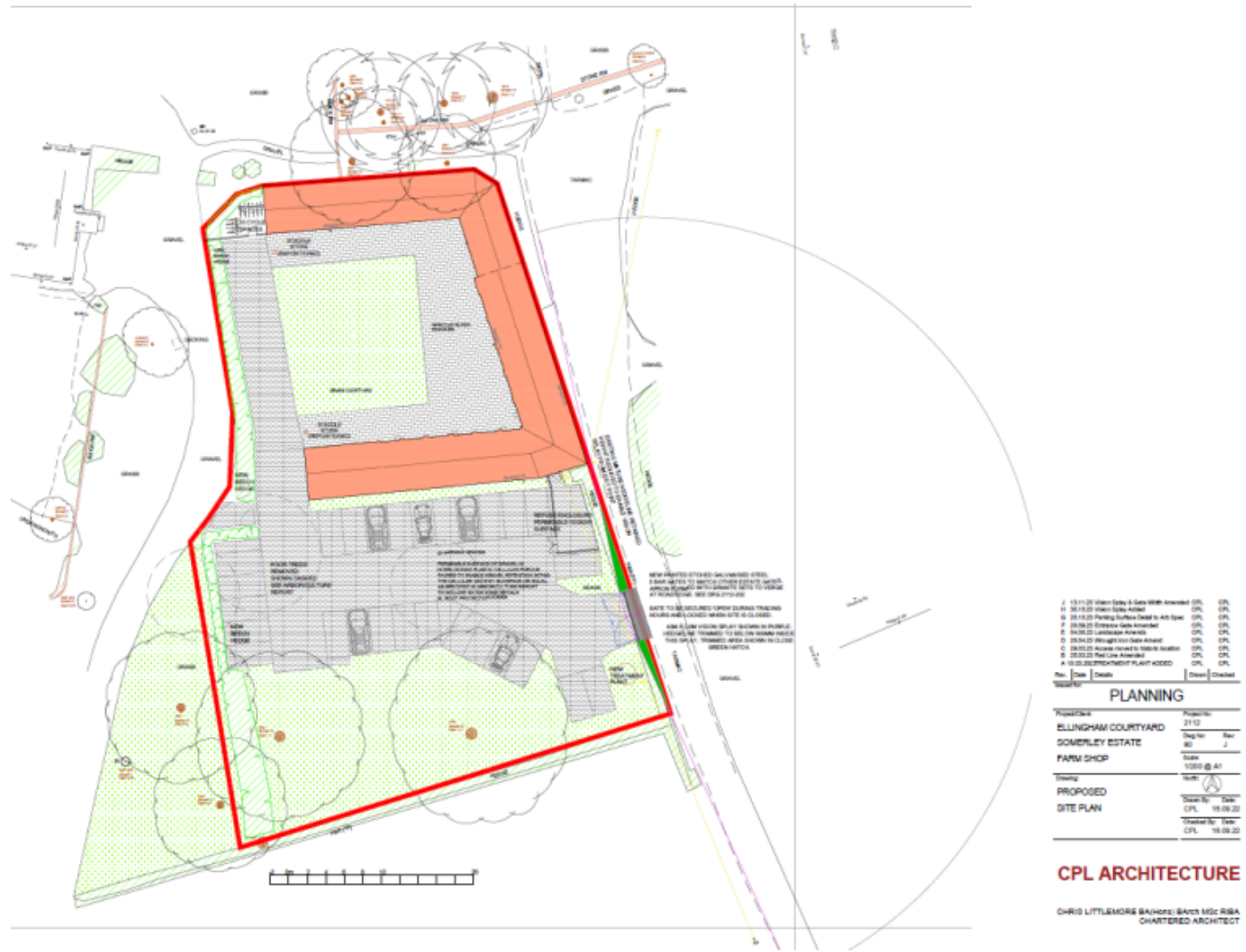
CPL ARCHITECTURE

Existing elevations

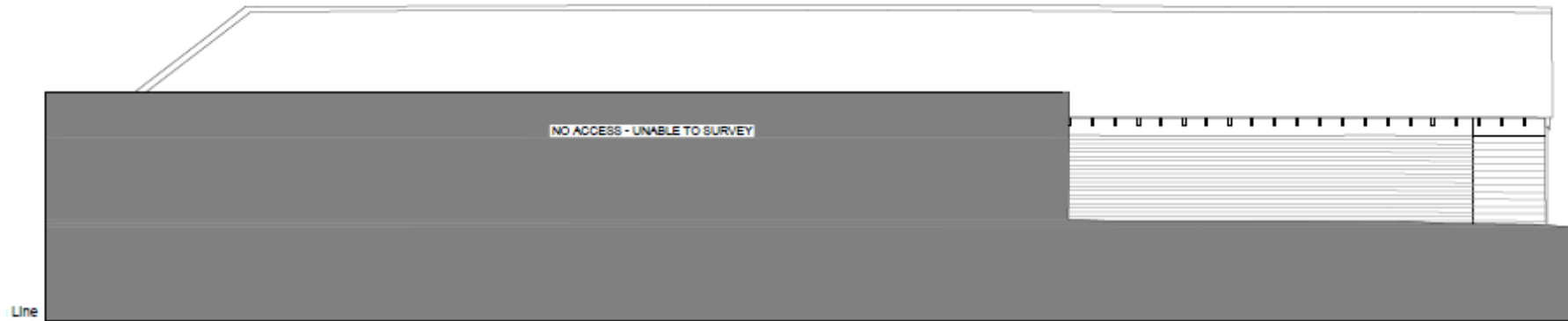


Rev:	Date:	Details:	Drawn:	Checked:
Issue for: PLANNING				
Project/Client:		Project No:	2112	
SOMERLEY ESTATE		Dwg No:	200	Rev:
ELLINGHAM FARM COURT		Scale:	1/100 @ A1	
FARM SHOP		North:		
Drawing: EXISTING ELEVATIONS				
Drawn By:	CPL	Date:	08.04.22	
Checked By:	CPL	Date:	08.04.22	

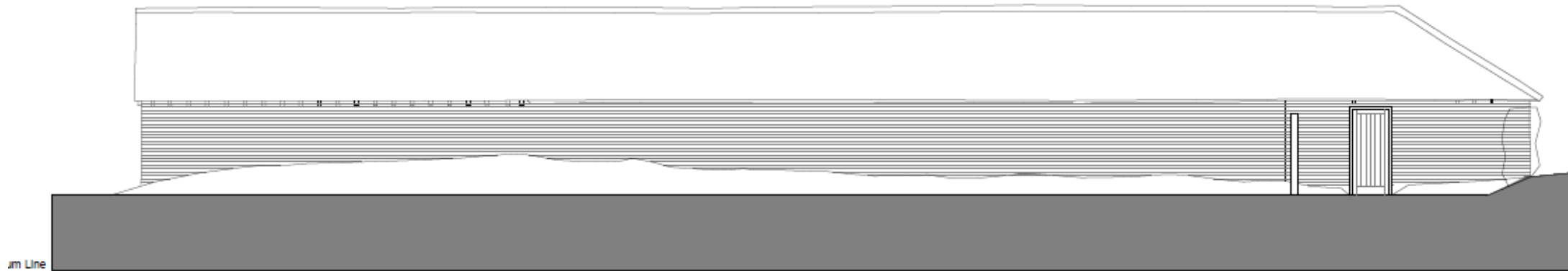
Proposed site plan



Proposed external elevations 1 – north/south



NORTH ELEVATION OF NORTH WING



SOUTH ELEVATION OF SOUTH WING

Proposed external elevation 2 – east (road)

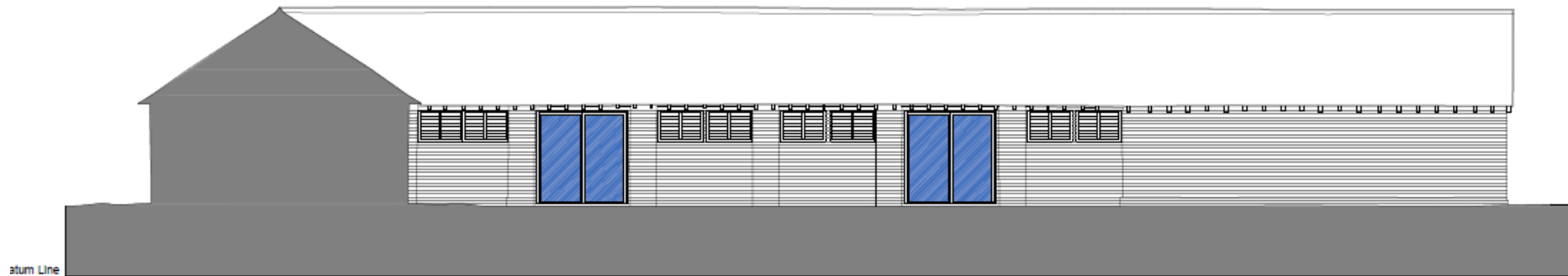


EAST ELEVATION

Proposed internal elevations 1 - northern of south wing



NORTH ELEVATION OF SOUTHERN WING
SHUTTERS OPEN



NORTH ELEVATION OF SOUTHERN WING
SHUTTERS CLOSED

Proposed internal elevations 2 - southern of north wing

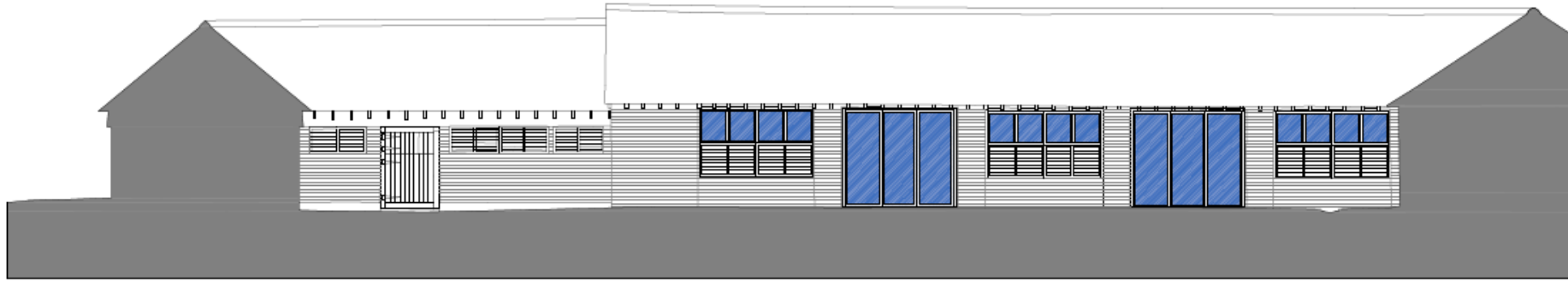


SOUTH ELEVATION - NORTH WING
SHUTTERS OPEN

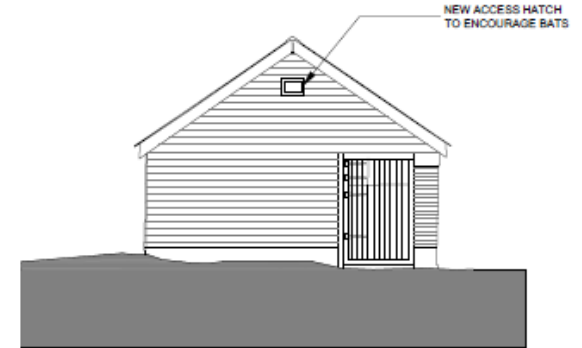


SOUTH ELEVATION - NORTH WING
SHUTTERS CLOSED

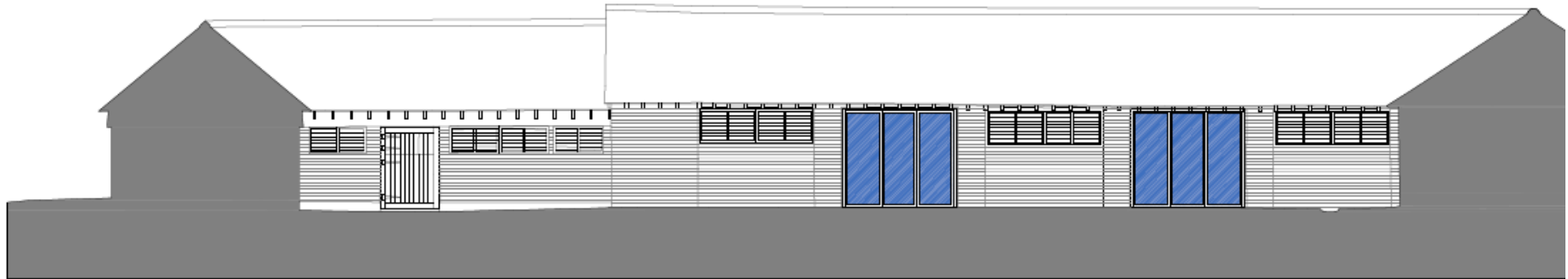
Proposed internal elevations 3 - west



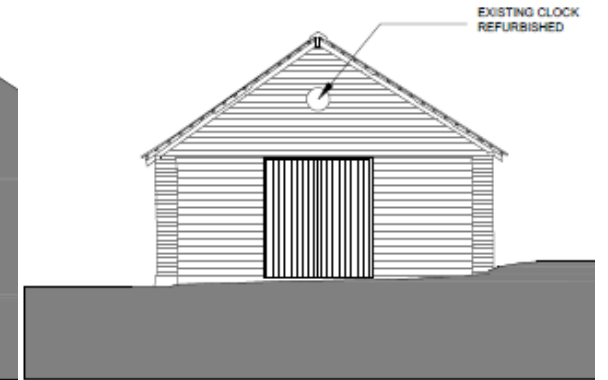
WEST ELEVATION - WITH SHUTTERS DOWN



WEST ELEVATION - NORTH WING



WEST ELEVATION - WITH SHUTTERS RAISED



WEST ELEVATION - SOUTH WING

Recommendation

- Grant planning permission subject to conditions relating to the following:
 - Retention of appropriate visibility splays and parking spaces
 - Restrictions on opening hours and use
 - Tree protection measures
 - Additional ecological and archaeological details

End of 3b 23/10457 presentation



New Forest
DISTRICT COUNCIL

Planning Committee

App No 23/10458

Ellingham Farm
Ellingham
BH24 3PJ
Schedule 3c

Presentation information

The photographs and details for this application are the same as for agenda item 3, application 23/10457

Recommendation

- Grant listed building consent subject to further joinery details.

End of 3c 23/10458 presentation



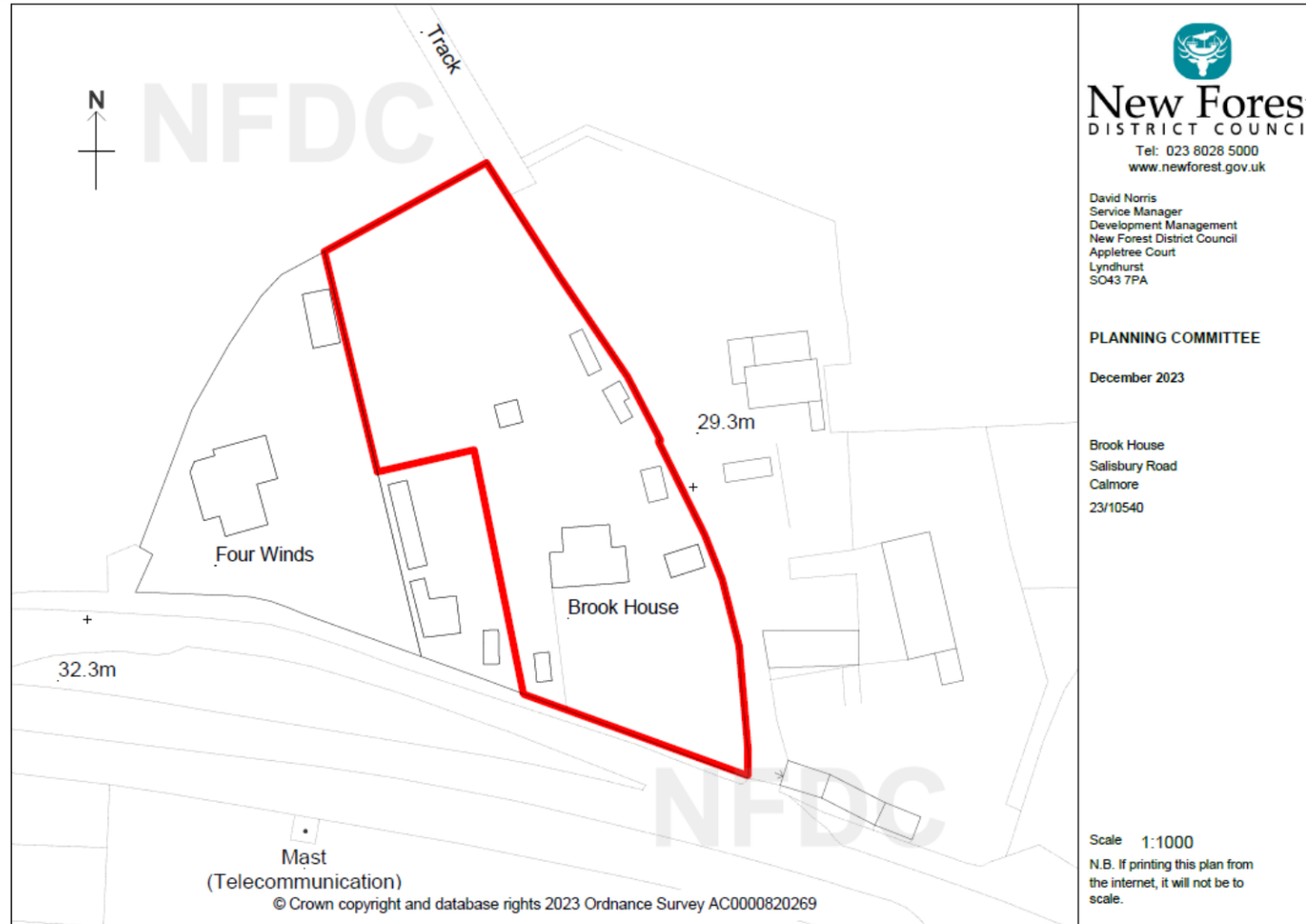
New Forest
DISTRICT COUNCIL

Planning Committee

App No 23/10540

Brook House
Salisbury Road
Calmore
Schedule 3d

Red Line Plan



Aerial Photograph



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Location Plan



Eastings: 433613
Northings: 115812

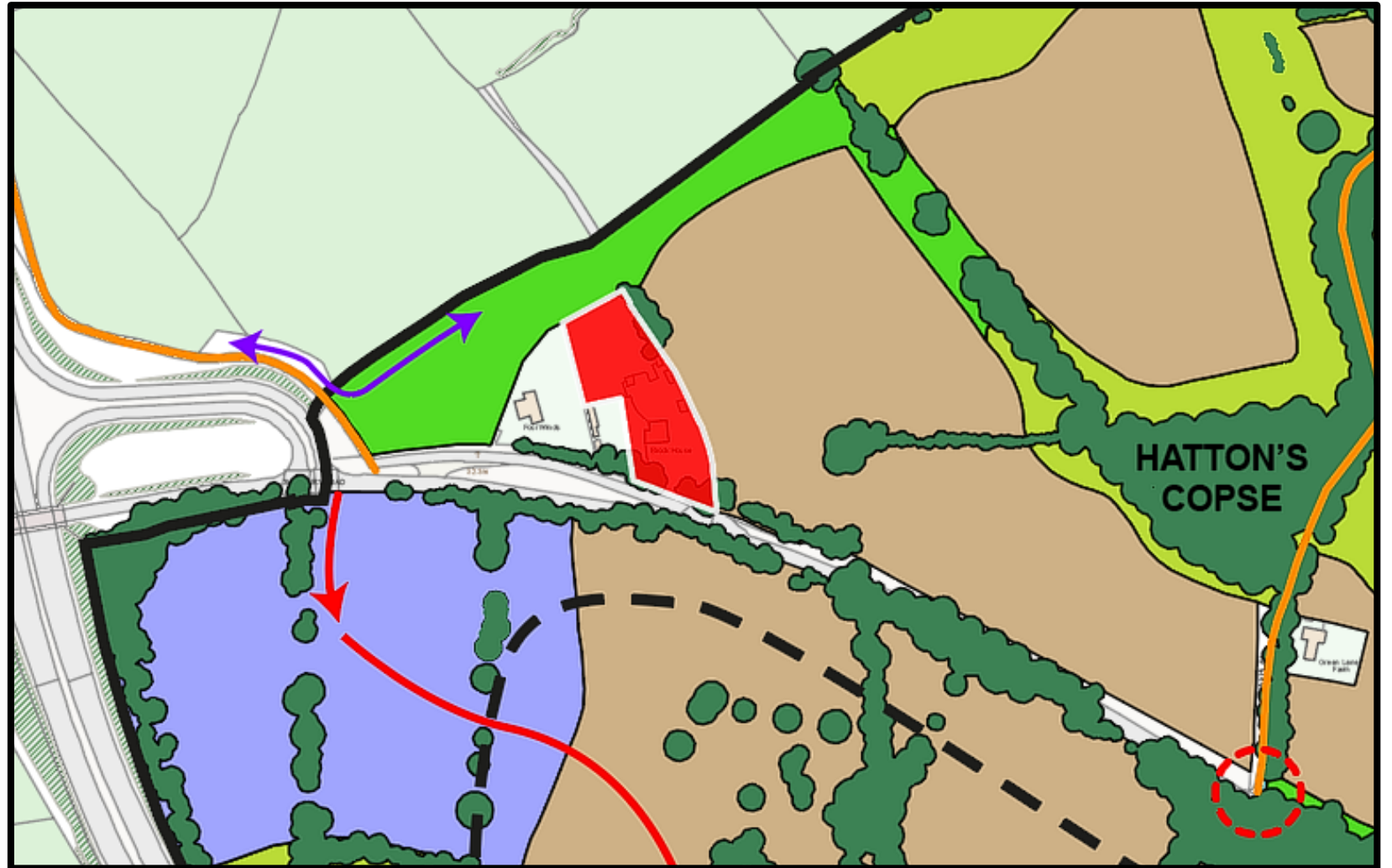
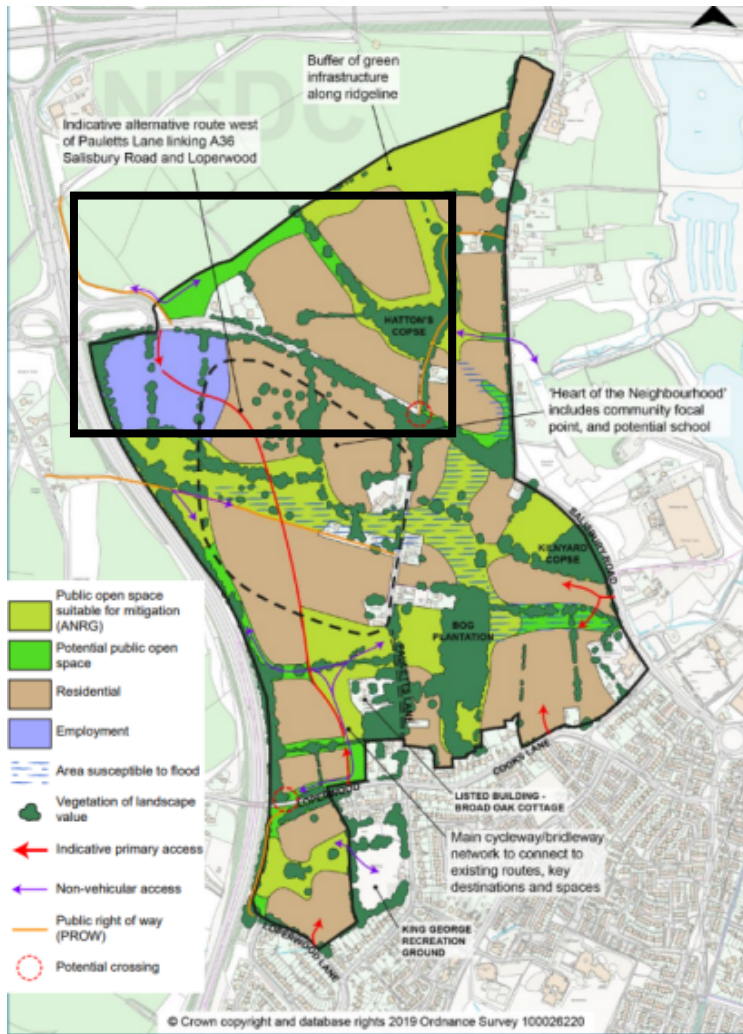


Scale -1:1250

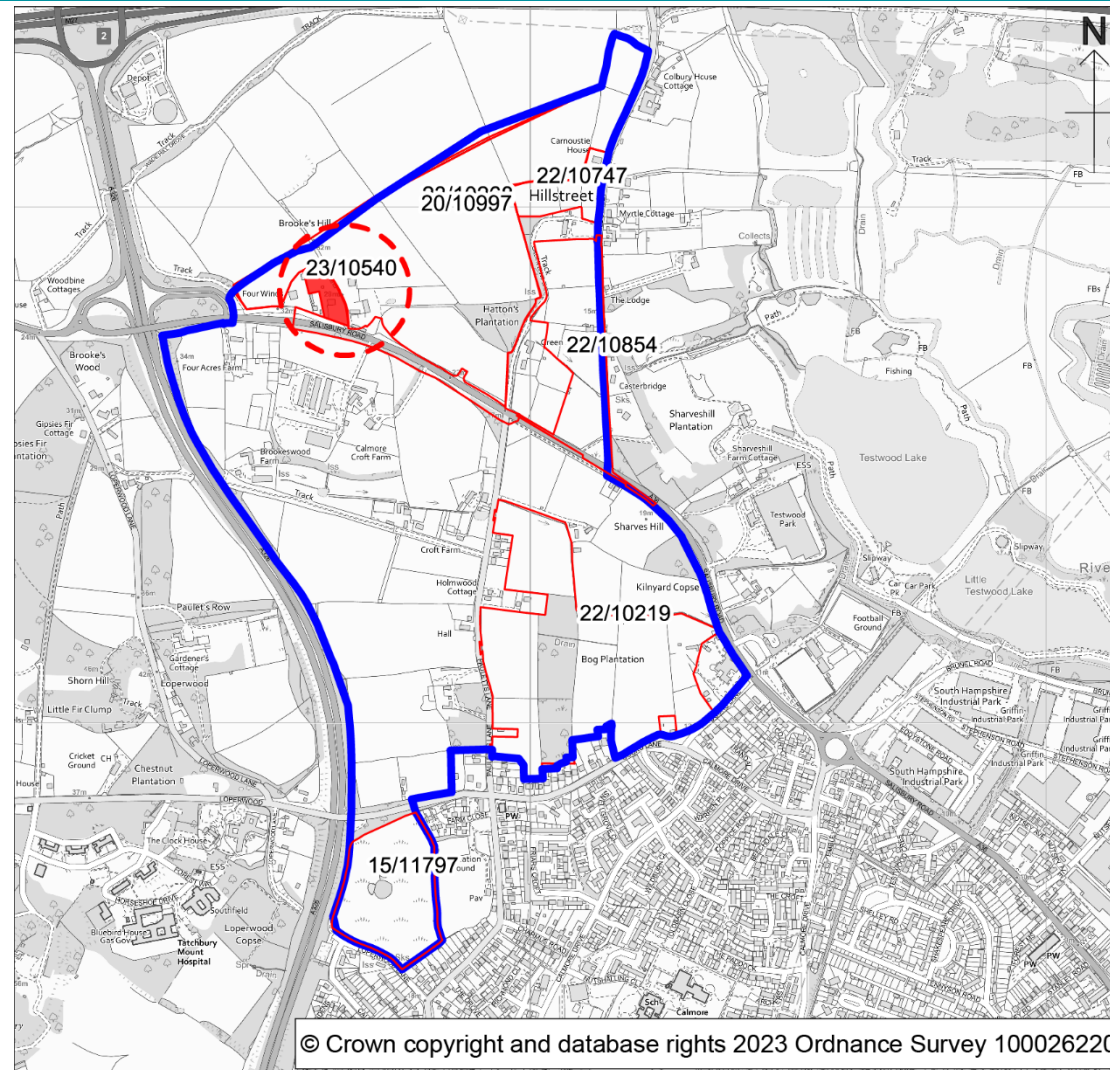
Block Plan



SS1 – Land North of Totton – Concept Masterplan



SS1 – Land North of Totton – application parcels



Block Plan showing relationship to adjacent site



Photographs of Site Frontage



Photographs of existing access and Brook House (front)



Photographs - Brook House – front garden area



Photographs of west side of plot



Photographs – rear of site



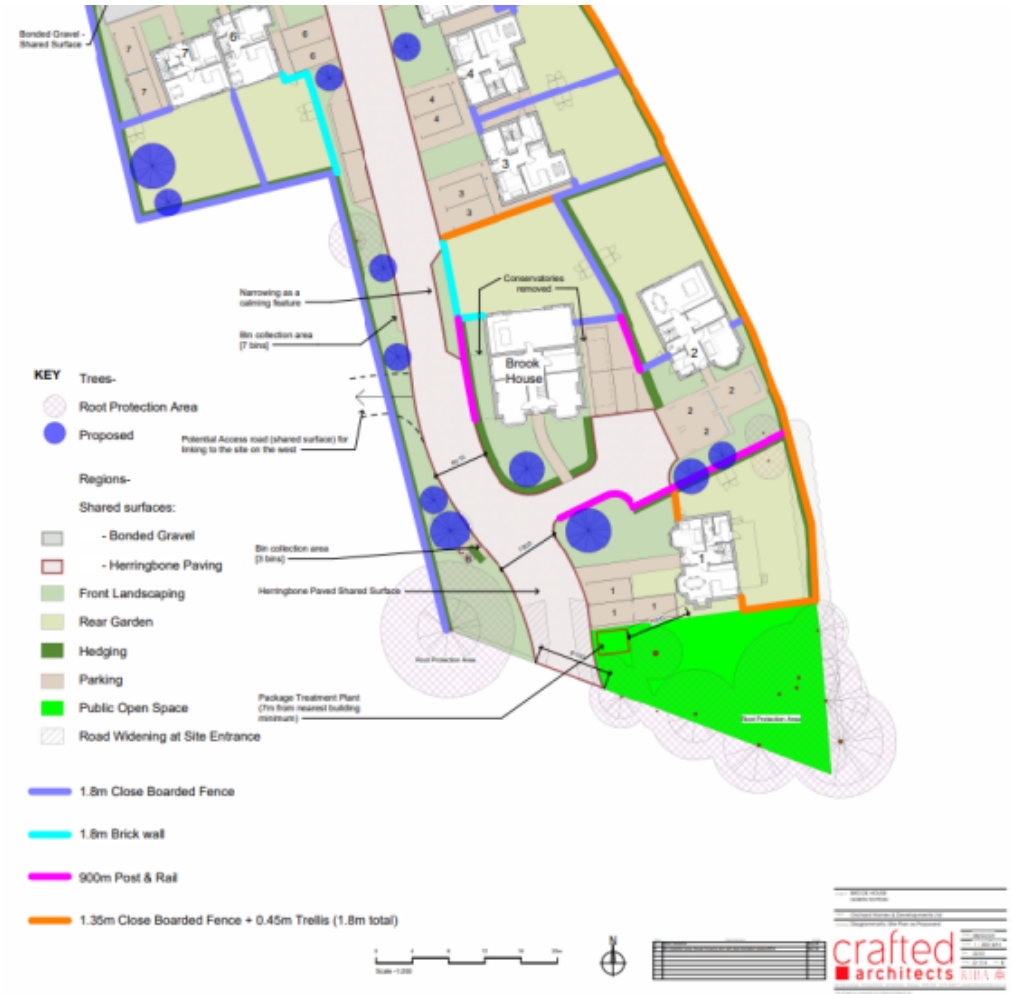
Photographs – rear of Brook House & East side of plot



Site Layout Plan



Diagrammatic Site Plan



Brook House – Existing and Proposed Elevations



Brook House - North Existing
1 : 100



Brook House - East Existing
1 : 100



Brook House - North
1 : 100



Brook House - East
1 : 100



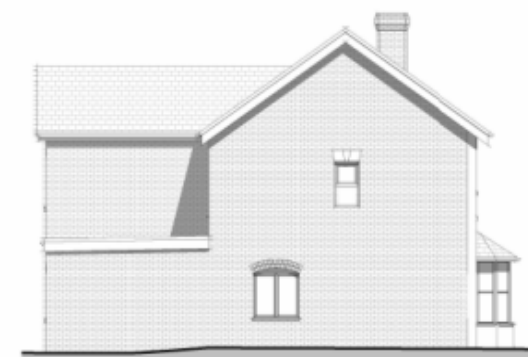
Brook House - South Existing
1 : 100



Brook House - West Existing
1 : 100



Brook House - South
1 : 100



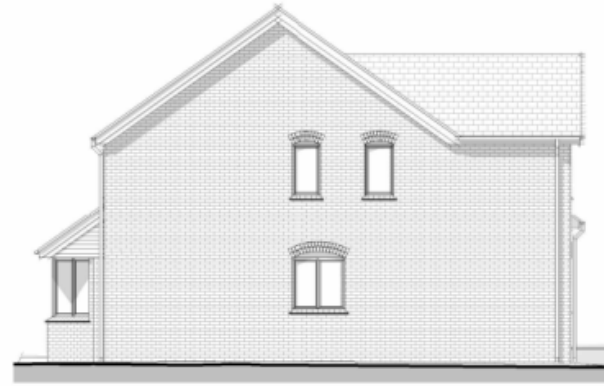
Brook House - West
1 : 100

Plots 1 and 2 Elevations



Plot 01 - East
1:100

Plot 01 - North
1:100



Plot 02 - North East
1:100



Plot 02 - North West
1:100



Plot 01 - West
1:100



Plot 01 - South
1:100



Plot 02 - South West
1:100

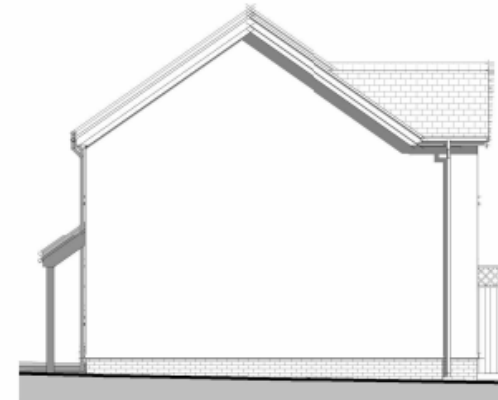


Plot 02 - South East
1:100

Plots 3 & 4 Elevations



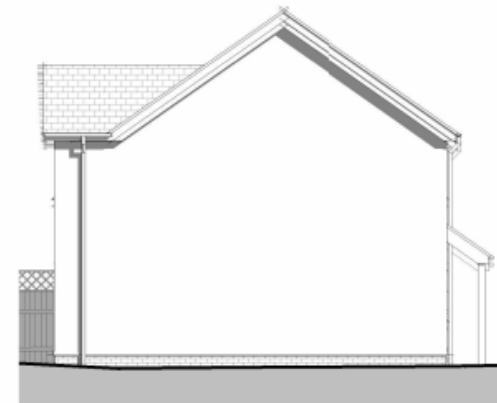
Plot 03/04 - West
1 : 100



Plot 03/04 - South
1 : 100



Plot 03/04 - East
1 : 100



Plot 03/04 - North
1 : 100

project BROOK HOUSE
NORTH TOTTON

Plot 5 - Elevations



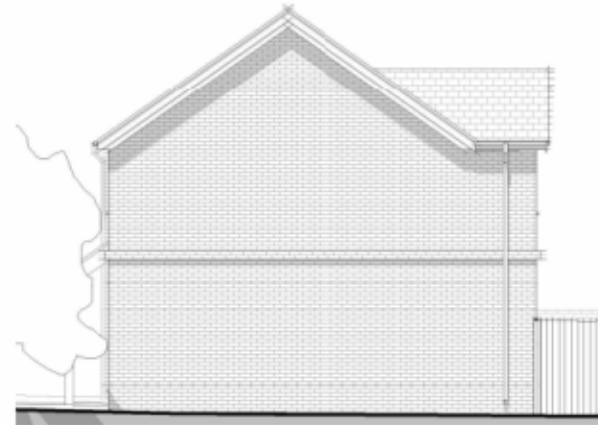
Plot 05 - East
1 : 100



Plot 05 - North
1 : 100



Plot 05 - West
1 : 100



Plot 05 - South
1 : 100

Plots 6 & 7 - Elevations



Plot 06/07 - East
1:100



Plot 06/07 - North
1:100

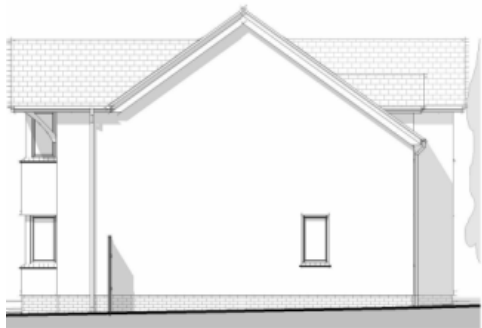


Plot 06/07 - West



Plot 06/07 - South

Plots 8 & 9 - Elevations



Plot 08 - East
1 : 100



Plot 08 - North
1 : 100



Plot 09 - East
1 : 100



Plot 09 - North
1 : 100



Plot 08 - West



Plot 08 - South



Plot 09 - West
1 : 100



Plot 09 - South
1 : 100

Summary

- The site is allocated for development. The principle of development is therefore in accordance with strategic policies SS1, STR3, STR4 and STR5
- The design, layout and appearance of the scheme would positively integrate with the character of the area, landscape setting, preserve residential amenity and highway safety
- The scheme has economic, environmental and social benefits that, along with compliance with the development plan, would secure a sustainable development. There are no significant impacts that demonstrably outweigh the identified benefits and therefore this sustainable development is recommended for approval

Recommendation

- Delegated Authority be given to the Service Manager DM to **GRANT PERMISSION** subject to:
 - i. the completion of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in the report
 - ii. the imposition of conditions set out in the report

End of 3d 23/10540 presentation



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