

Planning Committee

11 September 2024



Planning Committee 14 August 2024 Applications Presentations



**Planning Committee
App No 21/11723**
Land at Moortown Lane, Ringwood

Schedule 3a

3 3a 21/11723

**Planning Committee
App No 23/10707**
Land East of Crow Lane
Ringwood

Schedule 3b

61 3b 23/10707

**Planning Committee
App No 23/10268**
Land North of Salisbury Road,
Calmore
Netley Marsh

Schedule 3c

79 3c 23/10268

**Planning Committee
App No 21/11329**
Gang Warily Farm,
Newlands Road
Fawley

Schedule 3d

135 3d 21/11329

**Planning Committee
App No 24/10539**
4 Westgrove,
Fordingbridge
SP6 1LS

Schedule 3e

148 3e 24/10539



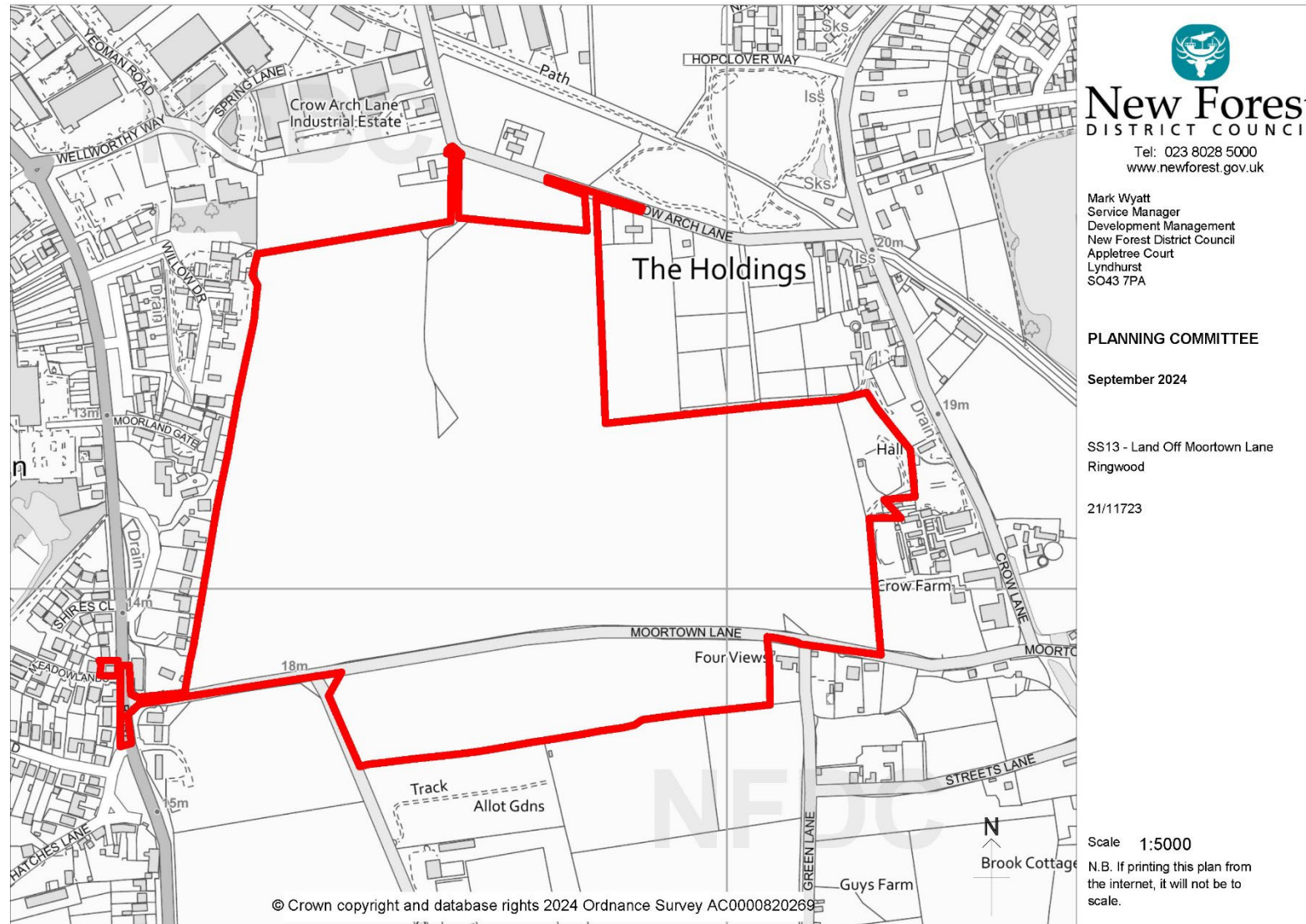
Planning Committee

App No 21/11723

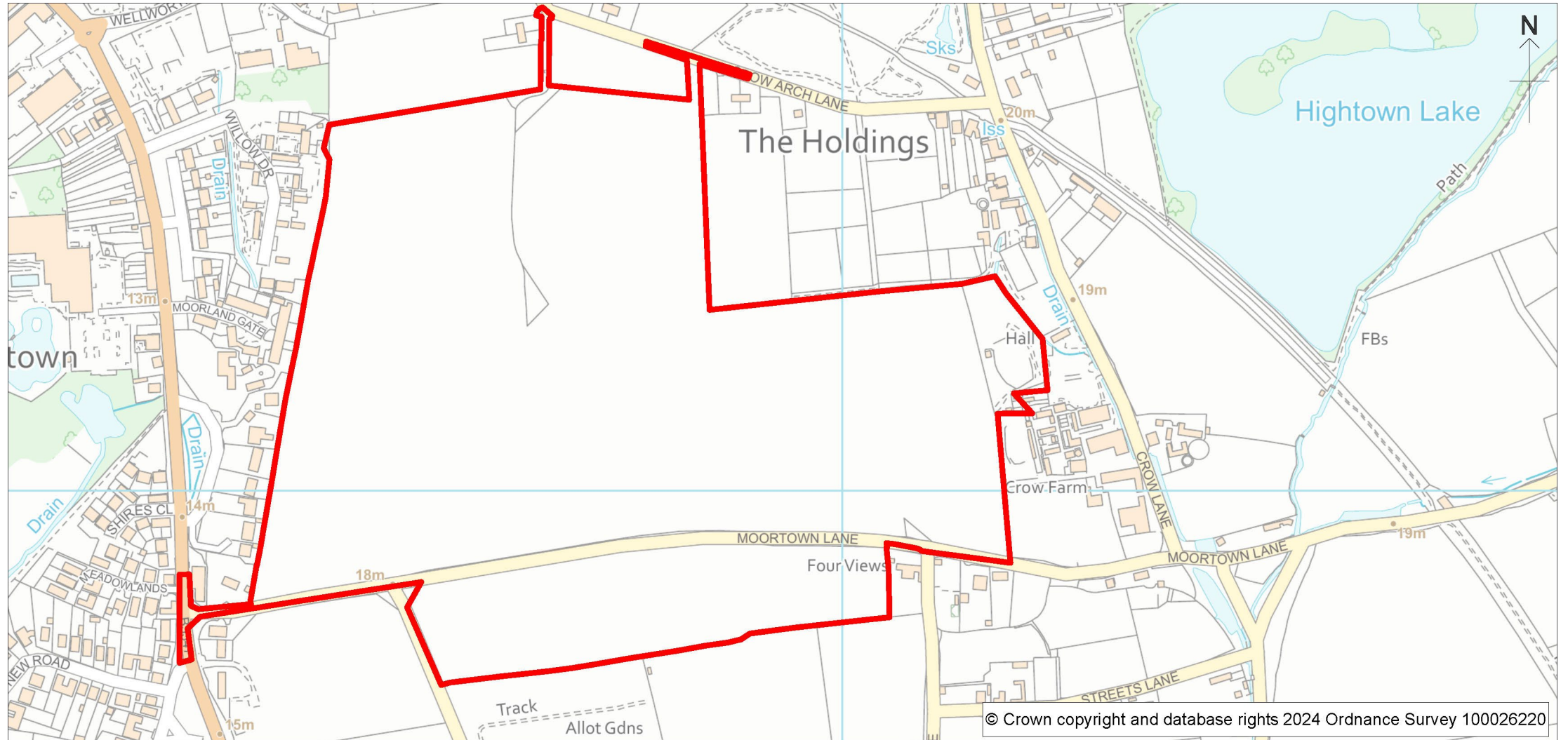
Land at Moortown Lane, Ringwood

Schedule 3a

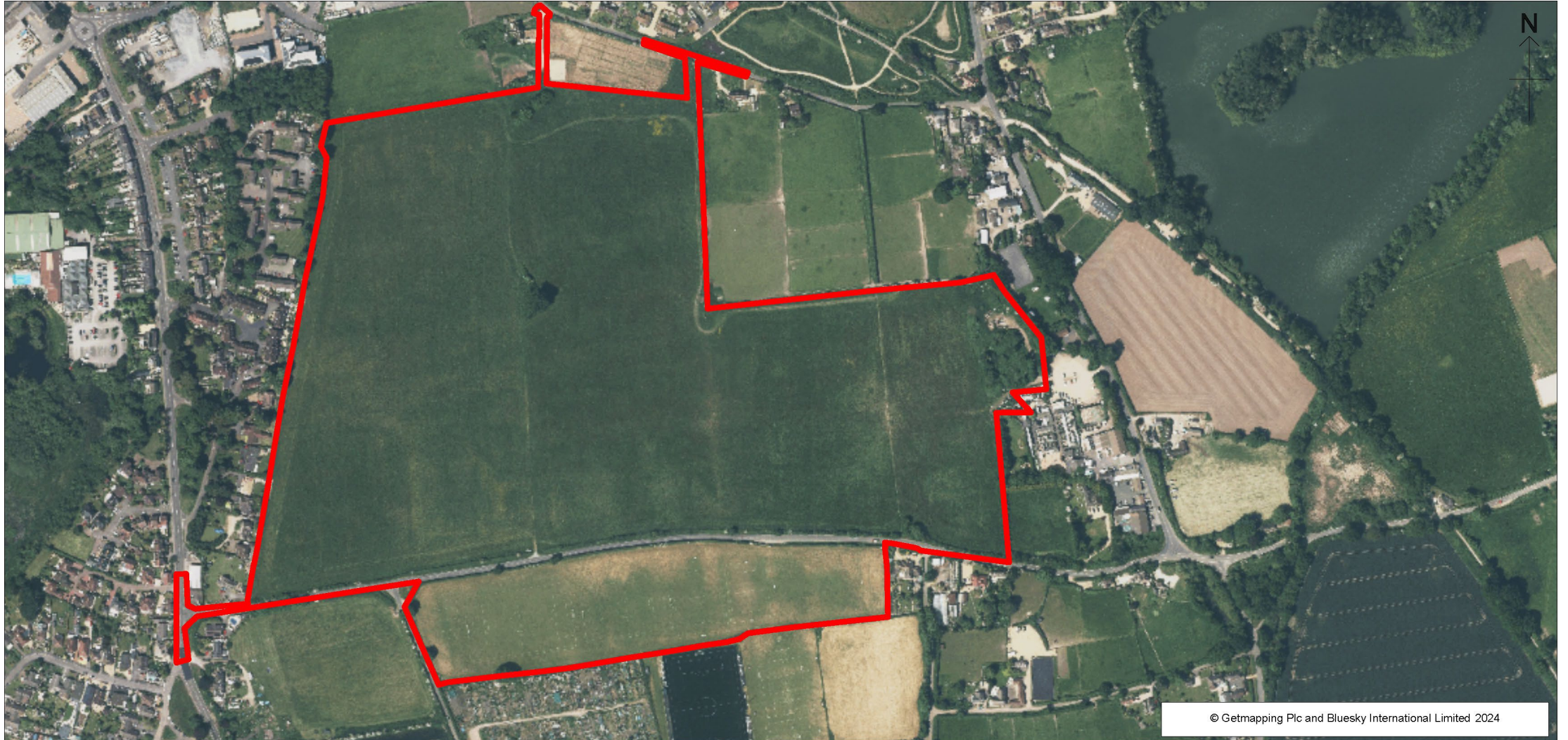
Red Line Plan



Local context

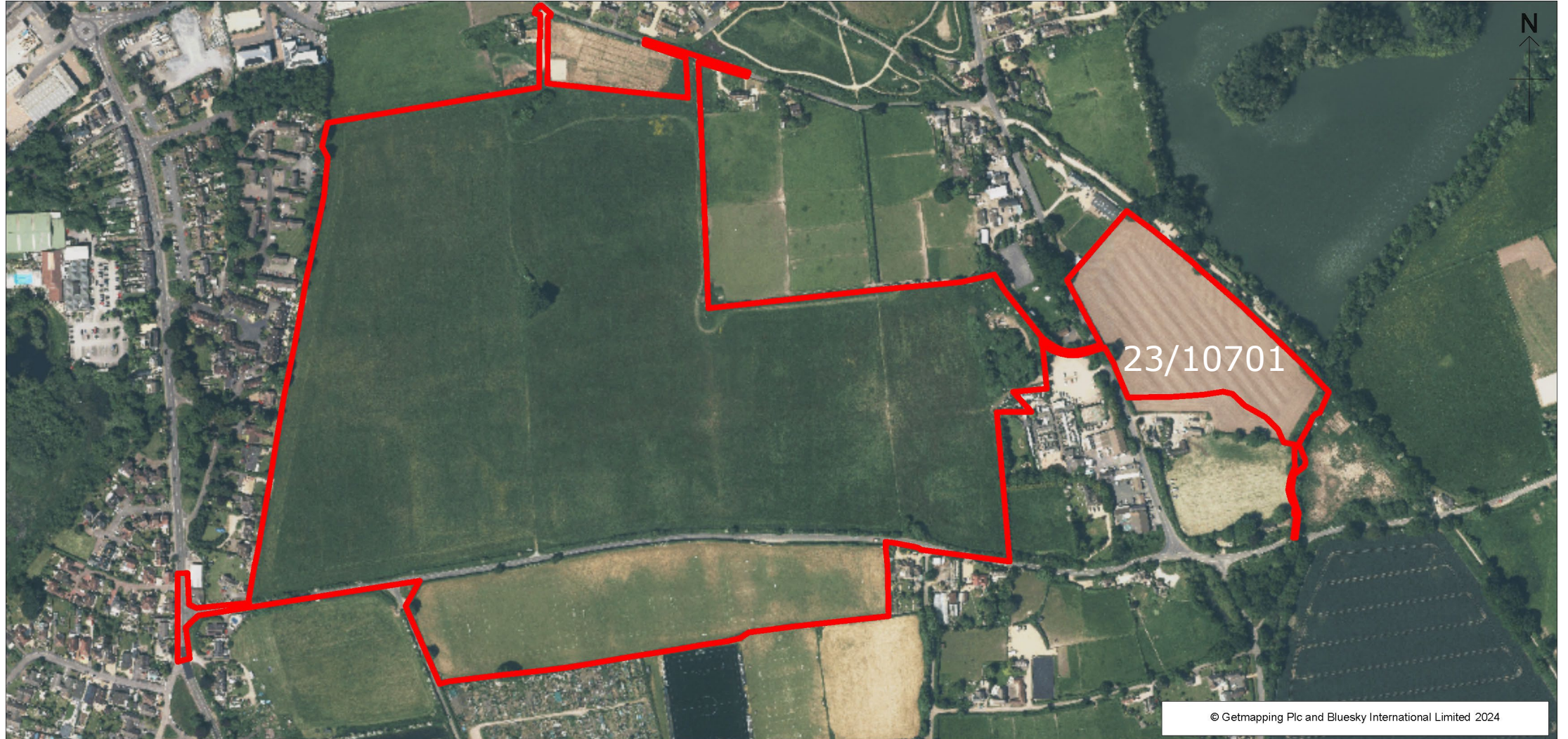


Aerial photograph

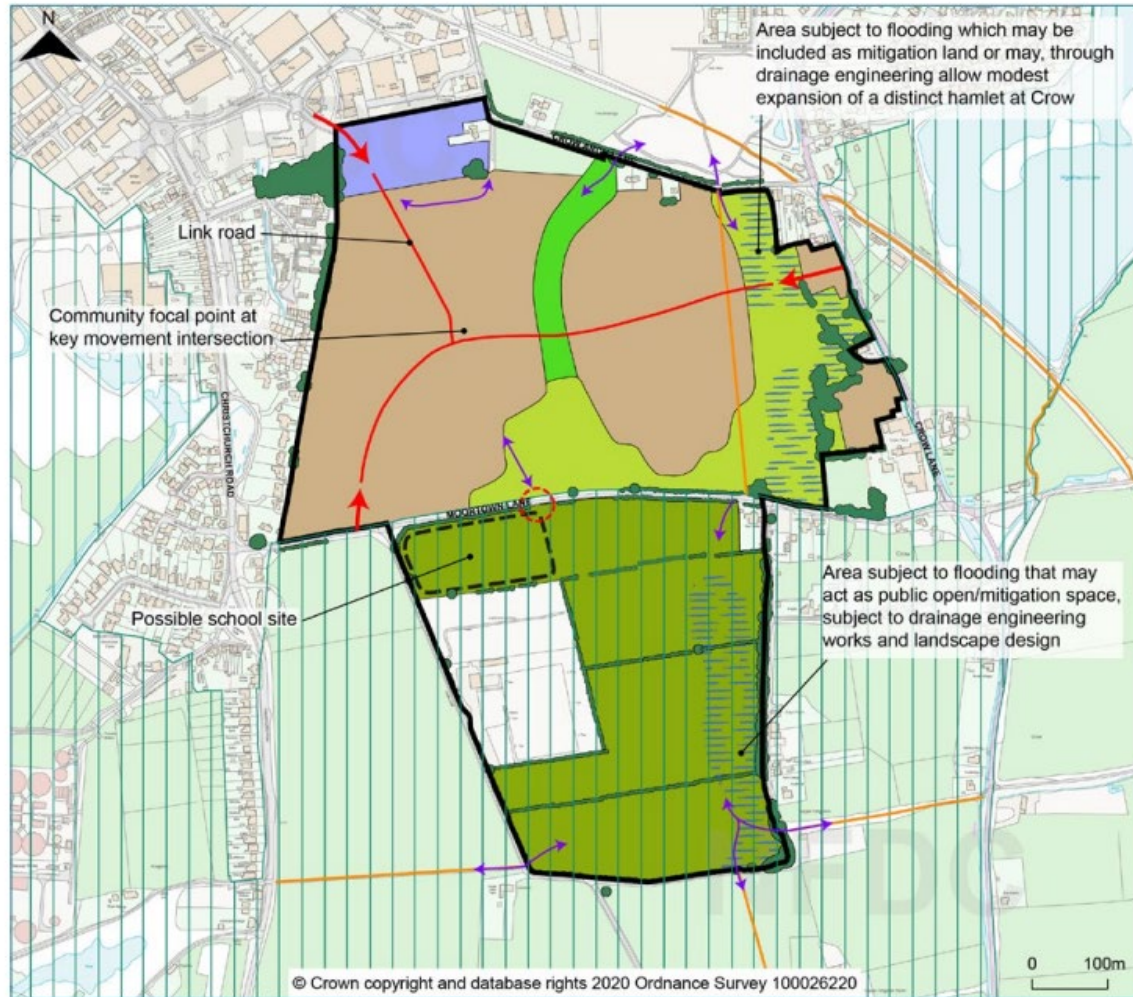


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Relationship with 23/10701



Local Plan Concept Masterplan



Strategic Site SS13 Allocated for residential led development comprising at least 480 new homes, access and public open space

Key

- Public open space suitable for mitigation (ANRG)
- Potential public open space
- Existing and potential open space
- Residential
- Employment
- Retained green belt
- Area susceptible to flood
- Vegetation of landscape value
- Indicative primary access
- Non-vehicular access
- Public right of way (PROW)
- Potential crossing

Proposed Development

- The proposal involves the residential-led mixed-use development of part of the Local Plan Allocation Site 13: Land at Moortown Lane, Ringwood
- The proposal is submitted as a hybrid planning application with planning permission sought for the following:
 - Outline planning permission for the erection of 293 dwellings (C3) with all matters reserved except access; and
 - Full planning permission for the erection of 150 dwellings with associated parking, ANRG, open space, landscaping and sustainable drainage systems (SuDS), alongside the creation of a vehicular junction with Moortown Lane, primary and secondary road infrastructure, creation of public footway and offsite highways improvements

Site Phasing



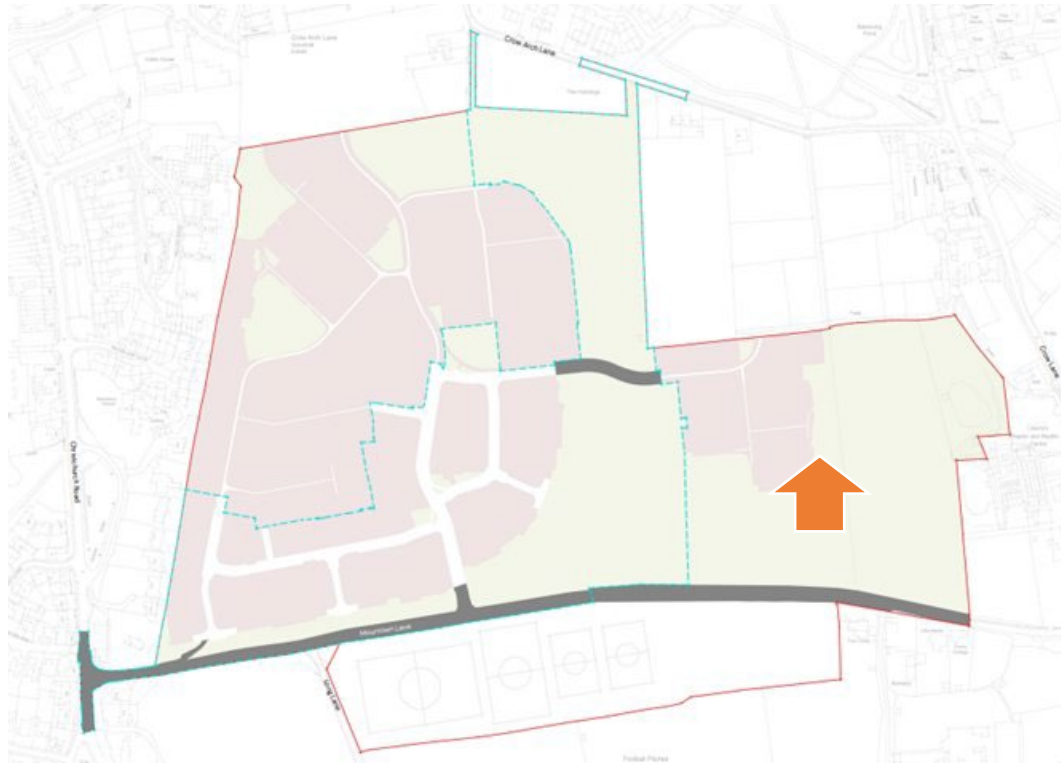
Site Photographs 1 - Site Access



Site Photographs 2 - East towards Crow Lane



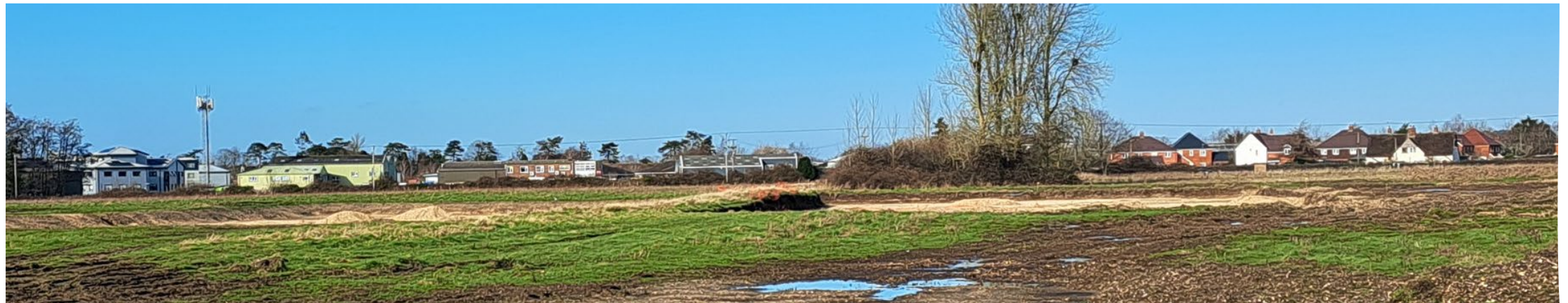
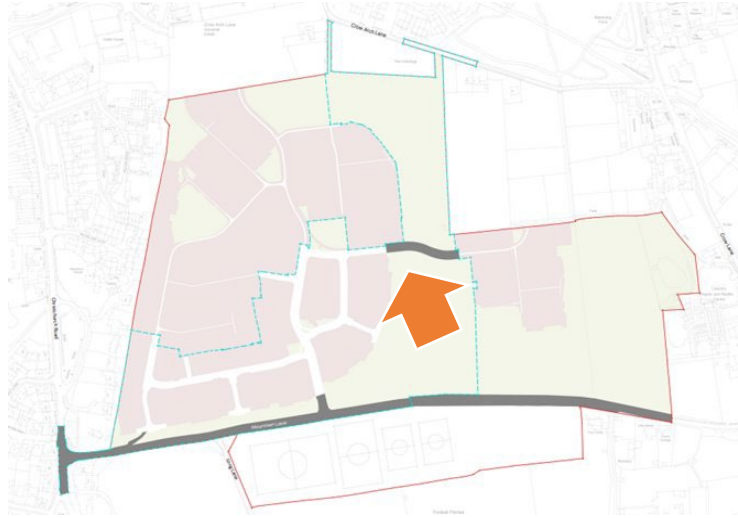
Site Photographs 3 - North towards Crow Arch Lane



Site Photographs 4 - North West towards western boundary



Site Photograph 5 - Centre towards NW



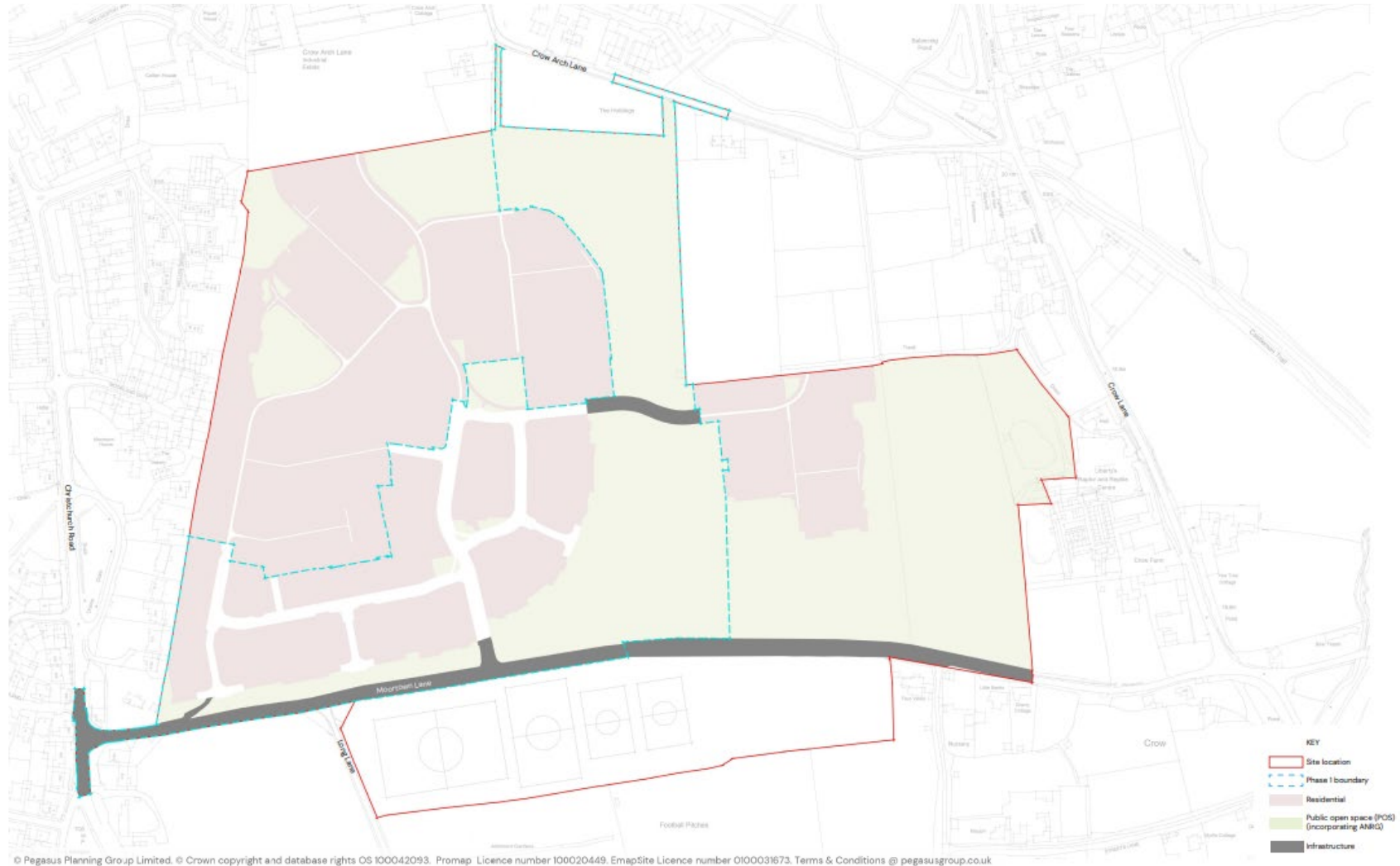
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Site Photographs 6 - towards western boundary

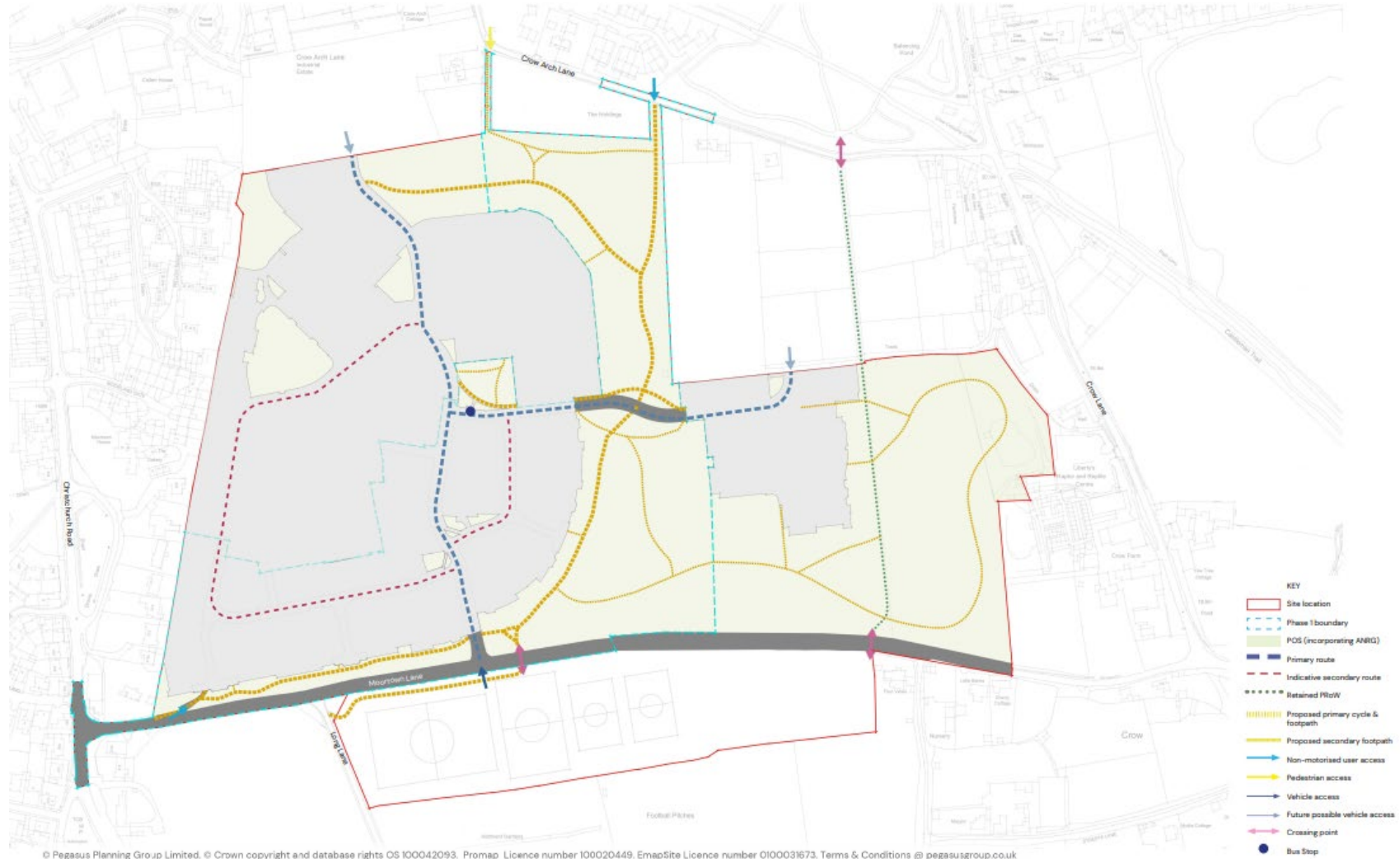


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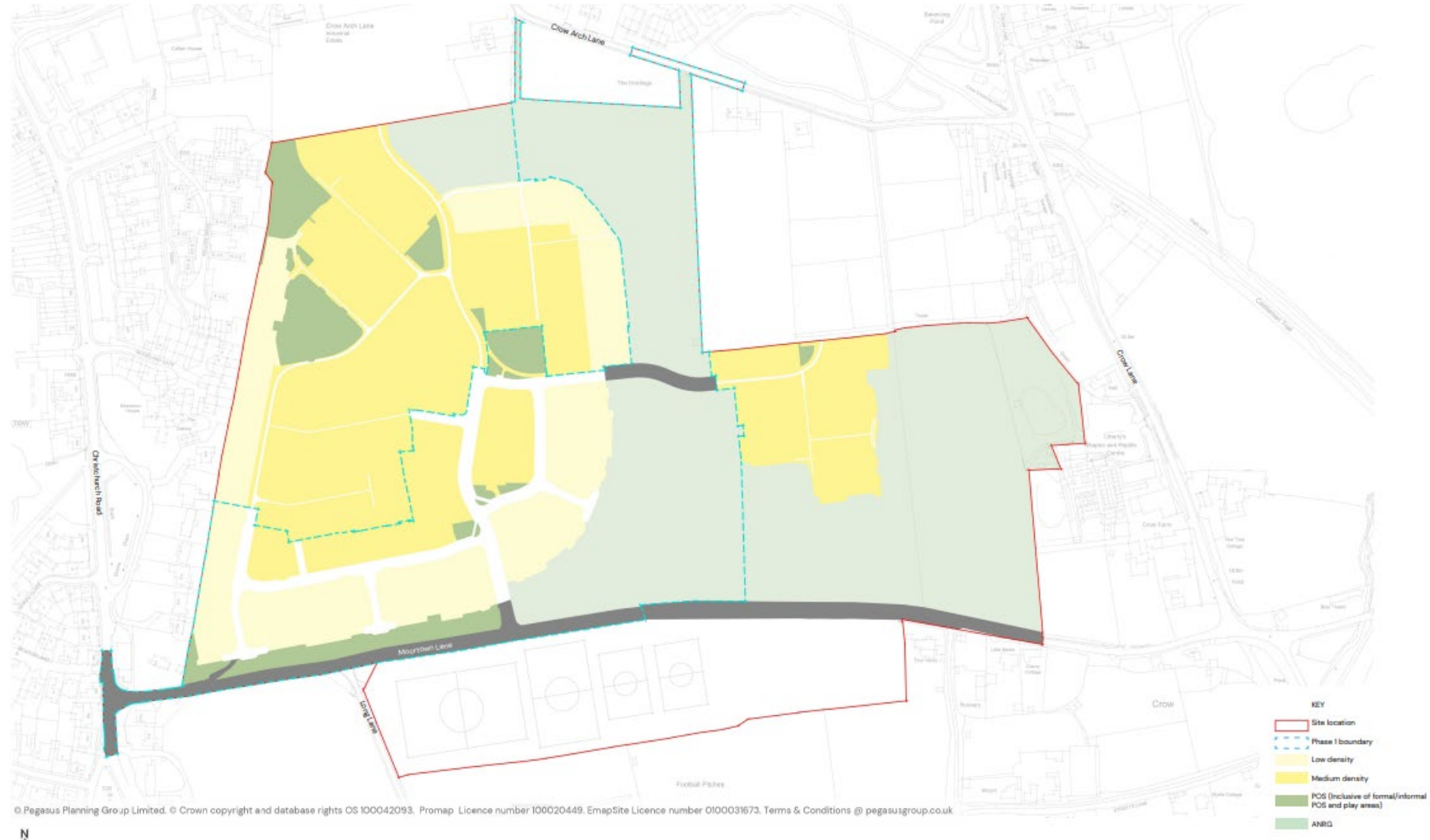
Parameter Plans 1 - Land Use



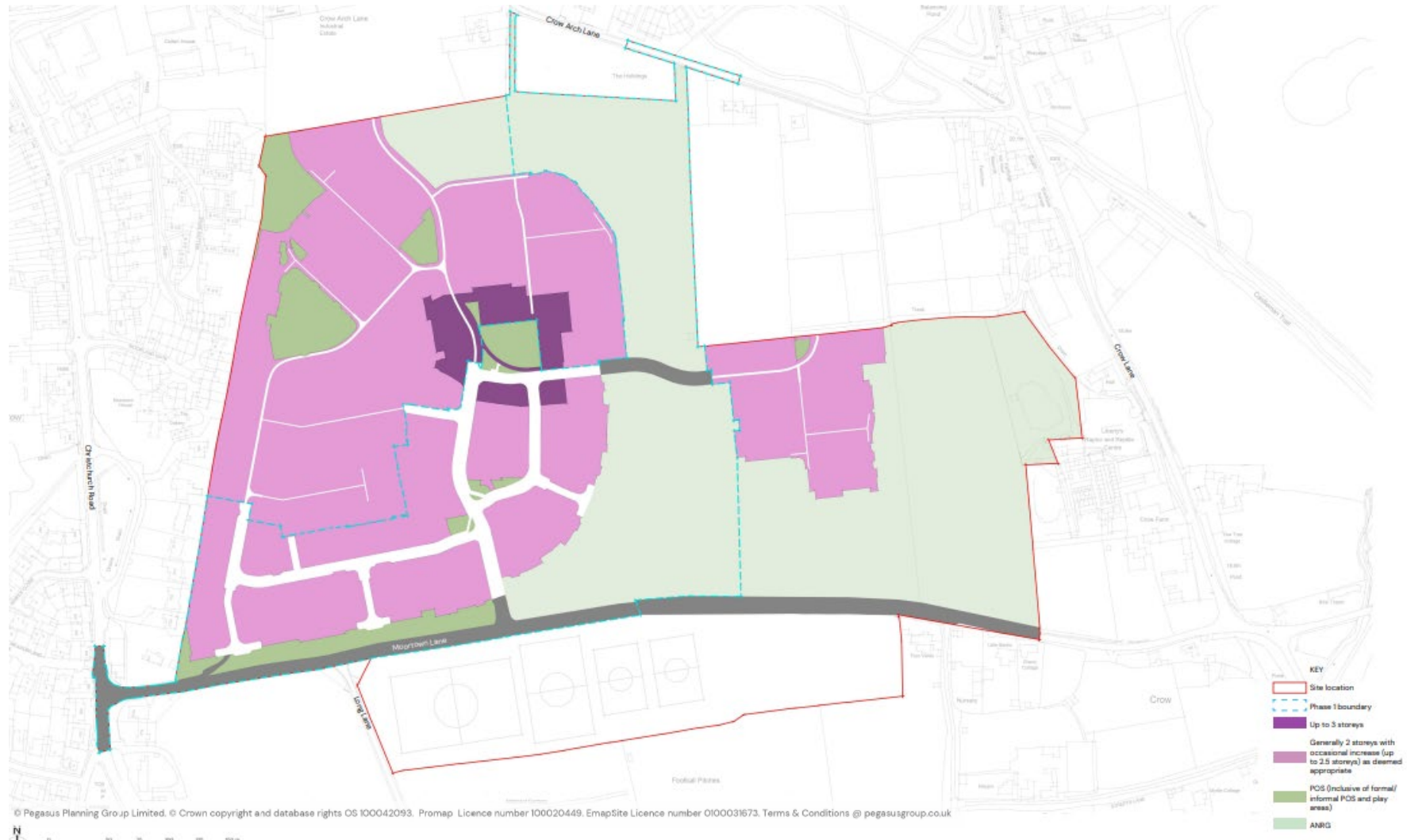
Parameter Plans 2 - Movement and Access



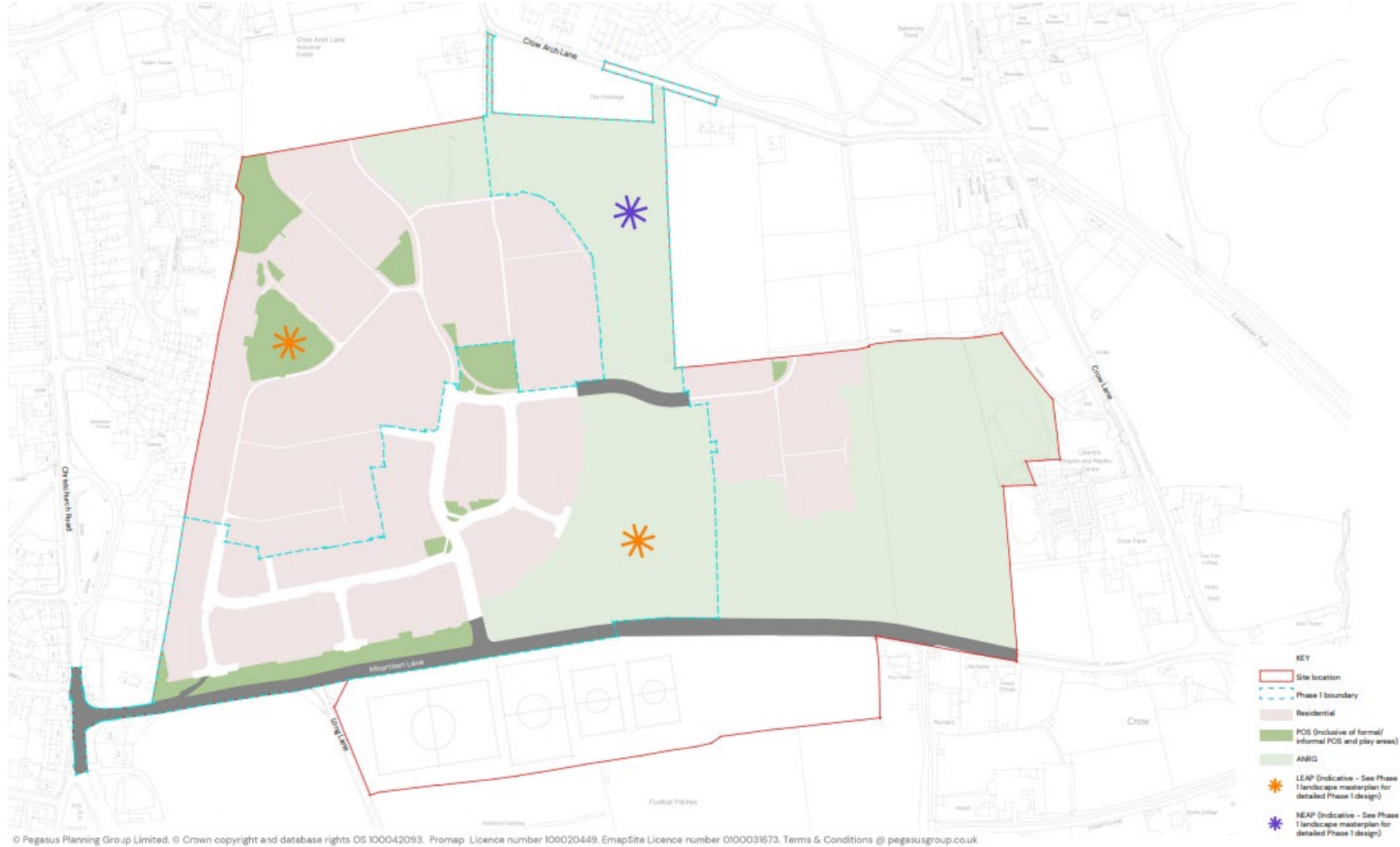
Parameter Plan 3 - Building Density



Parameter Plans 4 - Building Scale



Parameter Plans 5 - Landscape



Phase 1 (Full) Housing Mix



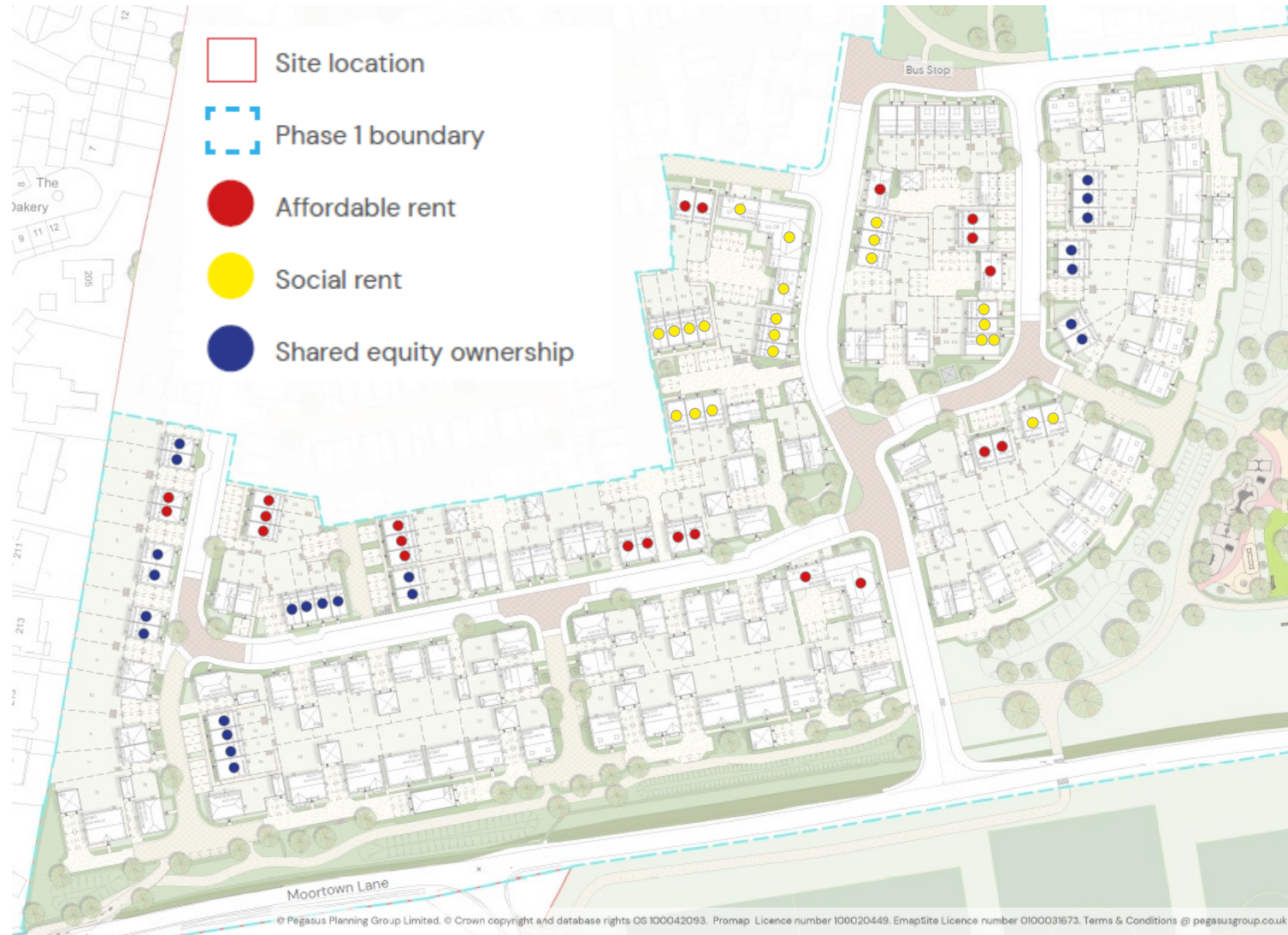
Tenure and Typology	Market	Social Rented (AH)	Affordable Rented (AH)	Shared Ownership (AH)	Total
1-bed flat	0	7	5	0	12
2-bed house	15	11	11	11	48
3-bed house	23	6	10	9	48
4+ bed house	37	2	0	3	42
Total	75	26	26	23	150

Proposal (Full and Outline) Housing Mix

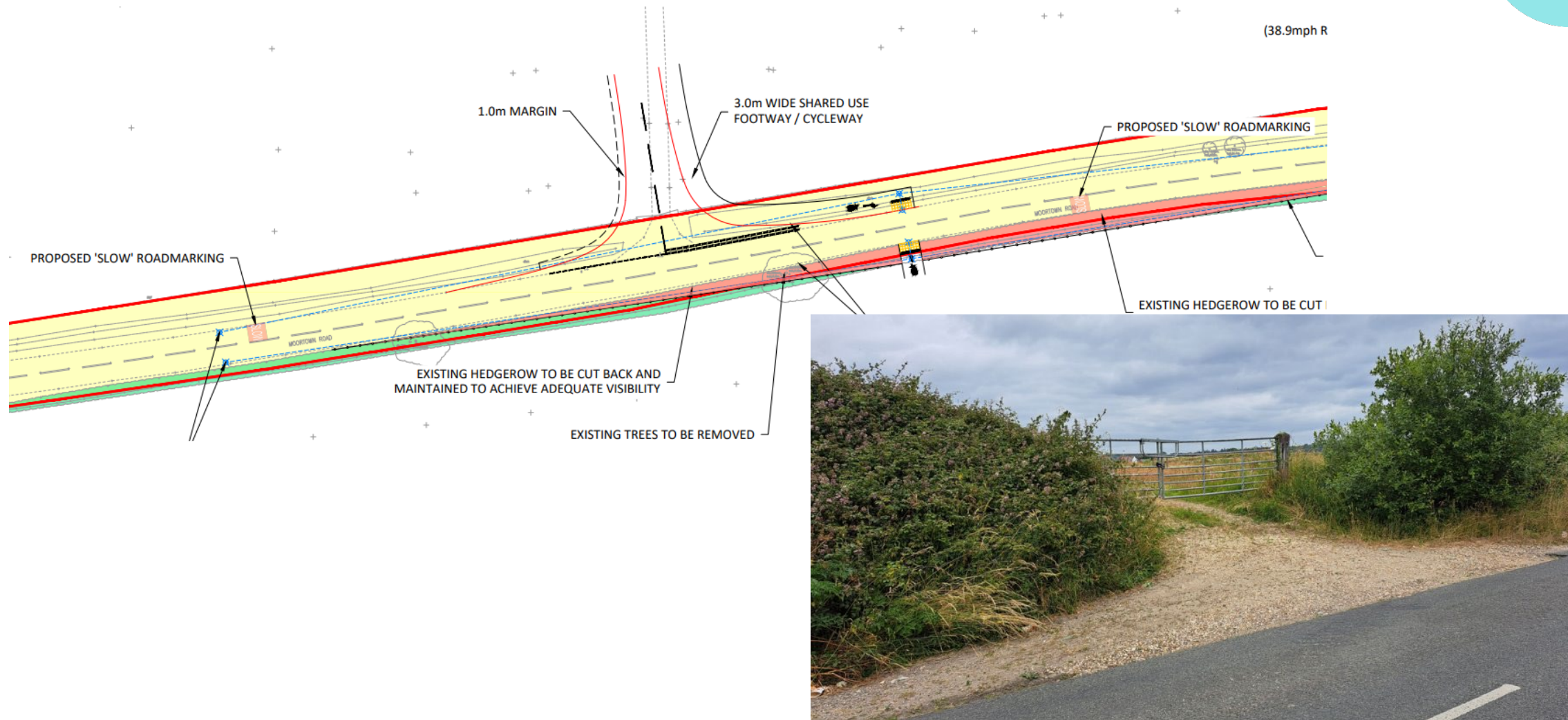


Tenure and Typology	Market	Social Rented (AH)	Affordable Rented (AH)	Shared Ownership (AH)	Total
1-bed	0	21	19	0	40
2-bed	113	15	14	19	161
3-bed	102	8	13	18	141
4+ bed	95	3	0	3	101
Total	310	47	46	40	443

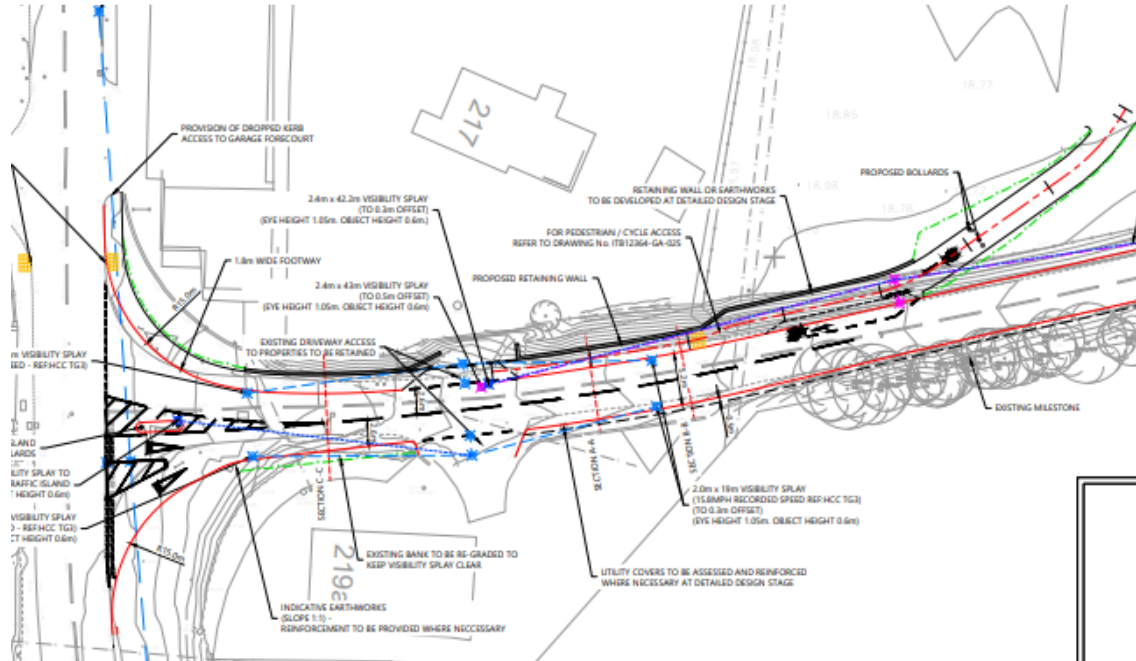
Phase 1 Housing Mix



Highways 1 - Site Access



Highways 2 - Moortown Lane & Christchurch Road

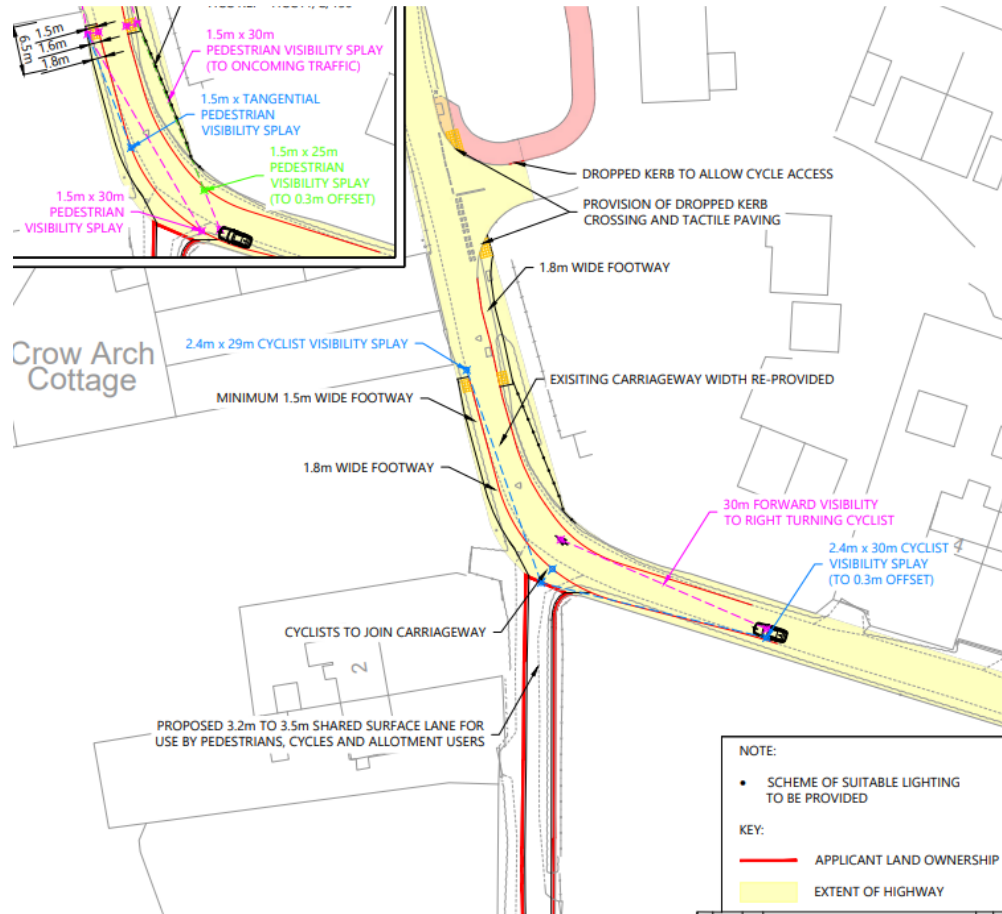


Highways 3 - Moortown Lane & Christchurch Road

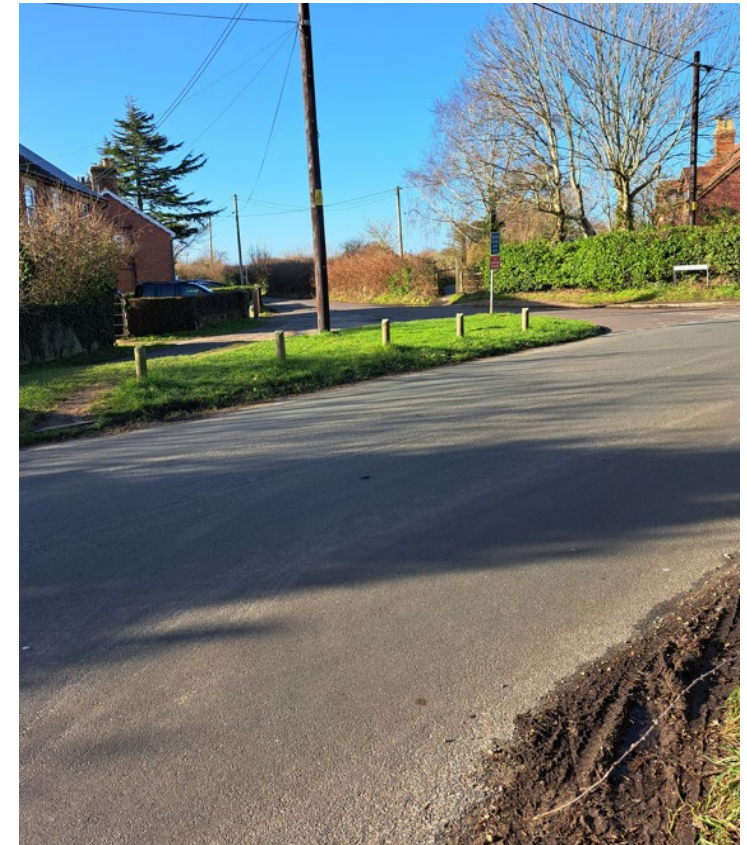
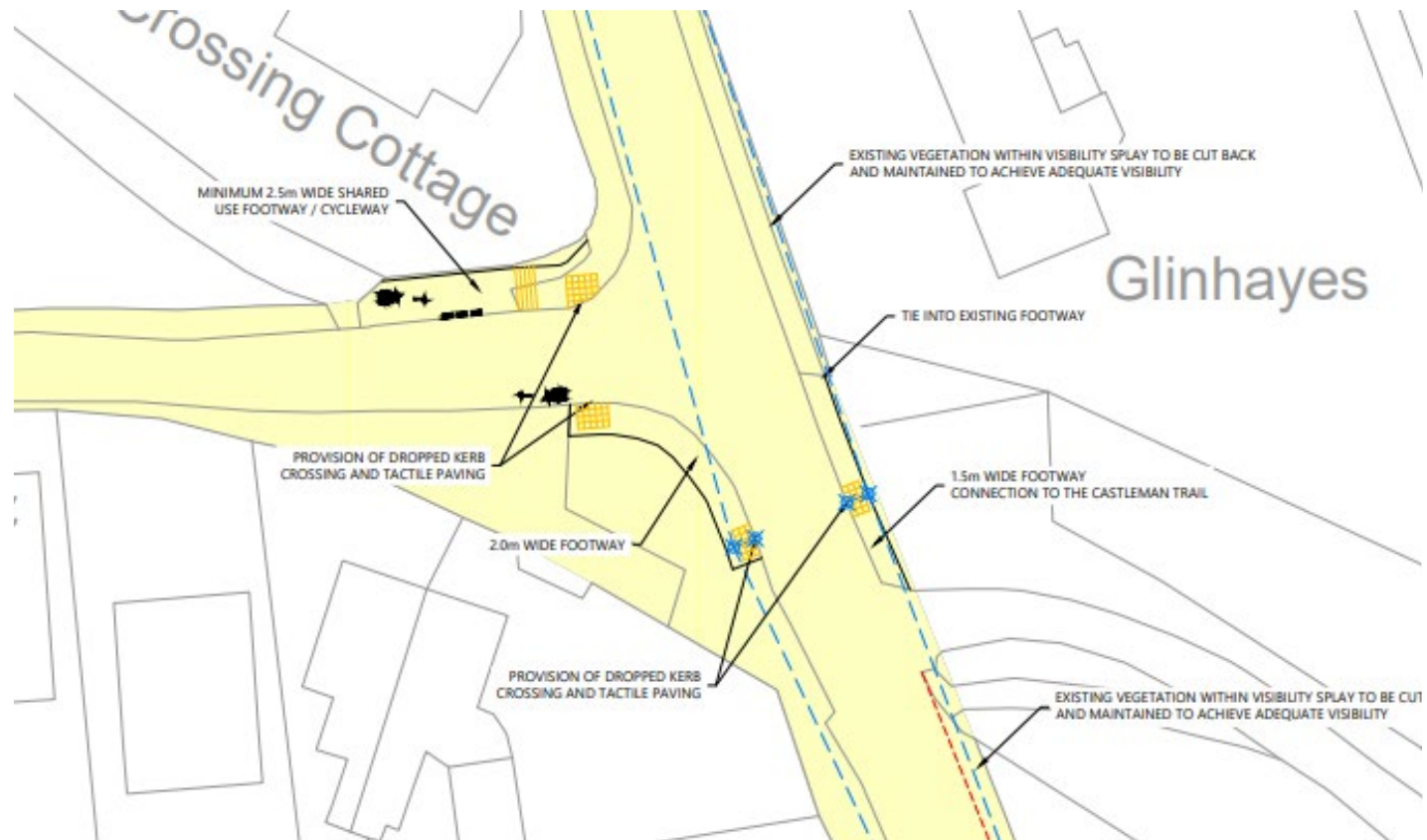


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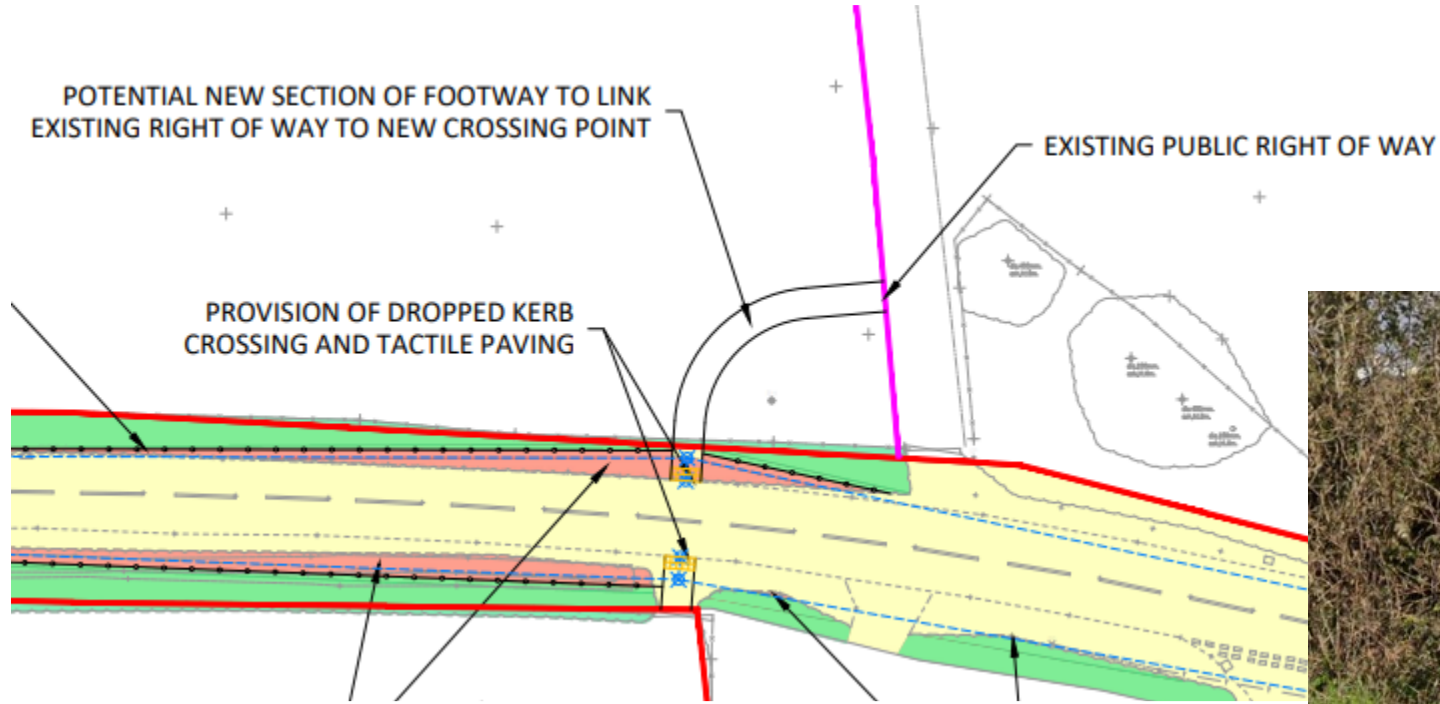
Highways 4 Pedestrian/Cycle route - Crow Arch Lane



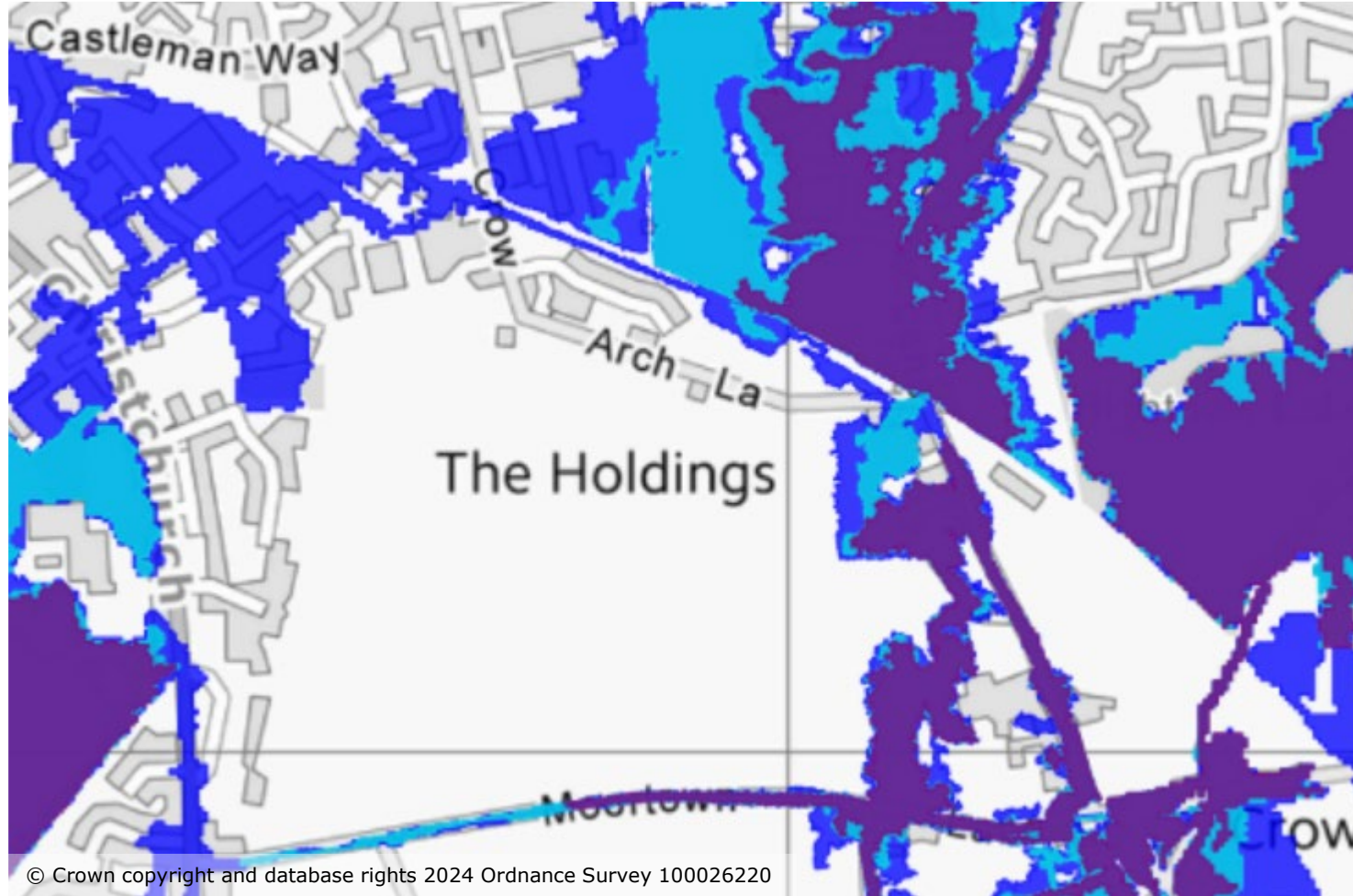
Highways 5 - Crow Lane & Crow Arch Lane junction



Highways 6 - Moortown Lane: Eastern Pedestrian Access



Flood Risk - Fluvial (watercourses)

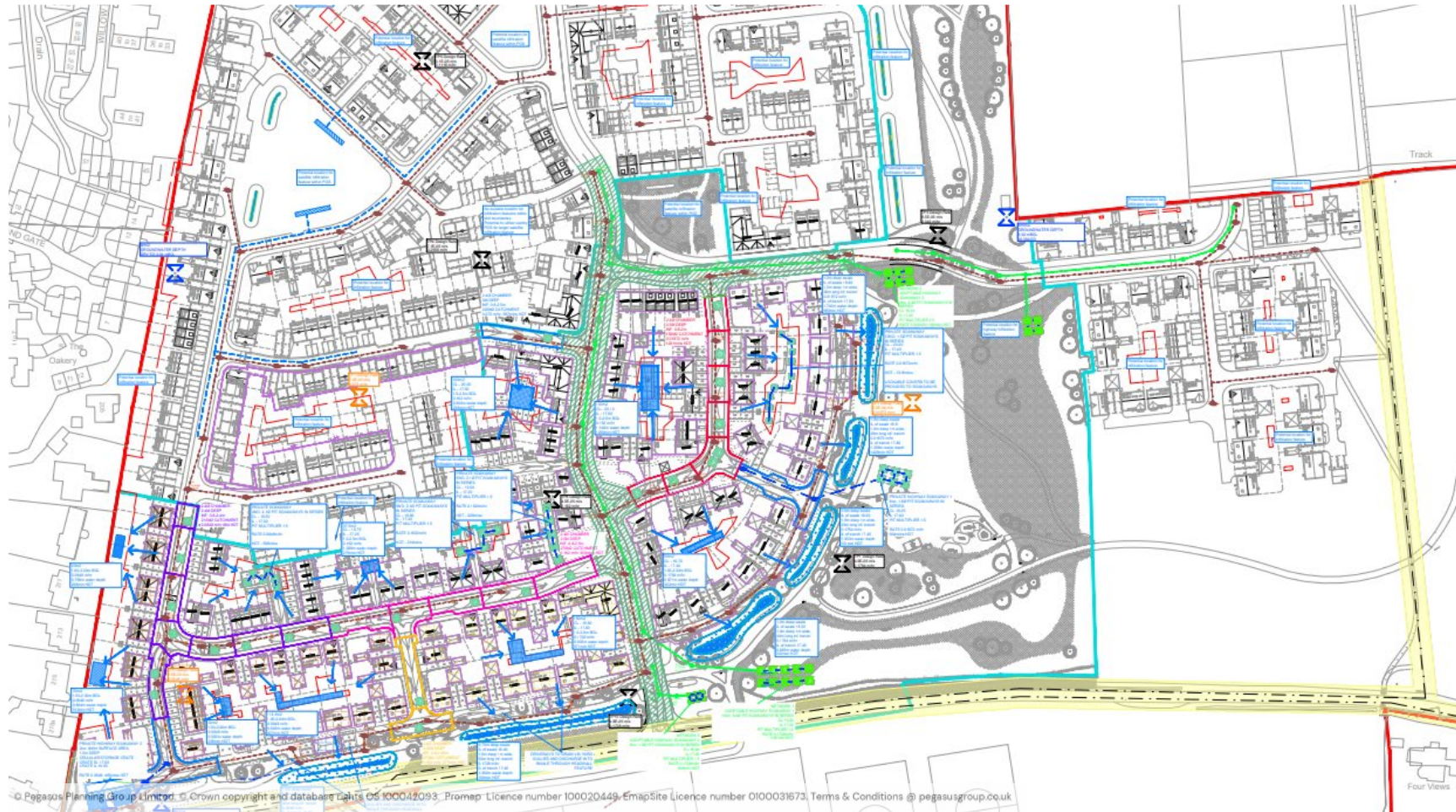


- Zone 2
- Zone 3a
- Zone 3b

Flood Risk - Surface Water



Surface Water Drainage Strategy



Landscape Masterplan & ANRG Strategy



-  Site Boundary
-  Phase 1 Boundary
-  Option Land Boundary
-  Proposed Native Scrub and Woodland Planting
-  Proposed Broadleaf Tree Planting to Form Small Groupings/Copses and Large Individual Feature Trees
-  Proposed Shrub Planting
-  Proposed Species-rich Meadow Grass
-  Proposed Flowering Lawn
-  Proposed Amenity Lawns for Informal Kickabout
-  Proposed Play Spaces
-  Proposed Dog Agility Area
-  Proposed Drainage Basin
-  Proposed Primary Path (Asphalt or Similar)
-  Proposed Secondary Path (Hoggin or Similar)
-  Indicative Nature Trail (Mown Grass Path)

-  1 Scrubby vegetation enhanced as reptile mitigation area
-  2 NEAP focussed on provision for older children and youths
-  3 Tree planting predominantly located in clusters along the edges of the ANRG corridor to frame long views across the space
-  4 ANRG crossing designed to remove sense of severance - see detail drawing edp5444_d017a
-  5 Pockets of mown lawns within meadow allow for flexible use and kickabout space adjacent to play areas
-  6 Larger attenuation features designed with enlarged area to allow for slackened slope on eastern side to blend seamlessly into the ANRG meadow landscape and allow accessibility during dry periods
-  7 LEAP designed with natural play space focussed on younger children
-  8 Network of circular paths allow for exercising of dogs off leads
-  9 Option land provides and ANRG 'buffer' and includes a circular path with access off the Castleman Trail
-  10 Stand of Black Poplar forms a central distinctive landmark
-  11 Pedestrian connections to sports field area south of Moortown Lane
-  12 Panorama views towards the New Forest Nation Park which forms a distant ridgeline and backdrop to Ringwood
-  13 Hedgerow along Moortown Lane retained and enhanced. Where removal is requirement the hedgerow will be reinstated where appropriate
-  14 Footbridge to be upgraded
-  15 Pocket parks to provide local greenspace, play and larger tree planting
-  16 Swales containing a gravel trench with naturalistic herbaceous planting to provide seasonal interest
-  17 Pedestrian footpath to Long Lane

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Phase 1 Landscaping



Phase 1 NEAP Play Area

Play Equipment



- 1. Basketball Goal
Supplier: Massey & Harris
Freestanding galvanised post basketball goal or similar approved
- 2. Hammock Swing
Supplier: Jupiter Play
Product Reference: 901310100R
Age: 3 to 12
- 3. Sit Ups
Supplier: Playdale
Product Reference: SU/S
Age: 14 to Adult
- 4. Ladder Walk
Supplier: Playdale
Product Reference: LW/S
Age: 14 to Adult
- 5. Parallel Bars
Supplier: Playdale
Product Reference: PA/S
Age: 14 to Adult



- 6. Twin Balance Beam
Supplier: Playdale
Product Reference: BB(T)/S
Age: 14 to Adult
- 7. Parkour 2
Supplier: KOMPAN
Product Reference: NRO852
Age: 6+
- 8. Varioset Seeburg
Supplier: Jupiter Play
Product Reference: V01252050R
Age: 6 to 14
- 9. Infinity Bowl
Supplier: Jupiter Play
Product Reference: IP20
Age: 2+
- 10. Inclusive 2 Bay Swing
Supplier: Jupiter Play
Product Reference: L10A-IN-I
Age: 3-14



- 11. Rope End Swing
Supplier: Jupiter Play
Product Reference: 901330100R
Age: 3 to 14
- 12. Double Width Slide with Single Step
Supplier: Jupiter Play
Product Reference: 9022570100
Age: 3 to 10
- 13. Jumping Blocks
Supplier: Jupiter Play
Product Reference: 906110300R
Age: 5 to 12
- 14. Chime Cascade
Supplier: Jupiter Play
Product Reference: IP414
Age: 3+
- 15. Pendulum Swing
Supplier: Jupiter Play
Product Reference: 904622100R
Age: 8 to 14

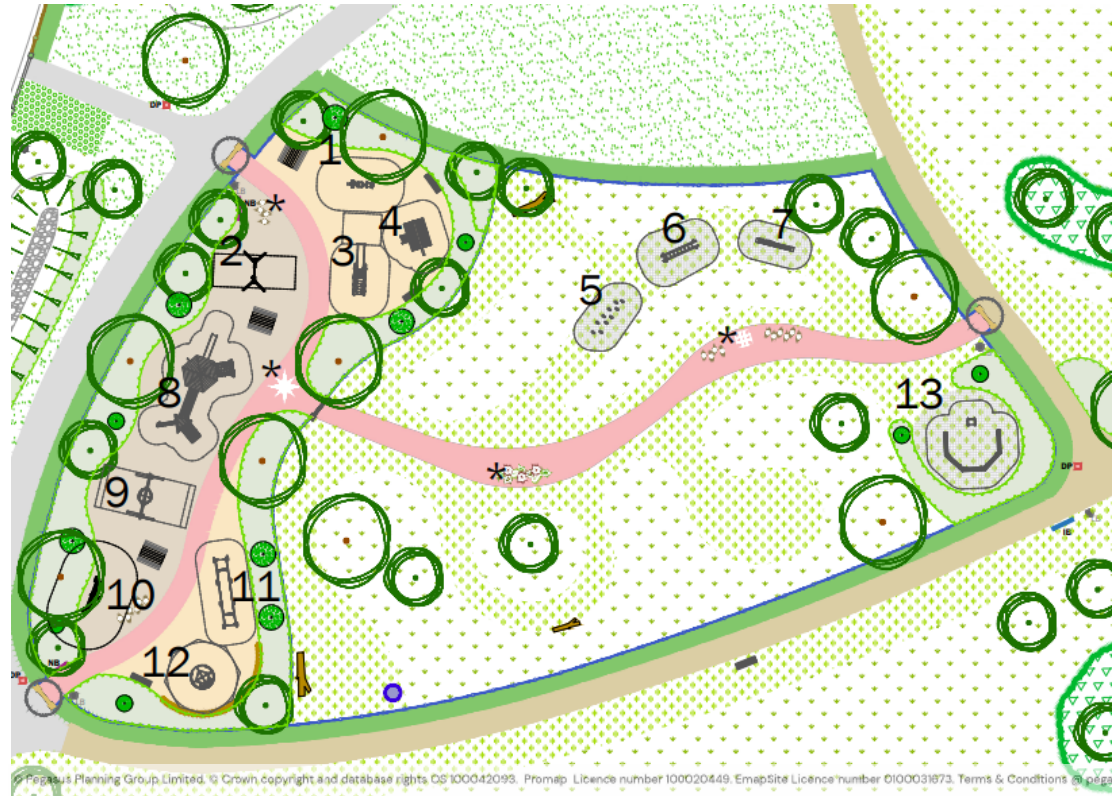


- 16. Wave Seating
Supplier: Jupiter Play
Product Reference: DNDLAR
- 17. Robinia Hangout Bench
Supplier: Jupiter Play
Product Reference: 909223300R














Notes: Each play equipment, where suitable, to incorporate metal fixtures at the base to prevent wood from entering the ground.



Phase 1 LEAP Play Area






Play Equipment

- | | | | | |
|--|---|--|---|---|
|  |  |  |  |  |
| 1. Natura Vespa Springs
Supplier: Jupiter Play
Product Reference: 8203A
Age: 2 to 6 | 2. Mixed Swing
Supplier: Jupiter Play
Product Reference: L39M
Age: 0 to 14 | 3. Mouse Slide
Supplier: Jupiter Play
Product Reference: PC208-N
Age: 1 to 6 | 4. Stake House
Supplier: Jupiter Play
Product Reference: 903226100R
Age: 2 | 5. Stepping Stilts
Supplier: Jupiter Play
Product Reference: 906110400R
Age: 2 to 12 |
|  |  |  |  |  |
| 6. Sloping Monkey Bars
Supplier: Jupiter Play
Product Reference: 90611000R
Age: 6 to 12 | 7. Block Bridge
Supplier: Jupiter Play
Product Reference: 906110700S
Age: 3 to 12 | 8. Varioset Worms
Supplier: Jupiter Play
Product Reference: V0120450
Age: 3+ | 9. Nest Swing
Supplier: Jupiter Play
Product Reference: 90123080R
Age: 3 to 14 | 10. Xylophone
Supplier: Jupiter Play
Product Reference: 90123080R
Age: 5+ |
|  |  |  | Notes: Each play equipment, where suitable, to incorporate metal fixtures at the base to prevent wood from entering the ground. | |
| 11. Inclusive Seesaw
Supplier: Jupiter Play
Product Reference: 912461100R
Age: All Ages | 12. Wildlife Wheelspin
Supplier: Jupiter Play
Product Reference: IP12W
Age: All Ages | 13. Nativity Seating
Supplier: Jupiter Play
Product Reference: A033
Age: All Ages | | |



Play Surfacing

- | | |
|---|--|
|  | Proposed Main Play Surface
Supplier: Tiger Mulch or Similar Approved
Colour: Earth Tone 2 |
|  | Proposed Secondary Play Surface
Supplier: Tiger Mulch or Similar Approved
Colour: Earth Tone 1 |
|  | Proposed Play Path Surface
Supplier: Tiger Mulch or Similar Approved
Colour: Woodland |

ANRG Road Crossing 1



ANRG Road Crossing 2



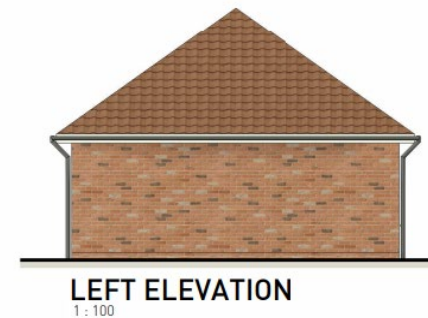
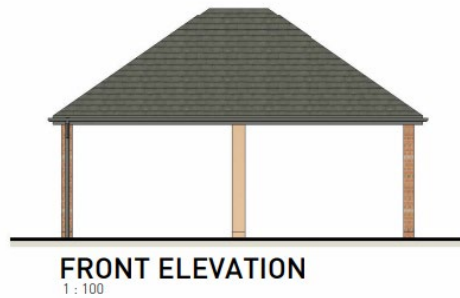
Phase 1 Housing Site Plan and Street Hierarchy



Key

-  Site location
-  Phase 1 boundary
-  Principal street
-  Secondary street
-  Shared surface
-  Private drive

Phase 1 Design - Vehicular Parking & Charging






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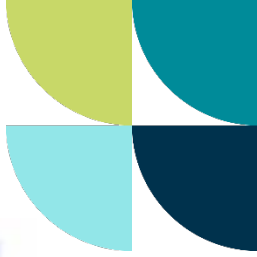
Phase 1 - Character Areas



Key

-  Site location
-  Phase 1 boundary
-  Crow Gardens
-  Crow Boulevard
-  Moortown Suburbs

Phase 1 - "Crow Gardens" Character Area street scene



Plot 13:
Stratford

Plot 14:
Marlborough

Plot 15:
Marlborough

Plot 28:
Salcott

Plot 29:
Salcott

Plot 30:
Stratford

Plot 31:
Stratford



Plot 32:
Derby

Plot 33:
Derby

Plot 52:
Derby

Plot 51:
Salcott

Plot 50:
Stratford

Plot 49:
Stratford

Plot 48:
Derby

Plot 47:
Marlborough

Phase 1 - "Crow Boulevard" Character Area street scene



Plot 47:
Marlborough

Plot 46:
Ripley

Plot 41-45:
Apartment

Plot 77:
Marlborough

Plot 83:
Chelmsford

Plot 84-86:
AFR2B3P

Plot 91:
Dromer

Plot 92-96:
Apartment

Crow Boulevard



Plot 100:
Walkford

Plot 107:
Dromer

Plot 108-110:
AFR3B4P

Plot 111:
Chelmsford

Phase 1 - "Moortown Suburbs" Character Area Street scene



Plot 56:
Chelmsford

Plot 57:
Ashford

Plot 58-61:
AFR2B3P

Plot 62:
AFR3B4P

Plot 67-68:
Calthorpe

Plot 69-70:
Seaton

Plot 71-72:
Seaton



Plot 73-74:
AFR3B4P

Plot 75-76:
AFR3B4P

Plot 77:
Marlborough

Plot 82:
Ashford

Plot 83:
Chelmsford

Phase 1 - Typical House Elevation & Floorplan



FRONT ELEVATION

1 : 100

LEFT ELEVATION

1 : 100



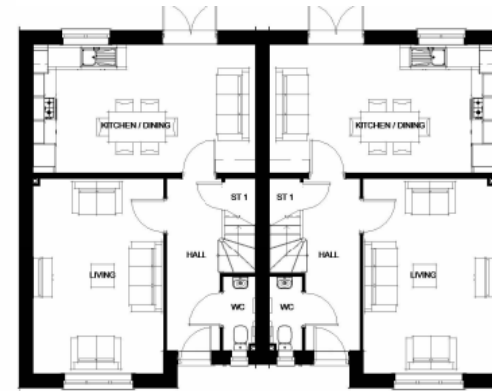
RIGHT ELEVATION

1 : 100

REAR ELEVATION

1 : 100

'Seaton' 3-bed semi detached market house (plots 69-72; 142-143)



GROUND FLOOR PLAN

1 : 100



FIRST FLOOR PLAN

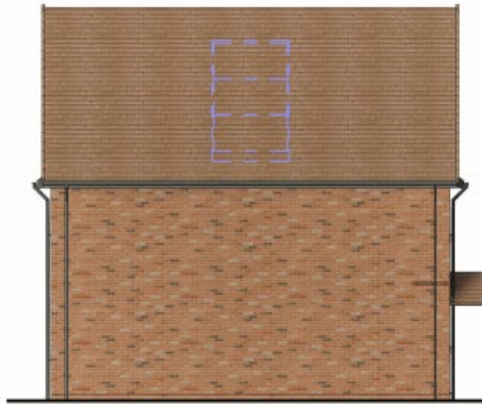
1 : 100

Phase 1 - Typical House Elevation & Floorplan



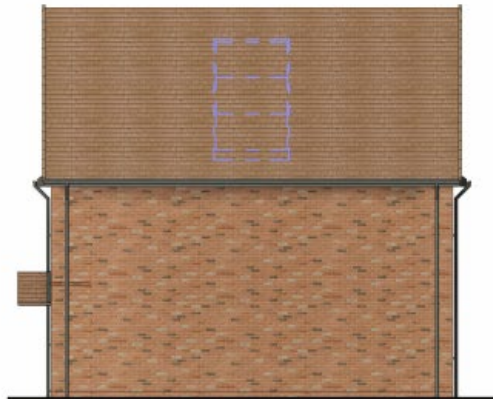
FRONT ELEVATION

1 : 100



LEFT ELEVATION

1 : 100



RIGHT ELEVATION

1 : 100



REAR ELEVATION

1 : 100

Affordable Housing - Four 2-bed terrace (plots 87 - 90)



GROUND FLOOR PLAN

1 : 100



Phase 1- Typical Elevations and Floorplan



'Derby' 5-bed detached 2.5 storey market house – red brick and weatherboarding (plots 32, 48, 122, 131, 135, 145, 146)



FRONT ELEVATION
1 : 100



LEFT ELEVATION
1 : 100



RIGHT ELEVATION
1 : 100



REAR ELEVATION
1 : 100



GROUND FLOOR PLAN
1 : 100



FIRST FLOOR PLAN
1 : 100



SECOND FLOOR PLAN
1 : 100

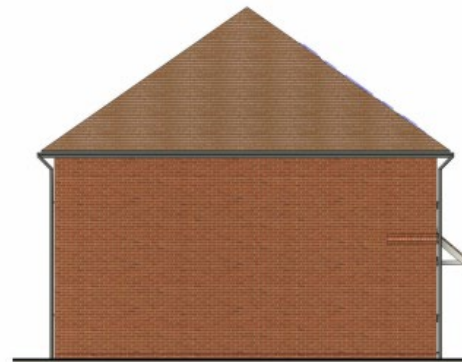
Phase 1 – Typical Elevations and Floorplans



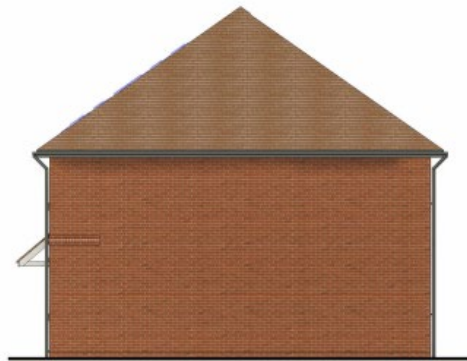
4-bed Affordable House - plots 5-6 and 137-138



FRONT ELEVATION
1 : 100



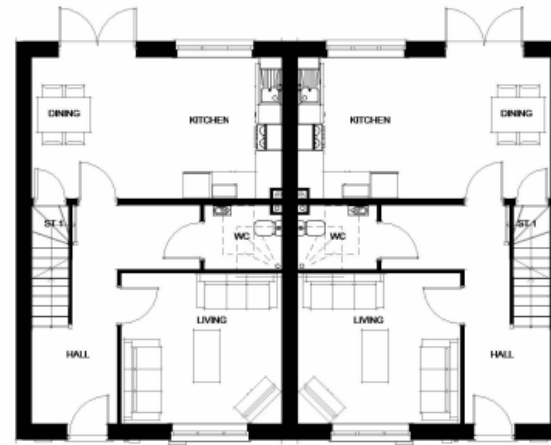
LEFT ELEVATION
1 : 100



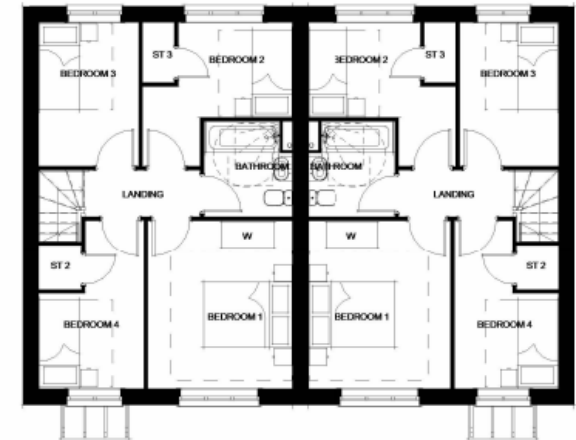
RIGHT ELEVATION
1 : 100



REAR ELEVATION
1 : 100



GROUND FLOOR PLAN
1 : 100



FIRST FLOOR PLAN
1 : 100

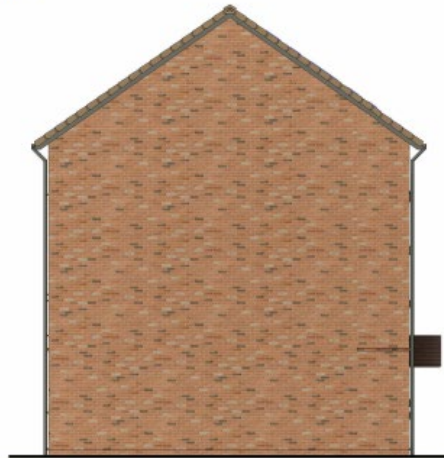
Phase 1 - Typical Elevations and Floorplans



Refer to the previous unit's structural elevations depending on the elevation and glazing unit area. To be checked by Energy Assessor for compliance as additional panels may be required depending on aspect.



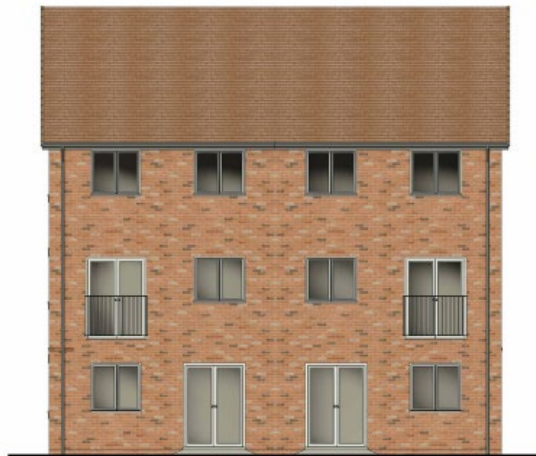
FRONT ELEVATION
1 : 100



LEFT ELEVATION
1 : 100

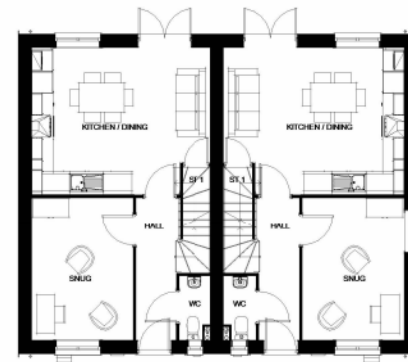


RIGHT ELEVATION
1 : 100

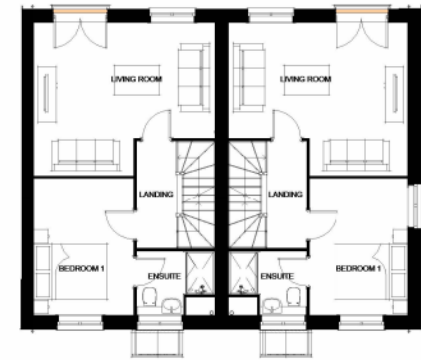


REAR ELEVATION
1 : 100

'Walkford' 4-bed 3-storey semi-detached townhouse (plots 100/101)



GROUND FLOOR PLAN
1 : 100

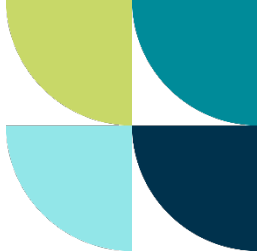


FIRST FLOOR PLAN
1 : 100



SECOND FLOOR PLAN
1 : 100

Phase 1 – Typical Elevations and Floorplans



Affordable Flatted Block 41 35 (five 1-bed flats)



FRONT ELEVATION
1:100



RIGHT ELEVATION
1:100



Phase 1 Design - Building Storeys



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Summary

- The proposal would provide 92% of the minimum quantum of housing identified in Local Plan Policy SS13
- The proposal would make a significant contribution to the District's housing need
- The development will deliver 133 affordable dwellings across a range of tenures (Social Rent, Affordable Rent, Shared Ownership)
- Given the proposed housing, the balance is clearly in favour of permission and will meet the priority of meeting housing needs set out in the recently adopted NFDC Corporate Plan (2024-2028)

(Continued on next slide)

Summary

- No substantive alternative evidence has been submitted in representations to set aside the views of statutory consultees
- The proposal subject to a s106 planning obligation and suitable conditions will be acceptable in terms of highways, access, vehicular parking, electric vehicle charging, public rights of way, pedestrian and cycle routes, cycle storage, refuse storage and collection, flood risk and foul drainage
- The proposal will be acceptable in terms of habitat mitigation and European designated nature conservation sites, phosphates neutrality, biodiversity net gain and protected species
- The proposal will also provide suitable public open space in the form of ANRG, informal open space and play areas. Detailed hard and soft landscaping in Phase 1 will be secured through suitable conditions

(Continued on next slide)

Summary

- The housing design is of sufficient quality to meet the requirements of NPPF paragraphs 135 and 136 and Policy ENV3 and has regard to local design guidance
- The detailed objections from NFDC Environmental Design and Ringwood Town Council, including the completed Building for a Healthy Life assessment, are noted and have been addressed in the Planning Assessment of the Committee Report
- The proposal does not meet Ringwood Neighbourhood Plan Policies R5, R6 and R10, but for the reasons set out in the Committee Report it is considered that this does not significantly and demonstrably outweigh the identified benefits
- The proposal, subject to suitable conditions, will not have a harmful impact on heritage assets, archaeological remains, mineral extraction, air quality, noise and residential amenity

(Continued on next slide)

Summary

- The proposal will include a substantial package of contributions of approximately £4.4m towards local infrastructure and mitigation to be secured in a s106 planning obligation and significant further infrastructure funding should also come forward through the Community Infrastructure Levy (CIL)

Planning Balance

- Overall given there are no technical objections to the proposal which coupled with the significant public benefits including the delivery of need market and affordable housing, the provision of substantial new public open space, and the sustainable development as set out in this report the proposal is considered to be generally in line with local and national policy and guidance
- As such, in accordance with paragraph 11(d) of the NPPF, on the balance of all material considerations, with significant weight placed on the substantial housing being brought forward, the proposal comprises sustainable development in line with Local Plan Policy STR1 (Achieving Sustainable Development)
- Any identified harm does not equate to an identifiable level of adverse impact whereby that impact would significantly and demonstrably outweigh the identified benefits that the application will bring as set out in the above detailed report

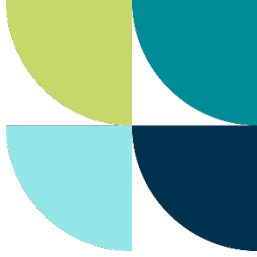
Recommendation

Delegated Authority be given to the Service Manager (Development Management) to reconsult Natural England prior to the proposed adoption of the shadow HRA and AA, and to GRANT PERMISSION subject to:

- i. the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
 - Affordable Housing (133 units)
 - Air quality monitoring contribution
 - Alternative Natural Recreational Greenspace (ANRG), Public Open Space (POS) and play spaces including management and maintenance framework (including provision for the scenario whereby management is not undertaken properly or the management company ceases to operate)
 - ANRG Phase 1 Phasing Plan
 - Biodiversity Net Gain management and monitoring
 - Community Facility contribution in lieu of community focal point
 - District Council Monitoring charges (recreational habitat mitigation commencement and on-site monitoring and/or inspections, affordable housing monitoring, biodiversity net gain monitoring, public open space)
 - Formal public open space (football pitch) contribution
 - Habitat Mitigation
 - Linden Ring 3 footpath improvement contribution
 - Hampshire County Council contributions
 - Primary Education in Ringwood
 - Countryside Services (Public Rights of Way)
 - Local Highway Authority contribution

Recommendation

- ii. the imposition of the conditions set out in the report and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provision



End of 3a 21/11723 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

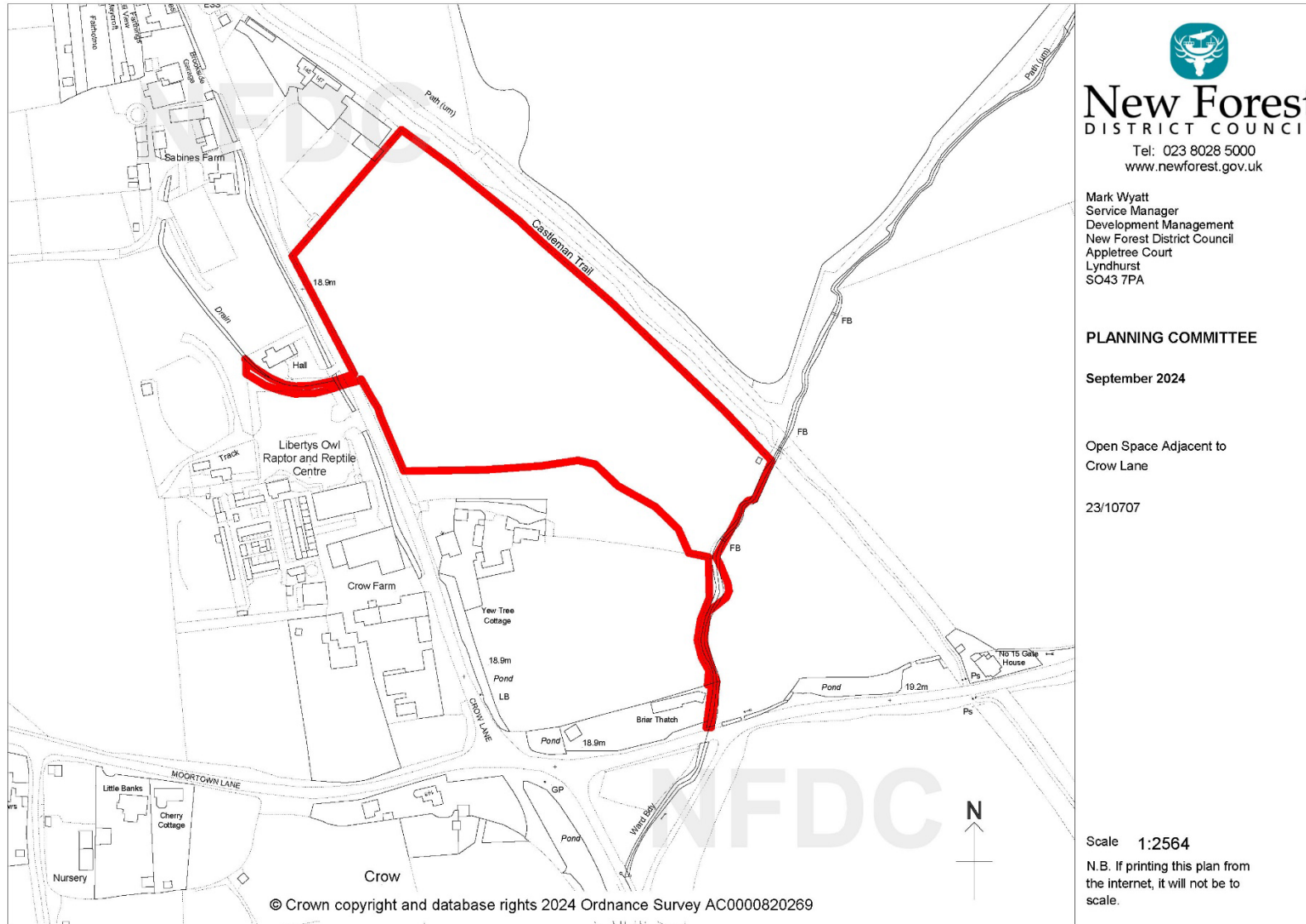
App No 23/10707

Land East of Crow Lane

Ringwood

Schedule 3b

Red Line Plan

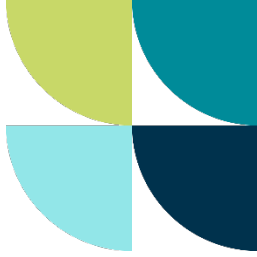


Local context



Aerial photograph

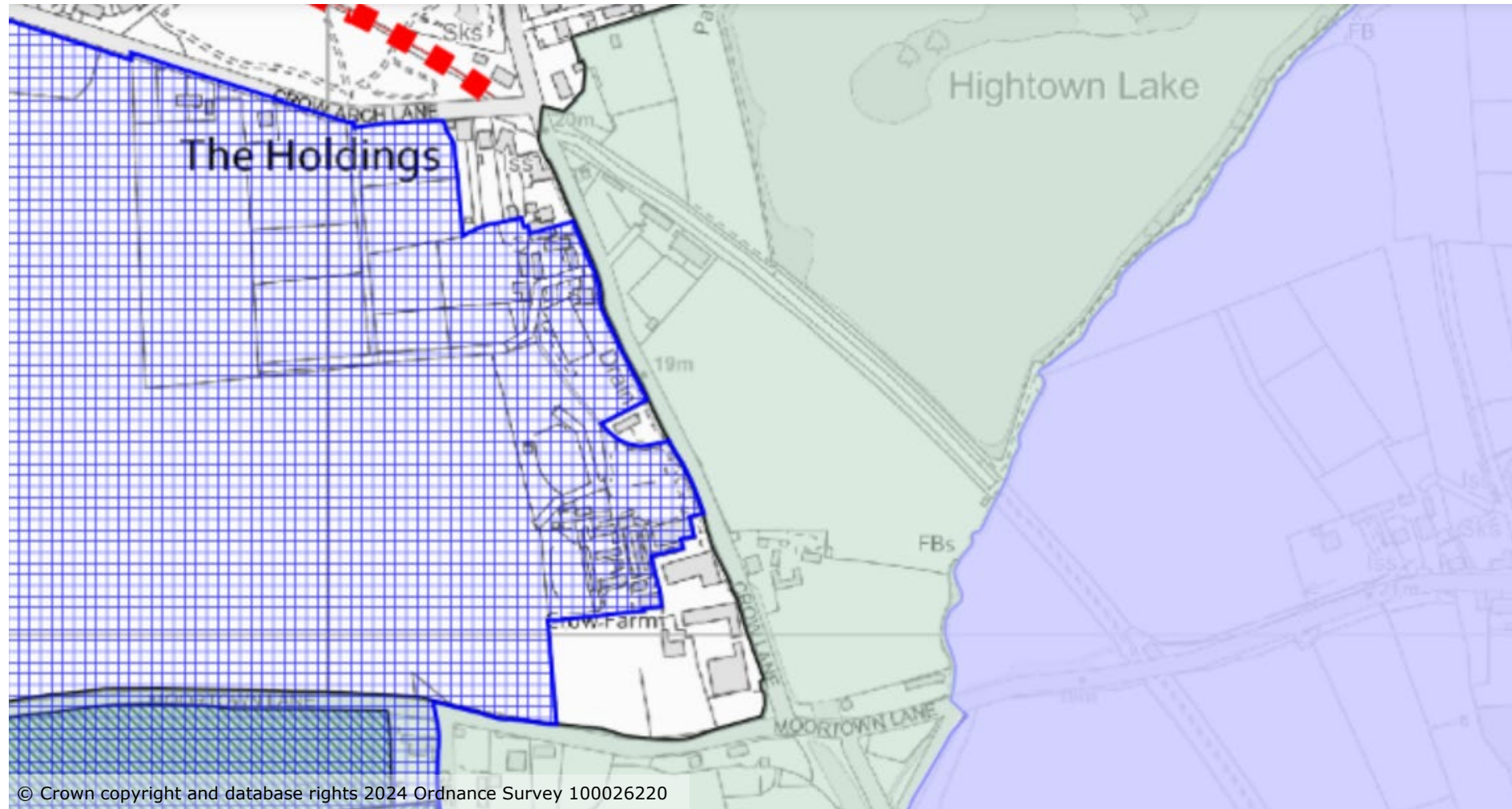




Proposed Development

- The Change of Use of agricultural land to publicly accessible open space to facilitate Alternative Natural Recreational Greenspace (ANRG) with associated landscaping, footways and access points

Green Belt and NFNPA boundary



Site photographs 1



Site photographs 2



Site photographs 3



Site photographs 4



Landscape Plan and Access Plan



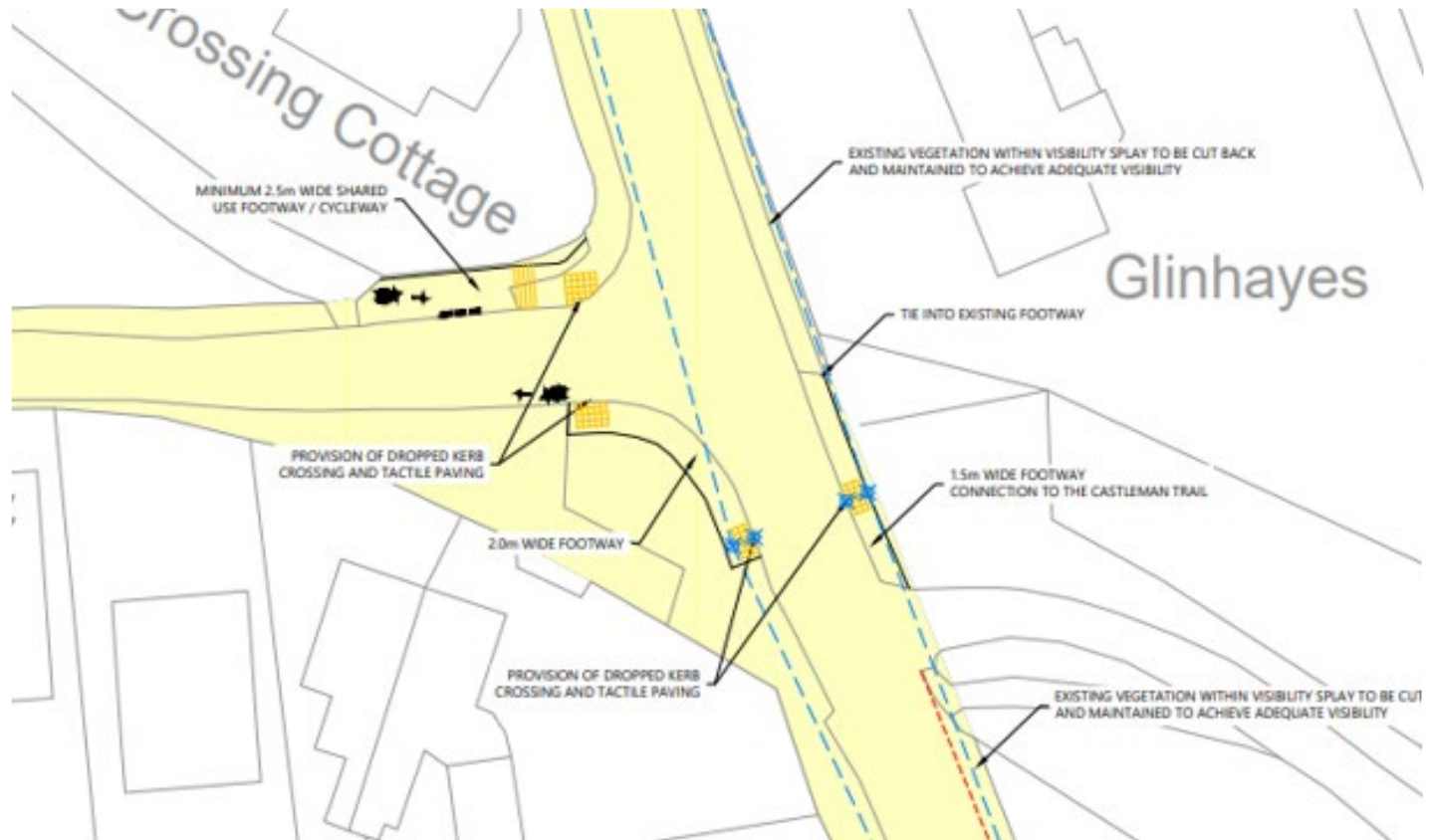
Detailed Landscape Plan



-  Site Boundary
-  Option Land Boundary
-  Existing Vegetation to be Retained
Refer to the Arboricultural Report
-  Existing Vegetation to be Removed
Refer to the Arboricultural Report
-  Proposed Tree Planting
-  Proposed Species-Rich Meadow Grass
Product: SM1 Basic General Purpose Meadow Mixture
Supplier: Ecoterrace Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
-  Proposed Flowering Lawn
Product: FL1 Flowering Lawn Mixture
Supplier: Ecoterrace Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
-  Proposed Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
-  Proposed Wetland Tolerant Ornamental Planting
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
-  Proposed Artificial Turf to Dog Agility Equipment
Product: Birchwood 37mm Artificial Grass
Supplier: Grass247
Or similar approved
-  2m Secondary Footway
Hoggin path with metal edging
To engineers specification
-  Proposed Litter/Dog Waste Bin
Wylstone Litter Bin (W5/6)
Colour/Finish: Light Stain
Or similar approved
-  Proposed Bench
Wylstone Dacorum Bench in Inko Light Stain, Black Frame or similar approved
-  Proposed Picnic Bench
Wylstone Wheelchair Accessible Hardwood Picnic Table in Inko Light Stain, Black Frame or similar approved
-  Proposed Information Board
-  Proposed Direction Post
-  Proposed Access Gate
Product: Astin - 2 Way (P20-D110-04 - easy latch option)
Or similar approved

- Please Refer to:
- Drawing 64 for Details on the Phase 1 POS
 - Drawing 99 for Details on the NEAP Play
 - Drawing 67 for Details on the LEAP Play
 - Drawing 91 for Details on Plot Planting

Access – Castleman Trail at Crow Lane and Crow Arch Lane



Flood Risk

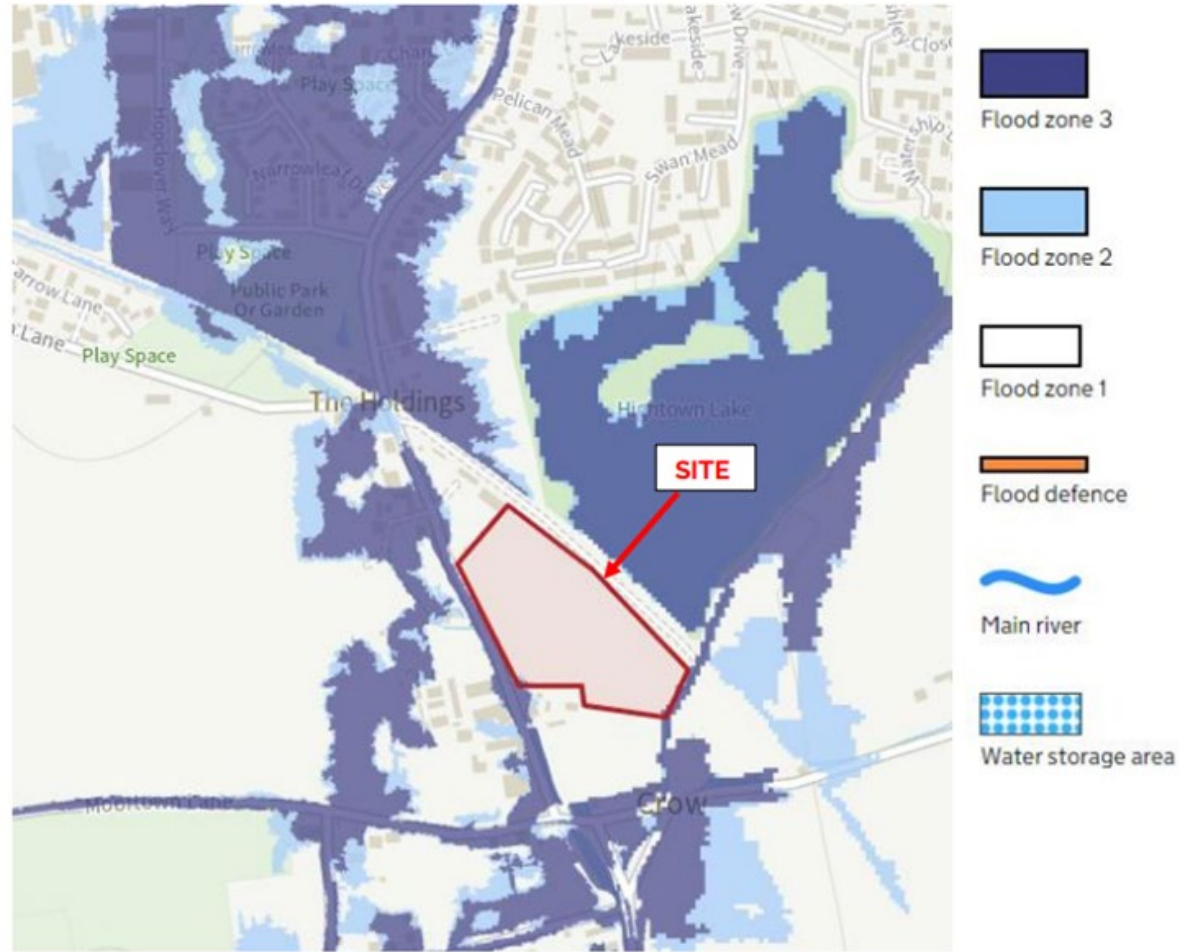


Figure 6: EA Flood Map for Planning (Contains OS data © Crown copyright 2023)
 Source: <https://flood-map-for-planning.service.gov.uk>



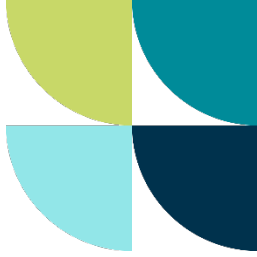
Figure 8: EA Surface Water Flood Map
 (Source: <https://check-long-term-flood-risk.service.gov.uk/map>)

Landscape Plan - Land East of Crow Lane and Moortown Lane (21/11723)



Summary

- The proposal is acceptable in terms of the South West Hampshire Green Belt and subject to suitable conditions, is sufficiently sensitively designed to minimise any adverse impacts on the setting of the New Forest National Park
- On balance of considerations the proposal is acceptable in terms of ANRG provision
- The long-term management of the proposed public open space can be linked to the main application (21/11723) and secured through suitable conditions and a planning obligation
- The proposal, subject to suitable conditions and a planning obligation, would be acceptable in terms of ecology, flood risk and drainage, trees, landscaping and pedestrian access
- The loss of agricultural land is considered to be outweighed by the benefit of additional public open space



Recommendation

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

- i. the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
 - Public Open Space Management and Maintenance framework
- ii. the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions

End of 3b 23/10707 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 23/10268

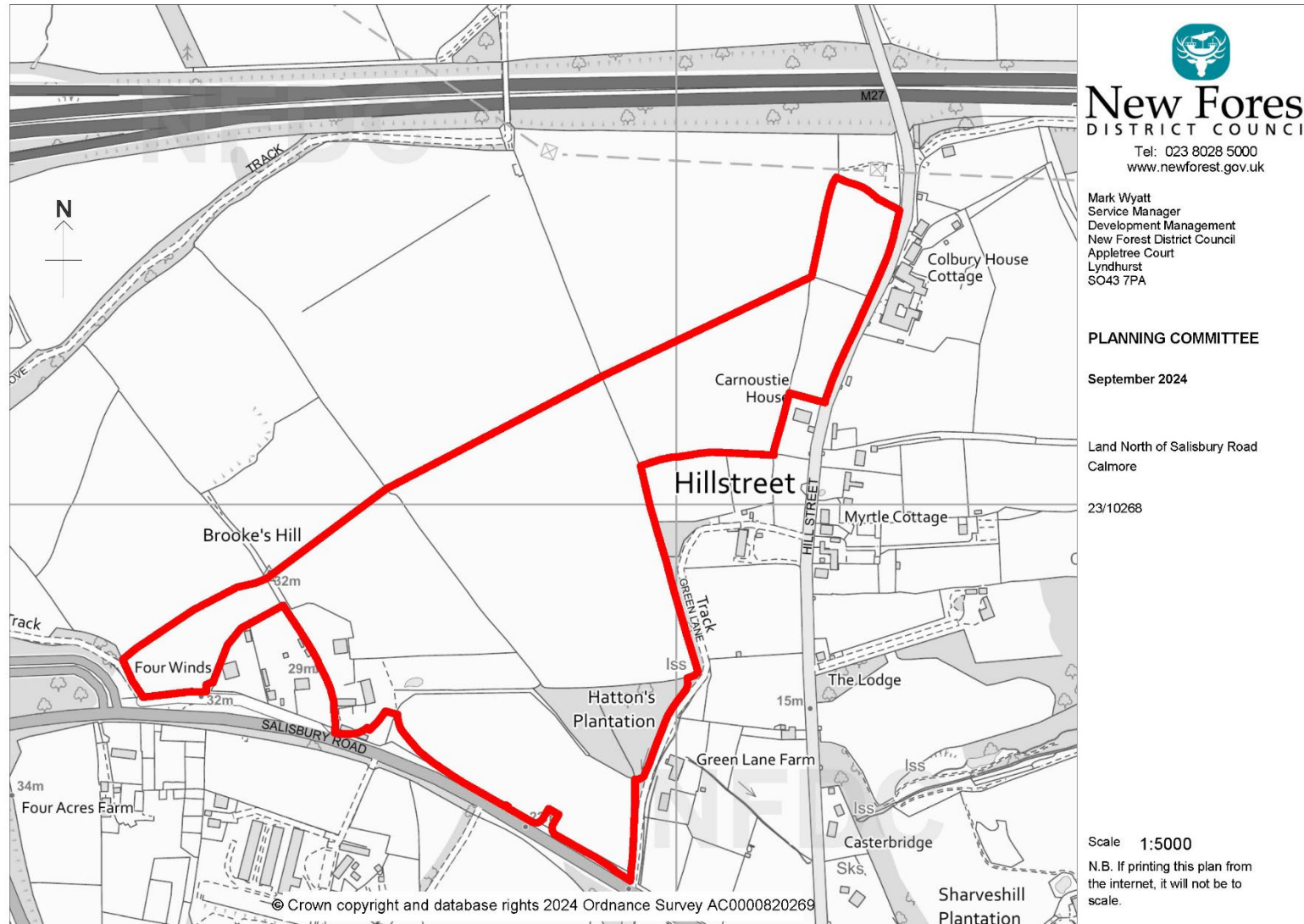
Land North of Salisbury Road,

Calmore

Netley Marsh

Schedule 3c

Red Line Plan



New Forest
DISTRICT COUNCIL

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

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

PLANNING COMMITTEE

September 2024

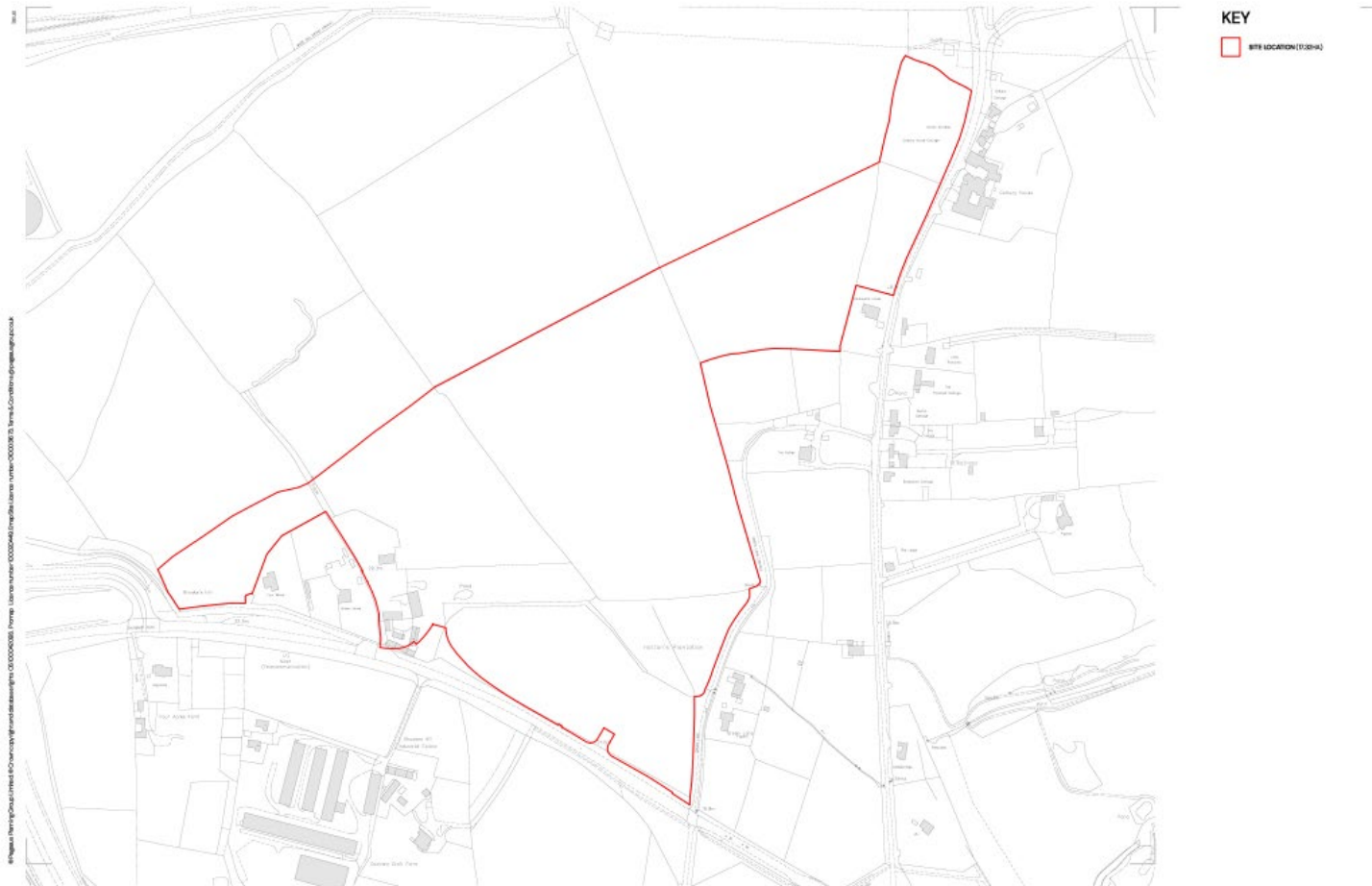
Land North of Salisbury Road
Calmore

23/10268

Scale 1:5000

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

Developer Site Location Plan

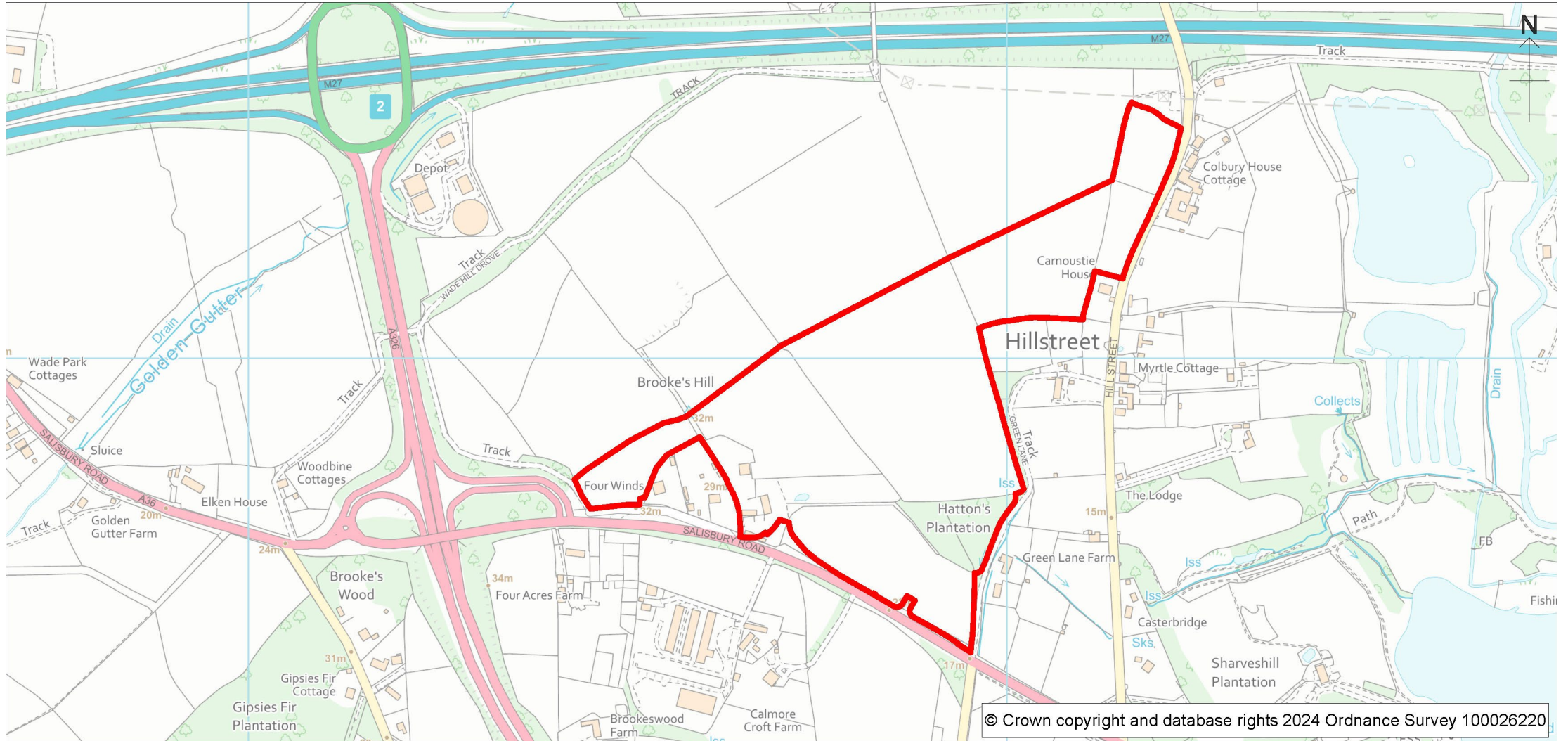


LAND NORTH OF SALISBURY ROAD, NORTH TOTTON - SITE LOCATION PLAN



1 PEGASUSGROUP.CO.UK | TEAMDRAWN BY: TC | APPROVED BY: TB | DATE: 09/08/2022 | SCALE: 1:2500@A3/1:250@A0 | DRAWING: P22-0203_DE_DED_A_16 | CLIENT: BLOOR HOMES LIMITED AND THE TRUSTEES OF BARNER HILL ESTATES

Local context

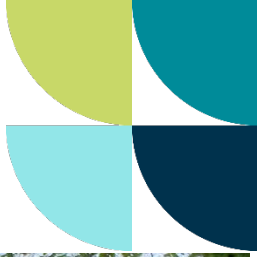


Aerial photograph



© Getmapping Plc and Bluesky International Limited 2024

Photographs – South side and from Green Lane



Photographs – North of Hatton's Plantation



Photographs – towards northern edge



Photographs – Central ANRG

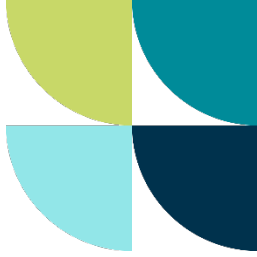


Photographs – Eastern edge / side of site



Photographs – Hill Street Edge

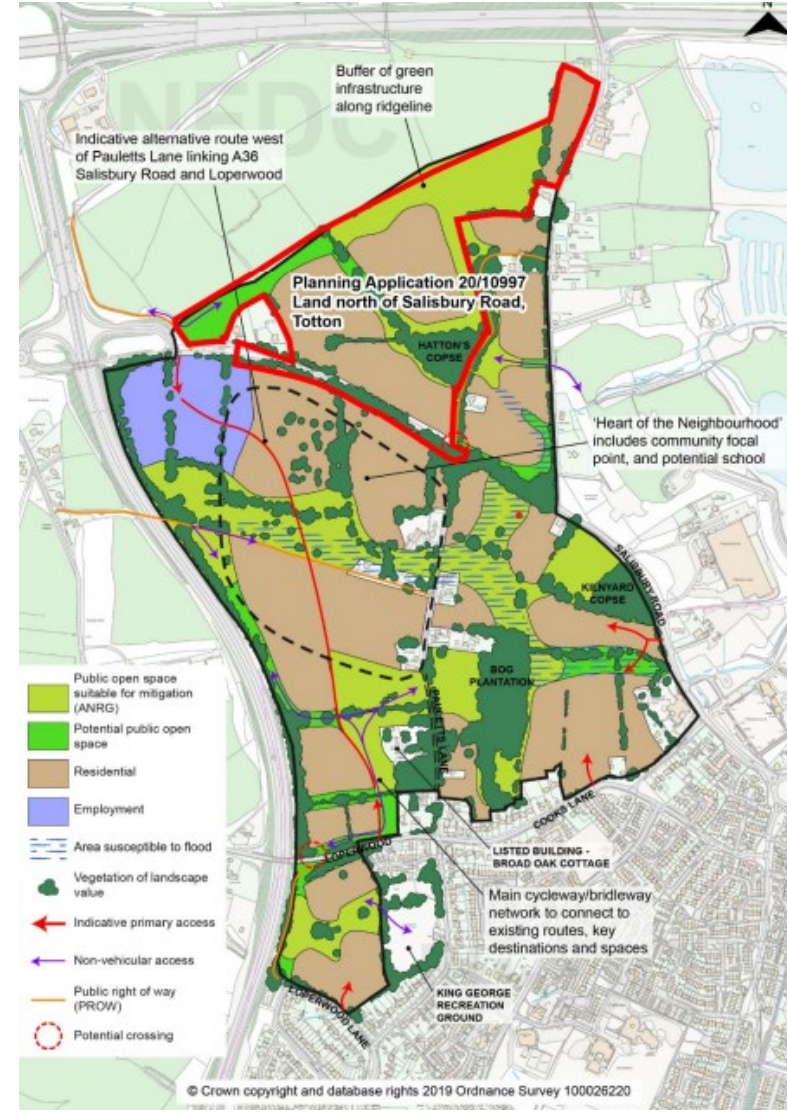
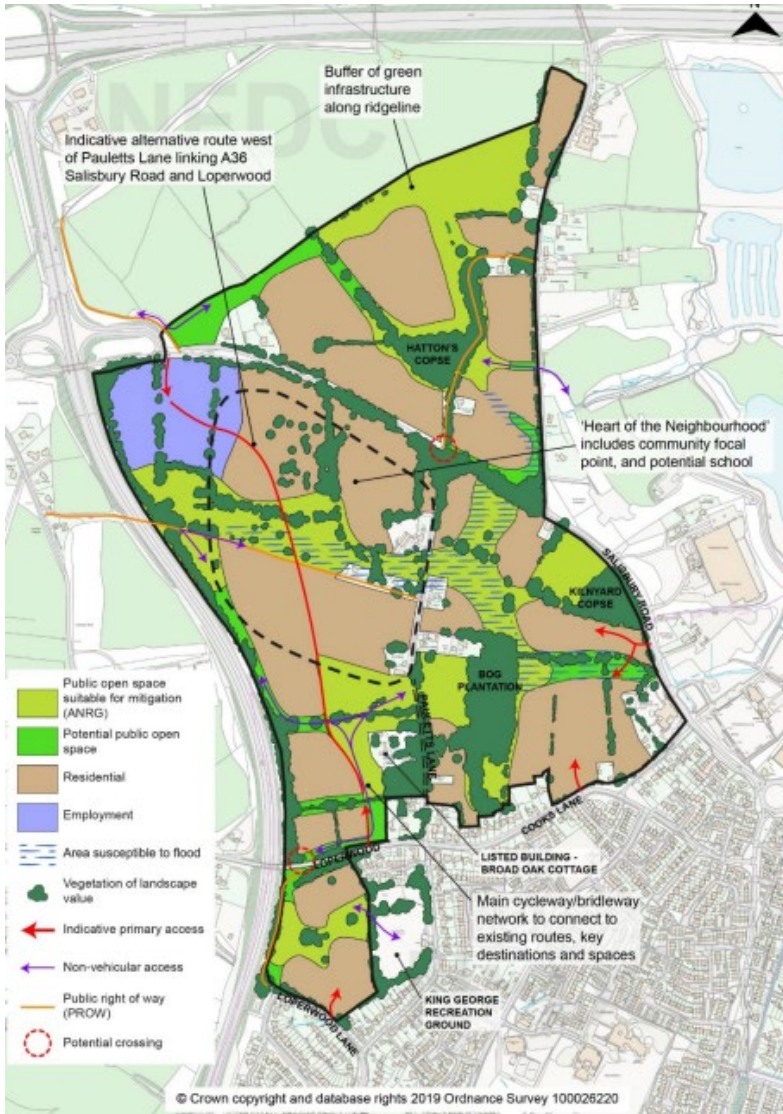




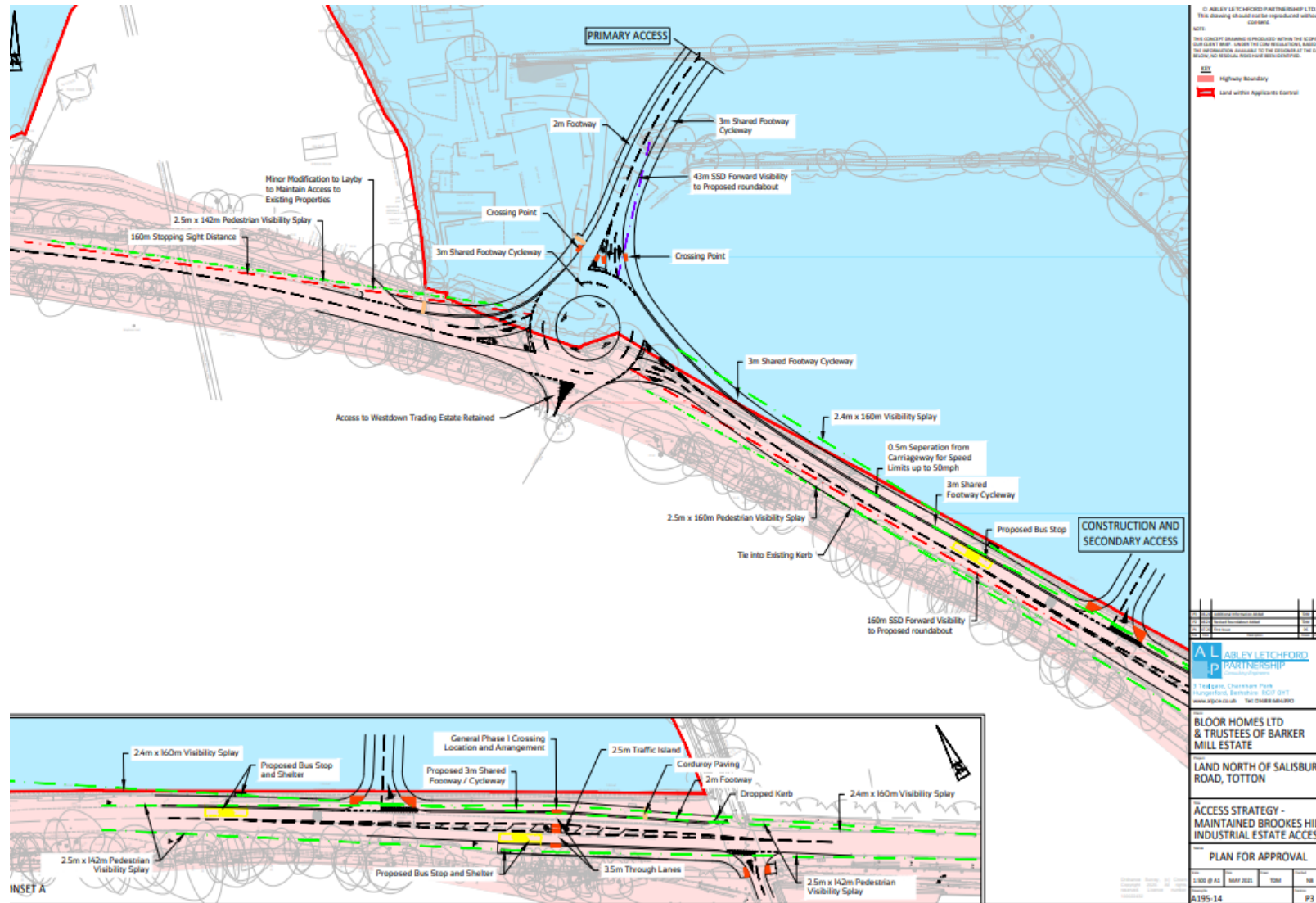
Context to Reserved Matters application

- Outline Planning Permission granted in January 2023 for up to 280 dwellings
- Access arrangements onto Salisbury Road approved.
- All other matters reserved
- 38 conditions
- S106 legal agreement has secured ANRG, POS, Affordable Housing, Transportation contributions and education contributions

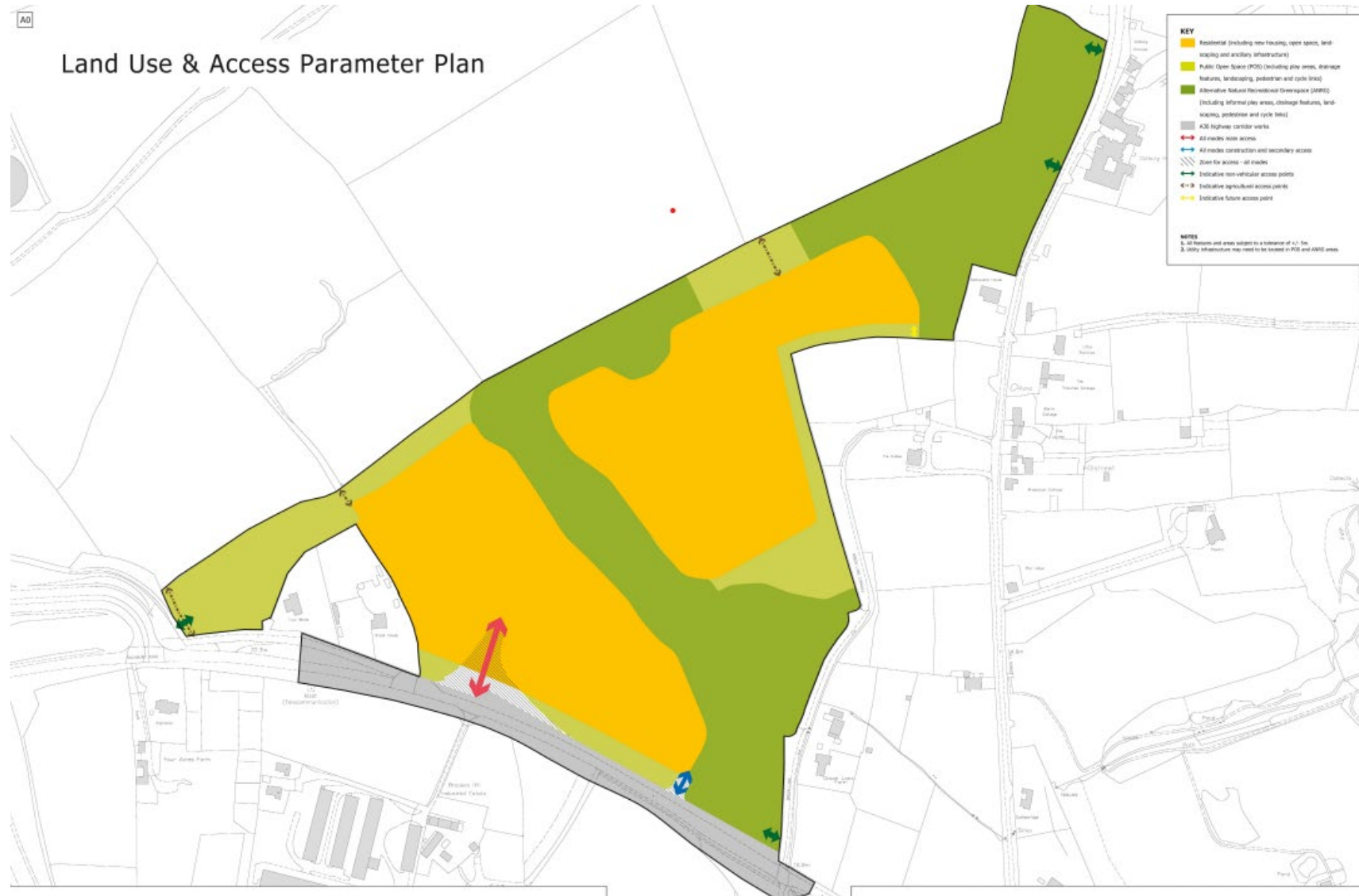
Local Plan Allocation – Concept Masterplan



Outline Planning Permission – Approved accesses



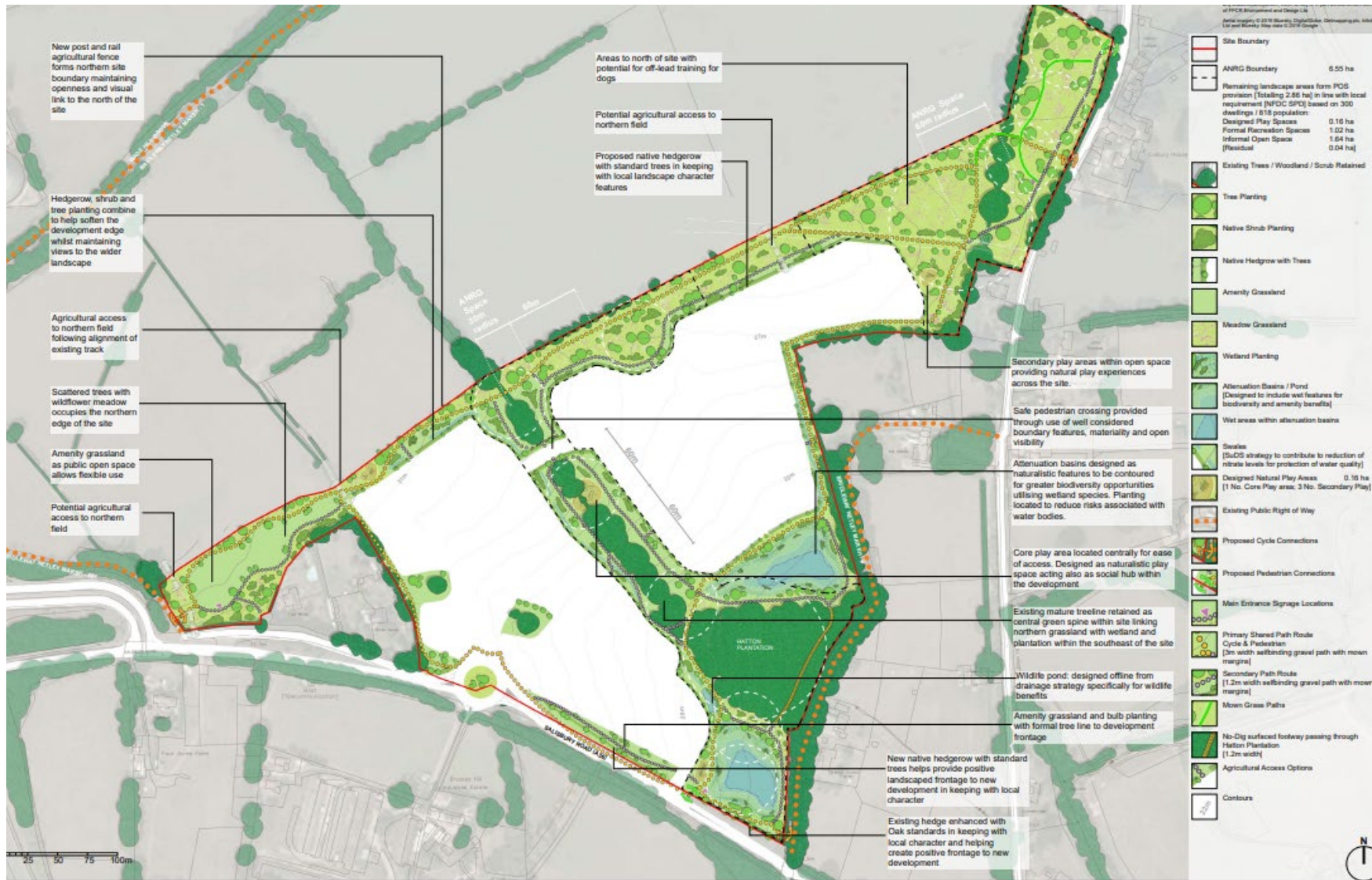
Outline Planning Permission – Land Use Parameter Plan



Outline Planning Permission – Trees Parameter Plan



Outline Planning Permission – Landscape Framework



Outline Planning Permission – Illustrative Masterplan



Composite Layout



Composite Layout – South-East



Composite Layout – South-West



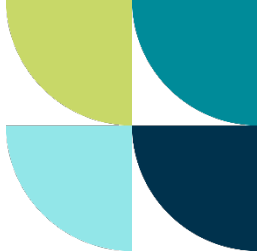
Composite Layout - Centre



Composite Layout – North-East



ANRG and POS areas



Housing Mix Plan



KEY

OPEN MARKET

- 2 BED (47 NO.)
27% OF OPEN MARKET
- 3 BED (79 NO.)
48% OF OPEN MARKET
- 4+ BED (49 NO.)
28% OF OPEN MARKET

AFFORDABLE

- 1 BED FLAT/MANSIONETTE (13 NO.)
16% OF AFFORDABLE
- 2 BED FLAT/FOG (15 NO.)
19% OF AFFORDABLE
- 2 BED (31 NO.)
33% OF AFFORDABLE
- 3 BED (31 NO.)
33% OF AFFORDABLE
- 4 BED (4 NO.)
4% OF AFFORDABLE

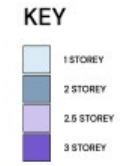
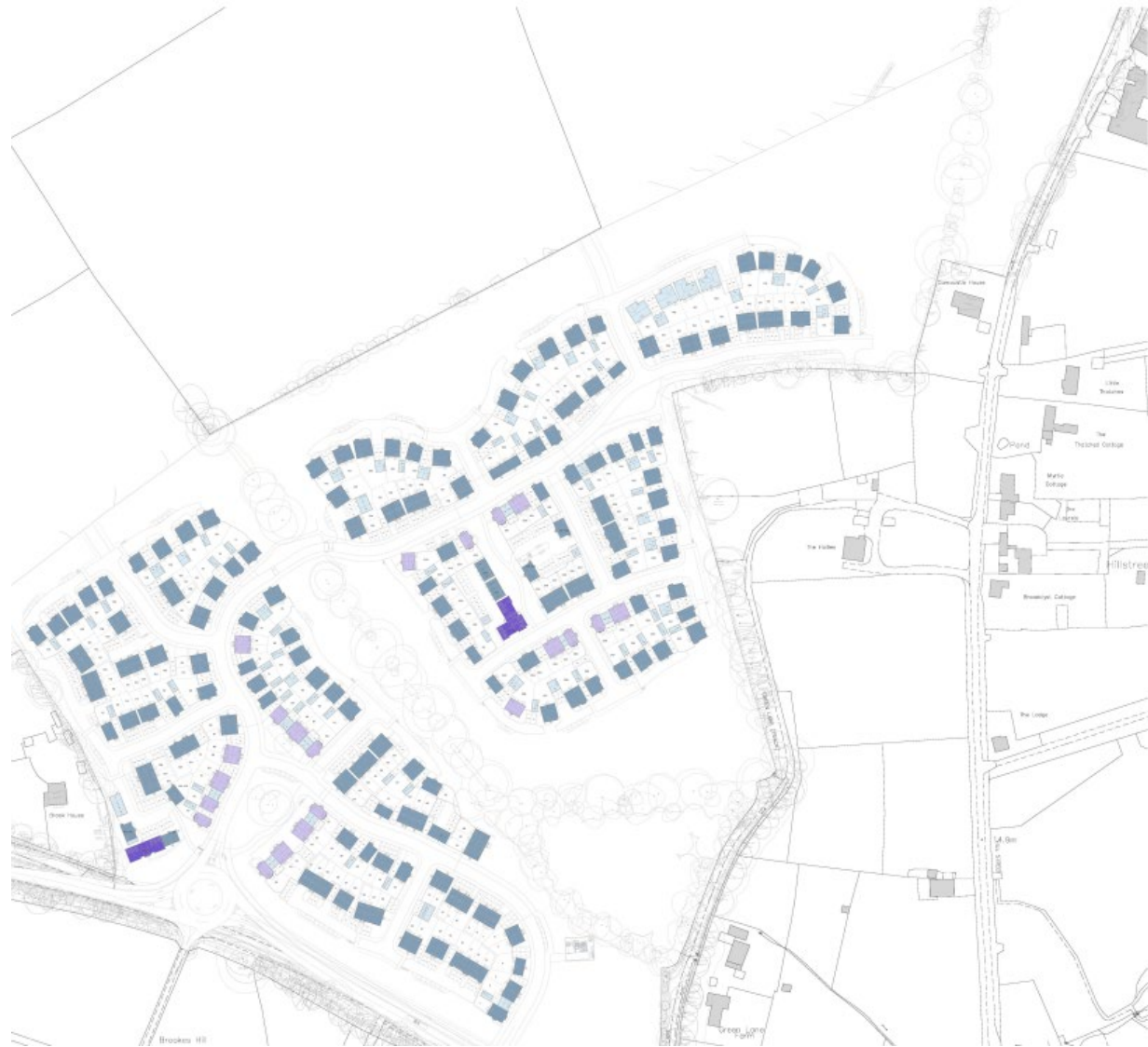
OTHER

- ANCILLARY OUTBUILDINGS

Affordable Housing tenure plan



Storey-Heights Plan



Materials Plan



- KEY**
- PREDOMINANT FACING MATERIALS**
- RED HALL BRICK 1
 - RED HALL BRICK 2
 - RED BRICK 1
 - WINEBR - CHALK (REFER TO ELEVATIONS FOR PLACEMENT)
 - WEATHERSHEDDING - BLACK (REFER TO ELEVATIONS FOR PLACEMENT)
 - TILE HANDING TO GABLE ENDS (REFER TO ELEVATIONS FOR PLACEMENT)
- ROOF MATERIALS**
- RUSSELL LOTHIAN MIXED BURSET BROWN TILE
 - RUSSELL LOTHIAN RED TILE
 - RUSSELL LOTHIAN DARK GREY TILE
- OTHER DETAILS**
- FRONT DOORS, GARAGE DOORS & SHUTTERS (WHERE APPLICABLE)**
- CHARD BOOTH GREEN (SAL Design 100 X0 X0)
 - PROCON (SAL Design 100 X0 X0)
 - MOLDS BACK (SAL Design 000 X0 X0)
 - WHITE
- OTHER FEATURES**
- WINDOWS**
- WHITE UPVC UNLESS OTHERWISE STATED
 - BLACK ALU FRAME WHERE WINDOW SETS WITHIN REARER WALLS FOR MINIMISATION OF VISUAL
- RAINWATER GOODS**
- BLACK HALF ROUND
- RANGES (GARDENS/FACIALS/CORNERPOSTS/ARCHWAYS)**
- WHITE UNLESS OTHERWISE STATED

Boundary Treatments Plan



Hard Landscaping Plan



KEY

- TARMACADAM
- BLOCK PAVING - COLOUR 1
- BLOCK PAVING - COLOUR 2
- BLOCK PAVING - COLOUR 3
- PAVING SLABS - COLOUR 1
- PAVING SLABS - COLOUR 2

Detailed Planting Sheet 1



Detailed Planting Sheet 2



Detailed Planting Sheet 3



Detailed Planting Sheet 4



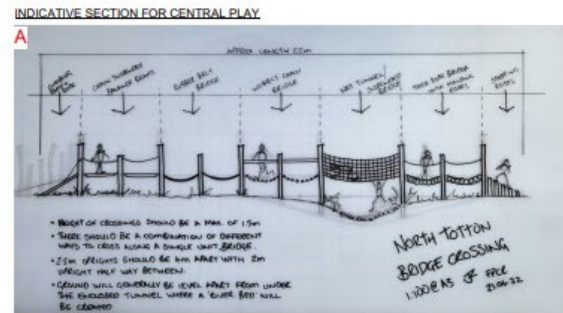
Play areas sheet 1



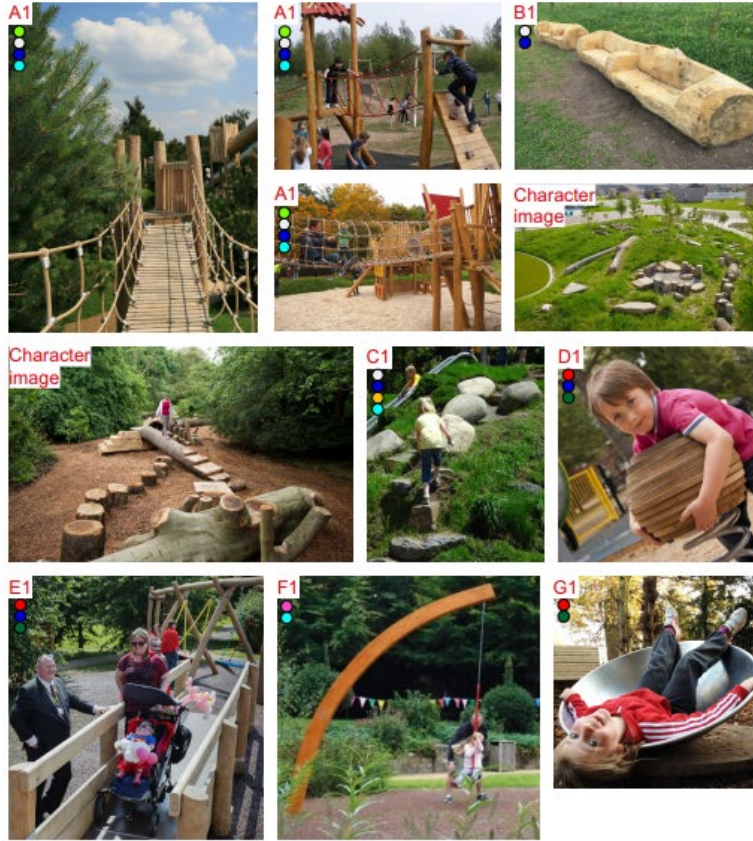
The design for the play area highlights several key features aimed at providing a dynamic and inclusive environment for children of varying ages and abilities. Central to the design is the bridge crossing, strategically positioned to harmonise with the surrounding landscape while offering engaging play experiences. The incorporation of natural elements, such as a simulated river channel with boulders and gravel surfacing, adds authenticity and visual interest. Additionally, the inclusion of a rope swing enhances the play area's appeal and encourages adventure. A set of fallen log seats and carved wooden sculptures are proposed to fit in with the site and are intended as non-prescriptive provision with children free to climb and interact with them as they wish.

To ensure accessibility and safety, a selection of inclusive play equipment, including a see-saw and spring orb, has been integrated, catering to a diverse range of users. Compliant with relevant safety standards, the implementation of grass mat impact attenuating surfaces and safer paths around high-traffic areas prioritises the well-being of children during play. A series of boulders will be located adjacent to the main focal play to encourage use of the wider landscape for play experiences.

An informal footpath, woven through natural grasses, enhances the site's character and invites visitors to explore the space. Overall, the design strikes a balance between functionality, aesthetics, inclusivity and safety, fostering a vibrant and engaging environment for children to enjoy.



INDICATIVE IMAGES FOR CORE PLAY



NOTES

This drawing is the property of FPCR Environmental and Design Ltd and is loaned to the contractor for the purposes stated or disclosed to some subcontractor person, either jointly or in part without written consent of FPCR Environmental and Design Ltd.

KEY

- Vegetation to be Retained
- Vegetation to be Removed
- Existing Vegetation to be Removed
- Proposed Trees
- Native Mts
- Proposed Hedgehog
- Proposed Native Bulbs
- Proposed Coarse Mean Meadow Grass Seed
- Proposed Bank Flowering Meadow Grassland
- Proposed Road Edge Mix 2
- Proposed Wetland Grassland
- Proposed Meadow Path
- Proposed Circular Hedge Path with Inner edging
- Proposed Arch / Tower Sign
- Proposed Stone Mat Surface
- Proposed Reinforced Glass Surface
- Proposed Combined Orb & Inclusive Orb
- Main Activity Zone
- Main Activity Zone 2hr offset
- Proposed Timber Dragon Teeth Bulb
- Proposed Post and Rail Fence
- Proposed Boulder Features

FORMS OF PLAY

- Proposed Swing Play Features
- Proposed Bouncing Play Features
- Proposed Climbing Play Features
- Proposed Spinning / Rocking Play Features
- Proposed Balance Play Features
- Proposed Sensory Play Features
- Proposed Inclusive Play Features
- Proposed Imagination and role playing Play Features

fpcr

Bloor Homes LTD and Barker Mill
 Land North of Salisbury Road
 North Totton
 Play Proposals

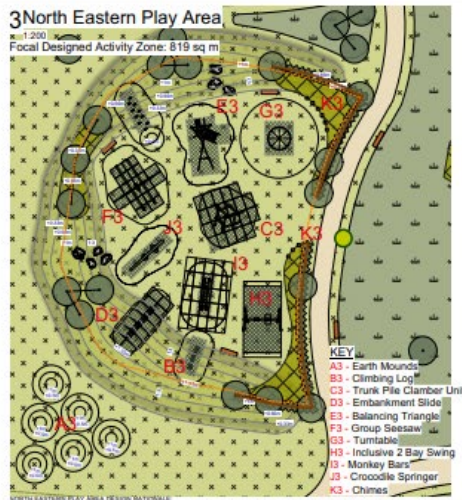
1:500 @ A1 TW LP 22 JUN 2022
 10975-FPCR-XX-XX-DR-L-0007

Play areas sheet 2



NORTH WESTERN PLAY AREA DESIGN RATIONALE:
This well-wooded play area, situated as one of the three Secondary Play Areas on site, maintains a natural ambience through the integration of timber equipment and grass and hedges, which are enriched by grass growth. Within this space, children can engage in a diverse range of activities, including climbing, sliding, balling and swinging, and observing, imaginative play and adventure are further encouraged by the inclusion of earth mounds, providing opportunities for exploration and climbing experiences. An imaginative play house is provided to facilitate creative play, while fallen logs offer natural seating options. Additionally, the incorporation of trees, swings, and slides enriches the play experience. A perimeter hedge creates a defined boundary, ensuring a safe and secure play area while maintaining a natural feel.

INDICATIVE IMAGES FOR SECONDARY PLAY AREA



NORTH EASTERN PLAY AREA DESIGN RATIONALE:
The North Eastern Play Area is designed to foster creativity and exploration, seamlessly integrating with the proposed earth mounds and site to the south-west, covered by the water meadow, encouraging children to explore and interact with the natural terrain. This naturally open area challenges children to play, offering a diverse range of play opportunities. Key features include earth mounds, an embankment slide, a trampoline, monkey bars, and sensory play elements like drums. An inclusive swing set is provided to ensure accessibility for all children. The play area is designed to be a safe and secure space, with a perimeter hedge and a natural feel. The play area is designed to be a safe and secure space, with a perimeter hedge and a natural feel.

INDICATIVE IMAGES FOR SECONDARY PLAY AREA



SECONDARY GATEWAY PLAY DESIGN RATIONALE:
Located on the approach to the housing from the site's eastern gateway / secondary access, this play area serves as a focal point for community engagement. With the wooded edge as backdrop and play equipment that caters to various interests, mounds and linear structures contain the area, centred around a net system and low to the ground features ensure safety, supplemented by grass and water ponds. Despite its smaller size, this space welcomes community life, offering recreation and socialisation.

INDICATIVE IMAGES FOR SECONDARY PLAY AREA



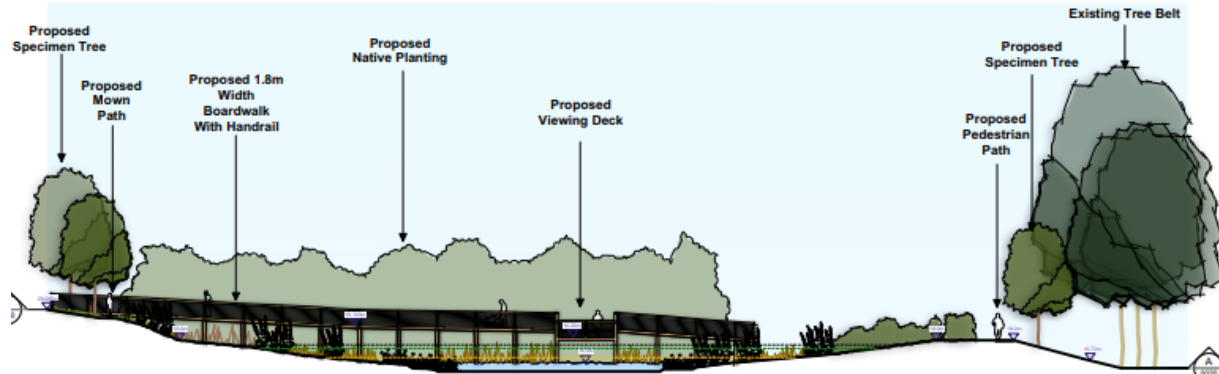
NOTES
This drawing is the property of FPCR Environmental and Design Ltd and is not to be used for any other purpose without the written consent of FPCR Environmental and Design Ltd.

KEY

- Vegetation to be Retained
- Vegetation to be Removed
- Proposed Trees
- Native Site
- Proposed Hedge
- Proposed Native Bats
- Proposed Clearly Marked Wooden Game Area
- Proposed Bank Planting Machine Standard
- Proposed Pond Edge Ma.2
- Proposed Wetland Standard
- Proposed Mound Path
- Proposed Standard Hedges Path with border edging
- Proposed Animal / Toilet Sign
- Proposed Circular Sign
- Proposed Interpretation Board
- Proposed Grass Mat Surface
- Proposed Timber Bench
- Proposed Post and Rail Fence
- Main Activity Zone
- Proposed Combed Timber & Aggregate Area
- Proposed Boulder
- Proposed Water Feature
- FORMED TOP PLAY
- Proposed Bunting Play Features
- Proposed Branching Play Features
- Proposed Climbing Play Features
- Proposed Spinning / Rolling Play Features
- Proposed Balance Play Features
- Proposed Sensory Play Features
- Proposed Inclusive Play Features
- Proposed Integration and role playing Play Features
- Proposed Sliding Play Features

Site Information:
Site: 10975-FPCR-XX-XX-DR-L-0008
Date: 22 June 2022
Scale: 1:200 @ A1
Drawn by: [Name]
Checked by: [Name]
Project: [Name]

Southern Attenuation Feature

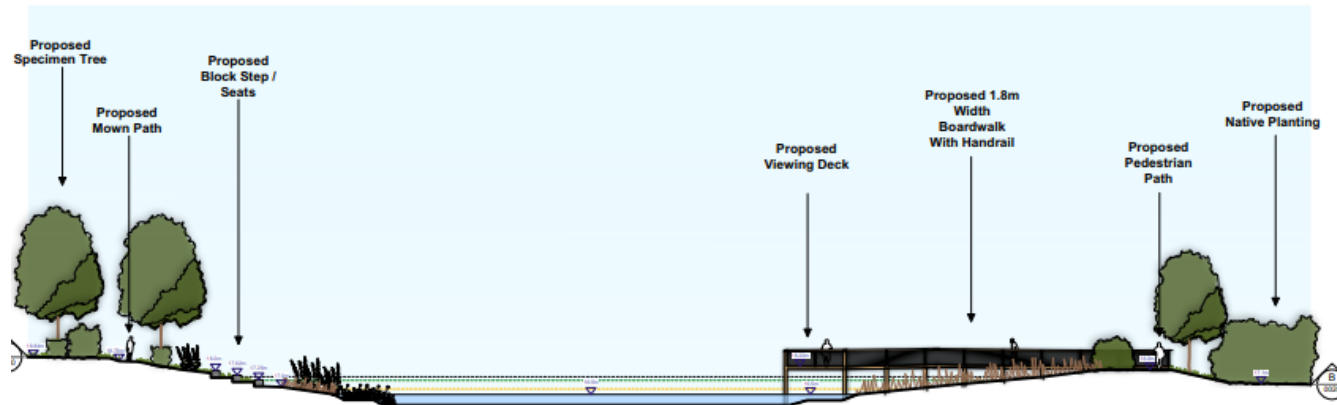
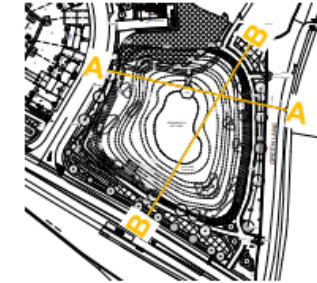


LANDSCAPE ELEVATION A-A
scale 1:200 @ A1

KEY - FLOOD LEVELS

	1 in 2 Year Event Water Depth = 0.376m
	1 in 30 Year Event Water Depth = 0.949m
	1 in 100 Year Event Water Depth = 1.191m

SECTION LOCATION PLAN 1:1250 @ A2



LANDSCAPE ELEVATION B-B
scale 1:200 @ A1

PKM	32043204	ADDED FLOOD LVLS	TW / LP
Rev	Date	Description	Rev / LP

landscaping &
 environmental assessment &
 landscape design &
 urban design &
 ecology &
 architecture &
 arboriculture &

FPCR Environment and Design
 Lockington Hall
 Lockington
 Dorset
 DT74 2PR

t: 01524 672772
 e: mail@fpcr.co.uk
 w: www.fpcr.co.uk

client
Bloor Homes LTD and Barker Mill

project
Land North of Salisbury Road
North Totton

drawing title
Southern Attenuation Feature
Landscape Elevation

scale	1:200 @ A2	dwg	chk	date created
		TW	LP	20 September 202
project number	10975	sheet	03	block
				P04

document number
10975-FPCR-XX-XX-DR-L-0020

House types – 3-storey entrance building



House types – 3-storey flatted building



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE/FRONT ELEVATION

House types – 2.5 storeys (linked)



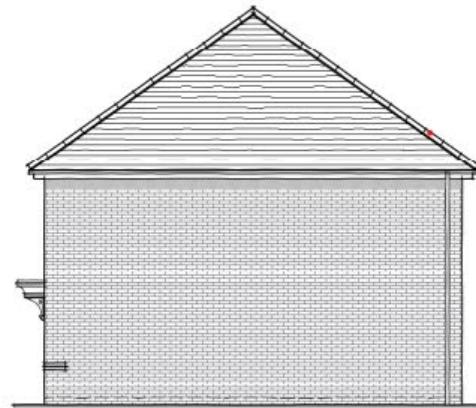
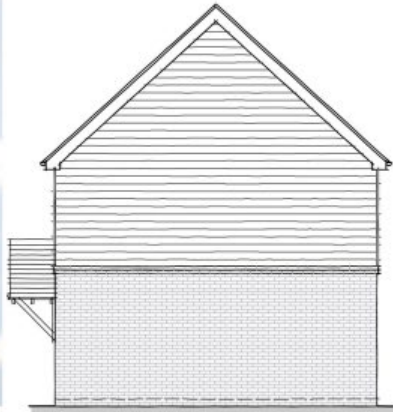
FRONT ELEVATION

SIDE ELEVATION

House types – 2.5 storey dwellings (detached)



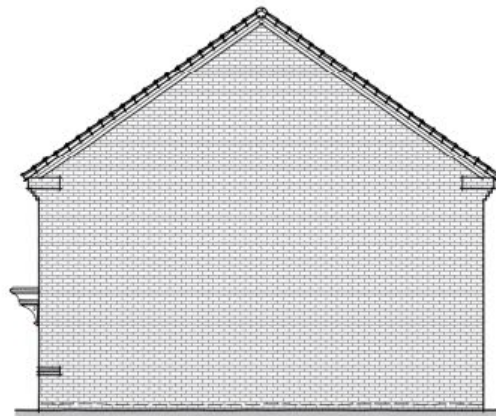
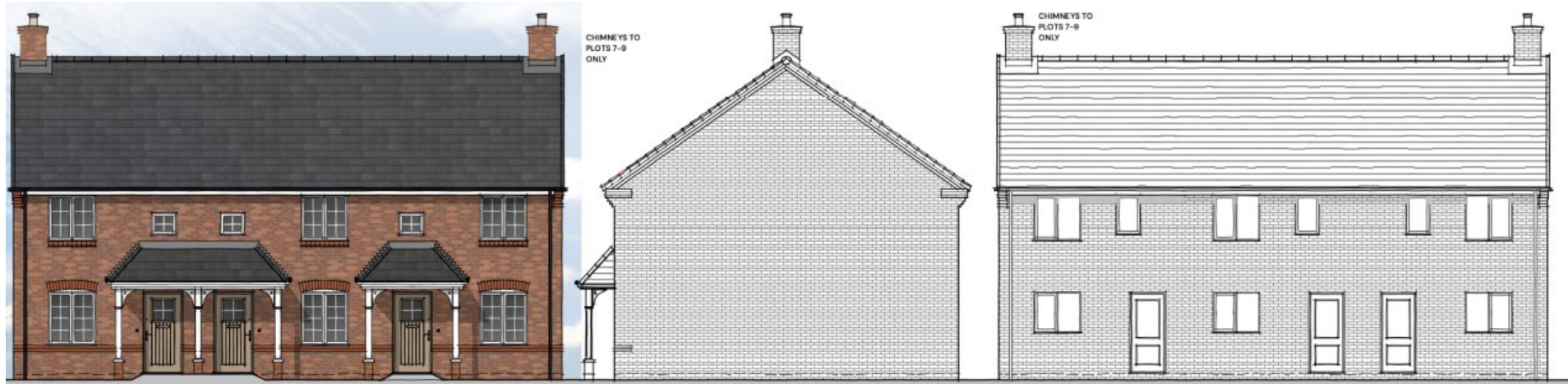
House types – FOG and Terrace of 4



120

3c 23/10268

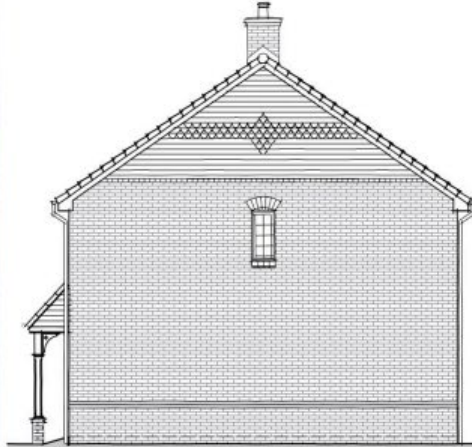
House types- terraces of 3



House types – Semi-detached dwellings



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



House types – detached 2-storey dwellings

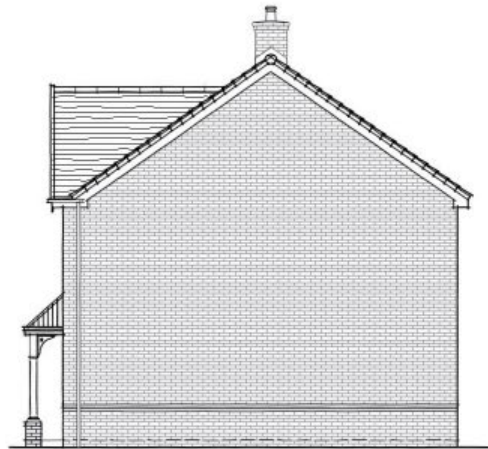


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



HEADERS, CILLS AND BRICK BANDING

House types – detached 2-storey dwellings



HEADERS, CILLS AND BRICK

House types - Bungalows



REAR ELEVATION



FRONT ELEVATION



WINDOW TO PLOT 165 ONLY

SIDE ELEVATION



HEADERS AND BRICK BAND TO PLOT 165 ONLY

REAR ELEVATION

Streetscenes 1



ELEVATION AA



ELEVATION BB



ELEVATION CC



Streetscenes 2



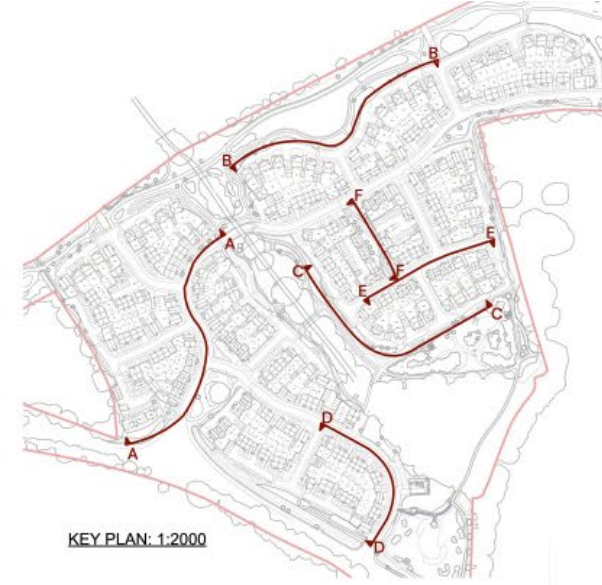
ELEVATION DD



ELEVATION EE



ELEVATION FF

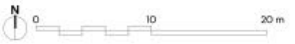


KEY PLAN: 1:2000

NORTH TOTTEN RESERVED MATTERS – PROPOSED STREETSCENES



| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: AS | APPROVED BY: TB | DATE: 02/09/2024 | SCALE: 1:200@AO | DRWG: P22-4321_DE_004_G_001 | CLIENT: BLOOR HOMES LTD AND THE TRUSTEES OF THE BARKER MILL ESTATES |



CGI – Main Entrance Space



CGI – Secondary Entrance Space



CGI – Central Space



CGI – Northern Edge



Summary

- The proposal is for 269 dwellings and meets the conditions, requirements and obligations of the Outline Planning Permission and the associated S106 legal agreement
- The scheme will deliver an appropriate quantity and quality of ANRG, Public Open Space and other Green Infrastructure
- The development will provide an appropriate quantum, mix and distribution of affordable housing. The mix of open market housing would also be acceptable
- The details of layout, scale, appearance and landscaping are considered to meet the requirements of local and national planning policy and will ensure the development is well-designed, safe to access, sustainable, and sympathetic to its context



Recommendation

- Delegated Authority be given to the DM Service Manager to grant the approval of reserved matters subject to:
 - Conditions as set out in the Committee report
 - The completion of a Deed of Variation to secure public access across the agricultural access points (and to cover adjustments to the agreed highway works)

End of 3c 23/10268 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 21/11329

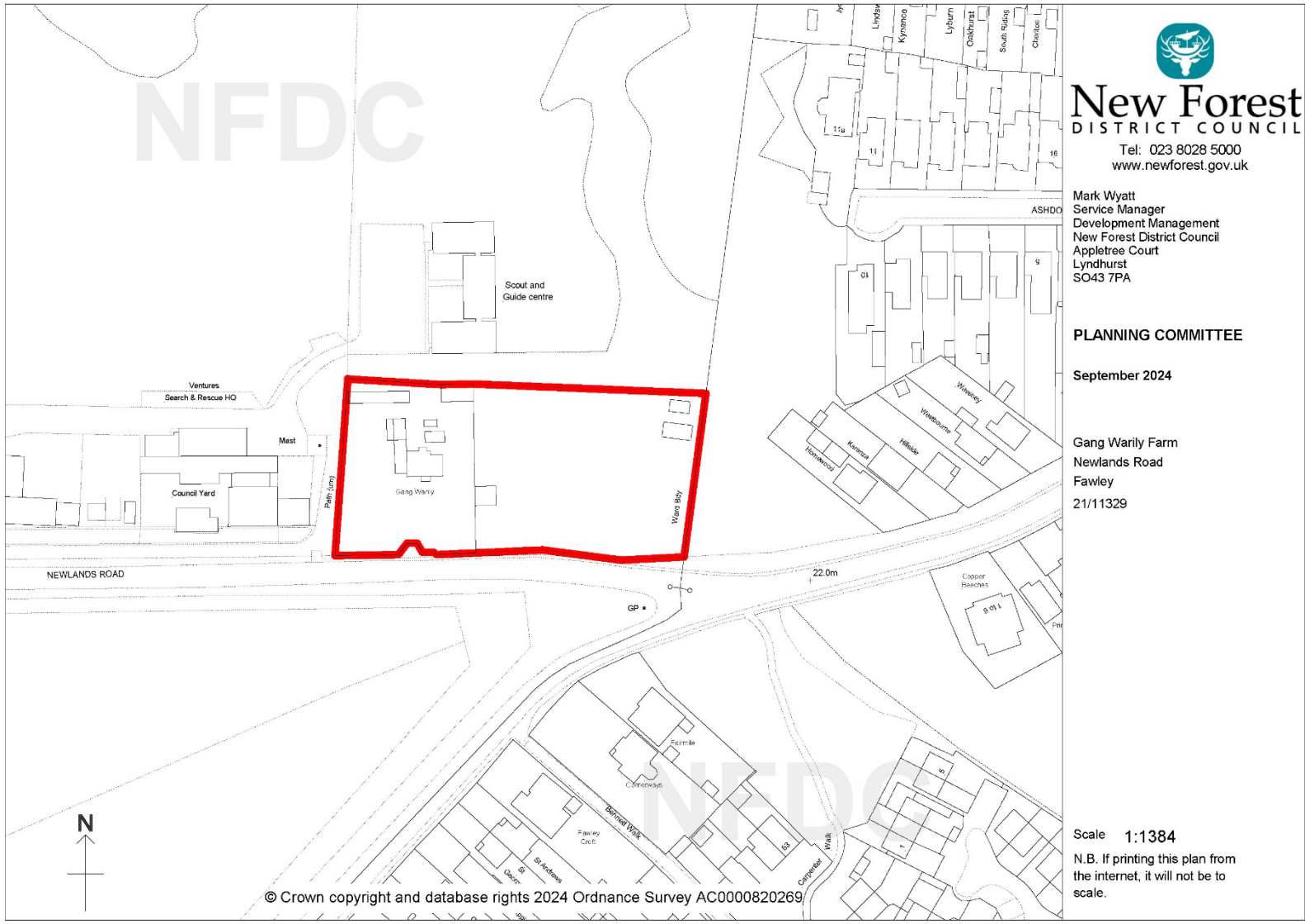
Gang Warily Farm,

Newlands Road

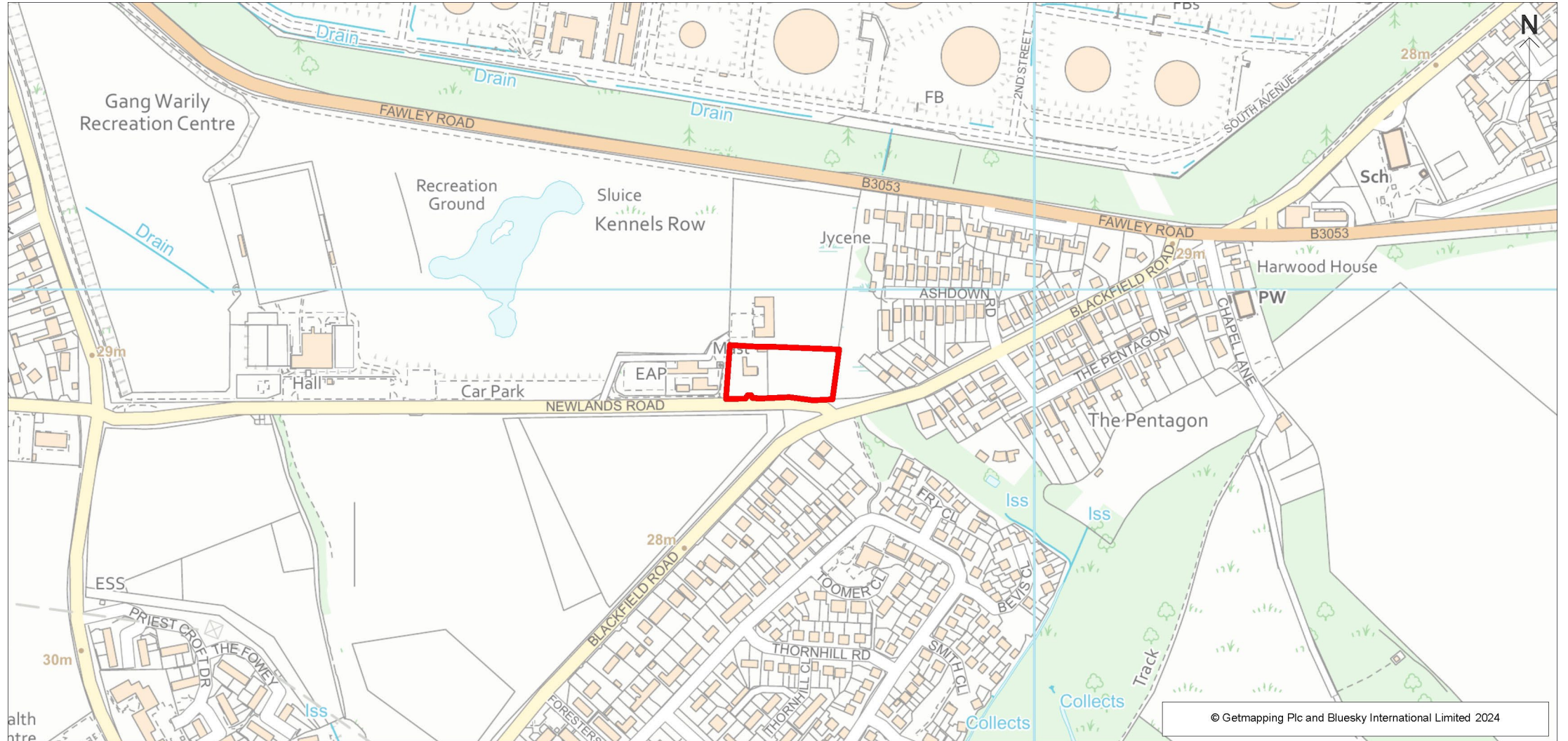
Fawley

Schedule 3d

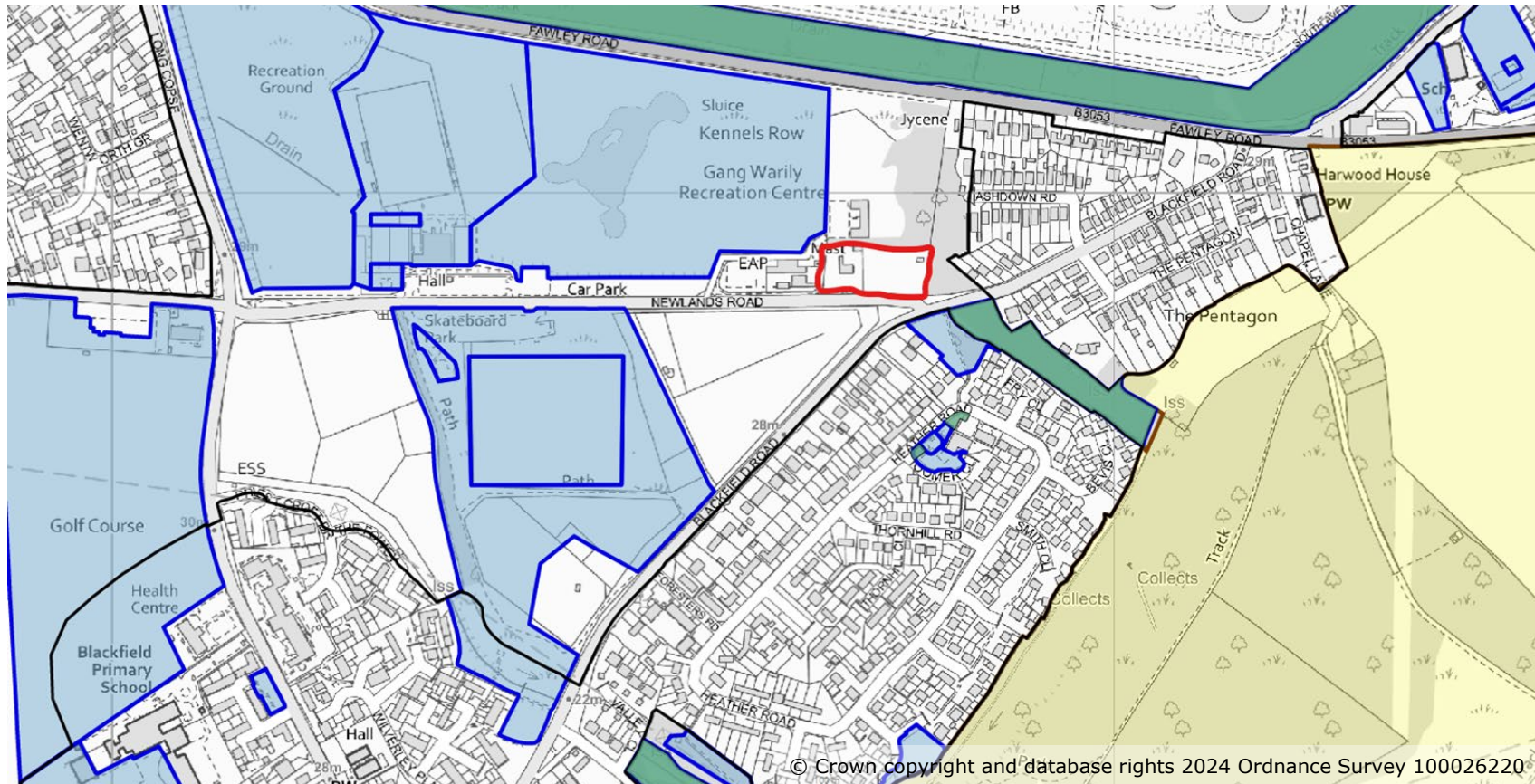
Red Line Plan



Local context



Information



NFNPA

Open Space

Landscape

Built-up area

Schools, Local Centres,
Playgrounds

Community

Aerial photograph



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Existing Site 1



140



3d 21/11329

Existing Site 2



Surroundings



Proposed Site Layout



- 10 houses
(8x3bed, 2x2bed)
- 9 flats
(5x1bed, 4x2bed)
- 100% Affordable
Housing
- 33 Parking Spaces

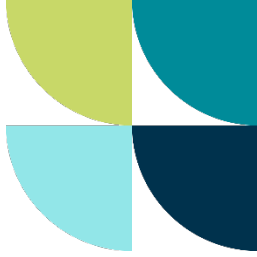
Streetscene elevations



STREET SCENE - NEWLANDS ROAD [A-A] 1:200

Planning Balance

- For the purposes of determining this application the Council can not demonstrate it has a 5-year supply of land for housing development
- However, the presumption in favour of sustainable development, as set out in paragraph 11 of the NPPF, does not apply due to the failure to secure mitigation for the harm arising from the development to protected habitats in the New Forest and Solent
- The scheme has economic, environmental and social benefits of delivering new homes on a site close to services and facilities in the three surrounding settlements that can be accessed sustainably
- Not only was delivery of the scheme as 100% affordable housing a significant benefit, it was also fundamental to its acceptability by compliance with policy HOU5 of the Local Plan



Conclusion and Recommendation

- The identified harm would outweigh the benefits of the scheme
- Refuse due to:
 - The failure to secure mitigation for the impact of the development on protected habitats in the New Forest and Solent arising from recreational activities of residents
 - The failure to secure the development as 100% affordable housing required to make this development in the open countryside acceptable

End of 3d 21/11329 presentation



New Forest

DISTRICT COUNCIL



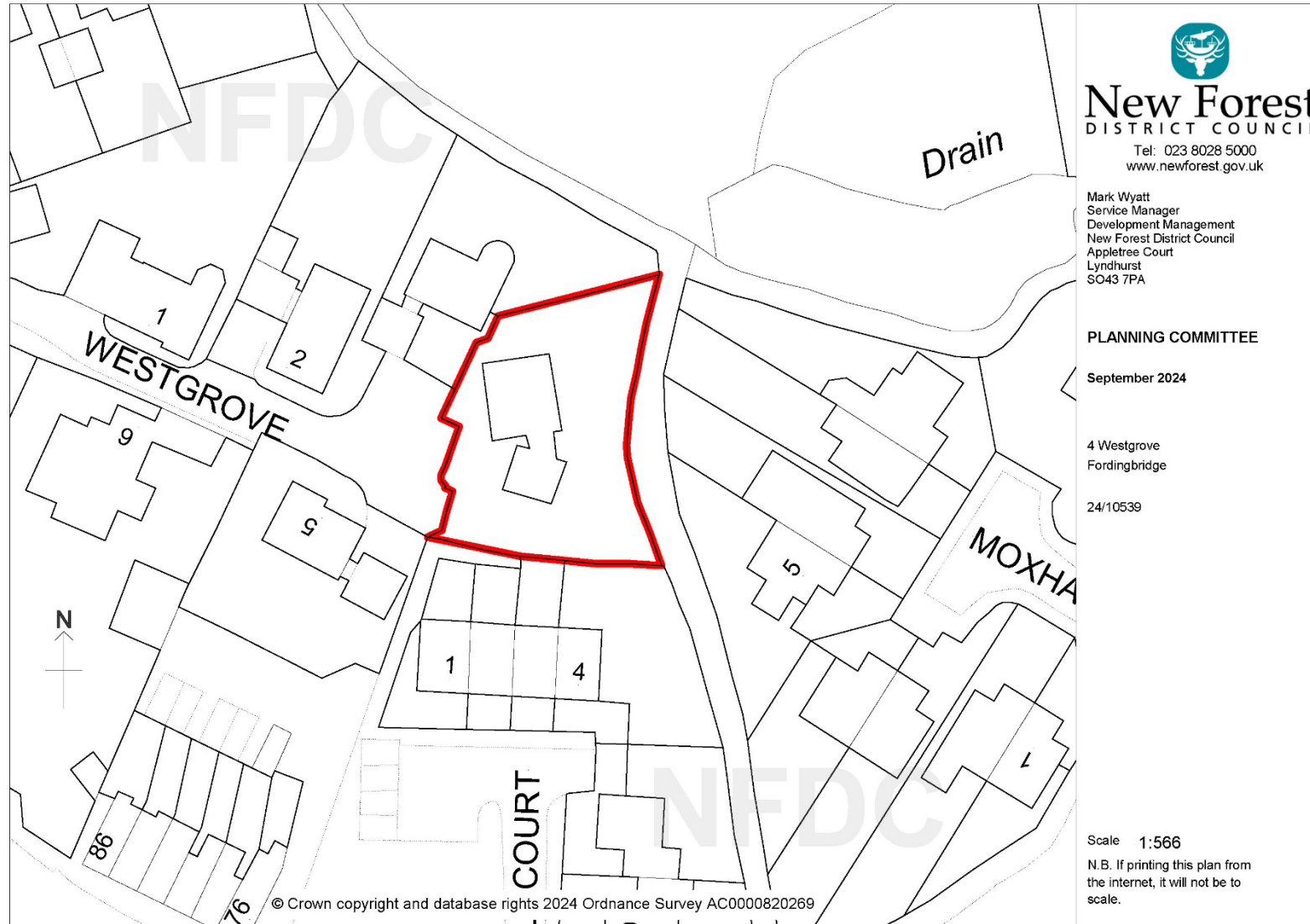


Planning Committee

App No 24/10539

4 Westgrove,
Fordingbridge
SP6 1LS
Schedule 3e

Red Line Plan



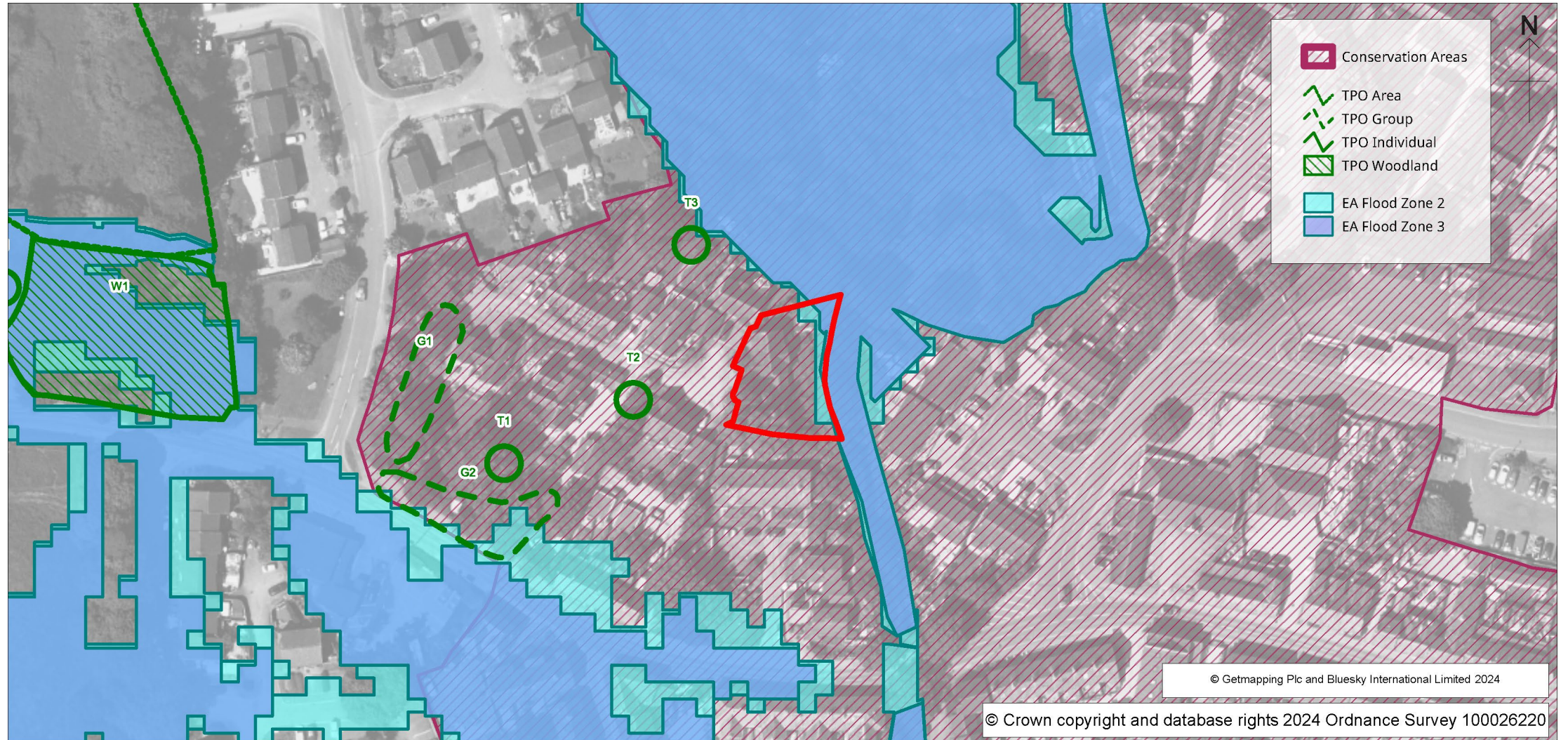
Local context



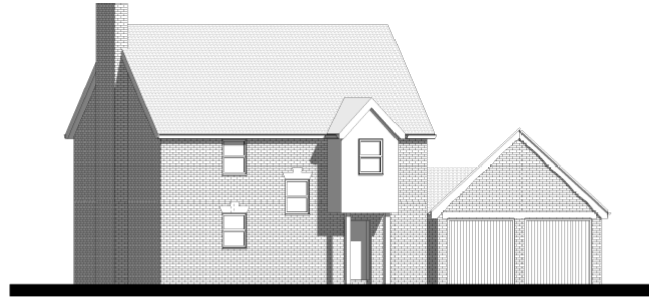
Aerial photograph



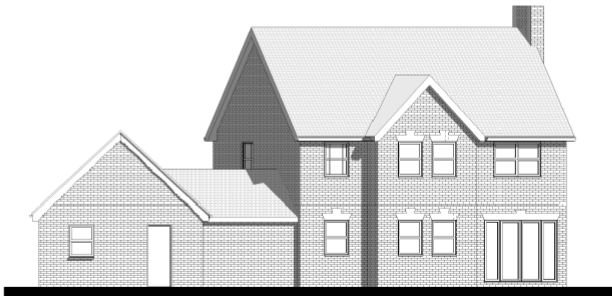
Constraints



Existing Elevations



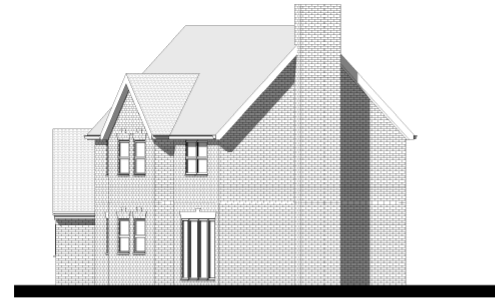
1 West
1 : 100



2 East
1 : 100



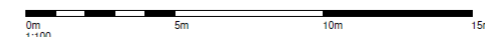
PURPOSE OF ISSUE	
NLH Architects	
PROJECT	
4 Westgrove	
TITLE	
Existing Elevations Sheet 1 of 2	
CLIENT	
Mr & Mrs Campe	
DRAWN BY	SCALE (@ A3)
Author	1 : 100
CHECKED BY	DATE
Checker	05/20/24
PROJECT NUMBER	
2024-01	
DRAWING NUMBER	REV
PL 004	A



1 North
1 : 100

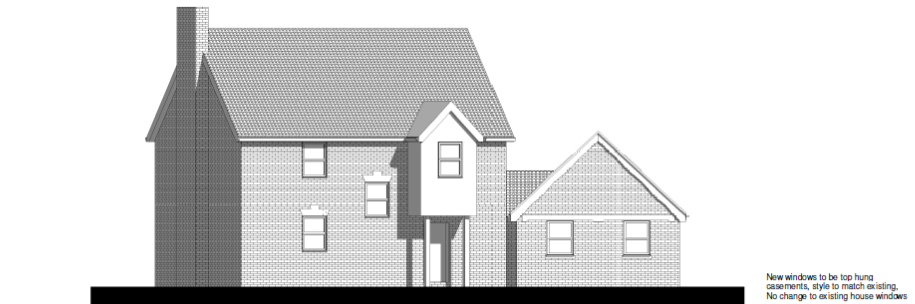


2 South
1 : 100



PURPOSE OF ISSUE	
NLH Architects	
PROJECT	
4 Westgrove	
TITLE	
Existing Elevations Sheet 1 of 2	
CLIENT	
Mr & Mrs Campe	
DRAWN BY	SCALE (@ A3)
Author	1 : 100
CHECKED BY	DATE
Checker	05/20/24
PROJECT NUMBER	
2024-01	
DRAWING NUMBER	REV
PL 005	A

Proposed Elevations



1 West 1
1 : 100



2 East
1 : 100

Rev - A Window design clarified. (29.07.24).	
PURPOSE OF ISSUE	
NLH Architects	
PROJECT 4 Westgrove, Fordingbridge	
TITLE Proposed Elevations sheet 1 of 2	
CLIENT Mr & Mrs Campe	
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CHECKED BY NLH	DATE 20/05/24
PROJECT NUMBER 2024-01	
DRAWING NUMBER PL-103	REV A



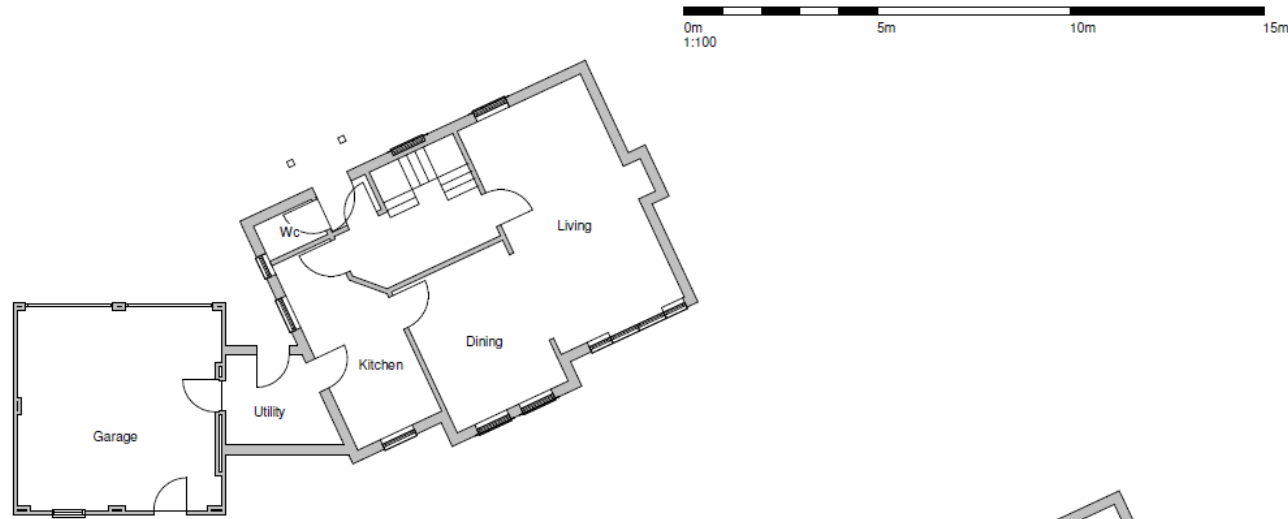
1 North 1
1 : 100



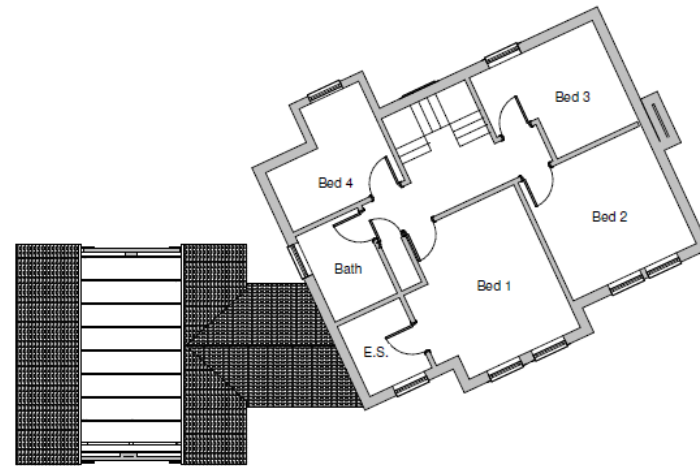
2 South 1
1 : 100

Rev - A Roof lights graphic representation revised to omit indicative open swing indicator Roof lights to be flush with roof finish (29.07.24).	
PURPOSE OF ISSUE	
NLH Architects	
PROJECT 4 Westgrove, Fordingbridge	
TITLE Proposed Elevations sheet 2 of 2	
CLIENT Mr & Mrs Campe	
DRAWN BY NLH	SCALE (@ A3) 1 : 100
CHECKED BY NLH	DATE 20/05/24
PROJECT NUMBER 2024-01	
DRAWING NUMBER PL-104	REV A

Existing Floorplans



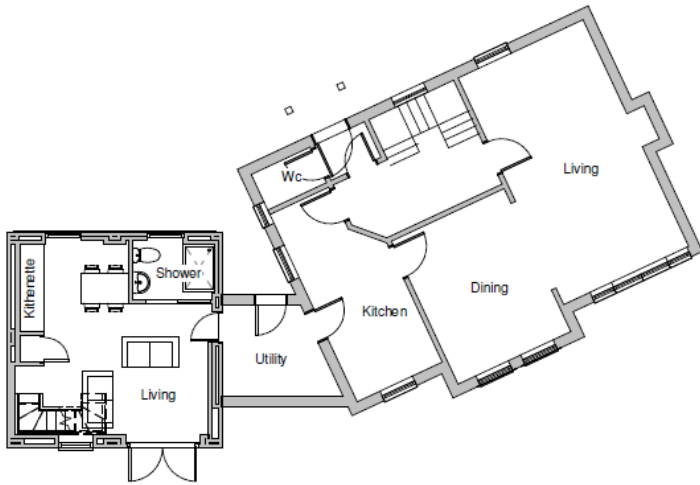
1 Ground Floor
1 : 100



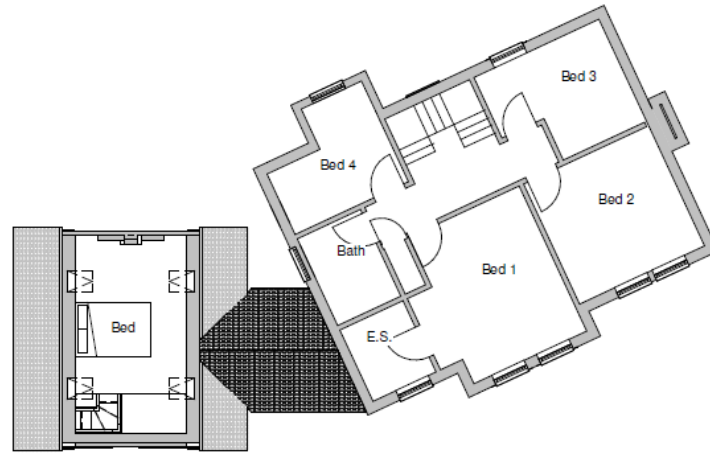
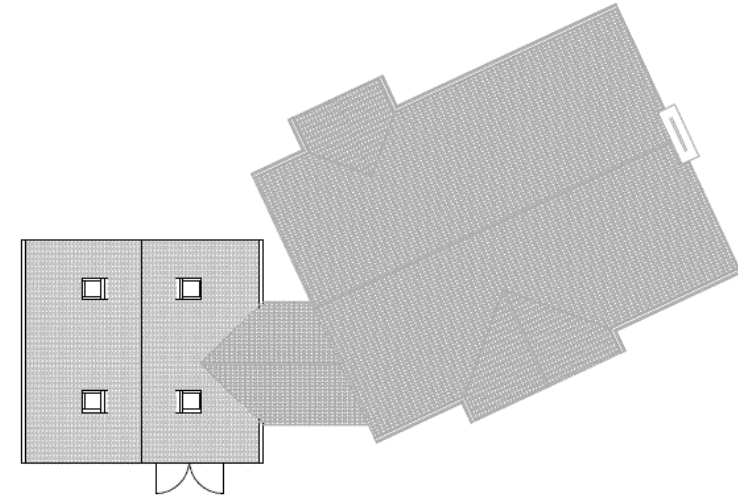
4 FF Existing
1 : 100

PURPOSE OF ISSUE	
NLH Architects	
PROJECT	
4 Westgrove	
TITLE	
Existing Plans	
CLIENT	
Mr & Mrs Campe	
DRAWN BY	SCALE (@ A3)
NLH	1 : 100
CHECKED BY	DATE
NLH	20/05/24
PROJECT NUMBER	
2024-01	
DRAWING NUMBER	REV
PL 003	

Proposed Floor plans & Roof plan



1 00 - Ground Floor Plan
1 : 100

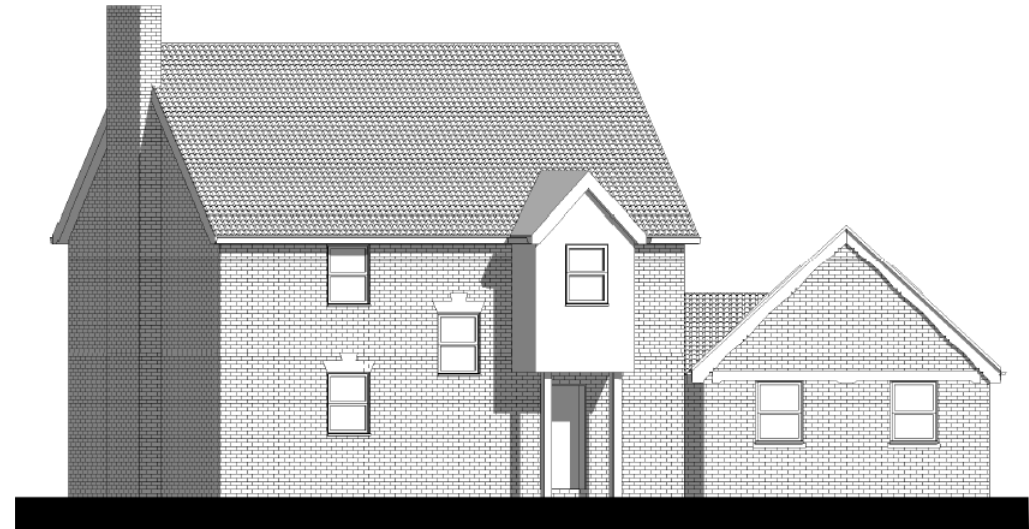
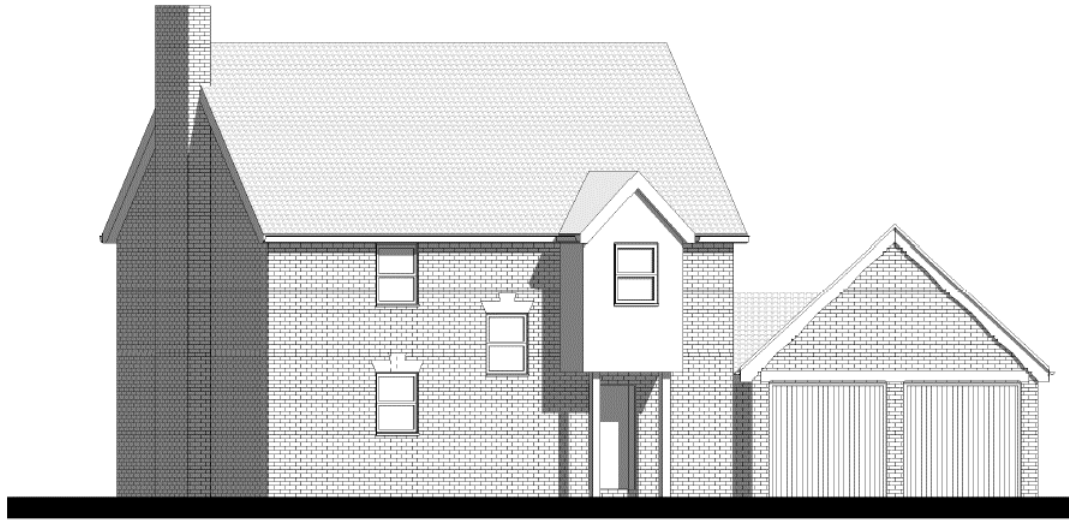


2 01 - Mezzanine level
1 : 100

Block plan showing retention of tree and additional parking space



Comparison of existing & proposed front elevations



Photographs



Adjacent dwellings 1-4 Mill Court



Photographs





Recommendation

- Grant subject to conditions to restrict rooflights on south elevation, materials to match, restriction on the use of the annexe as ancillary accommodation, in accordance with submitted flood risk assessment, and securing additional parking space

End of 3e 24/10539 presentation



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