

Planning Committee

12 February 2025



Planning Committee 12 February 2025 Applications Presentations



Planning Committee
App No 23/10661
SS8 Land at Hordle Lane,
Hordle

Schedule 3a

3 3a 23/10661

Planning Committee
App No 24/11096
Land at Former Fawley Power Station
Fawley Road
Fawley
Schedule 3b

39 3b 24/11096

Planning Committee
App No 24/10861
Land at former Fawley Power Station,
Fawley Road
Fawley
Schedule 3c

57 3c 24/10861

Planning Committee
App No 24/11019
47 High Street
Hythe
SO45 6AG
Schedule 3d

76 3d 24/11019

Planning Committee
App No 24/11023
47 High Street
Hythe
SO45 6AG
Schedule 3e

92 3e 24/11023

Planning Committee
App No 24/10689
2 Cranbrook Cottages,
Southampton Road
SO45 5GP
Schedule 3f

108 3f 24/10689

Planning Committee
App No 24/11060
Avonmead,
16 Salisbury Road
Ringwood, BH24 1AS
Schedule 3g

122 3g 24/11060



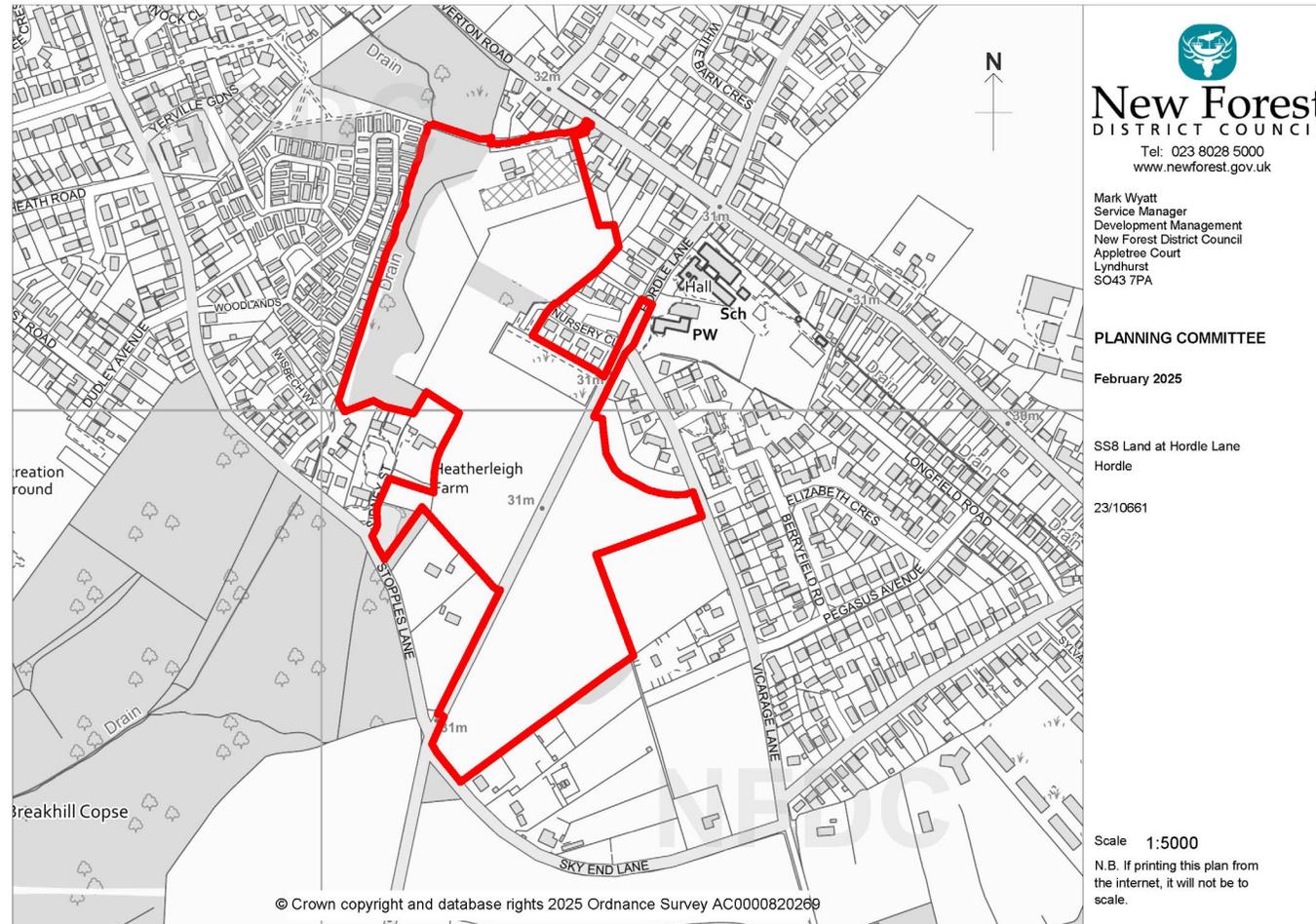
Planning Committee

App No 23/10661

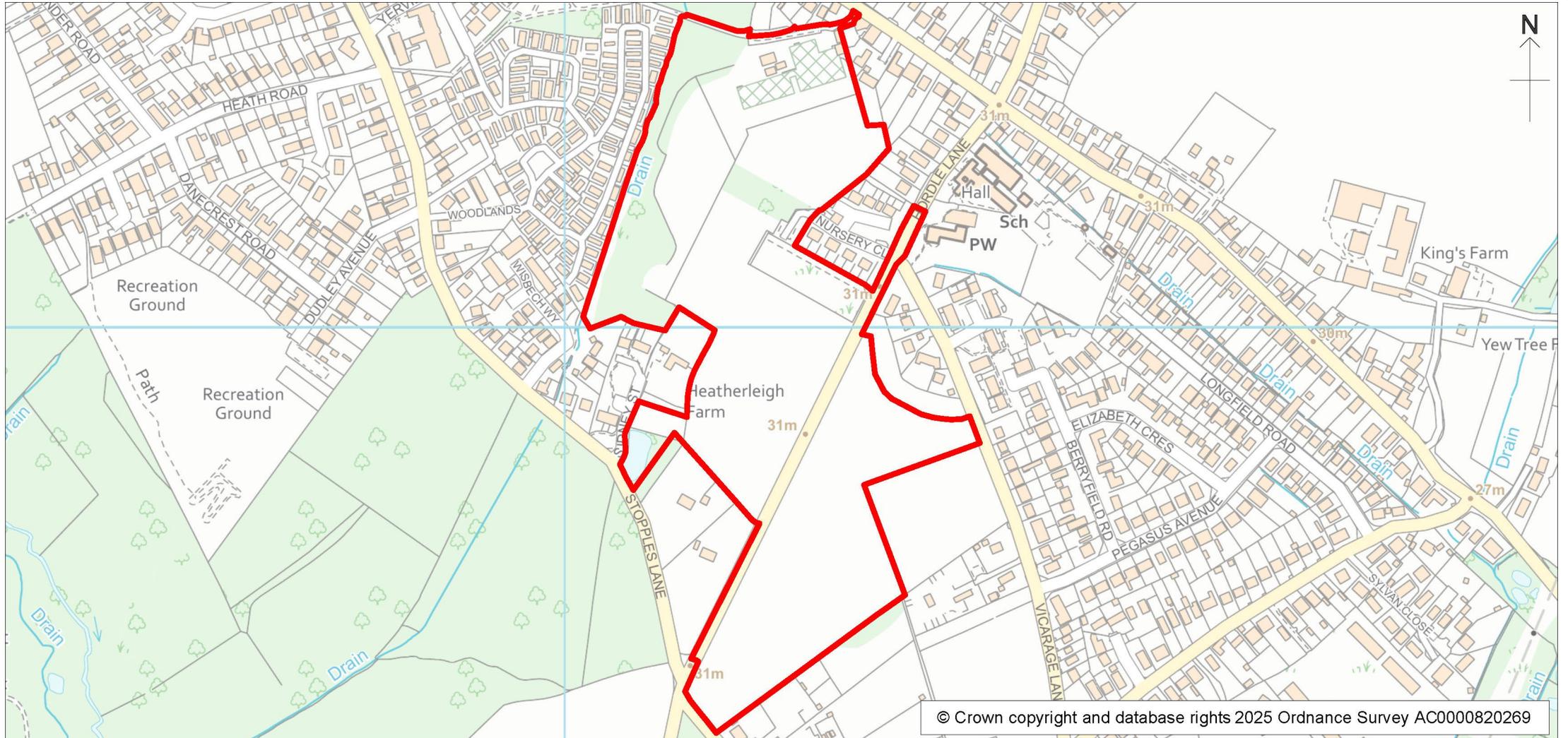
SS8 Land at Hordle Lane,
Hordle

Schedule 3a

Red Line Plan



Local context

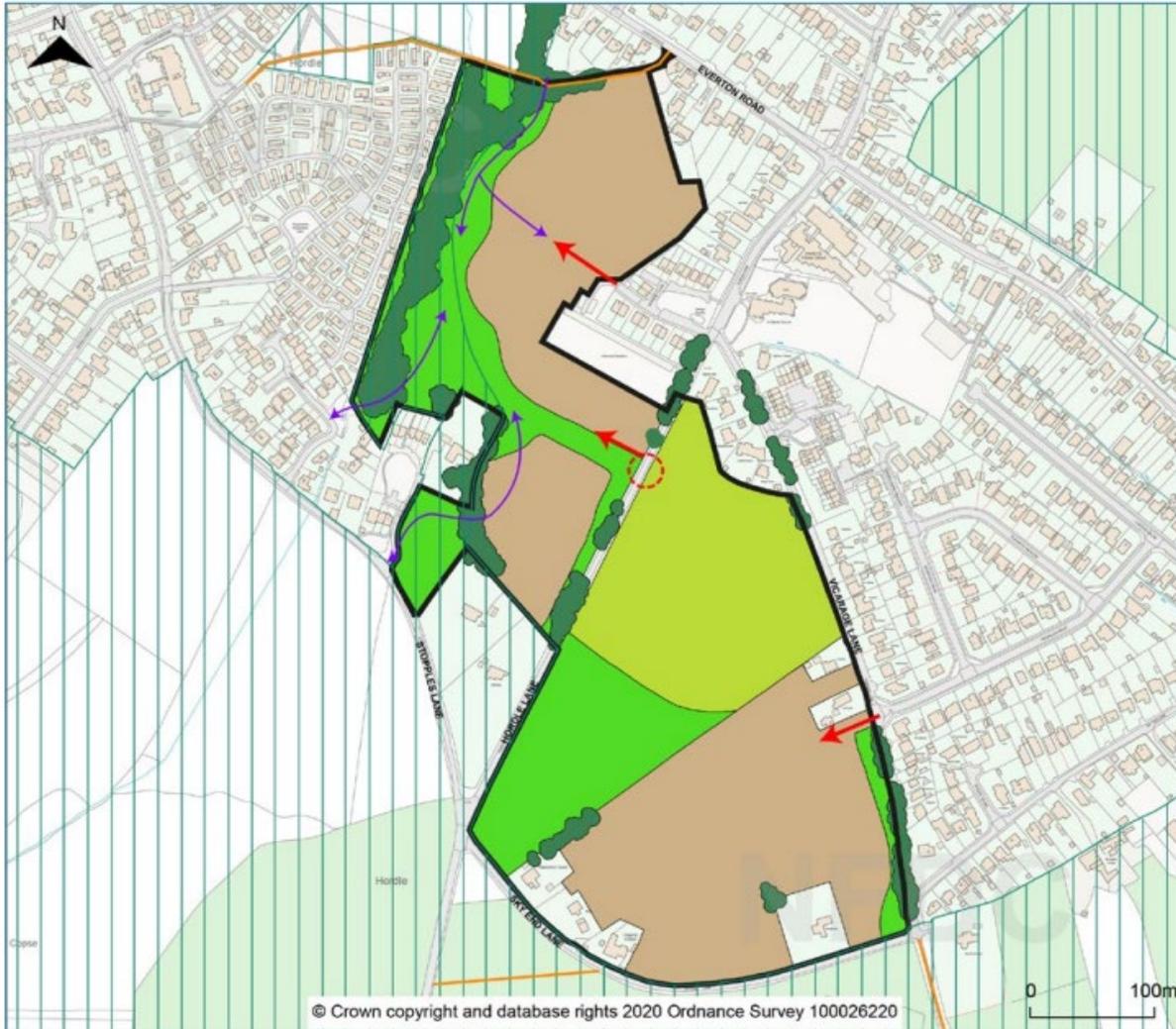


Aerial photograph



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Local Plan Concept Masterplan



-  Public open space suitable for mitigation (ANRG)
-  Potential public open space
-  Residential
-  Retained Green Belt
-  Vegetation of landscape value
-  Indicative primary access
-  Non-vehicular access
-  Public right of way (PROW)
-  Potential crossing

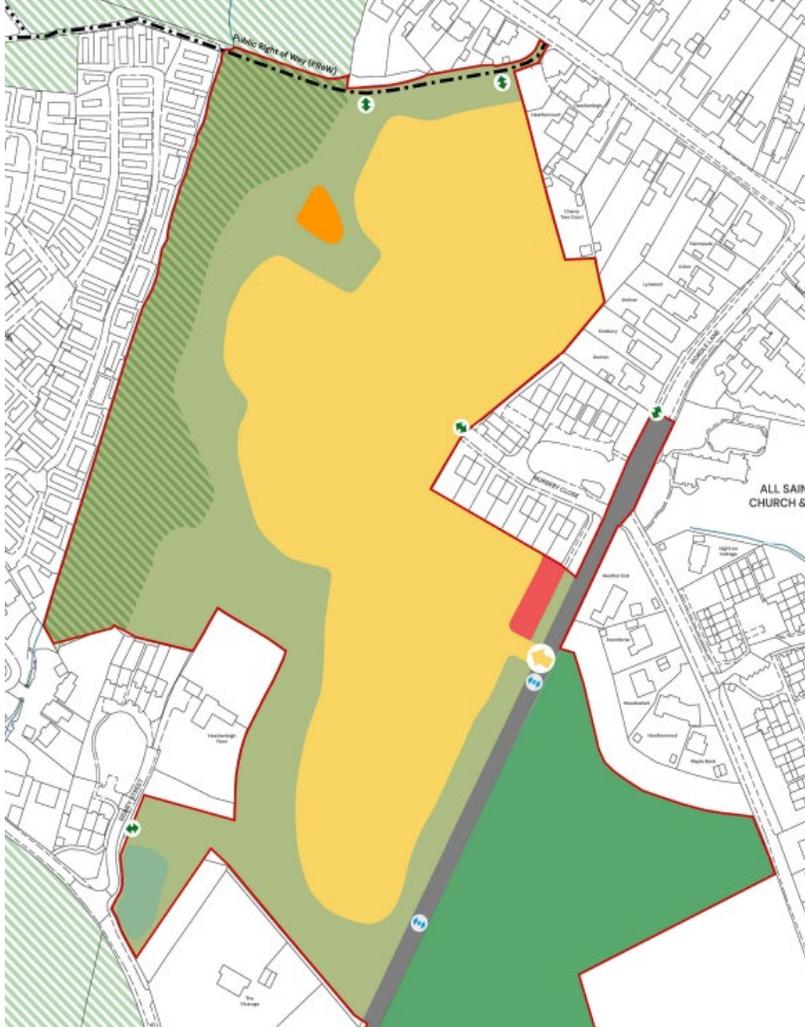
Proposed Development



The proposal is a Hybrid application for the following:

- Outline planning application for development on the land to the west of Hordle Lane of up to 155 dwellings (Use Class C3) including affordable housing, public open space, and associated landscaping, surface water drainage and infrastructure works; with all matters reserved except for the principal vehicular access junction with Hordle Lane
- The proposed housing comprises 60% open market dwellings (up to 93) and 40% (up to 62) affordable dwellings
- A full application on the land to the east of Hordle Lane for public open space comprising Alternative Natural Recreational Greenspace (ANRG), pedestrian and vehicular access, allotments, surface water drainage and car parking

Land Use Parameter Plan



-  Residential
-  Public Open Space
-  ANRG
-  Allotments



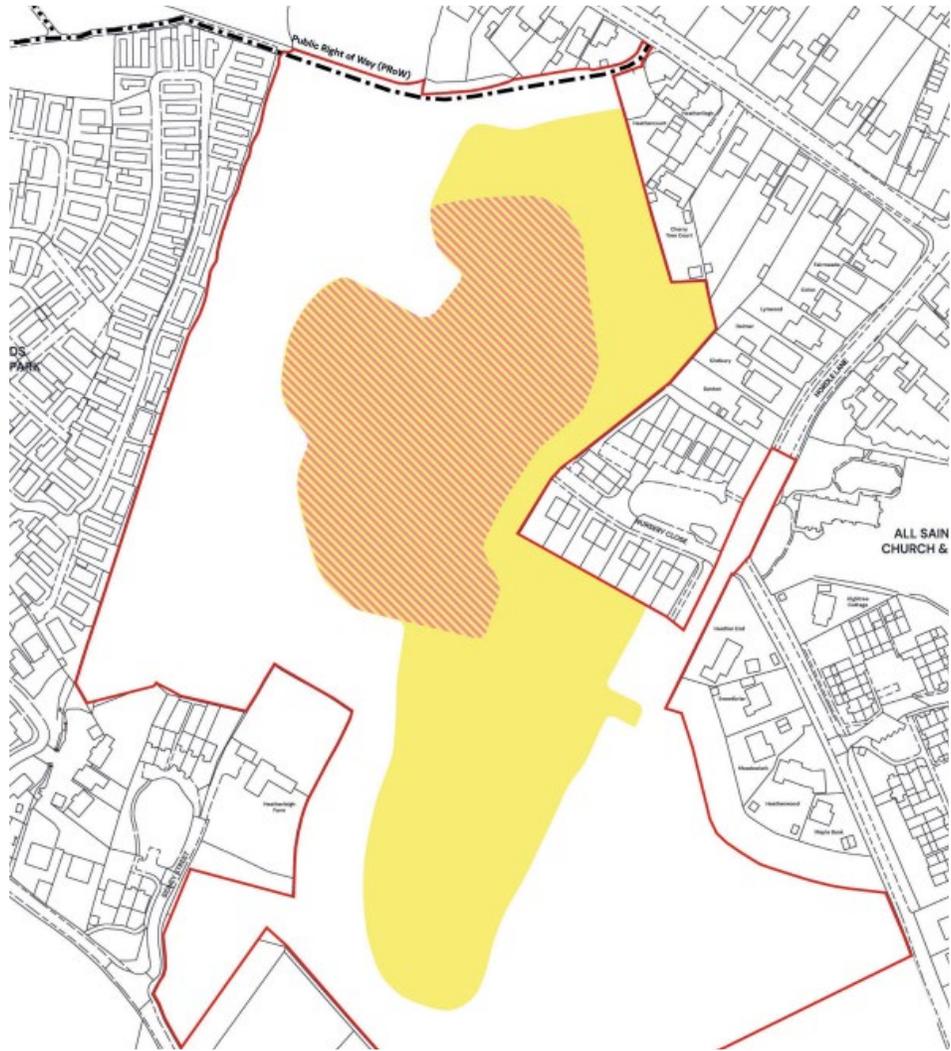
Green Infrastructure Parameter Plan



-  PUBLIC OPEN SPACE (INCLUDING PLAY, DRAINAGE FEATURES, PEDESTRIAN/ CYCLE LINKS, LANDSCAPING & RETAINED VEGETATION)
-  ALTERNATIVE NATURAL RECREATIONAL GREENSPACE (ANRG) (INCLUDING LANDSCAPING, PEDESTRIAN/CYCLE LINKS & RETAINED VEGETATION)
-  ALLOTMENTS (INCLUDING LANDSCAPING, RETAINED VEGETATION & PARKING)
-  EXISTING TREES & HEDGEROWS TO BE RETAINED



Building Heights Parameter Plan



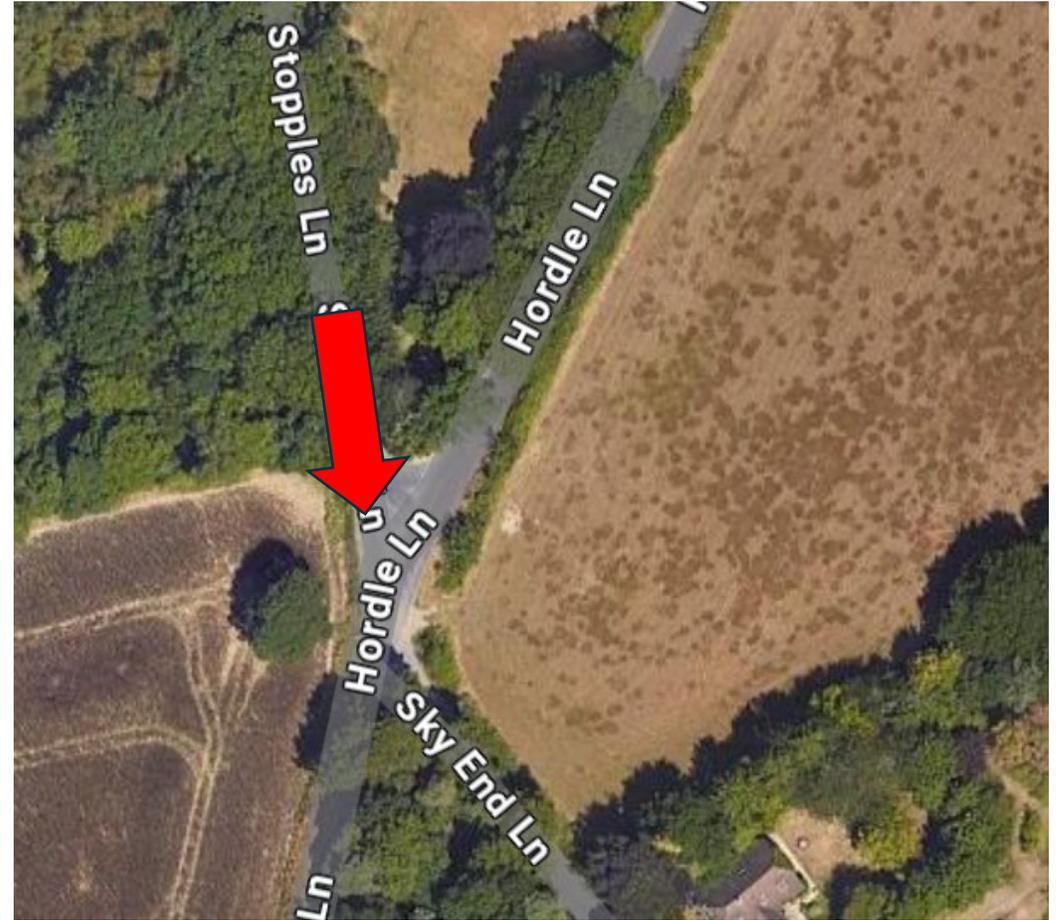
UP TO 2 STOREY DEVELOPMENT

UP TO 2.5 STOREY DEVELOPMENT (UP TO 11 METERS RIDGE HEIGHT)

Hordle Lane (southwards)



Hordle Lane, Sky End Lane, Stopples Lane





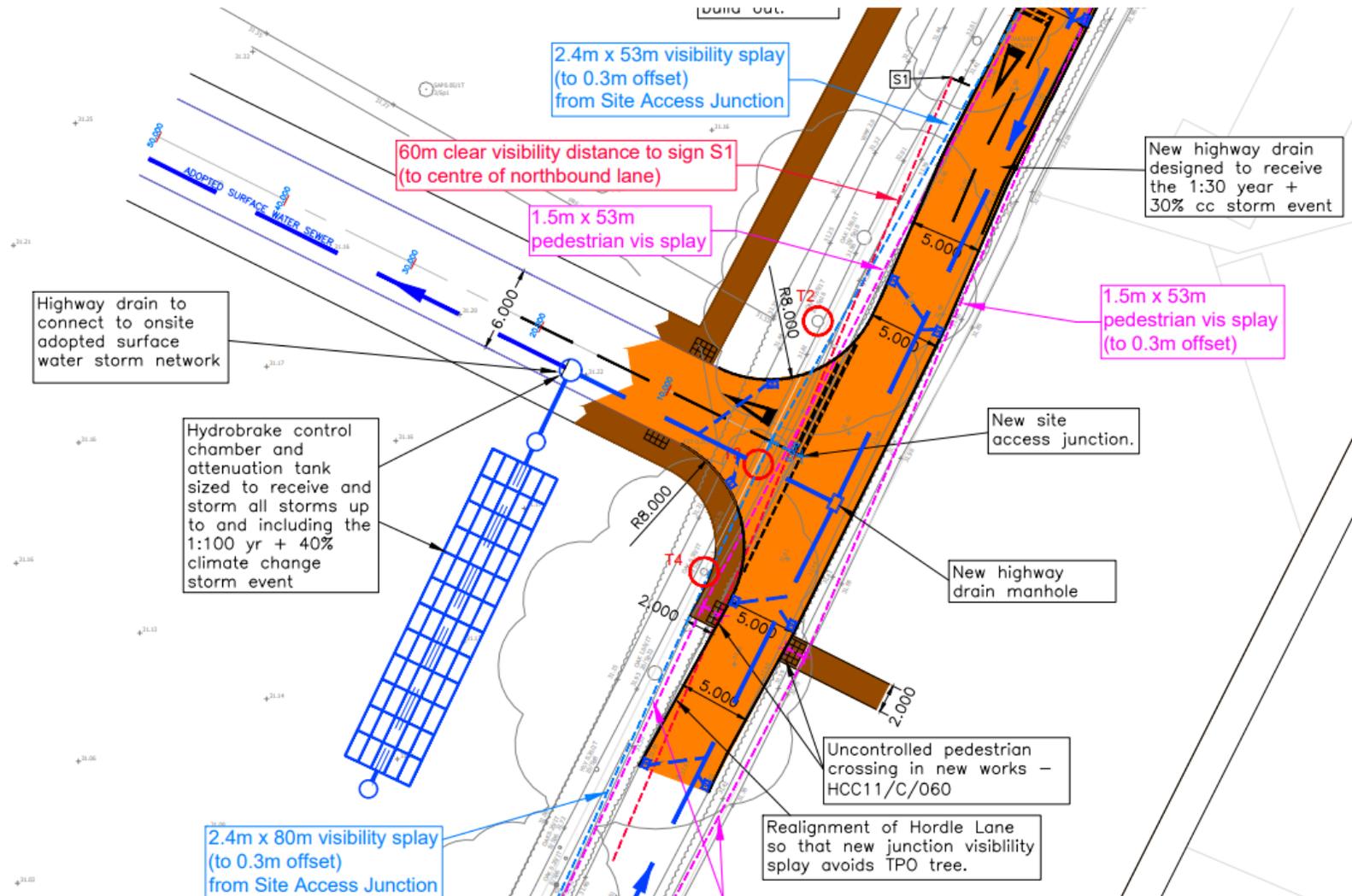
Hordle Lane (northwards)



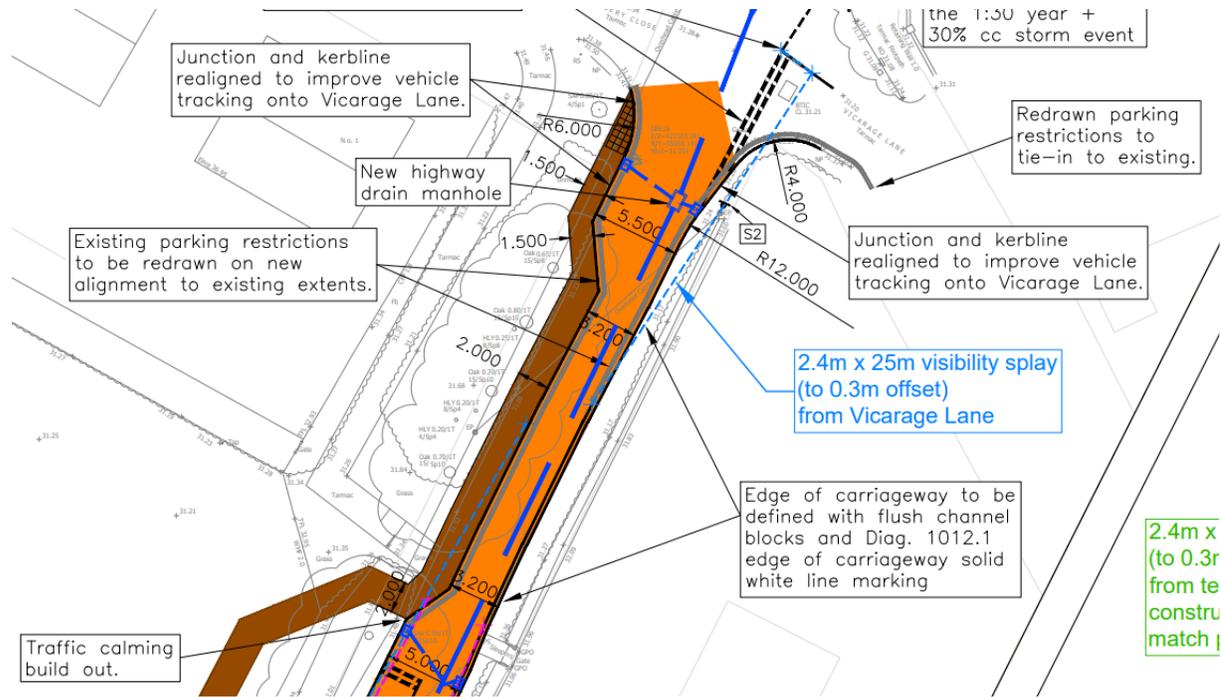
Housing Site Vehicular Access



Housing Site Vehicular Access Arrangement

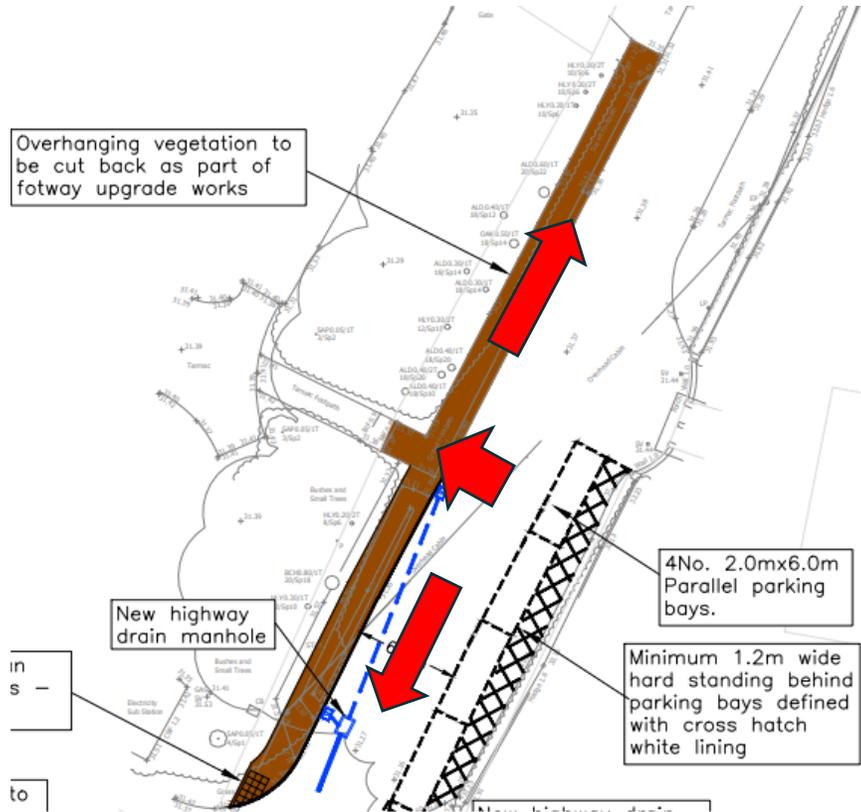


Hordle Lane Build Out and Pedestrian Route

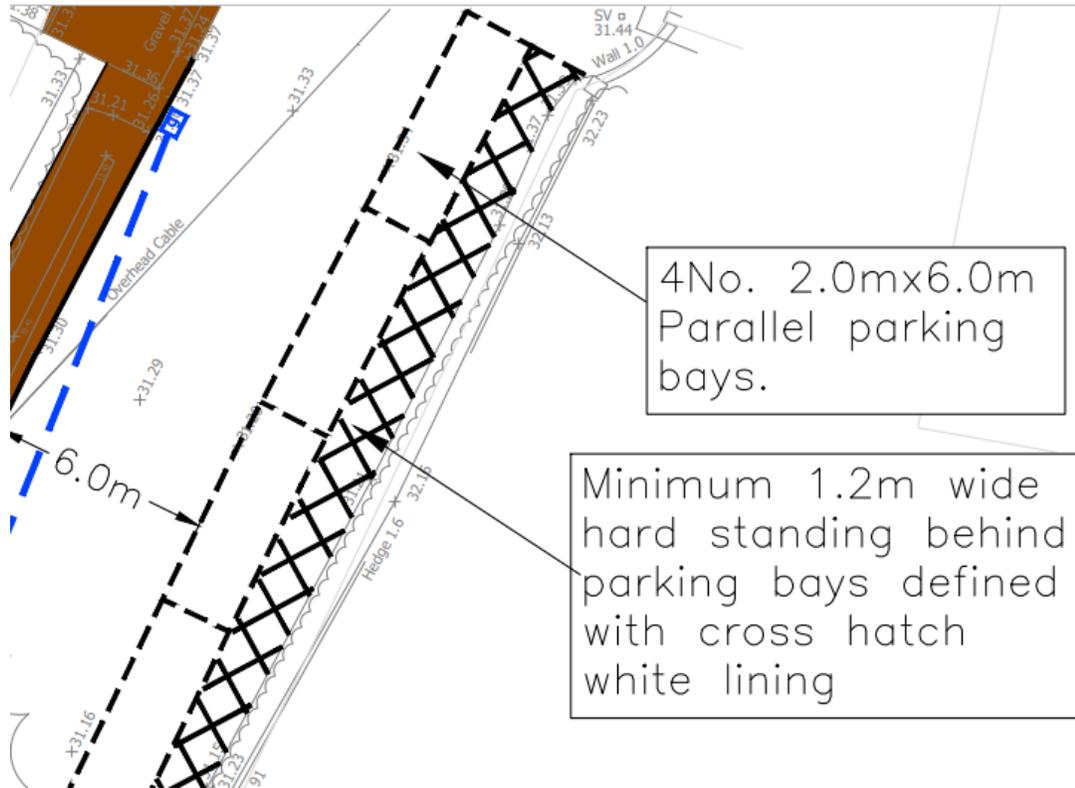


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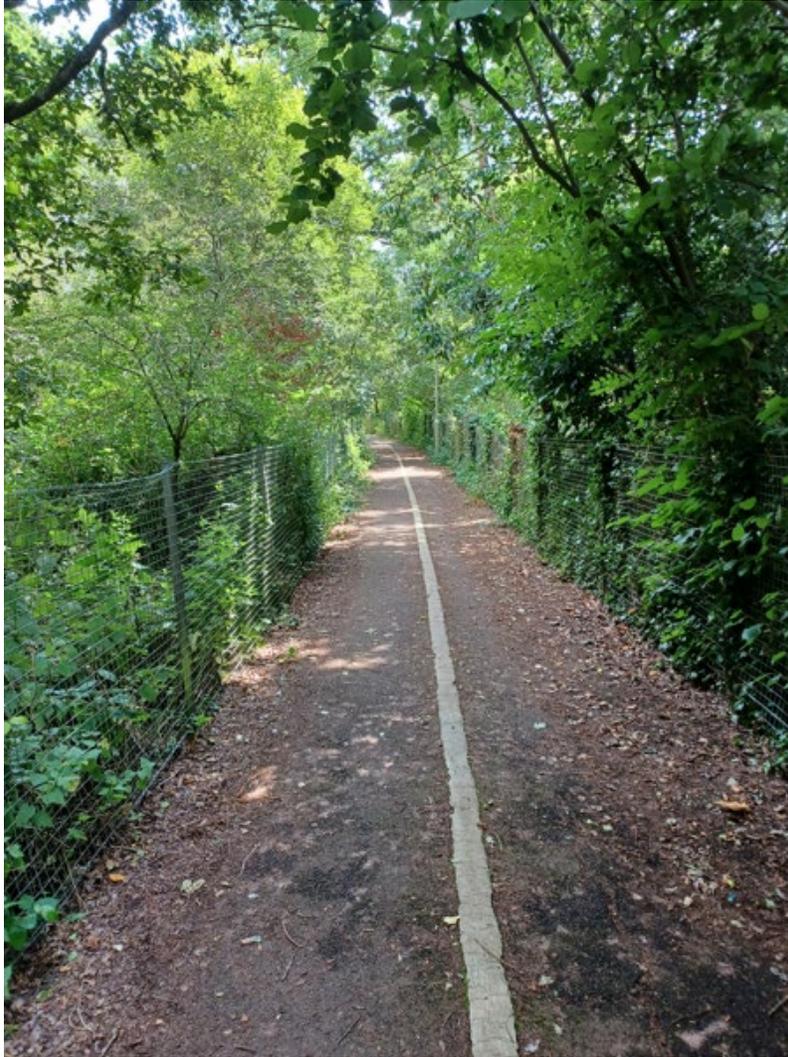
Pedestrian Route North of Nursery Close



Outside Parish Church



Public Right of Way north of site



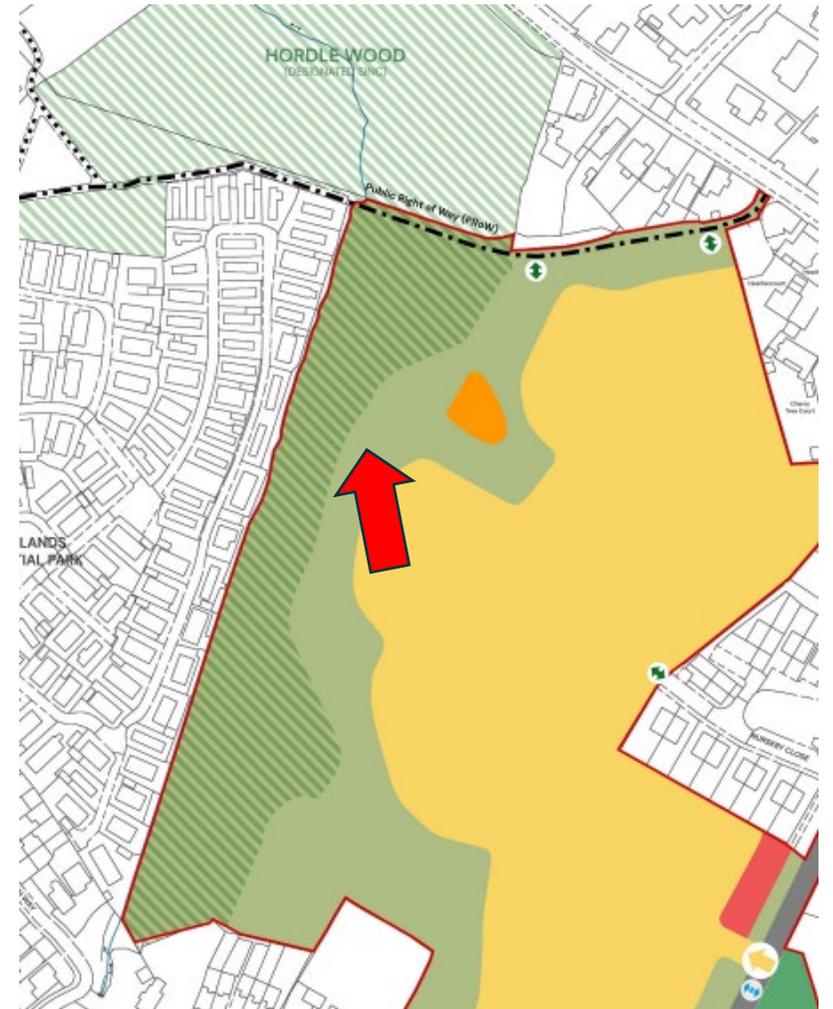
Housing Area: looking north towards Nursery Close



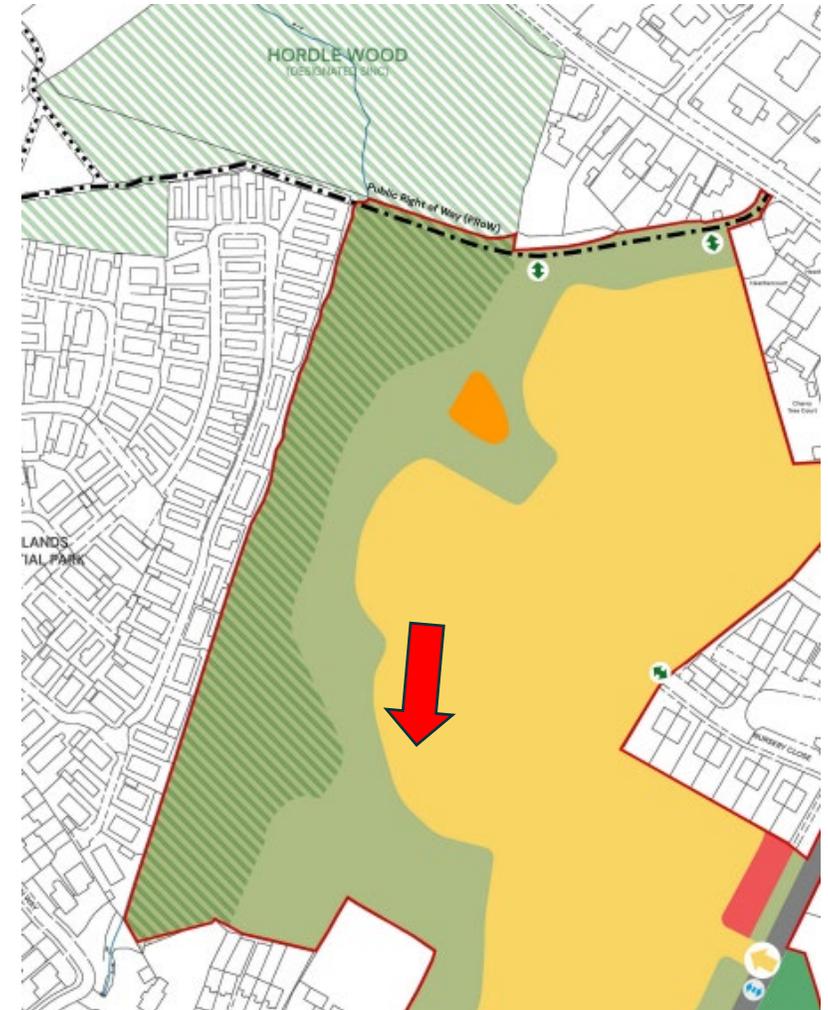
Housing Area: looking east towards Hordle Lane



Housing Area: looking north towards Woodside Park and Hordle Wood



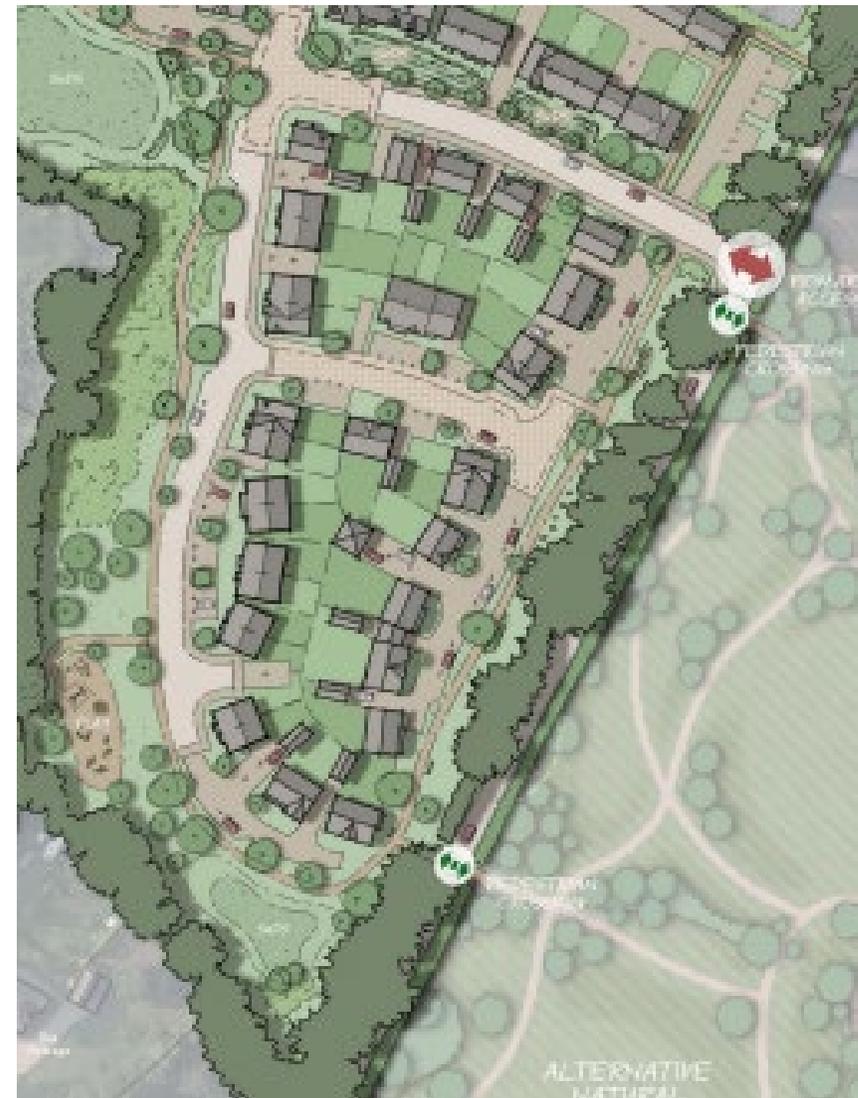
Housing Area: looking south



Housing and Public Open Space: Illustrative Masterplan



Housing Area: Indicative Block Plan



Housing Area: Design and Access Statement



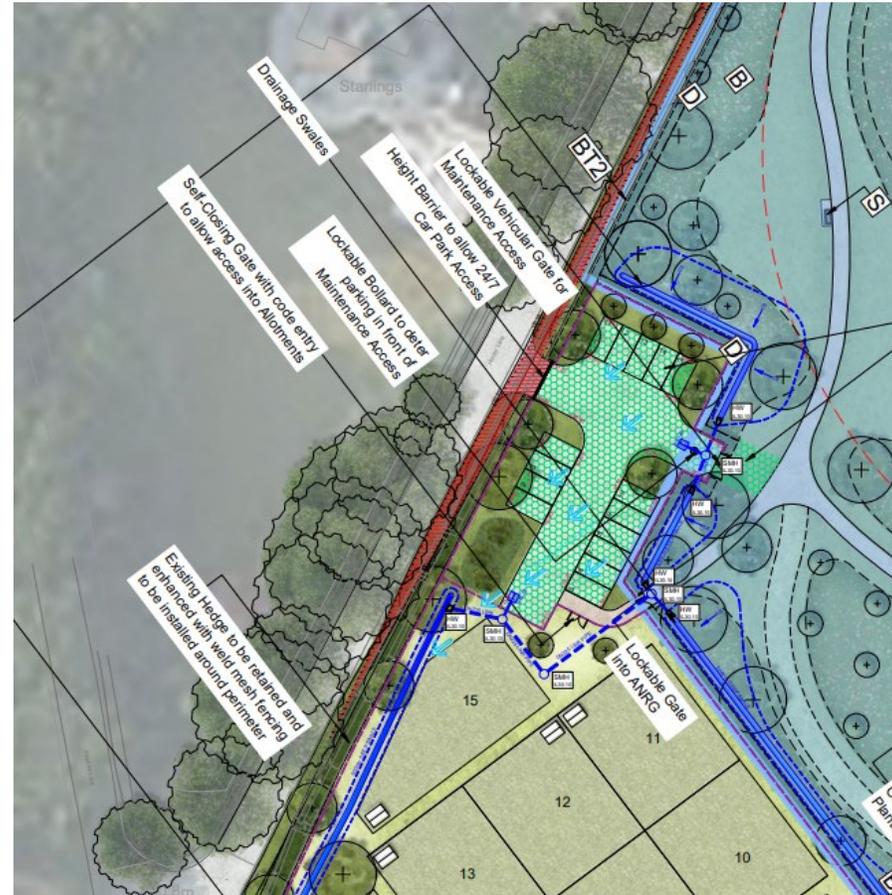
ANRG Strategy Plan



ANRG Strategy Plan



Flood Risk and Surface Water Drainage



Summary

- The proposal would provide 97% of the minimum quantum of housing identified in Local Plan Policy SS8
- The proposal would make a significant contribution to the District's housing need
- The development will deliver up to 62 affordable dwellings (depending on the final total number) across a range of tenures (Social Rent, Affordable Rent, Shared Ownership) in line with Local Plan Policy HOU2
- 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)
- No substantive alternative evidence has been submitted in representations to set aside the views of statutory consultees

Summary

- The proposal subject to a s106 planning obligation and suitable conditions will be acceptable in terms of highways, access, public rights of way, flood risk, surface water drainage and foul drainage
- The representations from the Parish Council and the local community on highways are fully noted but in line with the representations from the Local Highway Authority subject to a s106 planning obligation and suitable conditions the proposal has suitably mitigated the development
- The proposal subject to a s106 planning obligation and suitable conditions will be acceptable in terms of habitat mitigation and European designated nature conservation sites, trees, nitrate neutrality, biodiversity net gain, protected species and invasive species

Summary

- The proposal subject to a s106 planning obligation and suitable conditions will also provide suitable public open space in the form of ANRG and allotments. Detailed design of the proposed public open space adjacent to the housing will be addressed in a subsequent Reserved Matters application
- The proposal, subject to suitable conditions, will not have a harmful impact on mineral extraction, air quality, noise and residential amenity
- The proposal will include a substantial package of contributions of approximately £1.6m 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 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 on the Appropriate Assessment and have regard to their advice. 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 provision (40%) with a tenure split in line with Local Plan Policy HOU2 (35% Social Rented, 35% Affordable Rented, 30% Shared Ownership)
- Provision of Allotments, Allotment car parking and management arrangements including future management arrangements with potential transfer to Hordle Parish Council

Recommendation

- Air quality monitoring contribution
- Delivery of Alternative Natural Recreational Greenspace (ANRG), Public Open Space (POS) and on-site play space including management and maintenance framework (including provision for the transfer of the allotments to the Parish Council and to provide for the scenario whereby management is not undertaken properly or the management company ceases to operate)
- Biodiversity Net Gain management and monitoring
- 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)

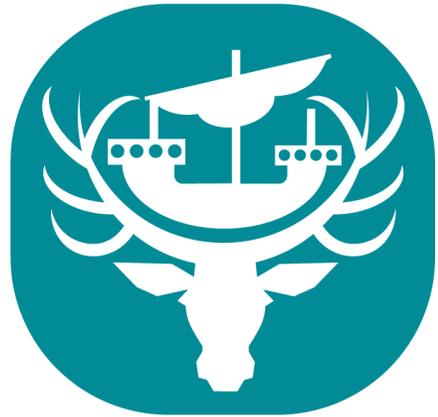


Recommendation

- Formal public open space contribution
- Non-Infrastructure Habitat Mitigation (Access Management and Monitoring)
- Habitats Mitigation: Birds Aware (Solent) contribution
- Off-site Children's Play Space contribution

(ii) the imposition of the conditions as set out in the Committee Report and any additional / amended conditions deemed necessary by the Service Manager (Development Management)

End of 3a 23/10661 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

App No 24/11096

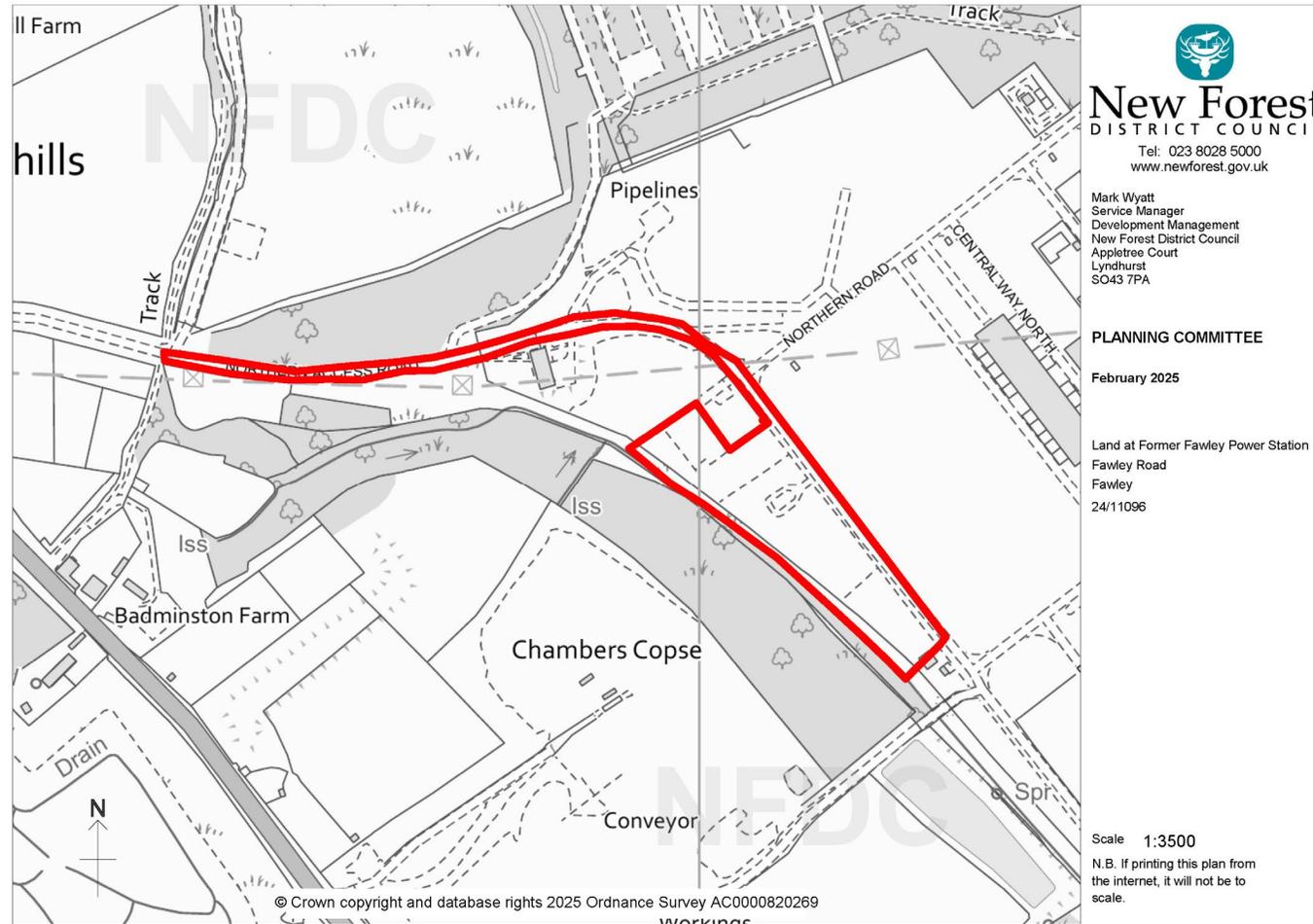
Land at Former Fawley Power Station

Fawley Road

Fawley

Schedule 3b

Red Line Plan




New Forest
DISTRICT COUNCIL
Tel: 023 8028 5000
www.newforest.gov.uk

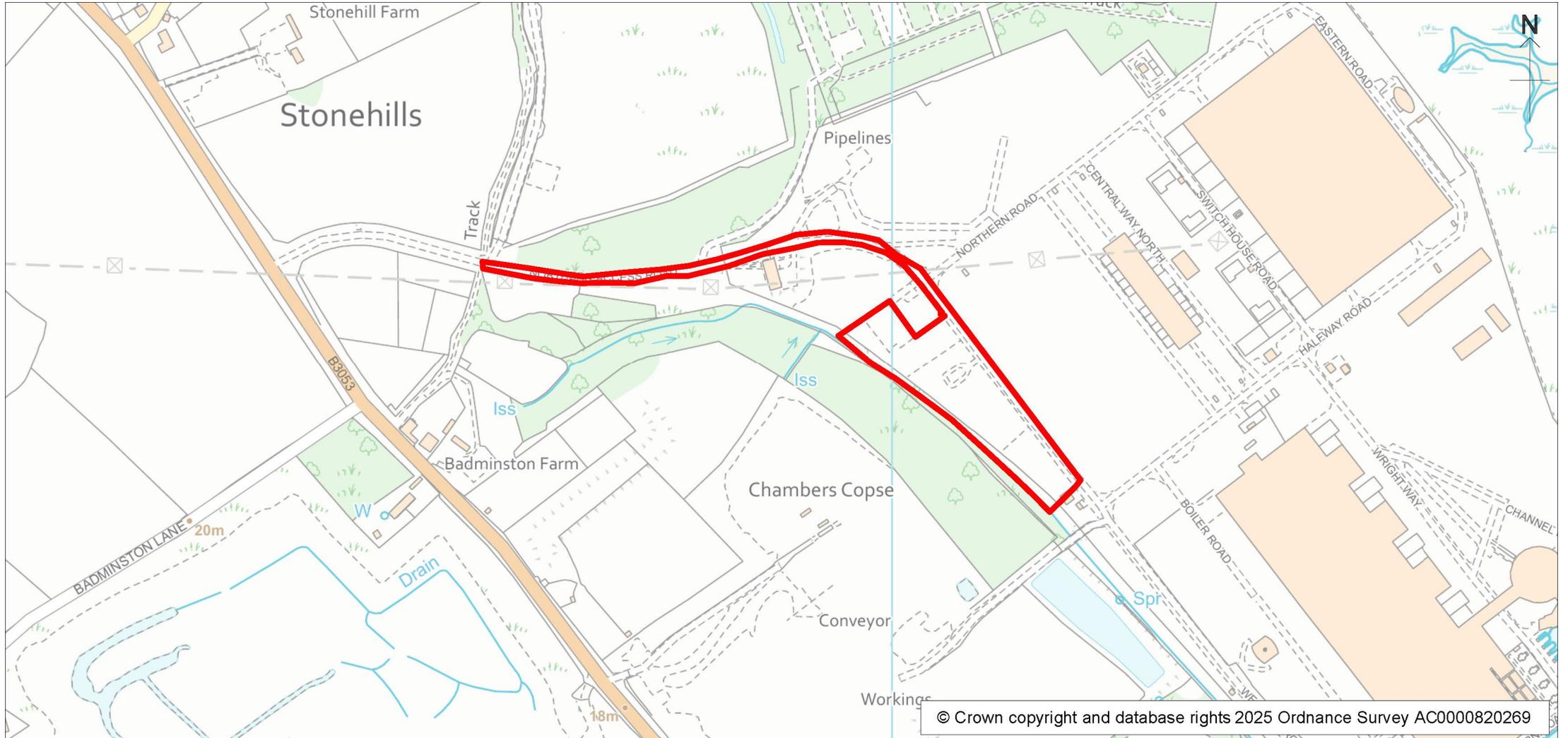
Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE
February 2025

Land at Former Fawley Power Station
Fawley Road
Fawley
24/11096

Scale 1:3500
N.B. If printing this plan from the internet, it will not be to scale.

Local context

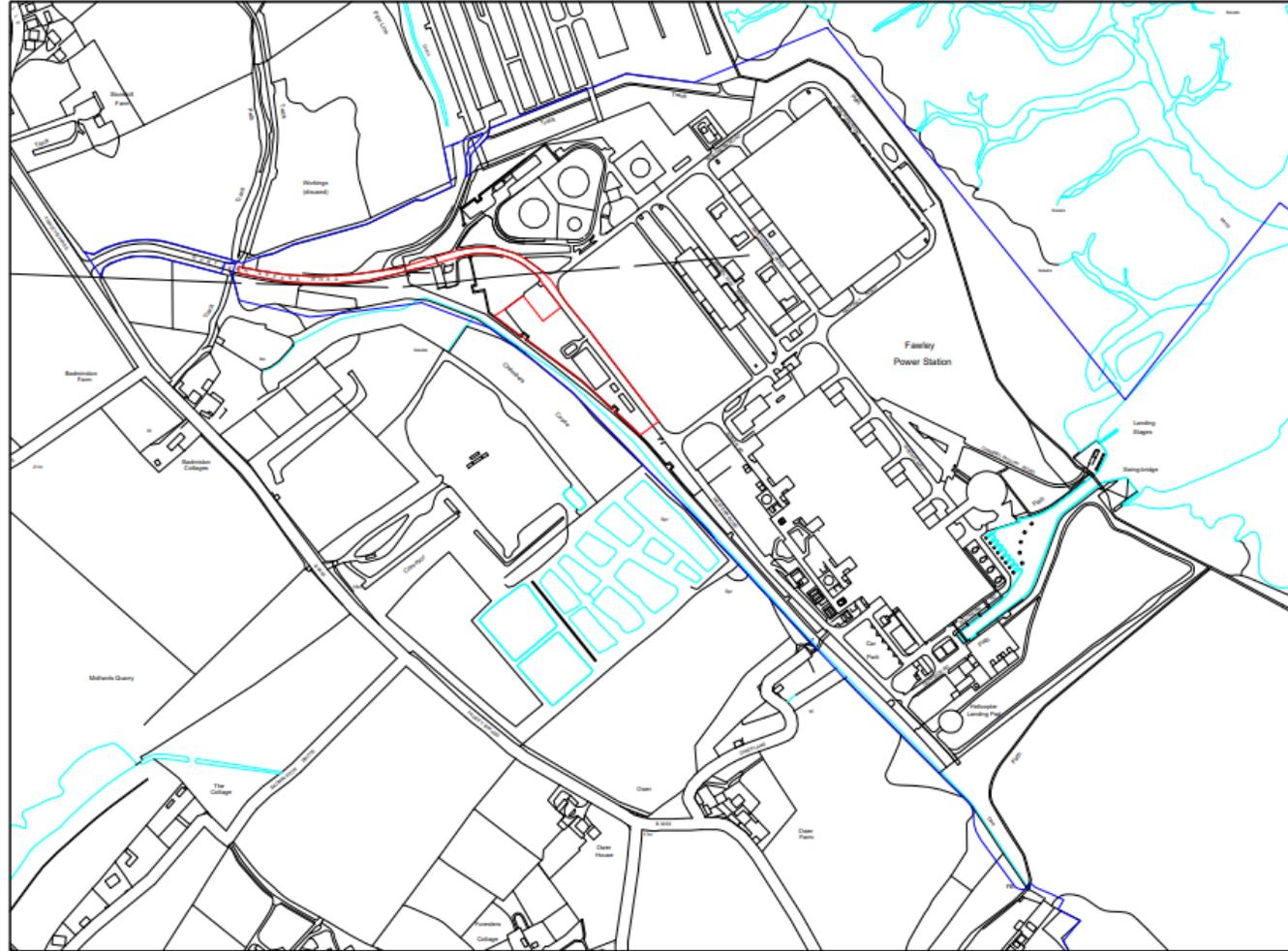


Aerial photograph



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Location Plan



Site A
Site Location Plan
Scale 1:1000

Block Plan



Southern storage area - exterior



Southern storage area - interior



Central haulage use area



Edge of haulage use area



Haulage use area – looking south



Haulage use – portable cabins



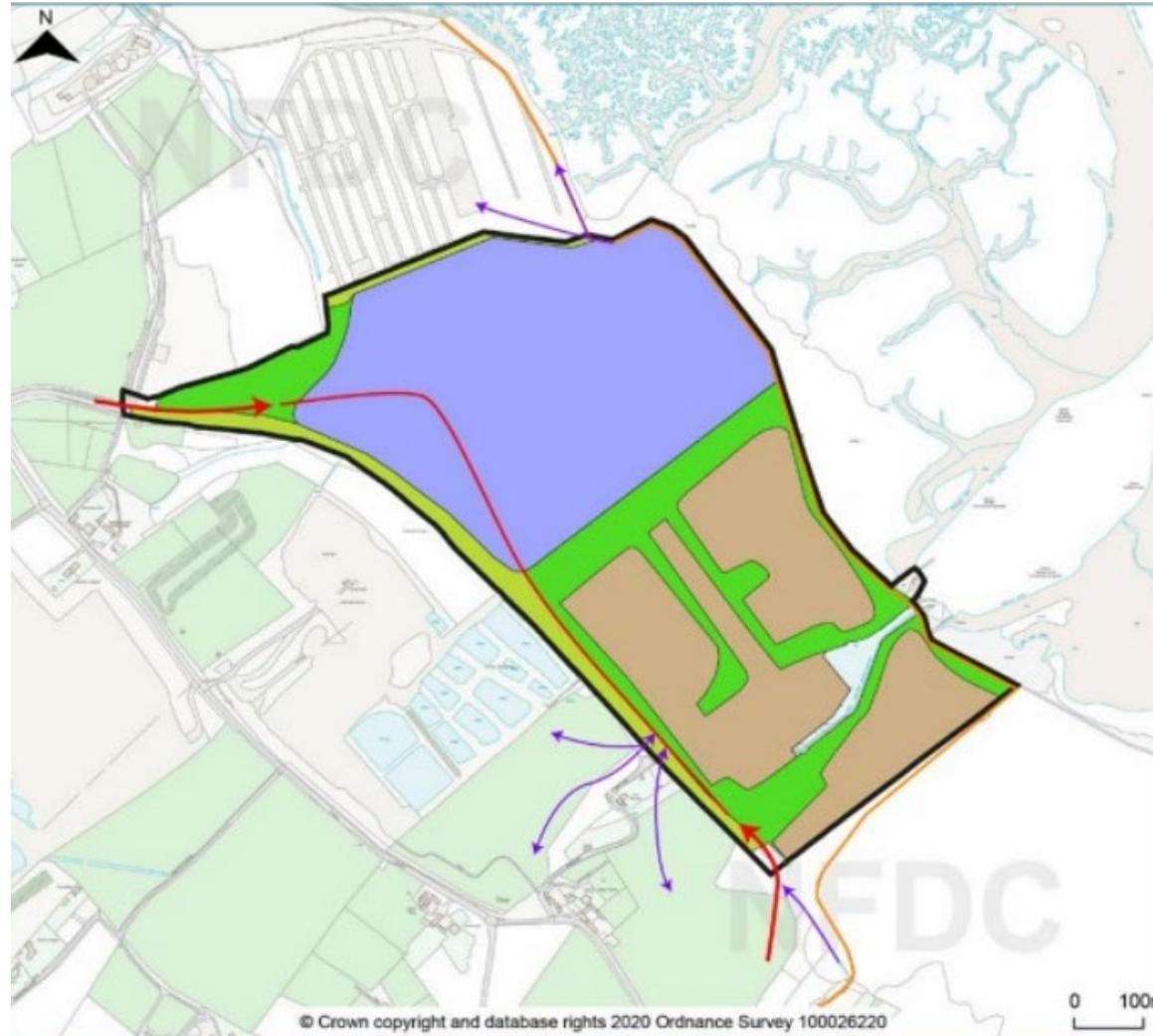
Storage – northern area



Storage – northern area (2)



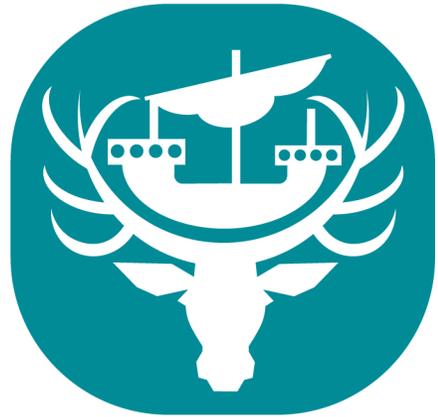
Policy Strategic Site 4 – Concept Masterplan



Conclusions & Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan
- A Temporary Planning Permission for the proposed storage and haulage use until the end of 2025 would not prejudice the delivery of a policy compliant development in the longer term
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological and landscape issues
- The recommendation is therefore to grant temporary planning permission until 31st December 2025 subject to conditions

End of 3b 24/11096 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 24/10861

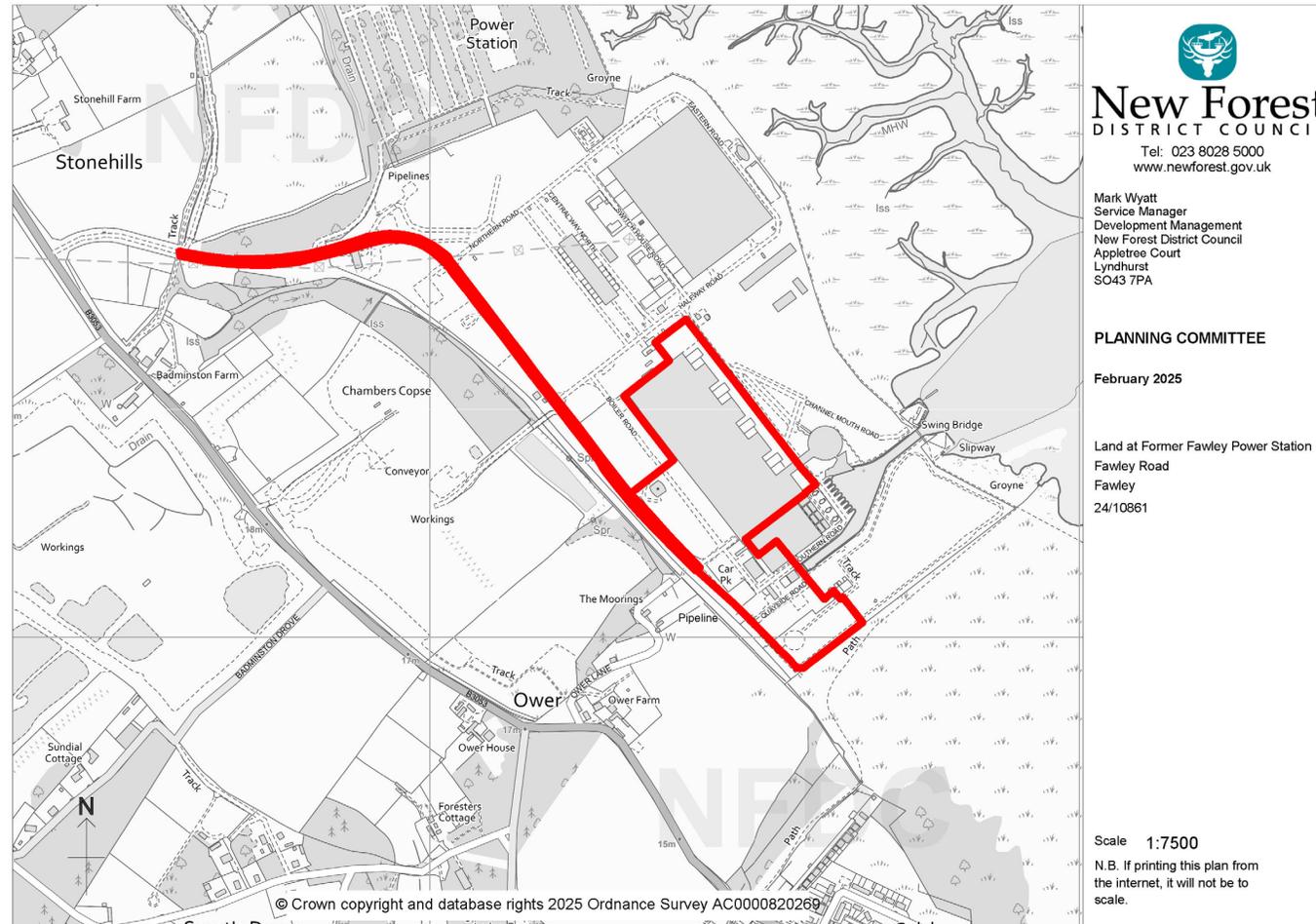
Land at former Fawley Power Station,

Fawley Road

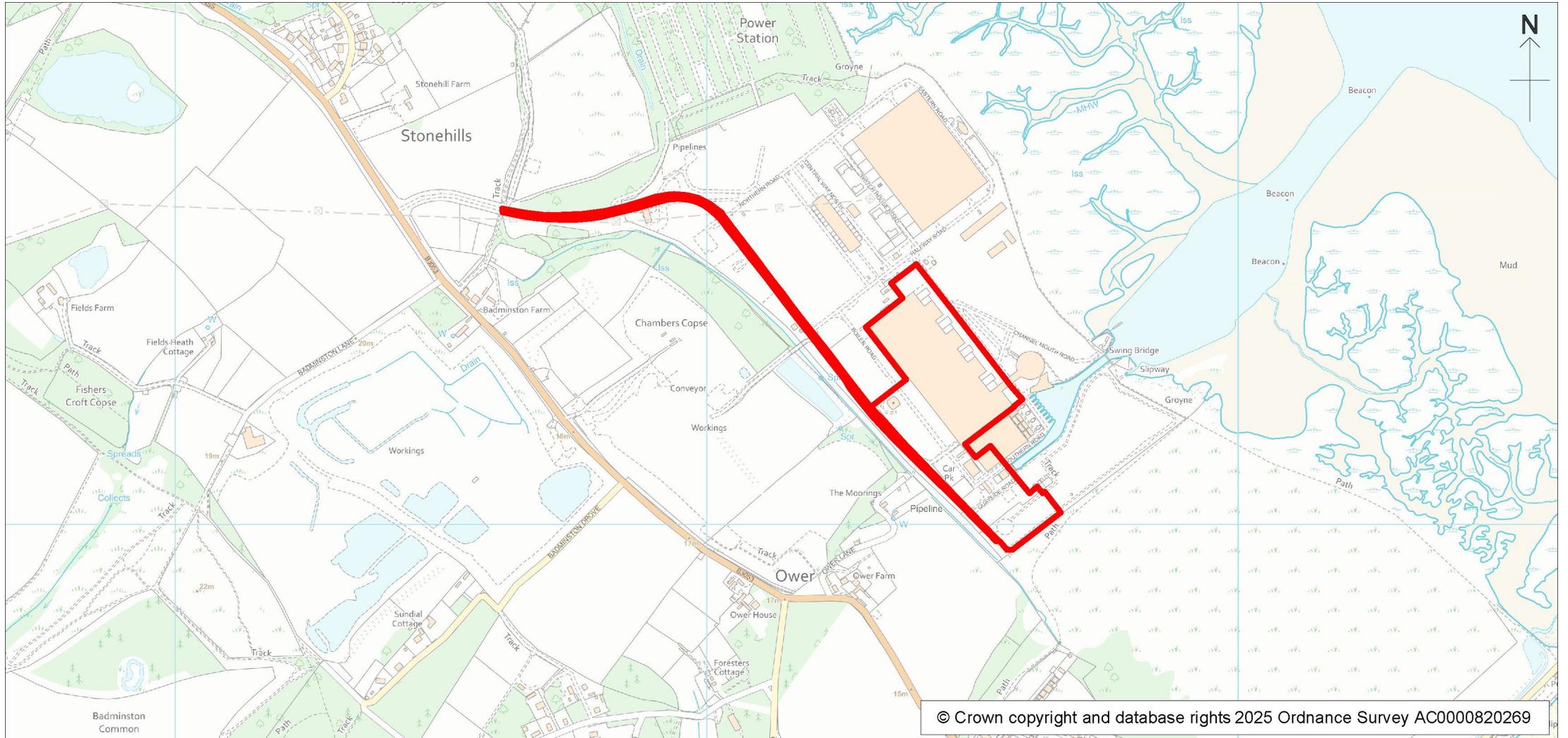
Fawley

Schedule 3c

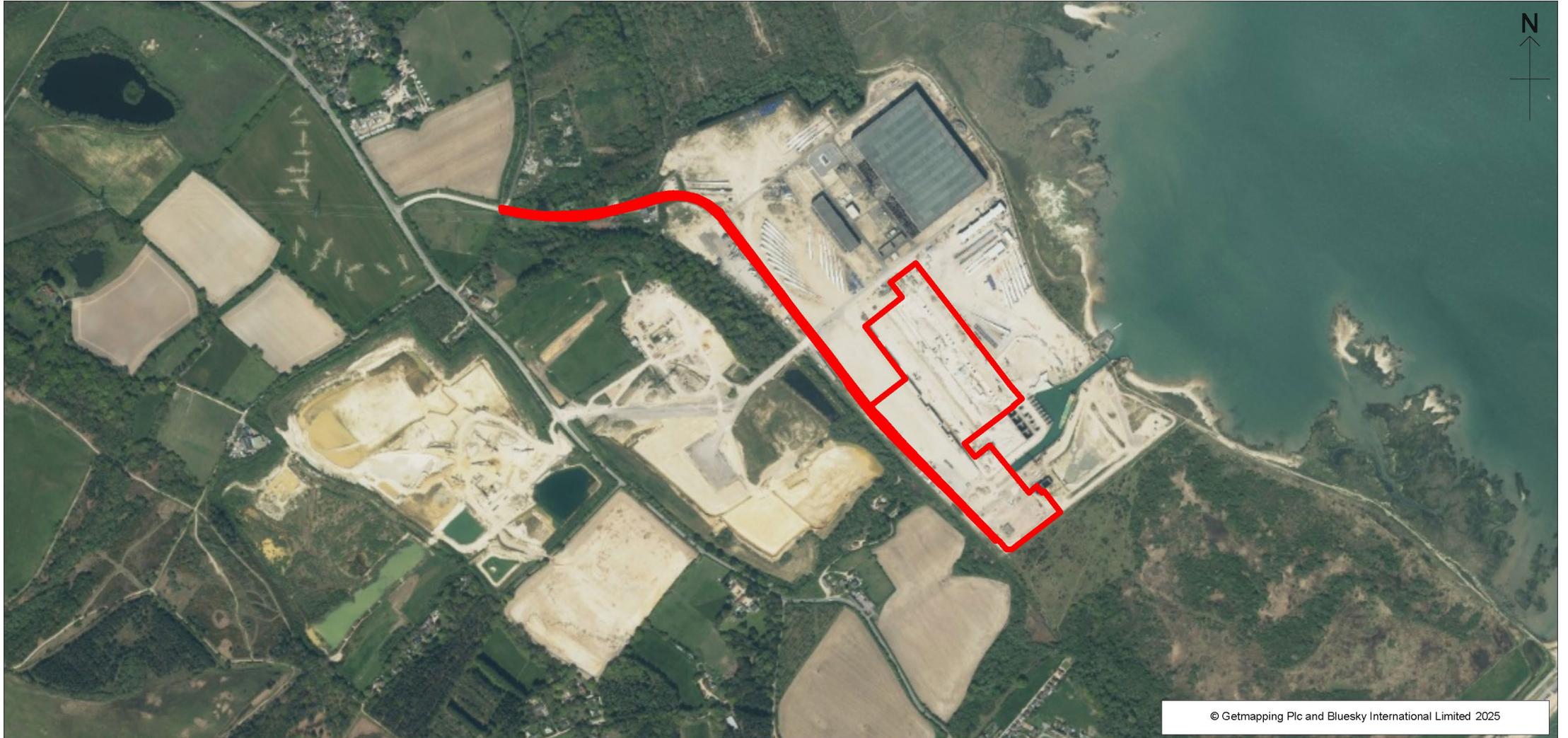
Red Line Plan



Local context

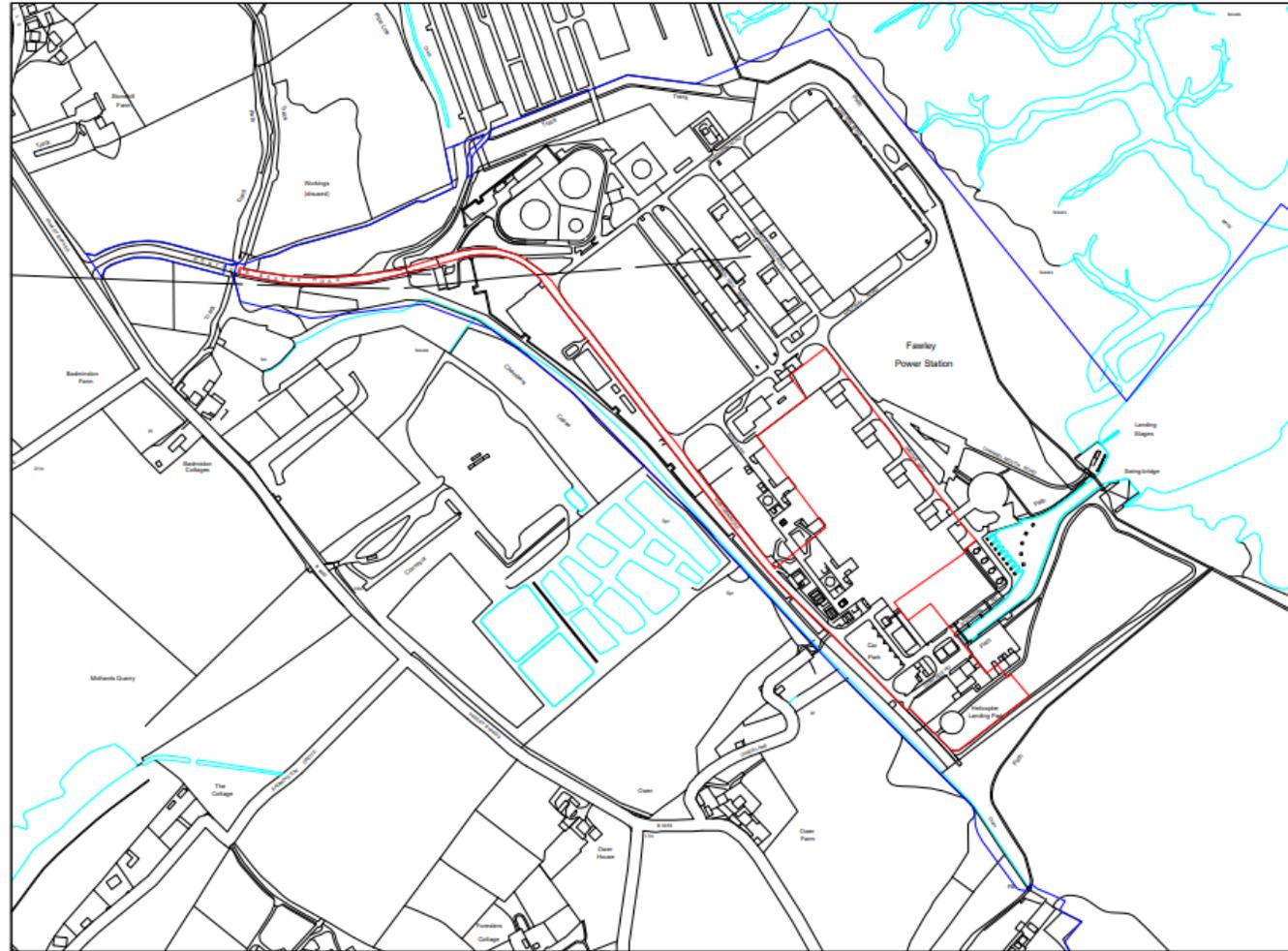


Aerial photograph



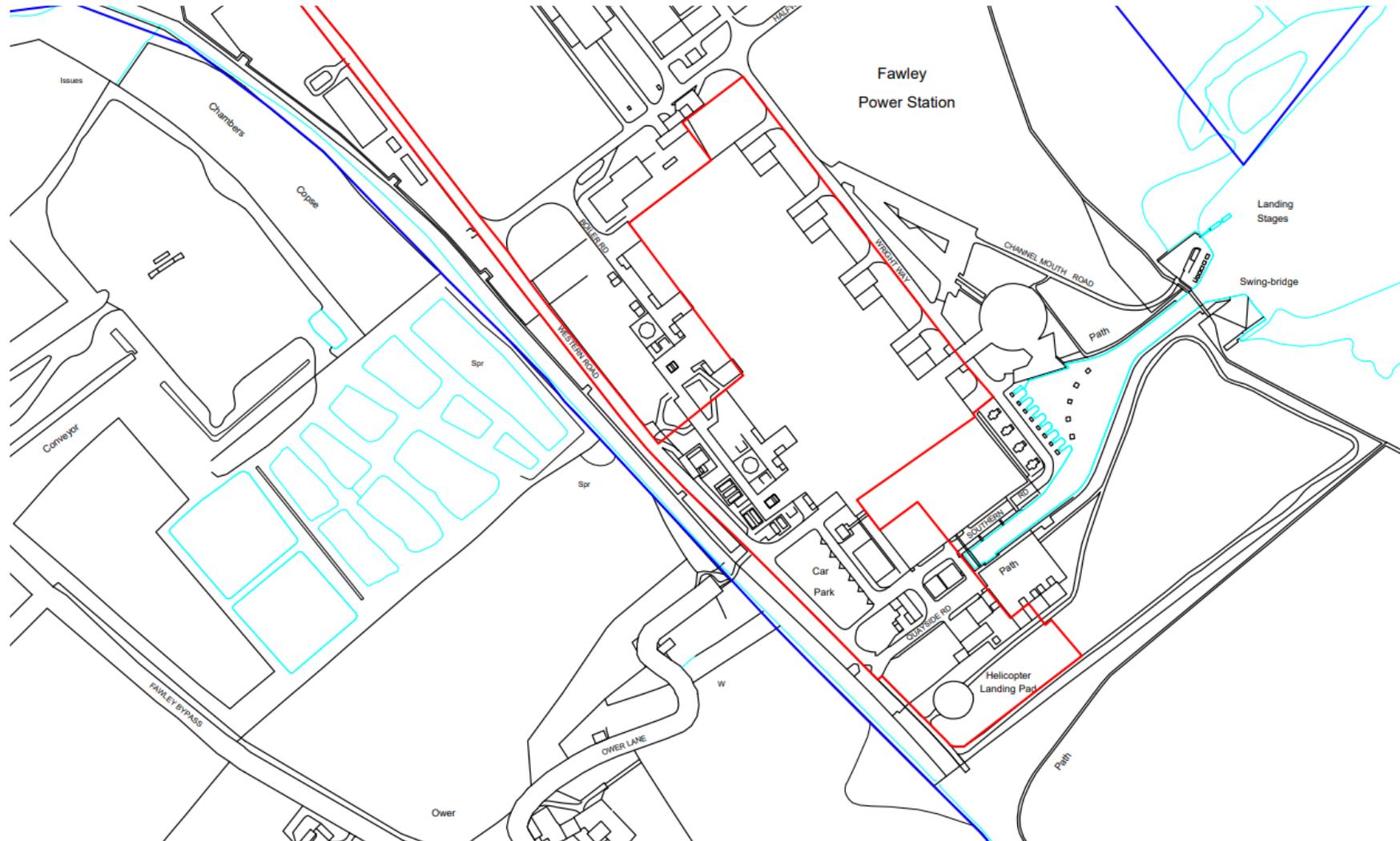
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Location Plan



Site B
Site Location Plan
Scale 1:2500

Location Plan (zoomed extract)



Basement – looking north



Basement – from south edge



Basement – looking south



Basement - looking south (2)



Basement – looking east



Van storage – east side



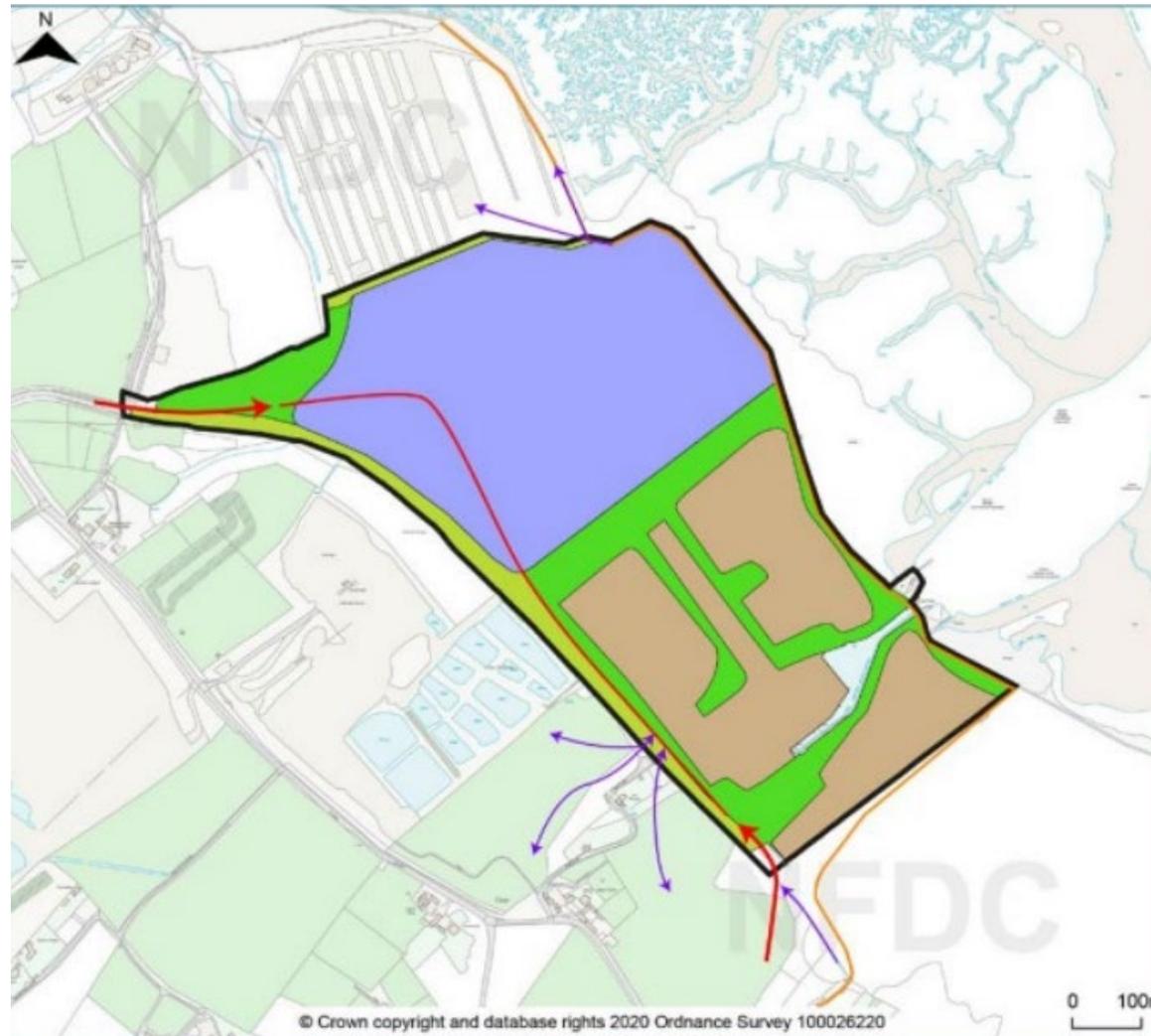
Van storage – south edge



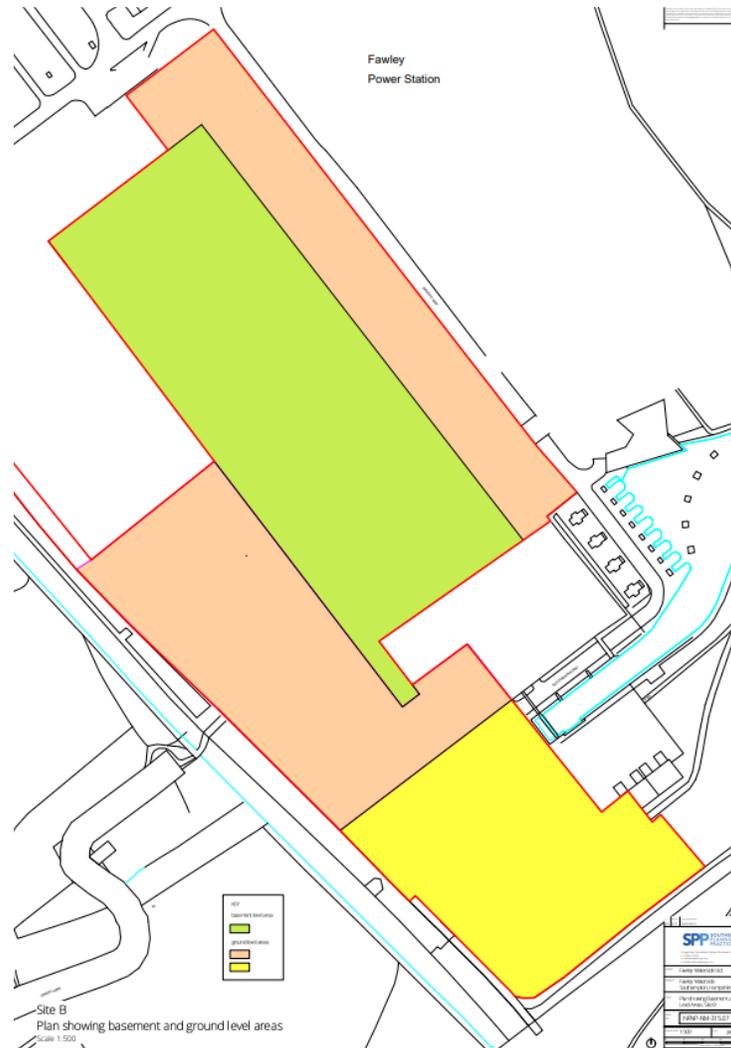
Aerial perspective (from Planning Statement)



Policy Strategic Site 4 – Concept Masterplan



Basement and Ground Level Areas

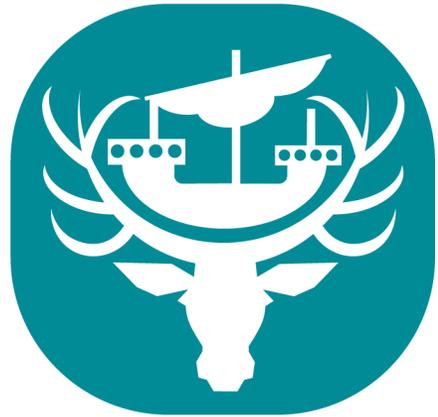




Conclusion and Recommendation

- Permanent Planning Permission would be contrary to Policy SS4 of the Local Plan
- A Temporary Planning Permission for the proposed storage use until the end of 2025 would not prejudice the delivery of a policy compliant development in the longer term
- Subject to conditions, the proposed temporary use is considered acceptable in terms of transportation, amenity, ecological, landscape and flood risk issues
- The recommendation is therefore to grant temporary planning permission until 31st December 2025 subject to conditions

End of 3c 24/10861 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 24/11019

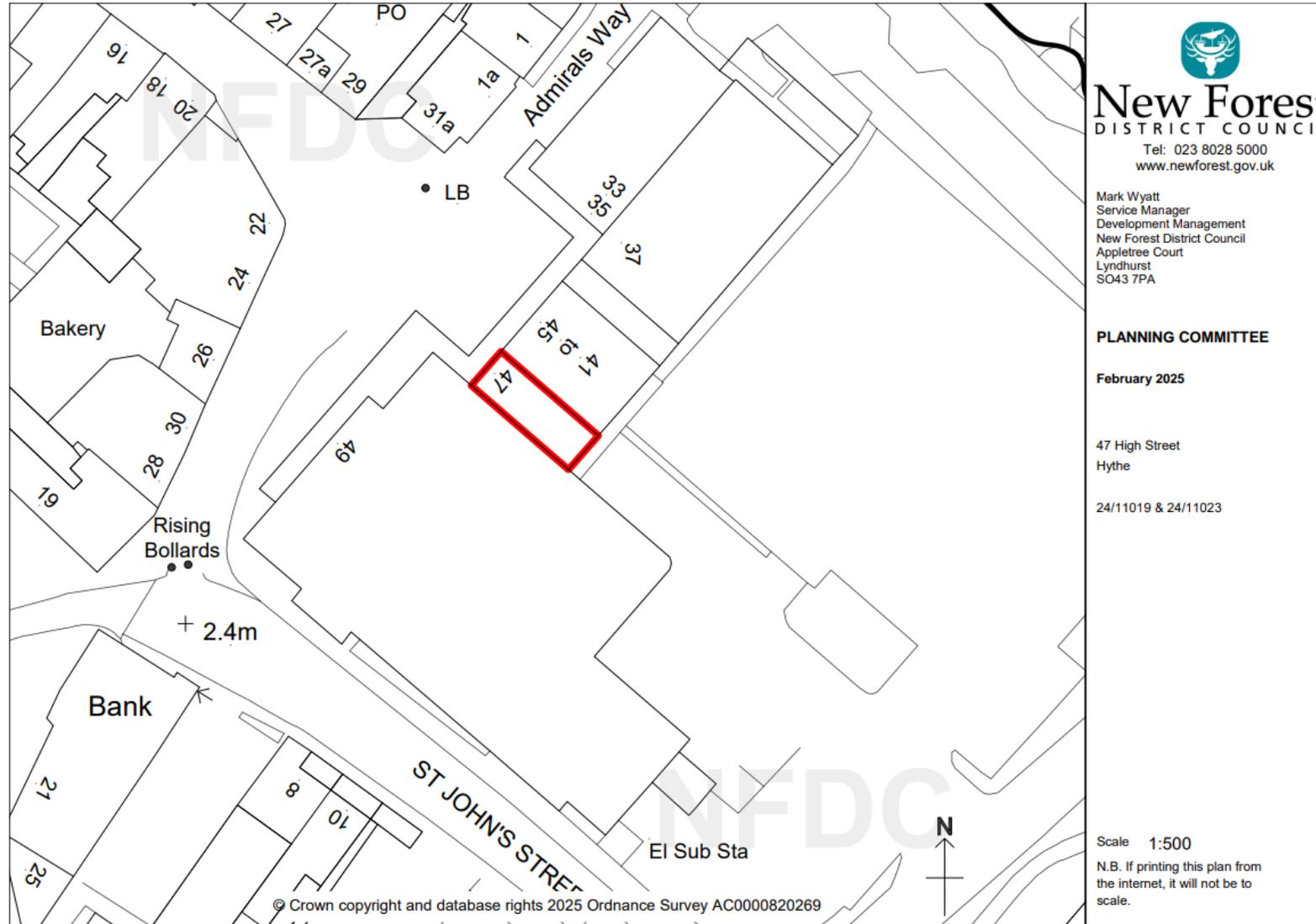
47 High Street

Hythe

SO45 6AG

Schedule 3d

Red Line Plan



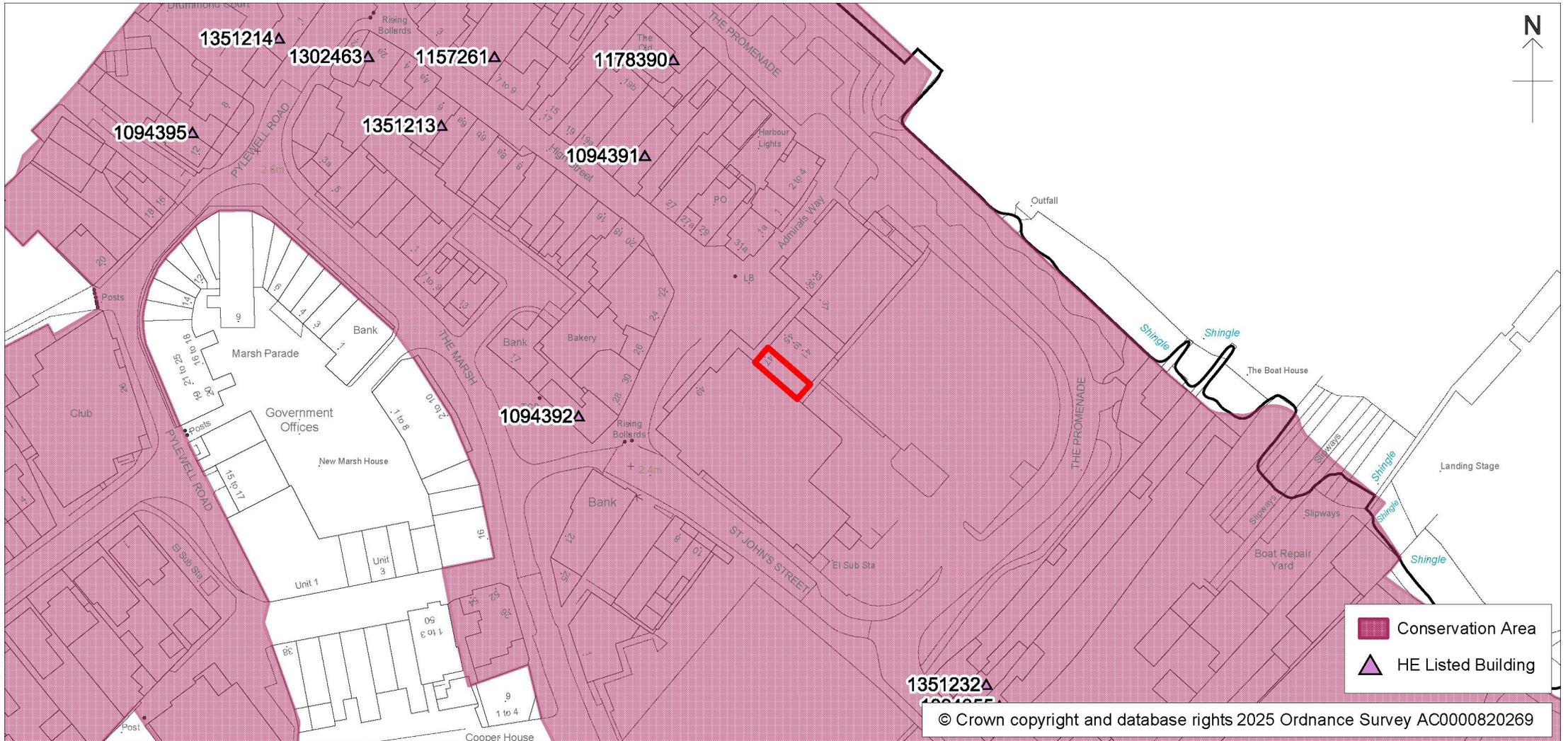
Local context



Aerial photograph



Planning constraints



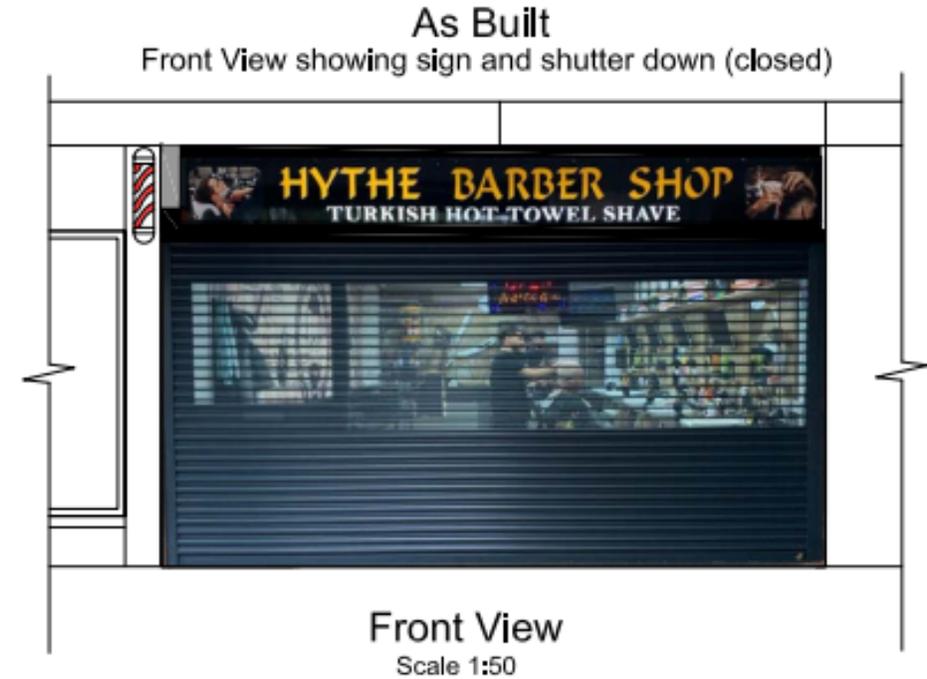
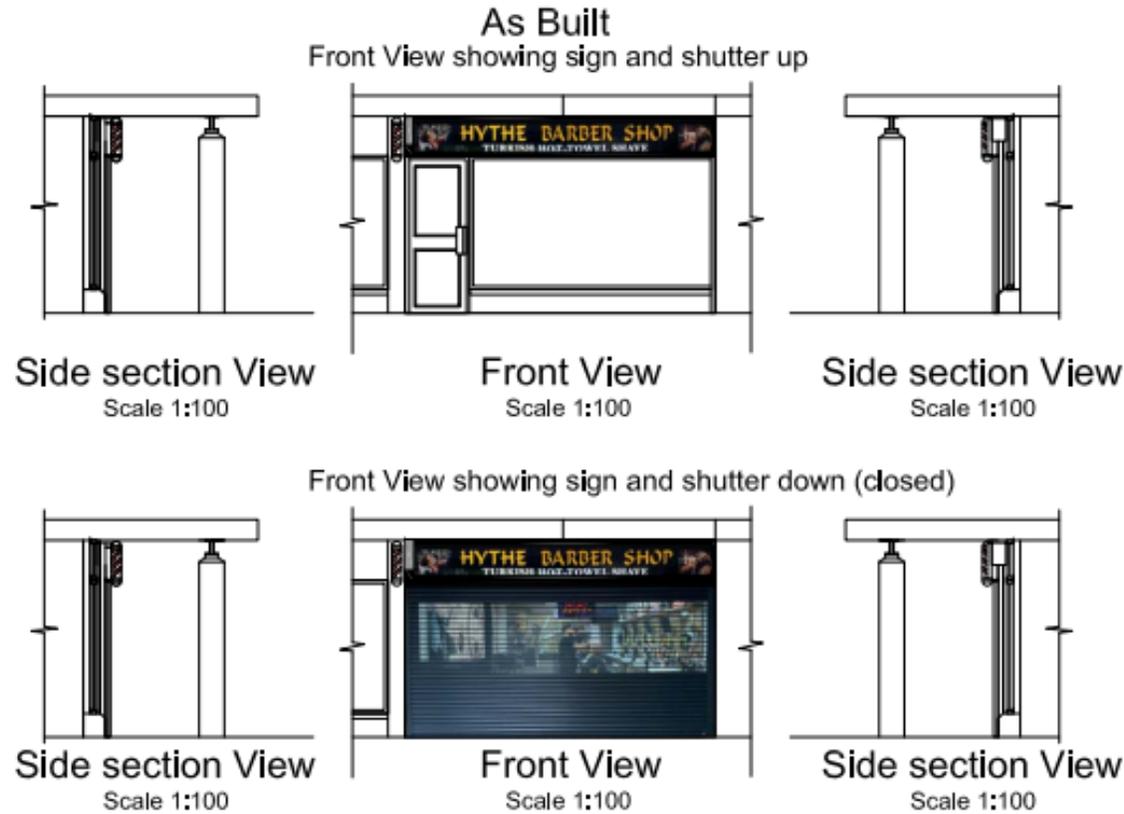
Block plan



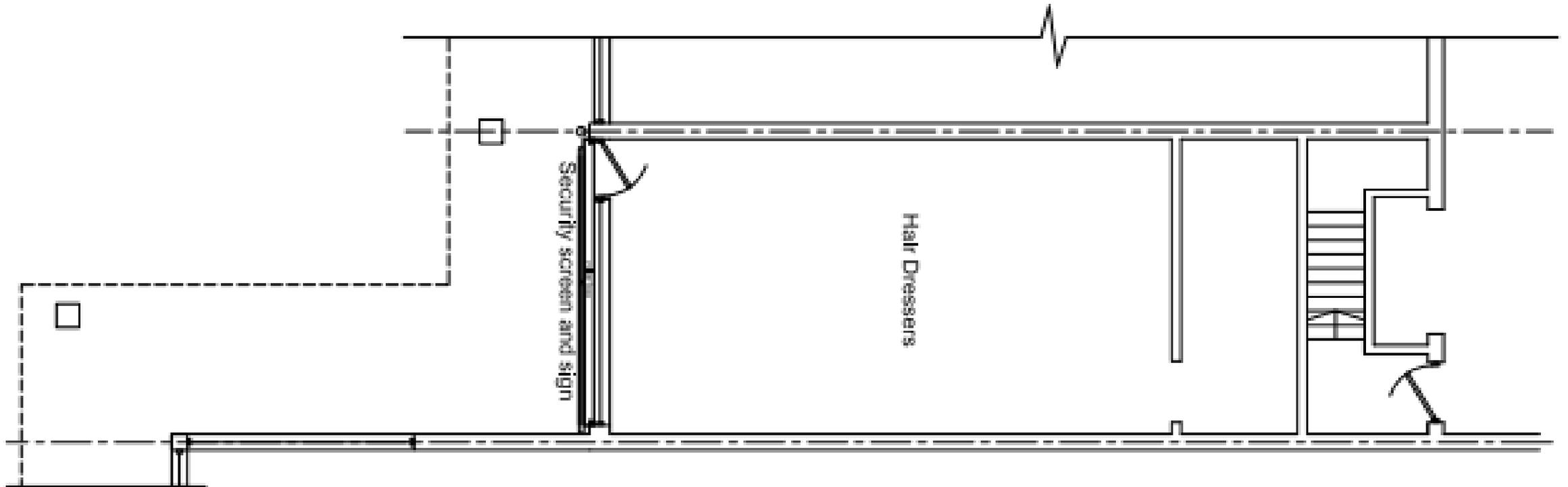
Block Plan
Scale 1:500



Elevation Plan



Floor plan



Sign



84



3d 24/11019



Sign close ups



Sign streetview



Wider street scene



Shutter down



Shutter down

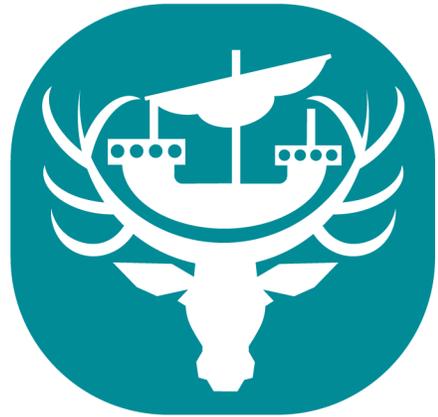


Recommendation

- Refusal

- Large Illuminated box fascia sign is detrimental to the street scene and harmful to the Conservation Area by reason of its excessive size, bulk, materials and internal illumination
- Resulting in a non-traditional, unsympathetic and garish appearance which fails to preserve the character and appearance of the Conservation Area with an adverse impact on the setting of nearby listed buildings
- Contrary to local polices, supplementary documents and Government Guidance

End of 3d 24/11019 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 24/11023

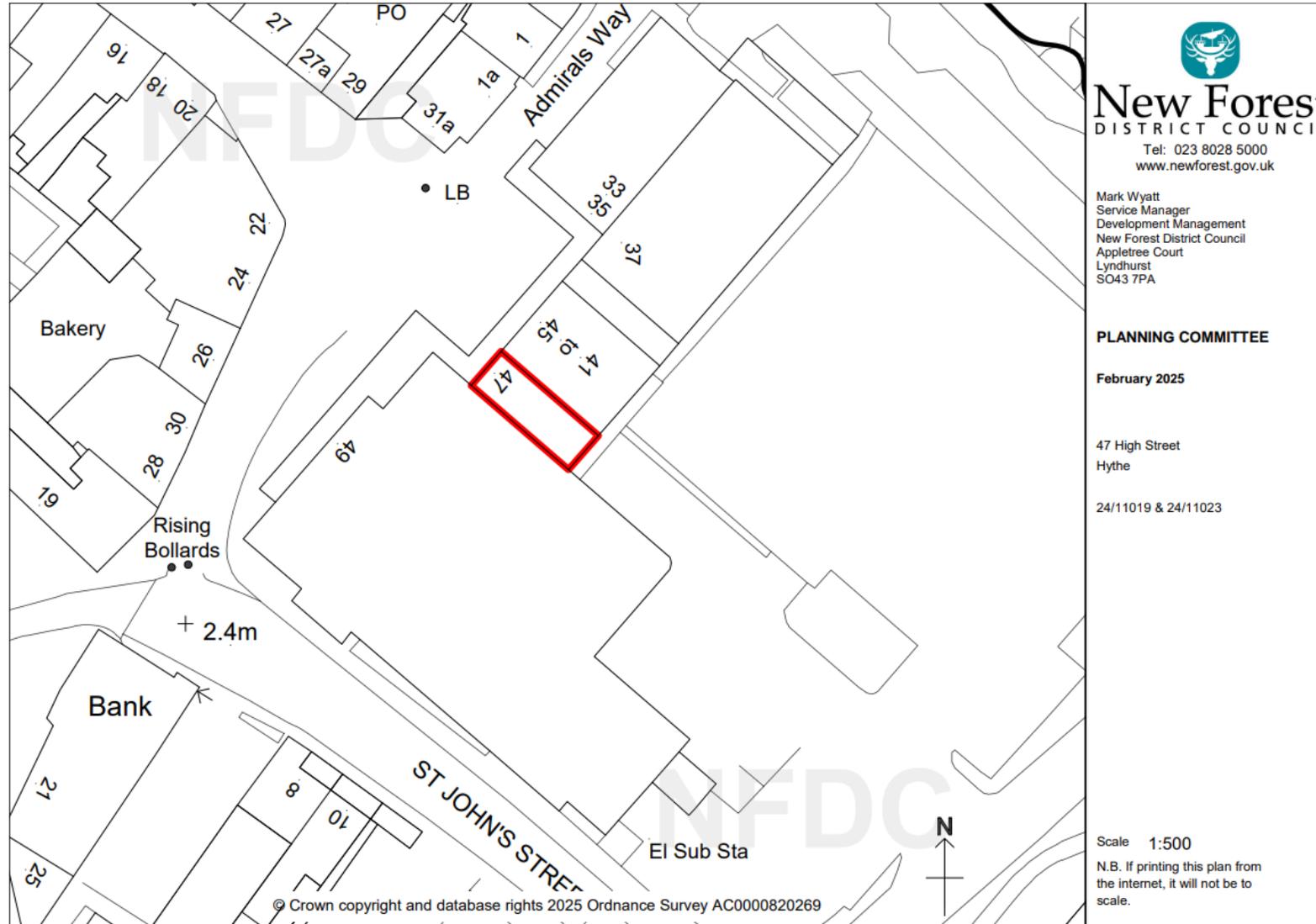
47 High Street

Hythe

SO45 6AG

Schedule 3e

Red Line Plan



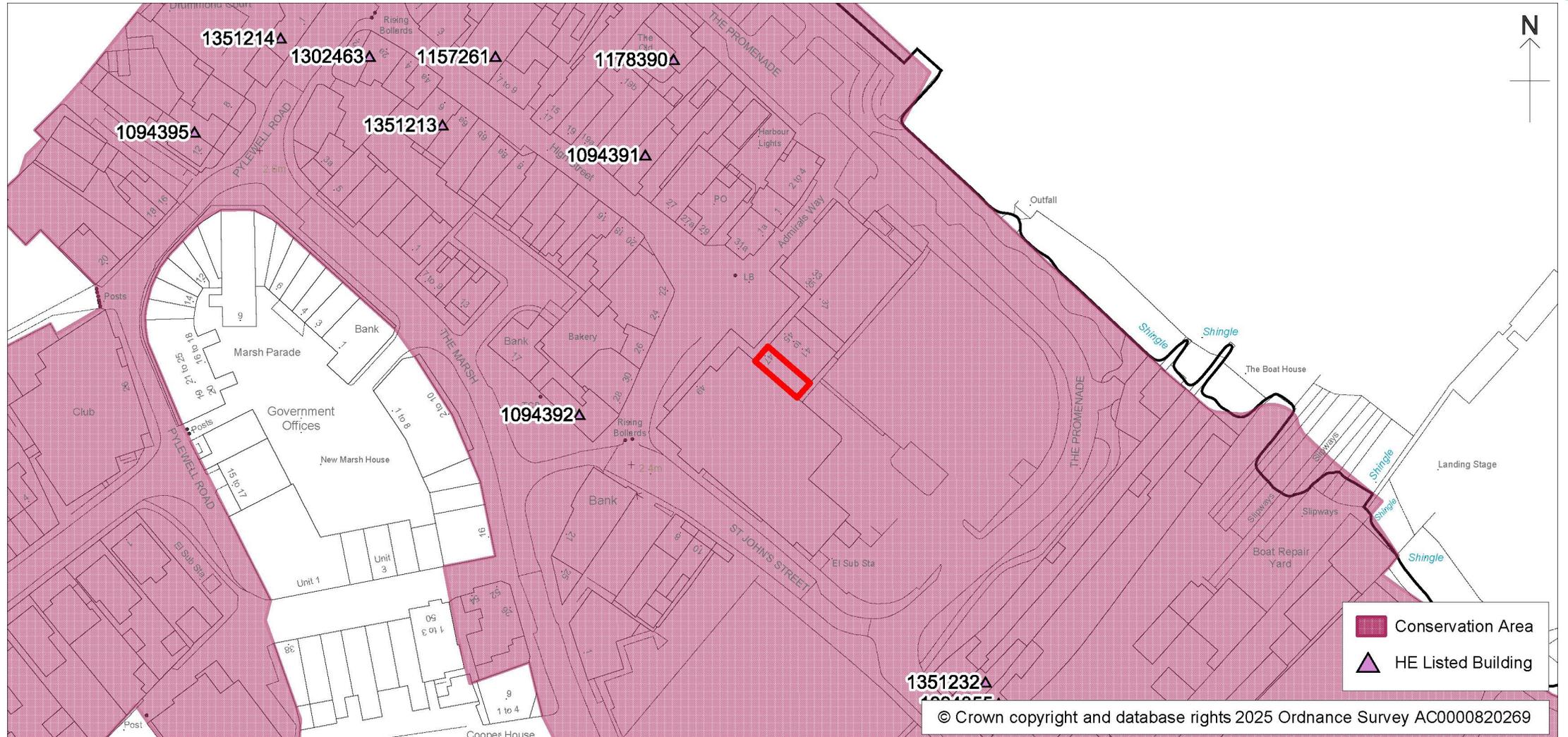
Local context



Aerial photograph



Planning constraints



Block plan

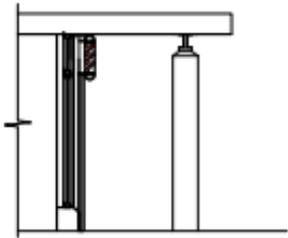


Elevation Plan



As Built

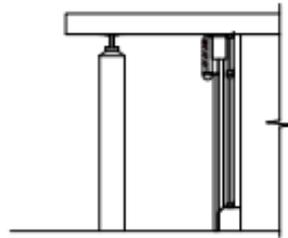
Front View showing sign and shutter up



Side section View
Scale 1:100

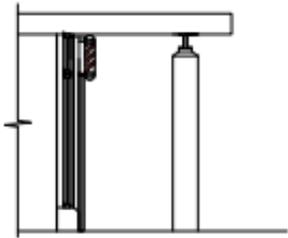


Front View
Scale 1:100



Side section View
Scale 1:100

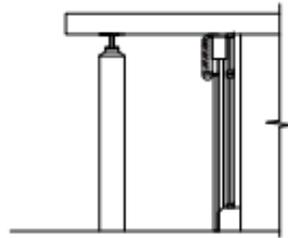
Front View showing sign and shutter down (closed)



Side section View
Scale 1:100



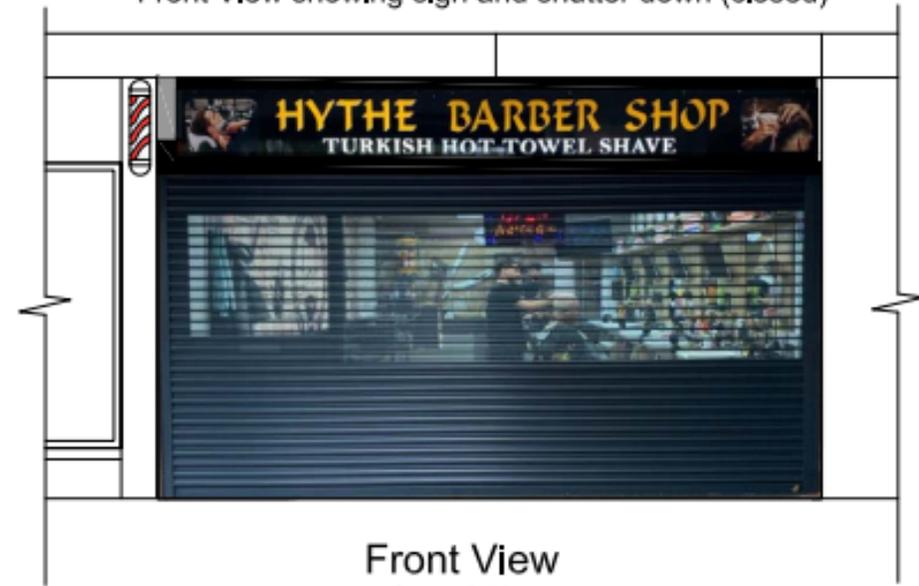
Front View
Scale 1:100



Side section View
Scale 1:100

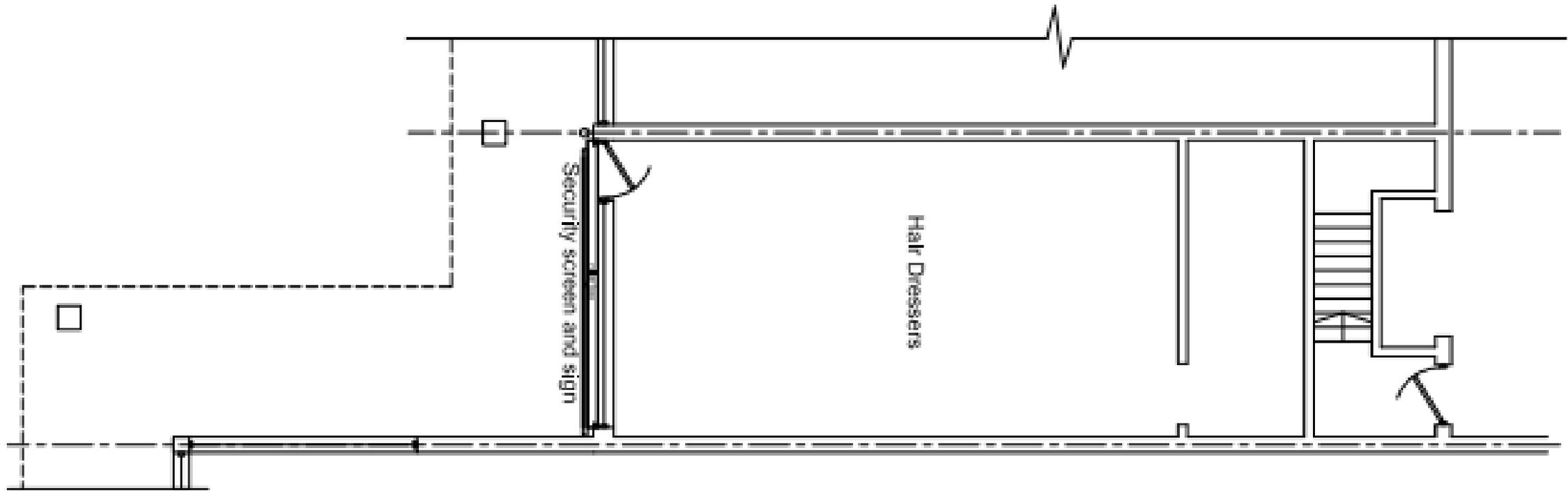
As Built

Front View showing sign and shutter down (closed)



Front View
Scale 1:50

Floor plan



Sign



100



3e 24/11023

Sign close up



Sign



Wider street scene



Shutter down



Shutter down

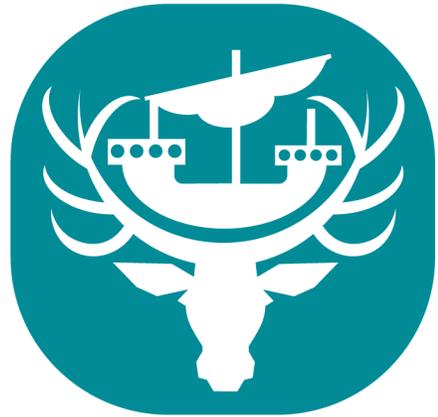


Recommendation

- Refusal

- The shutter and its housing is unsympathetic to its environment and context
- The proposal fails to respect the street scene and would result in harm to the Hythe Conservation Area by reason of its large overhead boxing, its incongruous design and its harsh unattractive and non-traditional appearance, which fails to preserve the character and appearance of Hythe Conservation Area and has an adverse impact on the setting of nearby listed buildings
- Contrary to local polices, supplementary documents and Government Guidance

End of 3e 24/11023 presentation



New Forest

DISTRICT COUNCIL





Planning Committee

App No 24/10689

2 Cranbrook Cottages,

Southampton Road

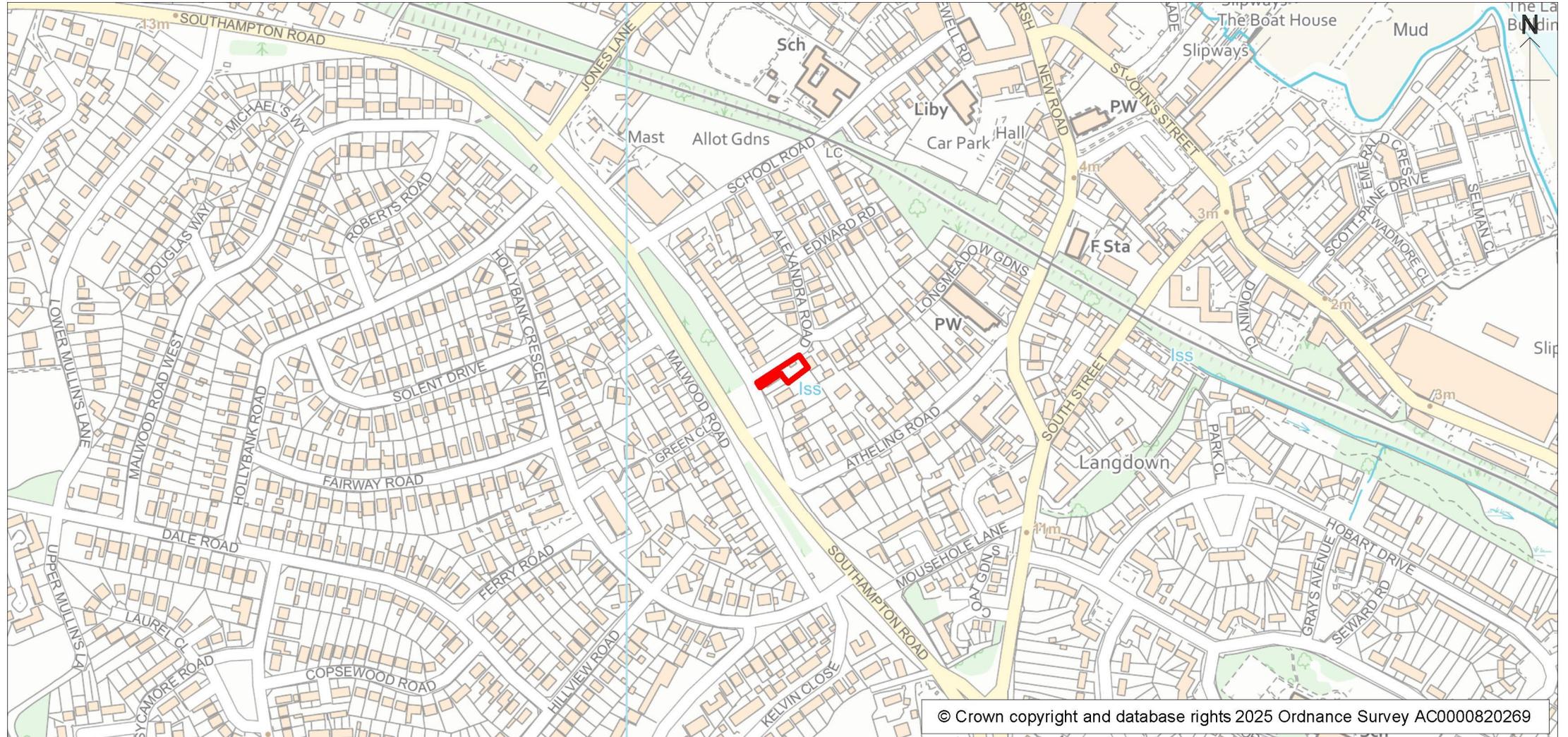
SO45 5GP

Schedule 3f

Red Line Plan



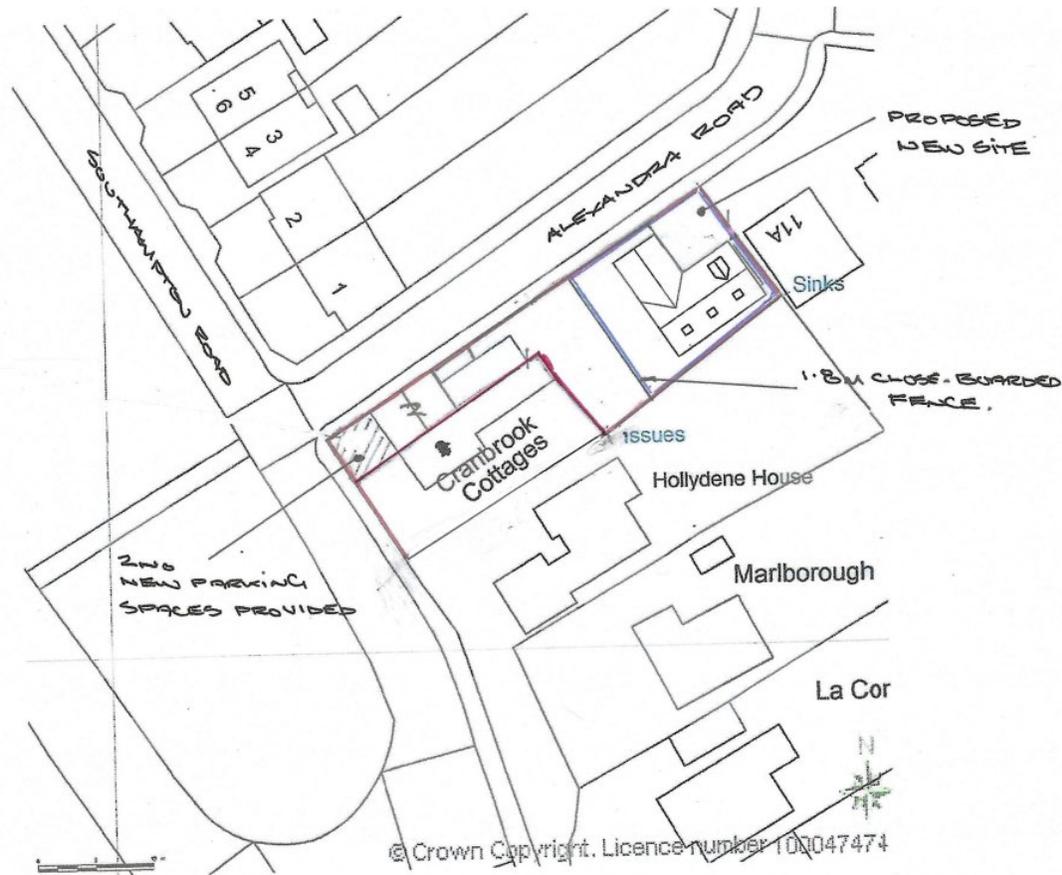
Local context



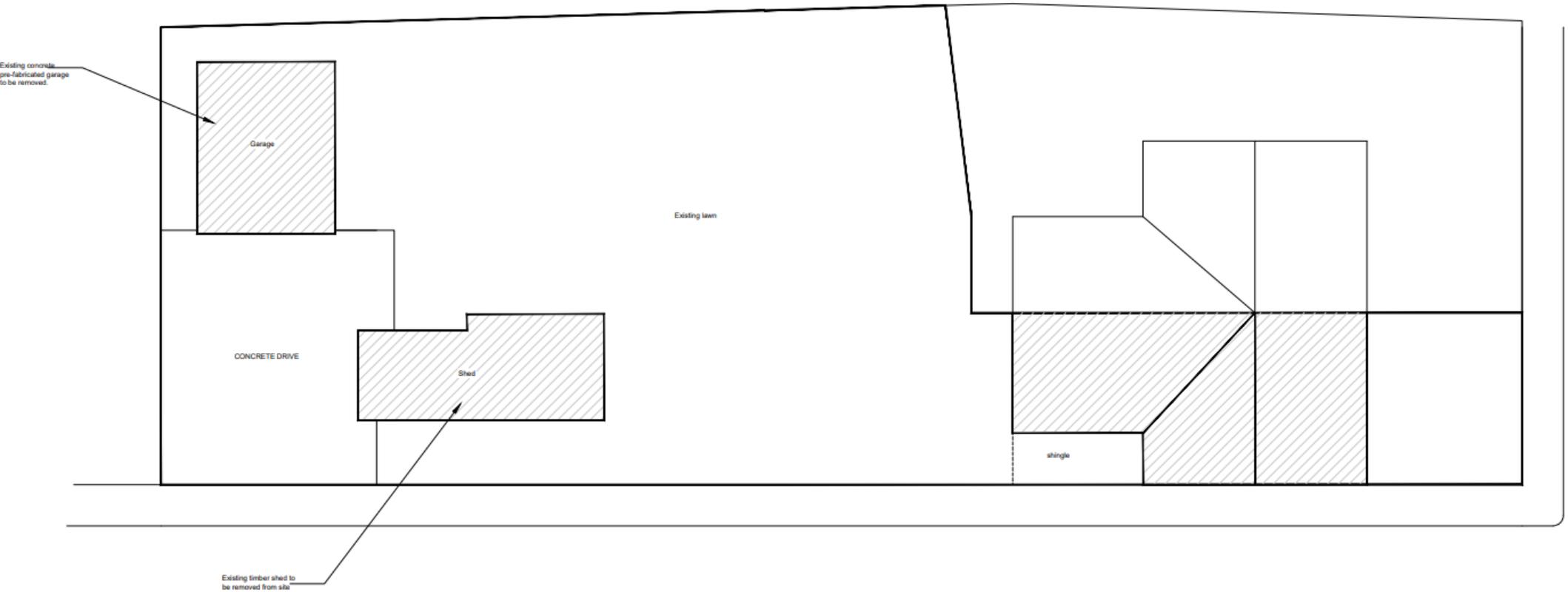
Aerial photograph



Site plan

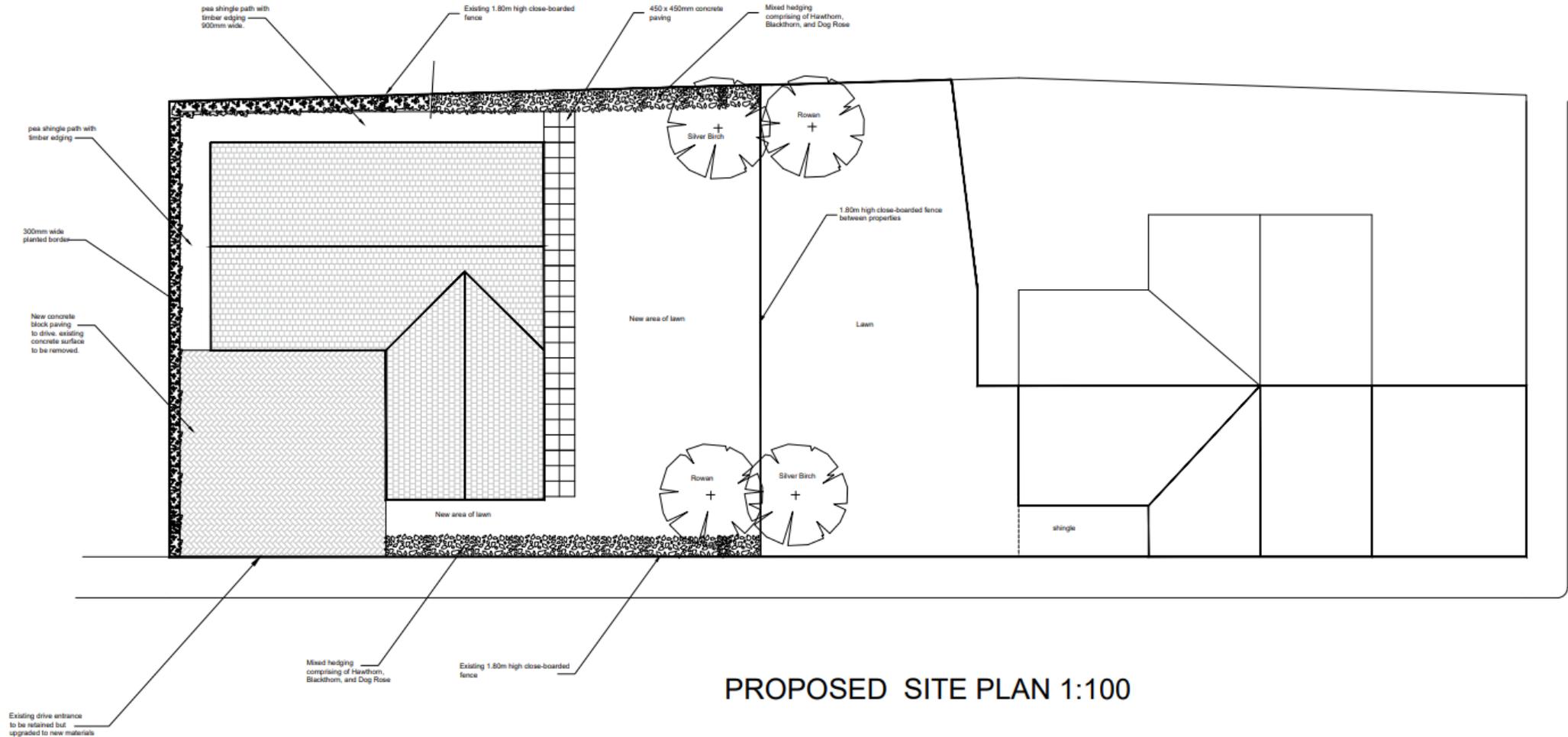


Existing site plan



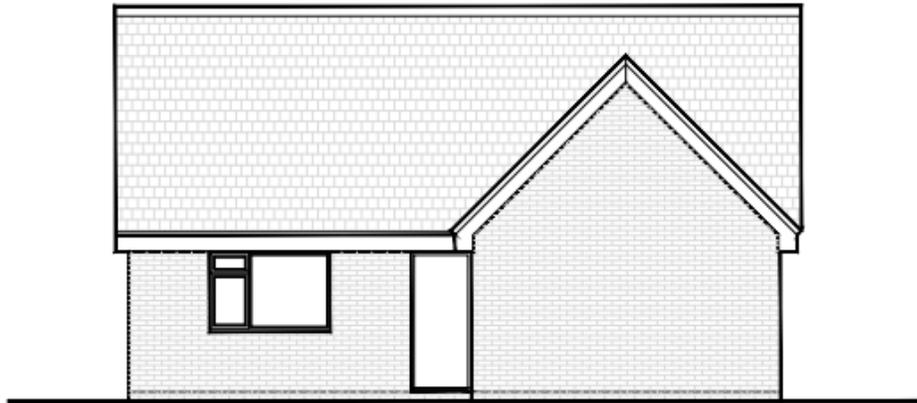
EXISTING SITE PLAN 1:100

Proposed site plan

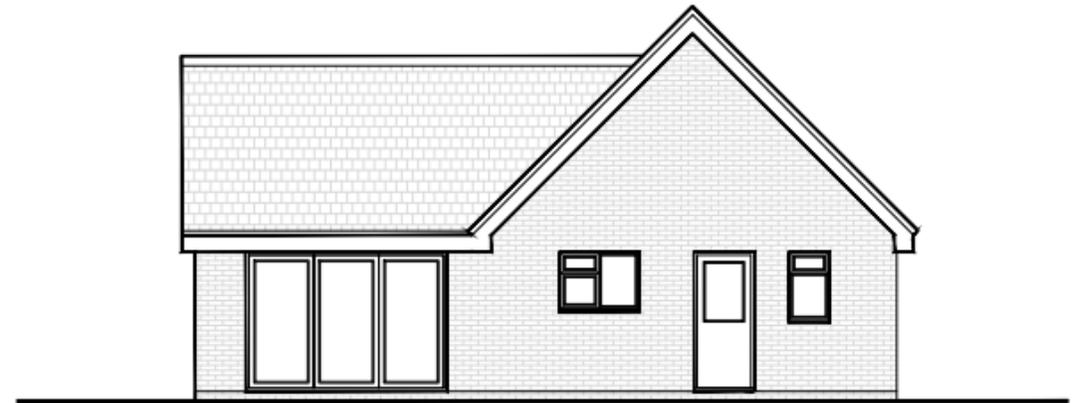


PROPOSED SITE PLAN 1:100

Proposed elevations

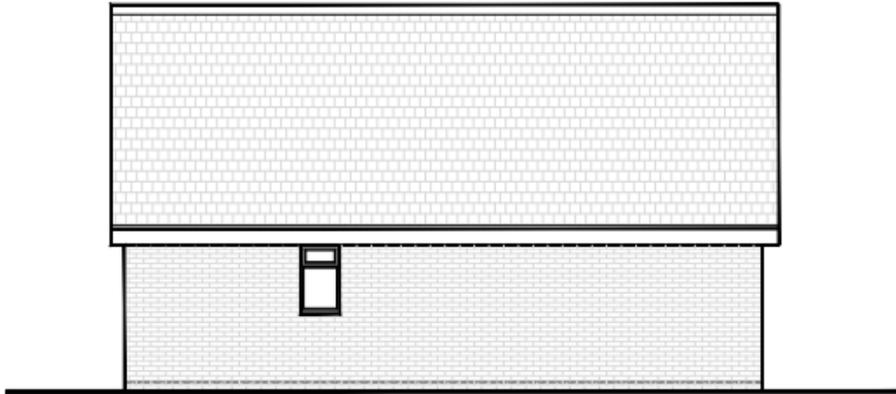


PROPOSED FRONT ELEVATION 1:100

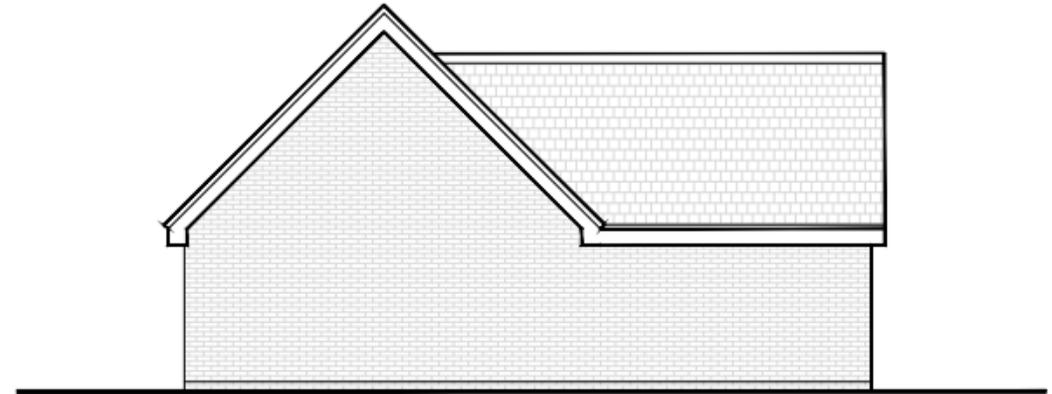


PROPOSED SIDE ELEVATION 1:100

Proposed elevations

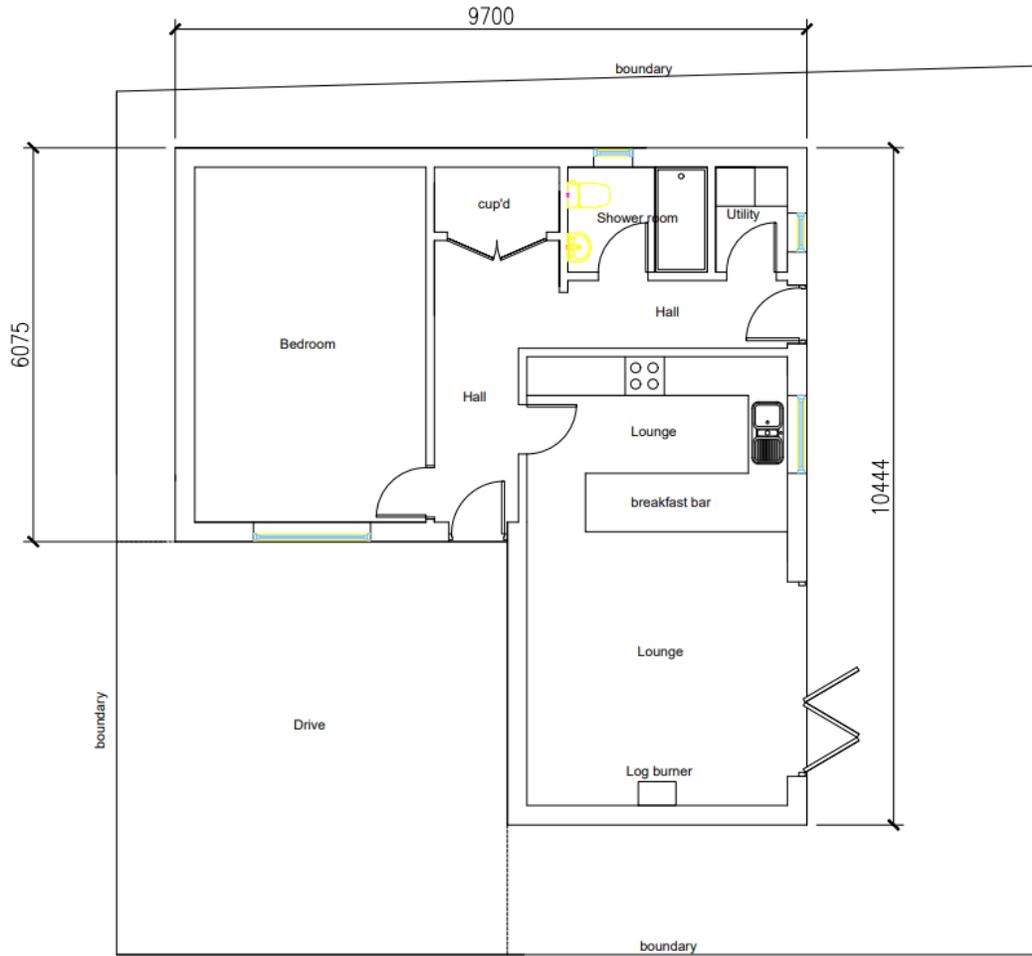


PROPOSED REAR ELEVATION 1:100

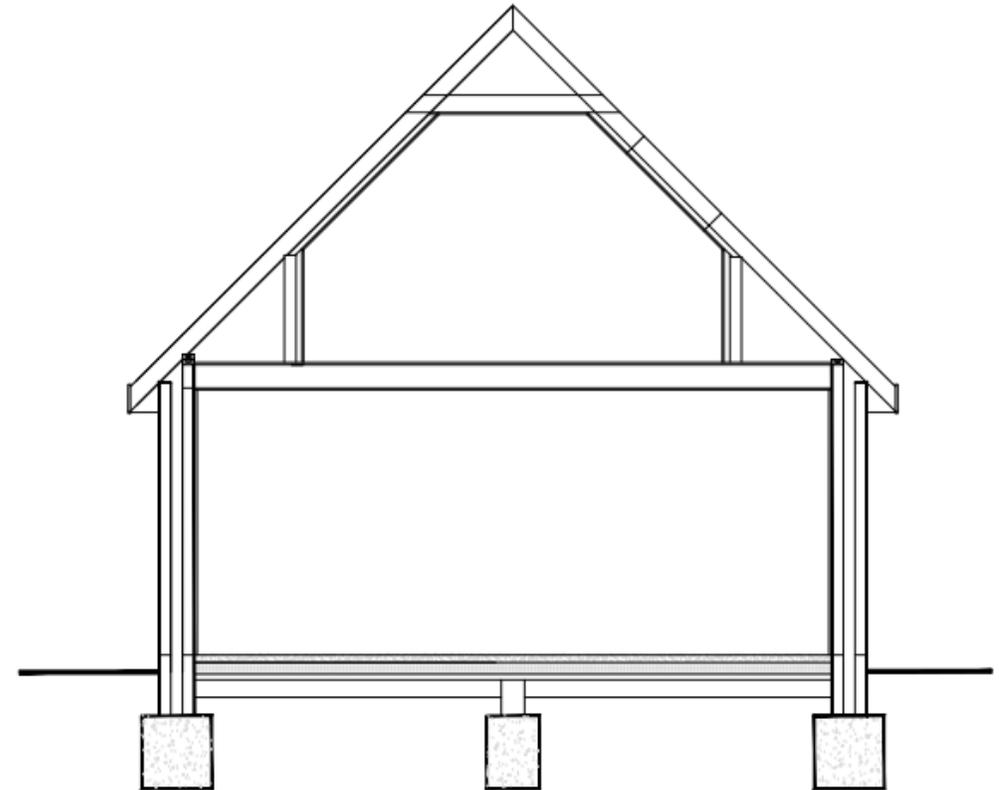


PROPOSED SIDE ELEVATION 1:100

Floor plan and section



PROPOSED GROUND FLOOR PLAN 1:50



TYPICAL SECTION 1:50

Site photographs



Street scene – to north east



Street scene – to south west



Application site

Site photographs

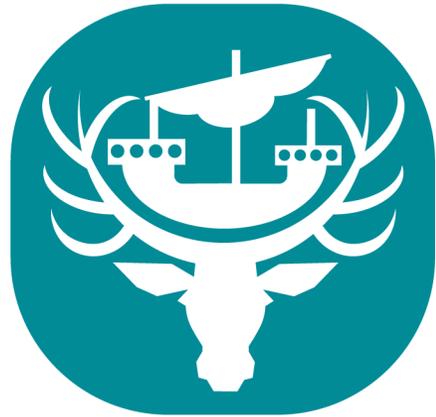




Recommendation

- For the reasons laid out in the report, it is considered that the application should be refused on the following grounds:
 - Flood risk implications of development
 - Failure to respond to surrounding character
 - Failure to mitigate wider impacts on sensitive habitats in wider New Forest and Solent area

End of 3f 24/10689 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

App No 24/11060

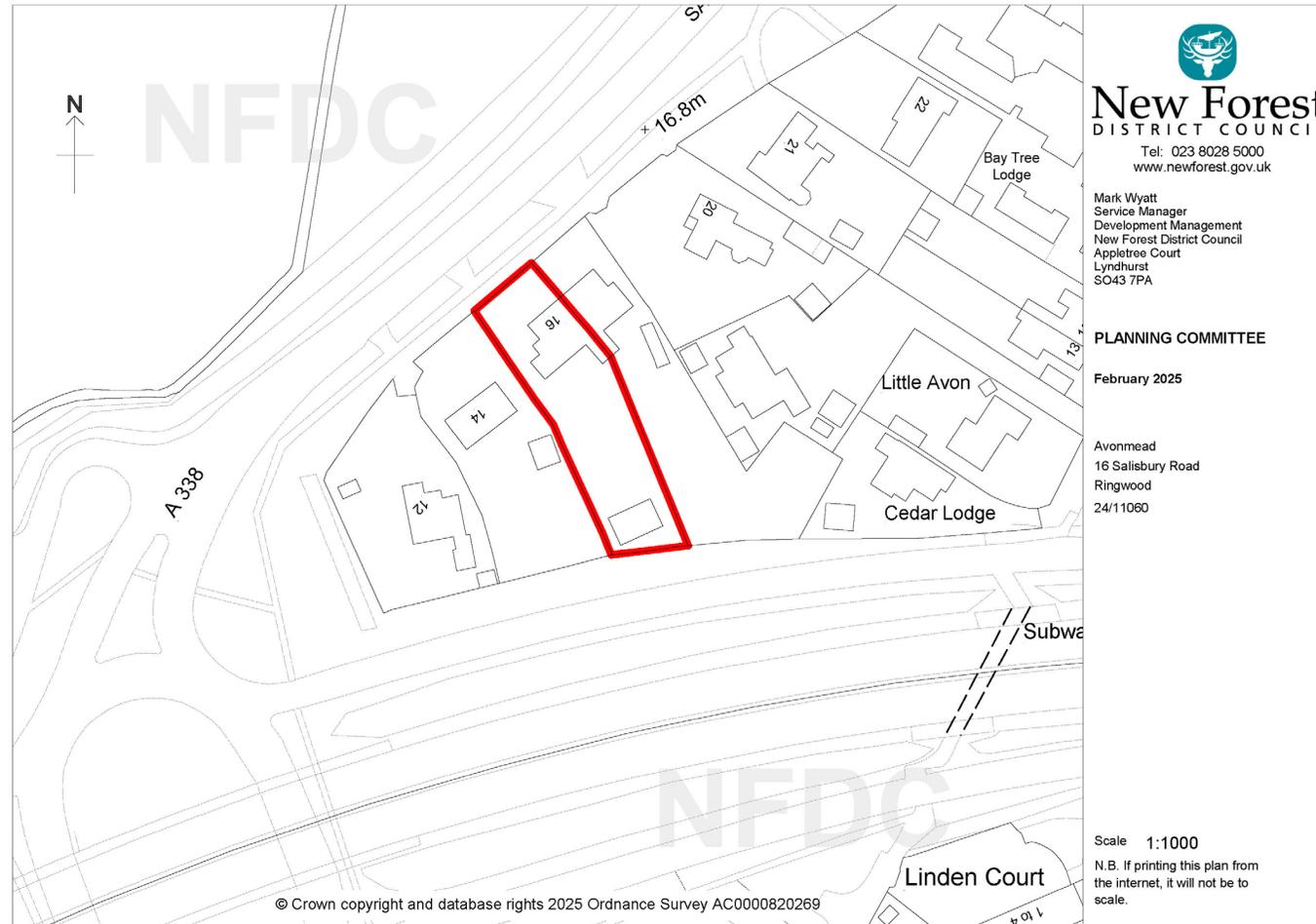
Avonmead,

16 Salisbury Road

Ringwood, BH24 1AS

Schedule 3g

Red Line Plan



Local context

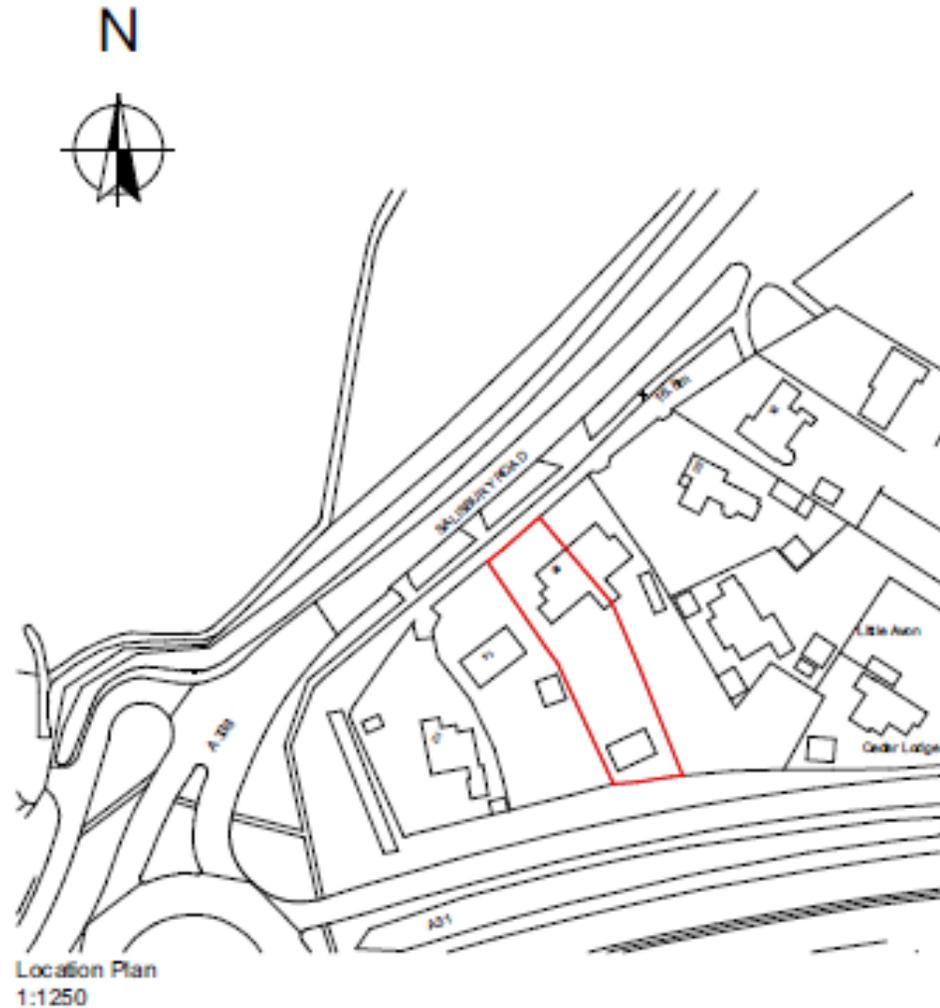


Aerial photograph



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Site Location plan



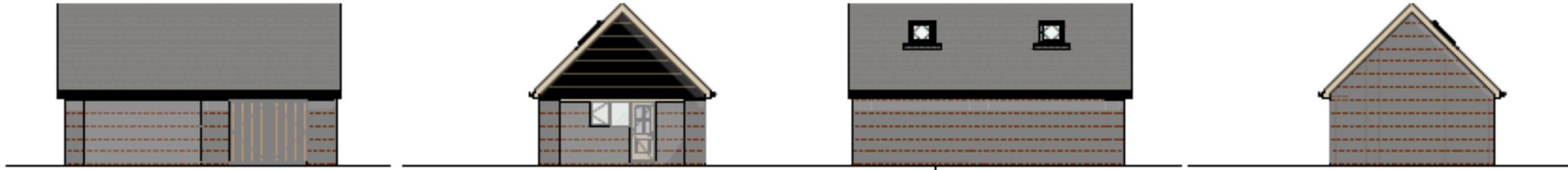
Block Plan



Existing Plans



Existing

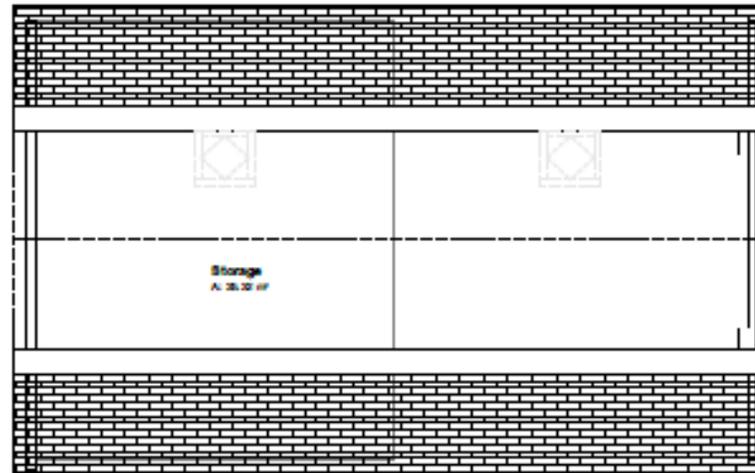
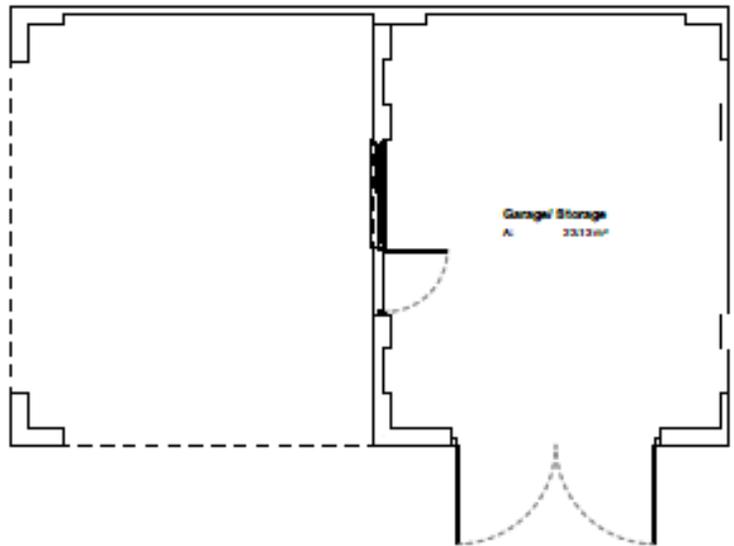


Existing - Front Elevation
1:100

Existing - Side Elevation
1:100

Existing - Rear Elevation
1:100

Existing - Side Elevation
1:100



Proposed Plans

Proposed

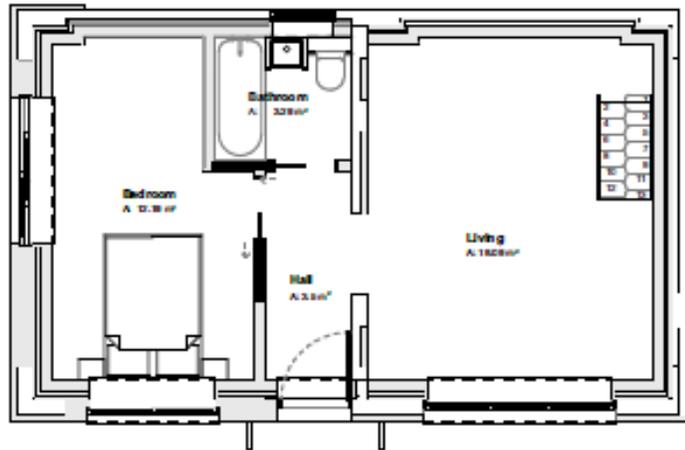


Proposed - Front Elevation
1:100

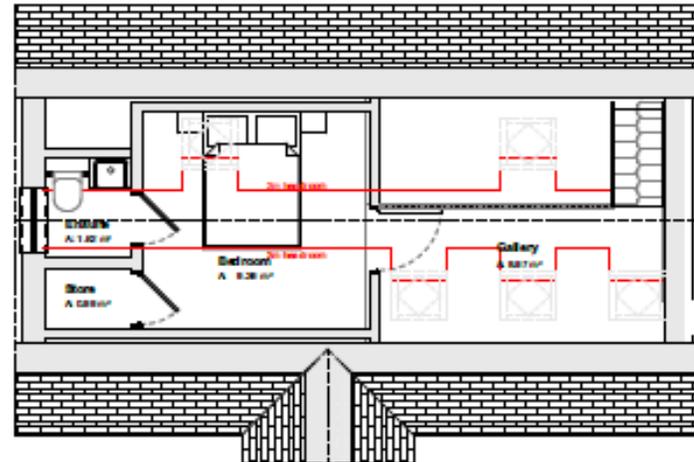
Proposed - Side Elevation
1:100

Proposed - Rear Elevation
1:100

Proposed - Side Elevation
1:100



Proposed - Ground Floor GFL
1:50



Proposed - First Floor FFL
1:50

Front of site



Front elevation of house



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3g 24/11060

Entrance driveway



Front elevation of garage



Area of parking



Enclosed rear lawn area



Rear elevation of house

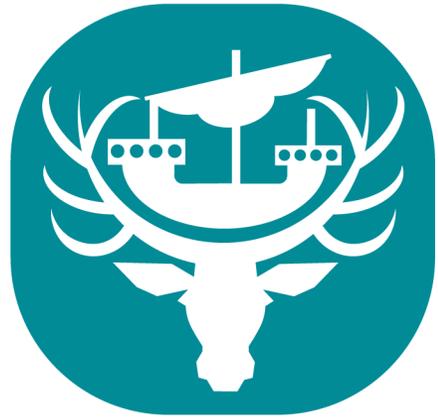


Recommendation

- Grant subject to Conditions



End of 3g 24/11060 presentation



New Forest

DISTRICT COUNCIL

