

COMMITTEE UPDATES

Item 3a: SS13 – Land off, Moortown Lane, Ringwood (Application 21/11723)

Page 52 (EIA)

Therefore, the conclusion of the April 2021 EIA screening opinion remains valid, and the application therefore continues to be deemed to be EIA development and hence NFDC must take into account the information in the ES, the responses to any consultation and any other relevant information when determining this planning application.

Additionally, the national Planning Practice Guidance sets out ~~that~~ further guidance on this matter.

Page 52 (Green Belt)

These include but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.

Page 54 (Green Belt)

The following paragraph to be added to the end of the sub-section:

Given that the proposed highways and access works in the South West Hampshire Green Belt does not include any new buildings and are clearly to facilitate the Local Plan Allocation Site the proposal does not conflict with the purposes in NPPF paragraph 143. As set out, NPPF paragraph 155 sets out that both engineering operations and local transport infrastructure are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. The proposed highways and access works are considered to fall under the rubrics of engineering and local transport infrastructure. In line with the findings of the supported LVIA there would be some modest impacts on the openness of the Green Belt along Moortown Lane through these works but that they would be moderated in the longer-term by maturing planting and there would in the absent of new buildings be no volumetric impacts. Therefore, on balance of considerations, the proposal accords with Local Plan Policy ENV2.

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The Written Ministerial Statement (30 July 2024) sets out with regard to Affordable Housing: a number of changes in planning policy designed to support the delivery of affordable homes: removing the prescriptive requirements that currently tie local authorities' hands with respect to particular types of home ownership products, and allowing them to judge the right

mix of affordable homes for ownership and for rent that will meet the needs of their communities.

Further Representations

A representation was received from Ringwood Town Council on 9 September 2024. The full representation is available to view on the NFDC website.

The representation sets out commentary on the following matters:

- Status of the Ringwood Neighbourhood Plan (RNP)
- Commentary on a letter from a former case officer sent to the applicants in August 2023
- Housing Land Supply and the NPPF Titled Balance
- Housing and Affordable Housing
- Highways, Access and Parking
- Flood Risk
- ANRG

NFDC Officers have the following comments to make in response to RTCs 9 September 2024 representation:

- The National Described Space Standards (NDSS) sets out that a single bedroom should be at least 7.5m² and at least 2.25m wide. This is set out on the Government website (link below):
[Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](https://www.gov.uk/technical-housing-standards)
- As such, in line with the NDSS the proposed first floor study rooms do not qualify as bedrooms as they range in size from 5.4m² to 7.4m².
- As such, the proposed housing mix is accurately set out and the ANRG sufficient for the proposed development.
- The Affordable Housing quantum and mix is agreed by NFDC Housing and the NFDC viability advisors indicate that this is a suitable outcome when combined with the proposed s106 package.
- Ringwood Neighbourhood Plan policies have been adopted by NFDC rather than “binding”. The Committee Report sets out clearly the status of the Neighbourhood Plan on page 13.
- The Committee Report sets out where the proposal is non-compliant with the Ringwood Neighbourhood Plan and sets out that any harm needs to go into the overall planning balance.
- The content of the August 2023 letter from the former case officer is noted but the proposed design has evolved significantly since then and is now considered acceptable as set out in the Committee Report.

Two further representations which sets out additional commentary on affordable housing, foul drainage, highways, agricultural land and infrastructure, have been received from the

public since publication of the Committee Report. These are available to view on the NFDC website.

Item 3b: Open Space adjacent to Crow Lane, Ringwood (Application 23/10707)

The revised Site Location Plan is attached.

Further Representations

A representation was received from Ringwood Town Council on 9 September 2024. The full representation is available to view on the NFDC website. The representation reiterates commentary previously made by Ringwood Town Council on application 23/10707.

Item 3c: Land North of Salisbury Road, Calmore, Netley Marsh (Application 23/10268)

1. The Council's Urban Design team have submitted their final consultation response. They recommend Approval in terms of design subject to comprehensive landscape conditions which will need to cover the final designs for remaining outstanding details of hard and soft landscaping.

In summary, they have noted that whilst the layout remains rather congested in some places, with areas of somewhat intense building, on balance the proposal is acceptable. This is largely as a result of the offer of a comprehensive and positively designed green infrastructure with significant space for recreation. As a setting for development and as an intrinsic part of the layout, together with improvements to many building designs, this should result in a pleasant place to live, provided that the street designs can be implemented as proposed.

2. Condition 1 (Plan numbers) needs to be adjusted to reflect the submission of a number of amended plans. Specifically:
 - Plan P-22-4321_DE_004_F_001 - Proposed Streetscenes (dated 28/06/2024) is to be substituted and replaced by Plan P-22-4321_DE_004_G_001 - Proposed Streetscenes (dated 02/09/2024).
 - Plan P22-0203_DE_009_A_34 - FOG Floor Plans and Elevations (Plot 47) is to be substituted and replaced by Plan P22-0203_DE_009_B_34 - FOG Floor Plans and Elevations (Plot 47).
 - P22-0203_DE_009_A_05.2 - Grovier+ 2block Floor Plans and Elevations (Plots 189-190) is to be substituted and replaced by P22-0203_DE_009_B_05.2 - Grovier+ 2block Floor Plans and Elevations (Plots 189-190).
 - P22-0203_DE_009_A_05.3 - Grovier+ 2block Floor Plans and Elevations (Plots 5-6) is to be substituted and replaced by P22-0203_DE_009_B_05.3 - Grovier+ 2block Floor Plans and Elevations (Plots 5-6).
 - P22-0203_DE_009_A_06.1 - Grovier+ 3block Floor Plans and Elevations (Plots 237-239) is to be substituted and replaced by P22-0203_DE_009_B_06.1 - Grovier+ 3block Floor Plans and Elevations (Plots 237-239).
 - P22-0203_DE_009_A_06.2 - Grovier+ 3block Floor Plans and Elevations (Plots 56-58) is to be substituted and replaced by P22-0203_DE_009_B_06.2 - Grovier+ 3block Floor Plans and Elevations (Plots 56-58).

- P22-0203_DE_009_A_11.1 - Wixham Floor Plans and Elevations (Plots 65 & 71 as drawn; Plots 75, 78 handed) to be substituted and replaced by P22-0203_DE_009_B_11.1 - Wixham Floor Plans and Elevations (Plots 65 & 71 as drawn; Plots 75, 78 handed).
- P22-0203_DE_009_A_18.1 - Bewdley-Grovier-Grovier Floor Plans and Elevations (Plots 1-3) to be substituted and replaced by P22-0203_DE_009_B_18.1 - Bewdley-Grovier-Grovier Floor Plans and Elevations (Plots 1-3).
- P22-0203_DE_009_A_18.2 - Bewdley-Grovier-Grovier Floor Plans and Elevations (Plots 240-242) to be substituted and replaced by P22-0203_DE_009_B_18.2 - Bewdley-Grovier-Grovier Floor Plans and Elevations (Plots 240-242).
- P22-0203_DE_009_A_30.1 - Swift Floor Plans and Elevations (Plots 231-232) to be substituted and replaced with P22-0203_DE_009_B_30.1 - Swift Floor Plans and Elevations (Plots 231-232)
- P22-0203_DE_009_A_30.2 - Swift Floor Plans and Elevations (Plots 104-105, 223-224) to be substituted and replaced with P22-0203_DE_009_B_30.2 - Swift Floor Plans and Elevations (Plots 104-105, 223-224)
- P22-0203_DE_009_A_09.3 - Reynolds Floor Plans and Elevations (Plot 211 as drawn; Plot 265 handed) to be substituted and replaced by P22-0203_DE_009__09.3 - Reynolds Floor Plans and Elevations (Plot 211 as drawn; Plot 265 handed)
- P22-0203_DE_009_A_29.1 - Raleigh Floor Plans and Elevations (Plot 145) to be substituted and replaced by P22-0203_DE_009__29.1 - Raleigh Floor Plans and Elevations (Plot 145)
- 10975-FPCR-XX-XX-DR-L-0009 rev P01 - Signage Strategy is to be deleted from the list of approved plans.

3. Condition 3 is recommended to be adjusted as follows (incorporating additional landscape requirements):

“Before development of any of the referenced features in this condition commences, the following additional landscaping details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Exact details of the materials to be used for all hard surfaced areas.
- b) Elevational and material details of all boundary treatments (fences, walls, gates), including details of designs where there would be changes of level.
- c) Details of boundary treatments where footpath connections are proposed to connect with the boundaries of the site.
- d) Details of the precise alignment and design of the footpath through Hatton's Plantation.
- e) Details of the exact design of the waste / bin collection points.
- f) Details of all furniture and landscape features within the areas of public realm (seats, bollards, bins, boardwalks).
- g) Details of all graphic designs for all signage and way markers within the ANRG and greenspace.
- h) Details of how the soft landscaping will be anchored, protected, staked (where necessary), watered and mulched.

Development shall take place in full accordance with the approved details.”

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.”

4. Condition 5 is recommended to be adjusted as follows (incorporating an additional reference to hard landscaping).

“In respect of the approved landscaping proposals for the areas of public realm (including Alternative Natural Recreational Greenspace and Public Open Space), the approved planting, seeding or turfing details and the approved hard landscaping details shall be carried out in full in accordance with a programme for implementation that shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.”

“Reason: To ensure the appearance and setting of the development is satisfactory 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.”

5. An additional condition (condition 9) is recommended as follows:

“Before development proceeds above slab level, full details of solar PV panels that are to be installed on the roofs of the approved development (location, position, number, design) shall be submitted to and approved in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details.”

“Reason: To promote low / zero carbon energy efficiency measures and to ensure that the panels are deployed in a manner that is sympathetic to the appearance of the development.”

With respect to this condition, members should note that the application is accompanied by an Energy Strategy Statement which considers proposed low/zero technologies that will be applied to the site, an assessment having been undertaken of the viability of different technologies. Key to this strategy is the incorporation of energy efficient design measures (fabric first), but the statement also proposes the incorporation of photovoltaic panels / collectors, which will assist in meeting Building Regulation requirements. Officers consider that the applicant’s proposals are an acceptable response to minimising CO2 emissions.

Item 3d: Gang Warily Farm, Newlands Road, Fawley (Application 21/11329)

Additional representation received objecting to the scale of the development, concerns regarding water run off causing flooding and the impact on ecology in the area. Also suggests the applicant doesn’t have the right to make the application as they do not own the site.

Item 3e: 4 Westgrove, Fordingbridge (Application 24/10539)

Additional plan 2024-01-PL-003 Existing Plans, and change to Plan no 2024-01-PL- 001 to 2024-01-PL- 001A in respect of condition 2 and plans and particulars

Condition 2

2024-01-PL-004-REV A Existing Elevations East & West as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL-005-REV A Existing Elevations North & South as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL-101 REV A Proposed Roof Plan as deposited with the Local Planning Authority on 14 August 2024

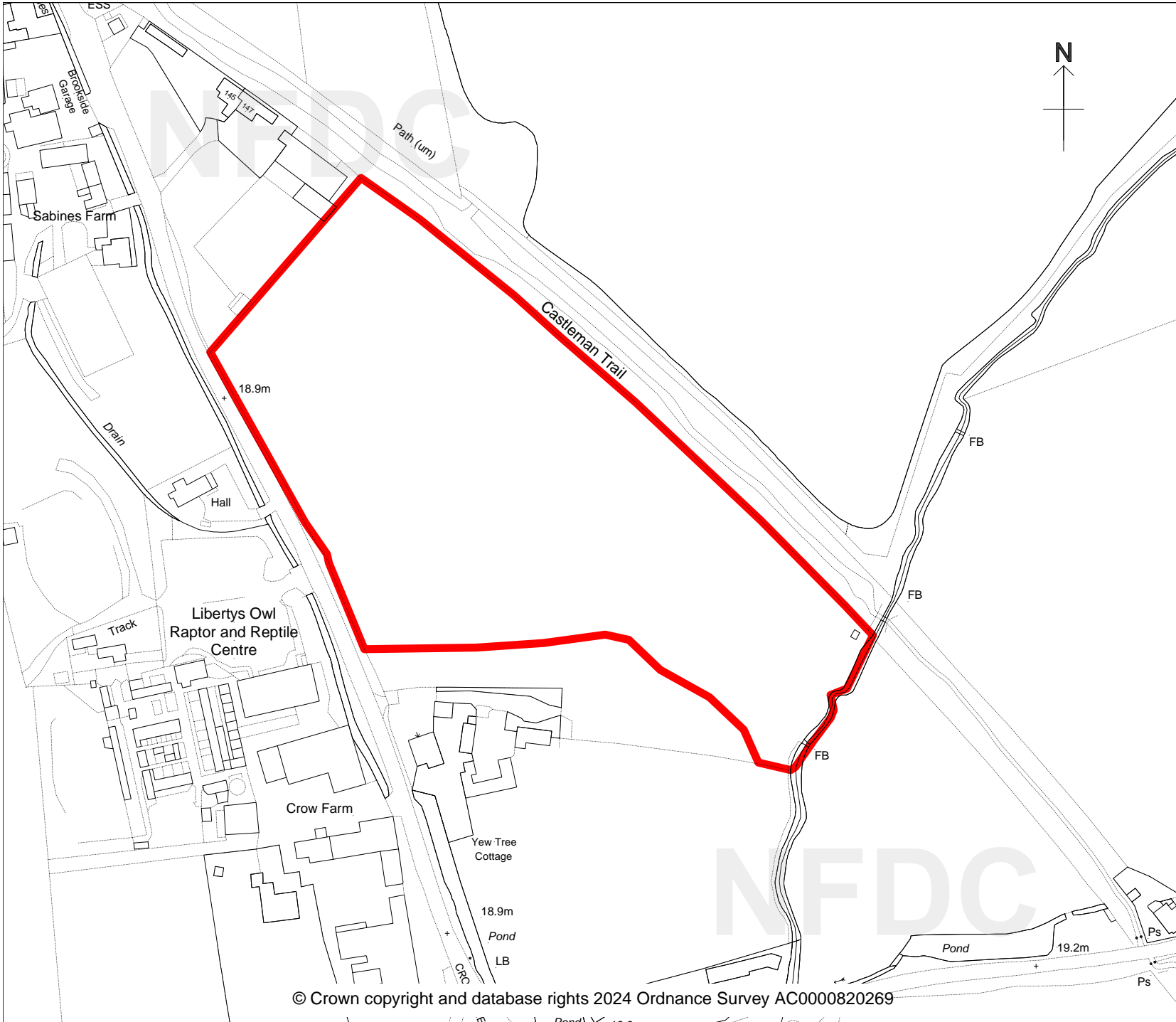
2024-01-PL-103 REV A Proposed Elevations East & West as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL-104 REV A Proposed Elevations North & South as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL- 001A Existing Roof, Location & Block Plan as deposited with the Local Planning Authority on 14 August 2024

2024-01-PL-102 Proposed Plans as deposited with the Local Planning Authority on 14 June 2024

2024-01-PL-003 Existing Plans as deposited with the Local Planning Authority on 11 June 2024



New Forest

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PLANNING COMMITTEE

September 2024

Open Space adjacent to
 Crow Lane
 Ringwood
 23/10707

Scale 1:2000

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