


Planning Committee

14 May 2025

Planning Committee 14 May 2025 Applications Presentations



Planning Committee
App No 24/10809
Land to West of Whitsbury Road
Fordingbridge

Schedule 3a

3 3a 24/10809



Planning Committee
App No 24/10445
83 Commercial Road,
Totton
SO40 3AF
Schedule 3b

36 3b 24/10445



Planning Committee
App No 25/10210
Little Acre,
8 Dark Lane
Blackfield
SO45 1WB
Schedule 3c

59 3c 25/10210



Planning Committee

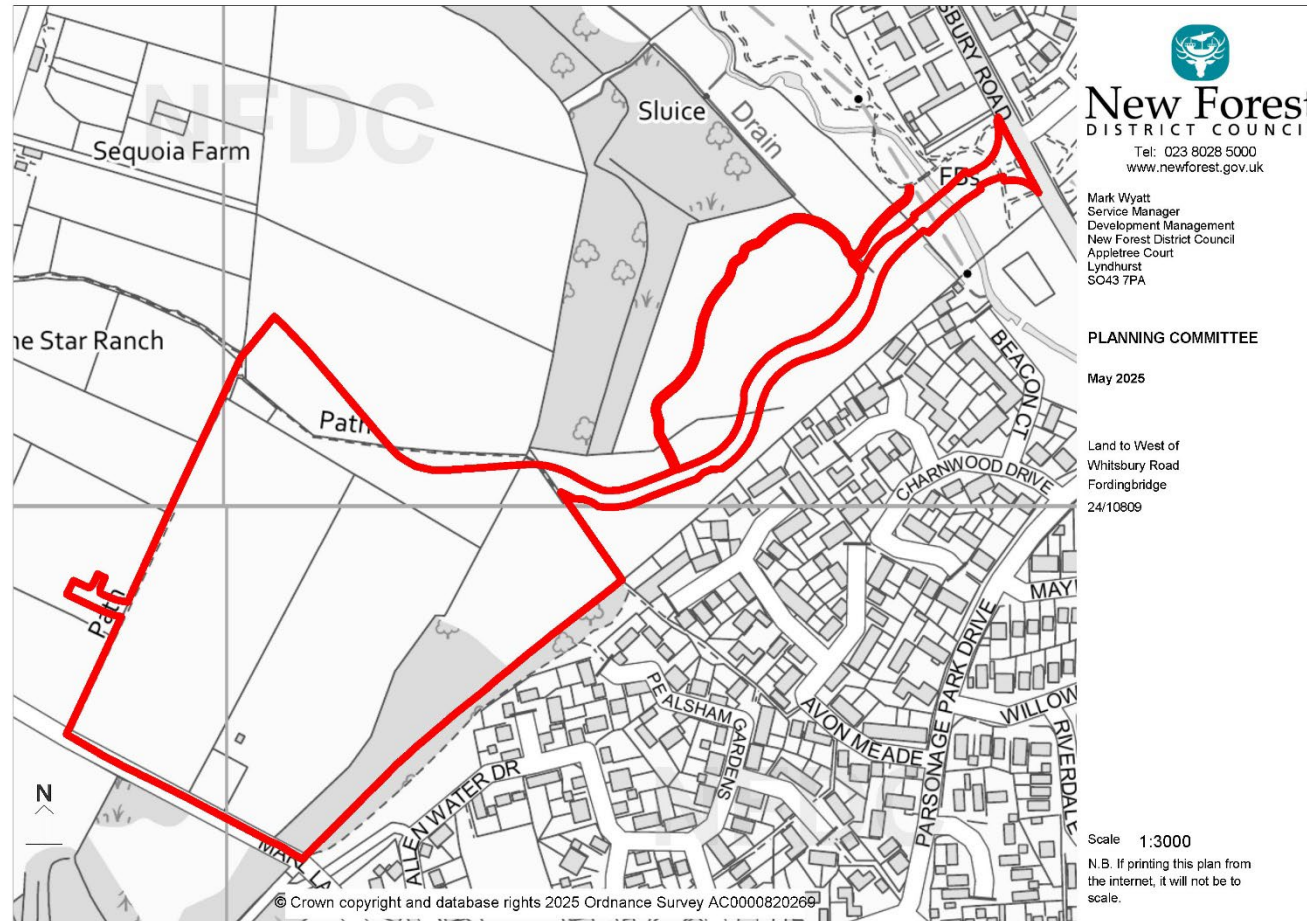
App No 24/10809

Land to West of Whitsbury Road

Fordingbridge

Schedule 3a

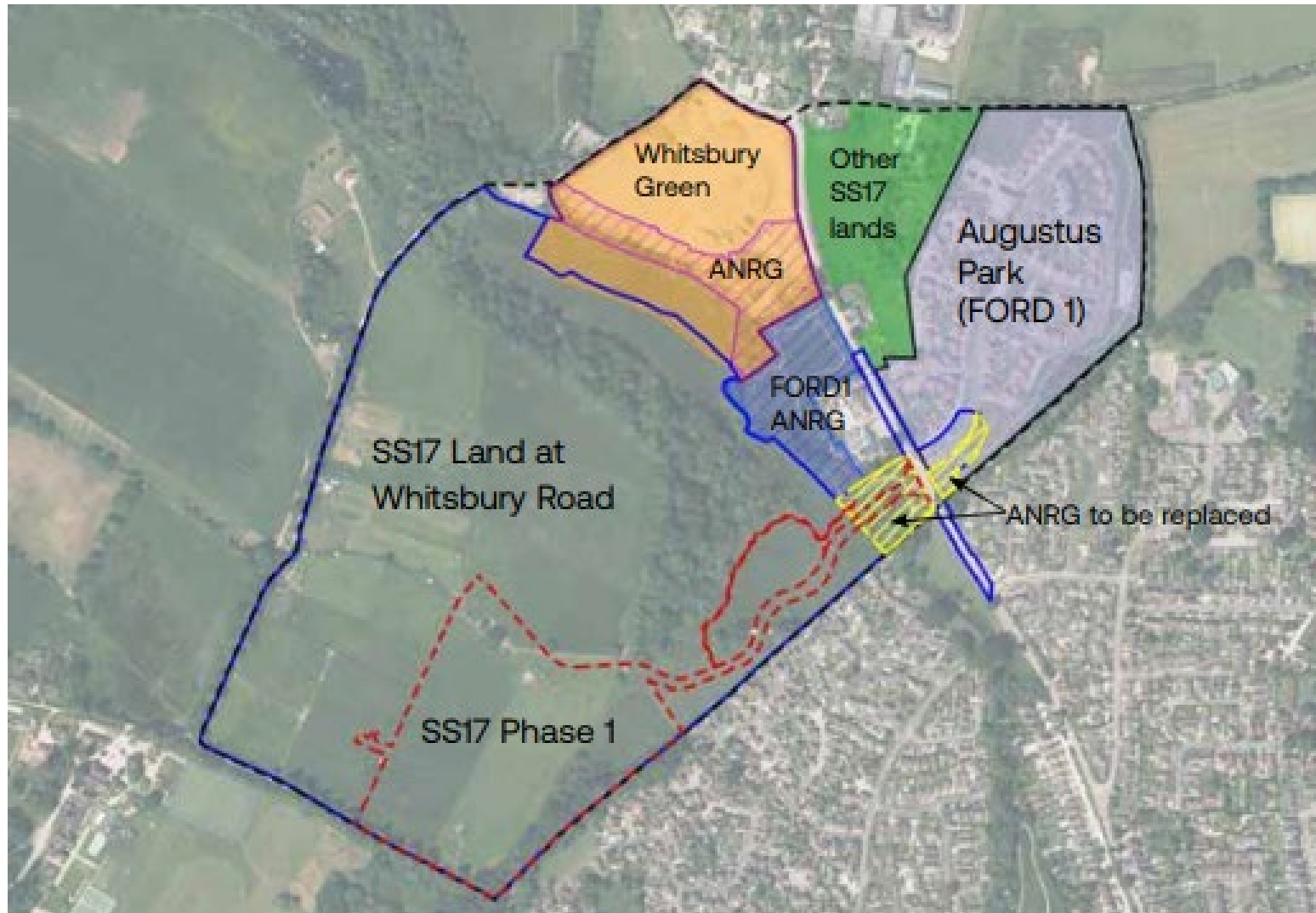
Red Line Plan



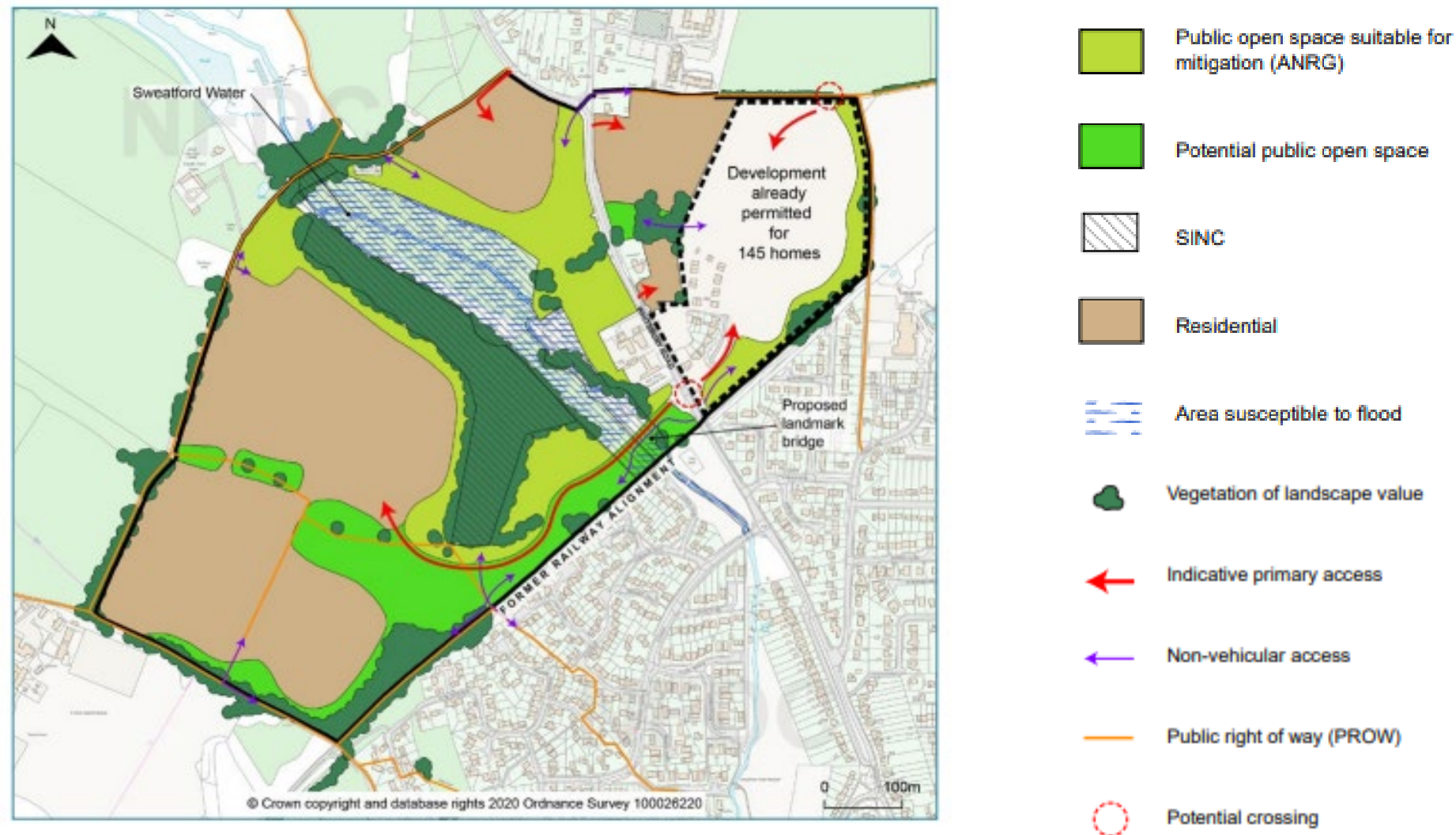
General Location



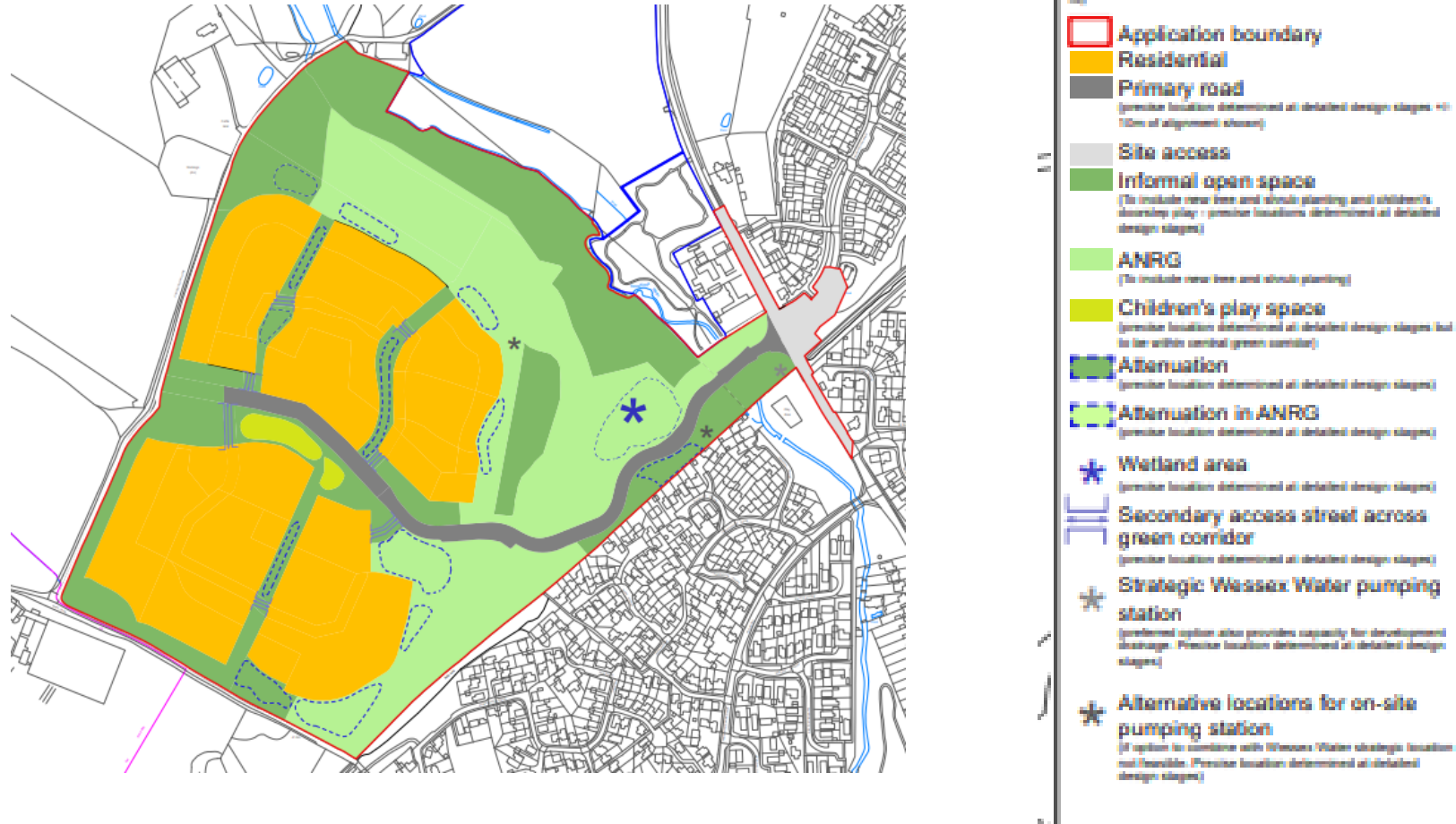
Aerial photograph



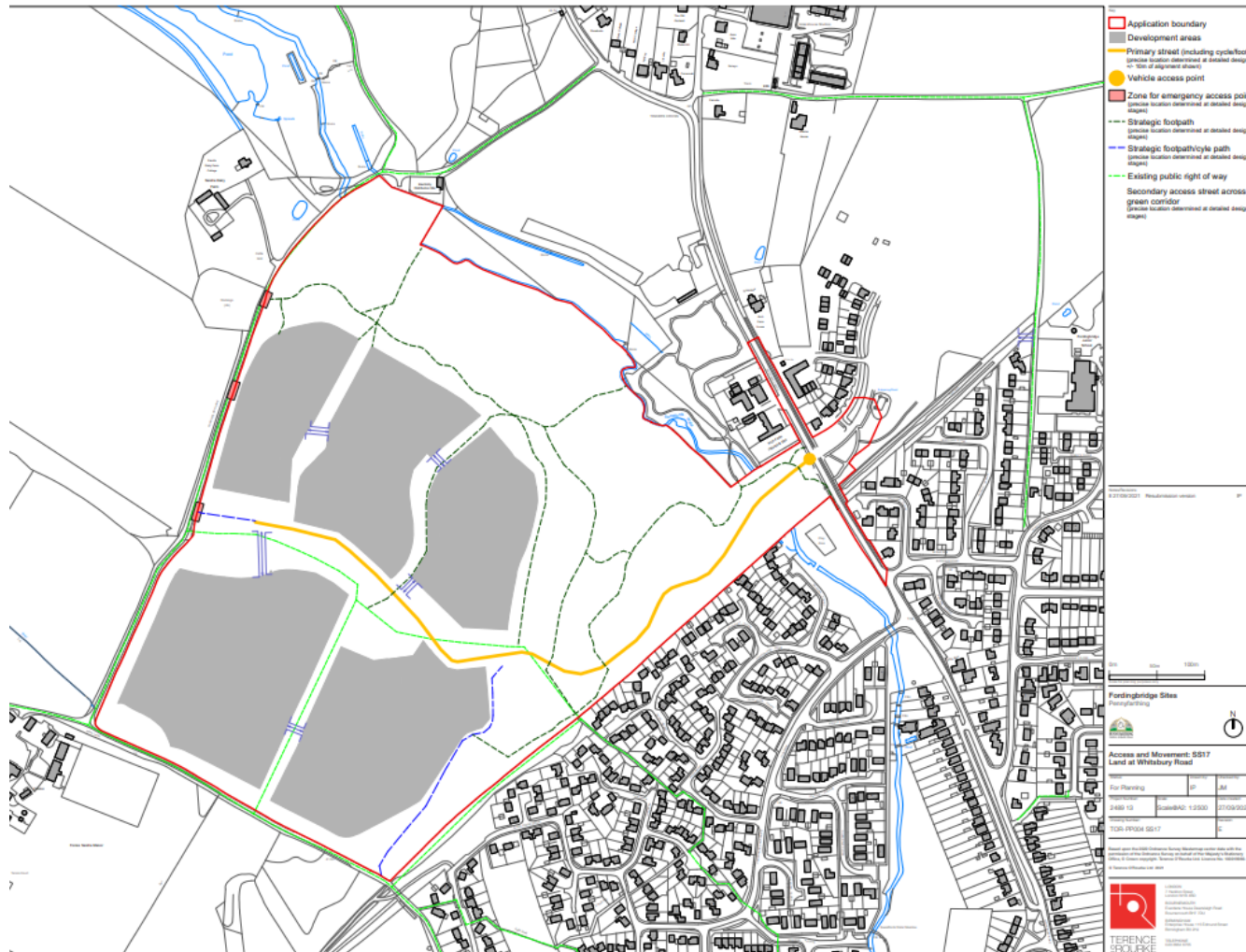
NFDC Local Plan Context Masterplan



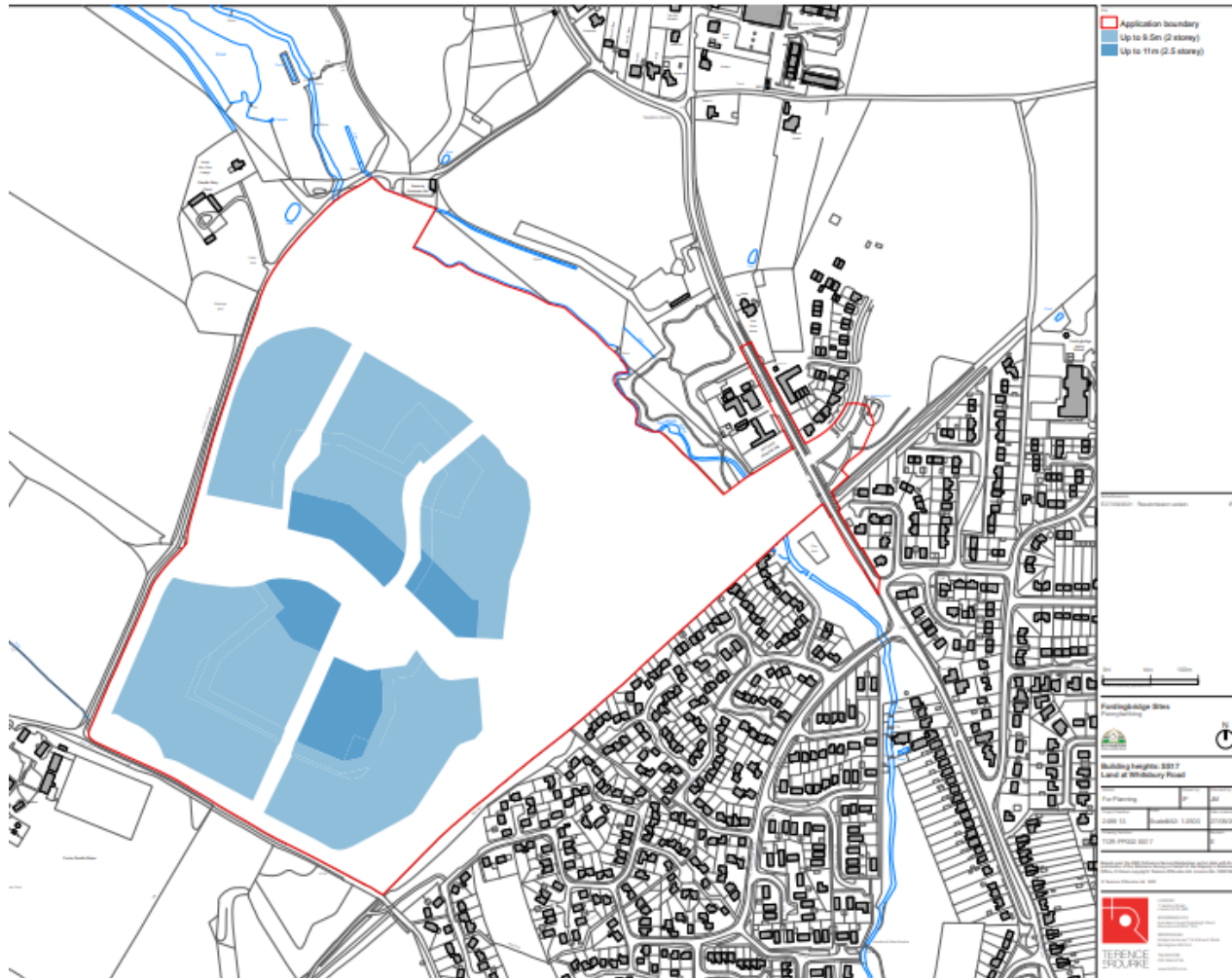
Context: Outline Application Parameter Plans – Land Use



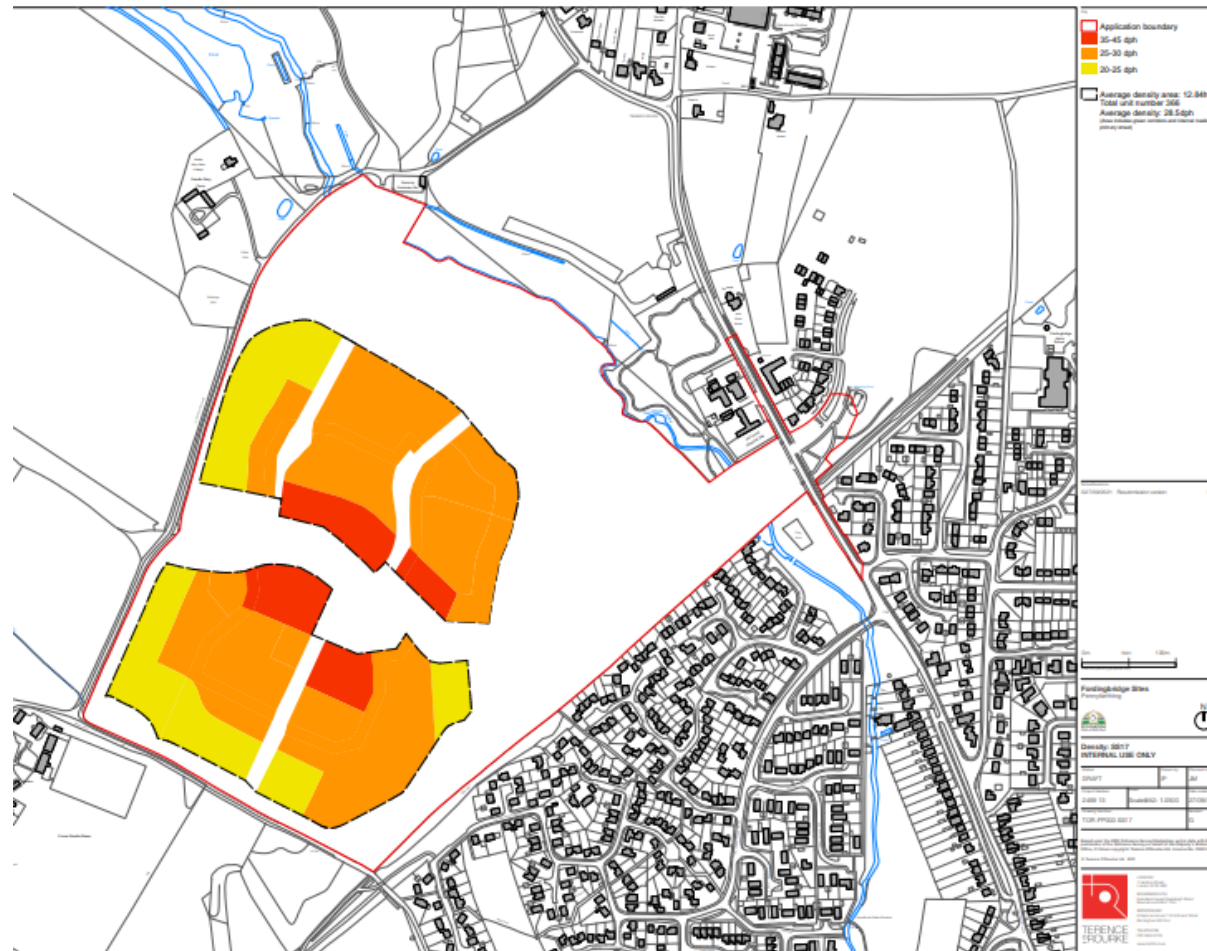
Context: Outline Application Parameter Plans – Access and Movement



Context: Outline Application Parameter Plans – Building Heights



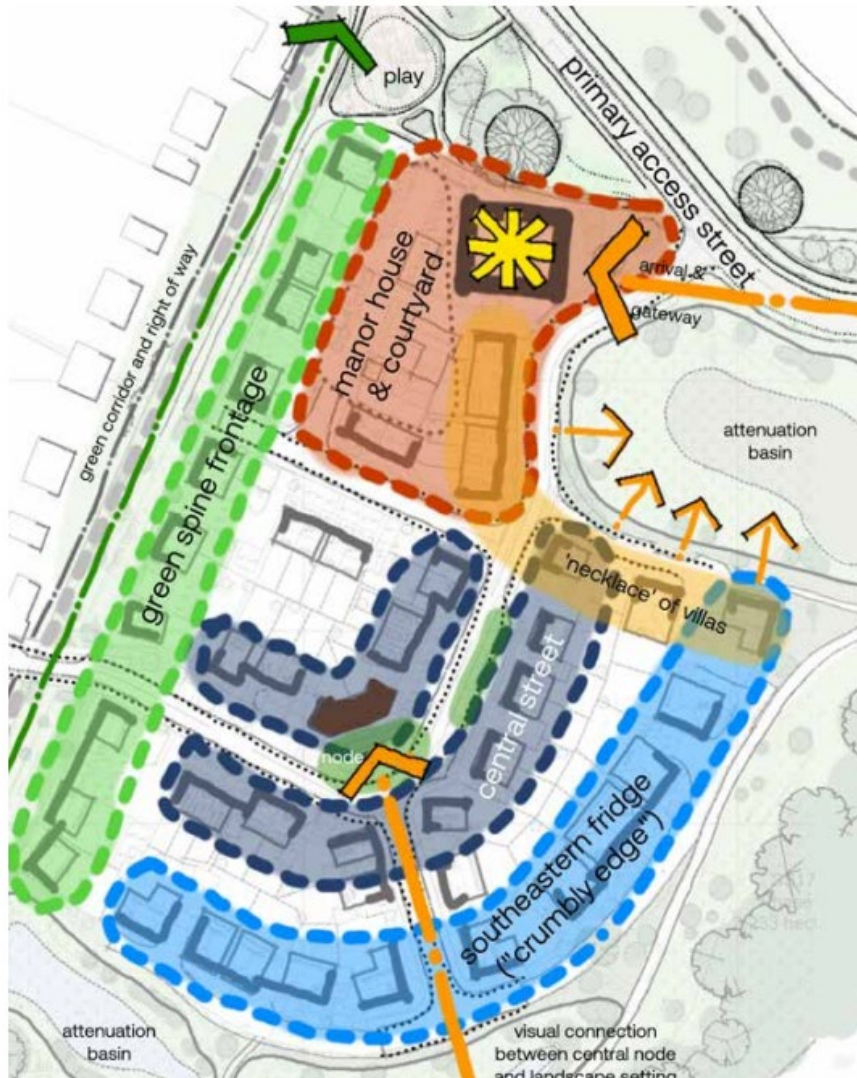
Context: Outline Application Parameter Plans – Built Density



Context: Outline Application Parameter Plans – Illustrative Masterplan



Reserved Matters: Character Areas – Phase 1

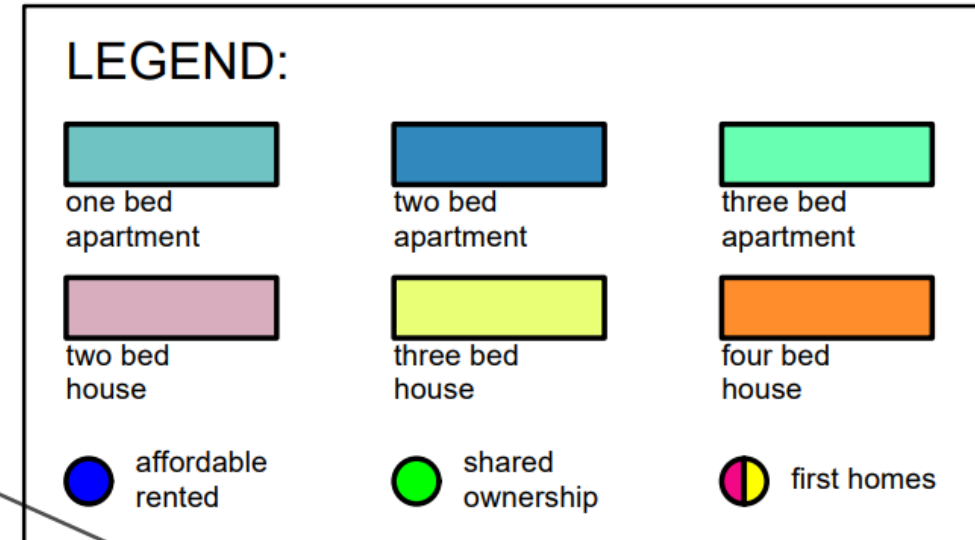


Character areas – Phase 1

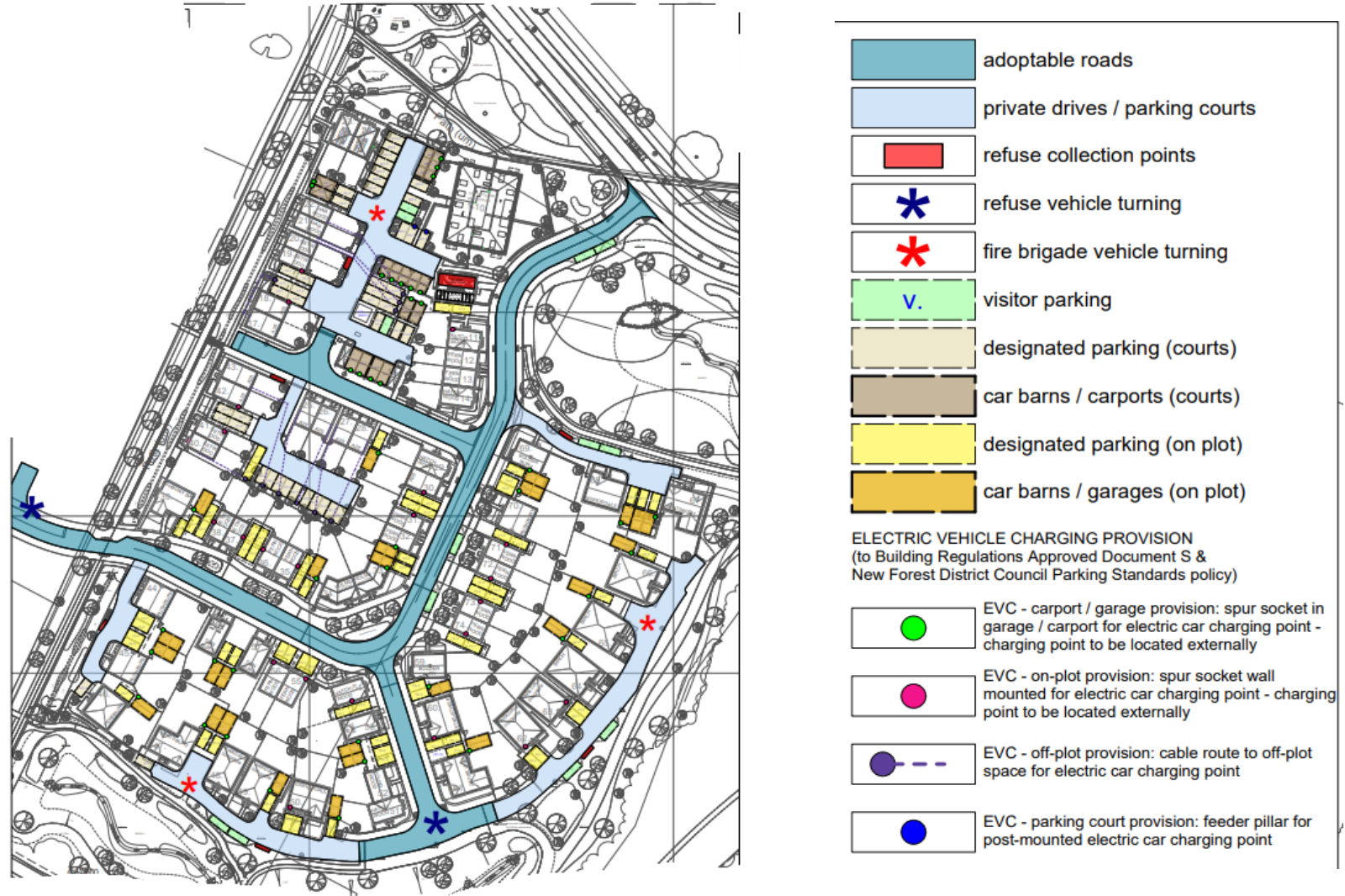
4.16 Within the Phase 1 area, these character areas have been refined further into four sub-areas. This allows for a more direct response to the immediate context and landscape framework surrounding the parcel, while maintaining the key character area objectives and observing the parameters of the outline approval. These sub-areas are defined as follows:

- **Manor House and Courtyard** – This highly visible area in the northeastern corner is crucial in both creating a gateway and setting the tone and character both for Phase 1 and the wider development as well as a role in providing views into and across the development.
- **Green Spine** – Houses fronting a linear landscaped element containing drainage swales and footpath route to Marl Lane.
- **Central Node & Street** – Centred around a small landscape feature incorporating trees and a bioretention area (SuDS) that serves as a key node along the secondary street as it passes from north to west through the parcel.
- **South eastern fringe** – Creation of a more informal, 'crumbly' edge to the rural southern and eastern edges, carefully integrated with landscaping around attenuation basins.

Reserved Matters: Unit Mix, Type and Tenure



Reserved Matters: Parking, Servicing and EV Charging



Reserved Matters: Scale and Density

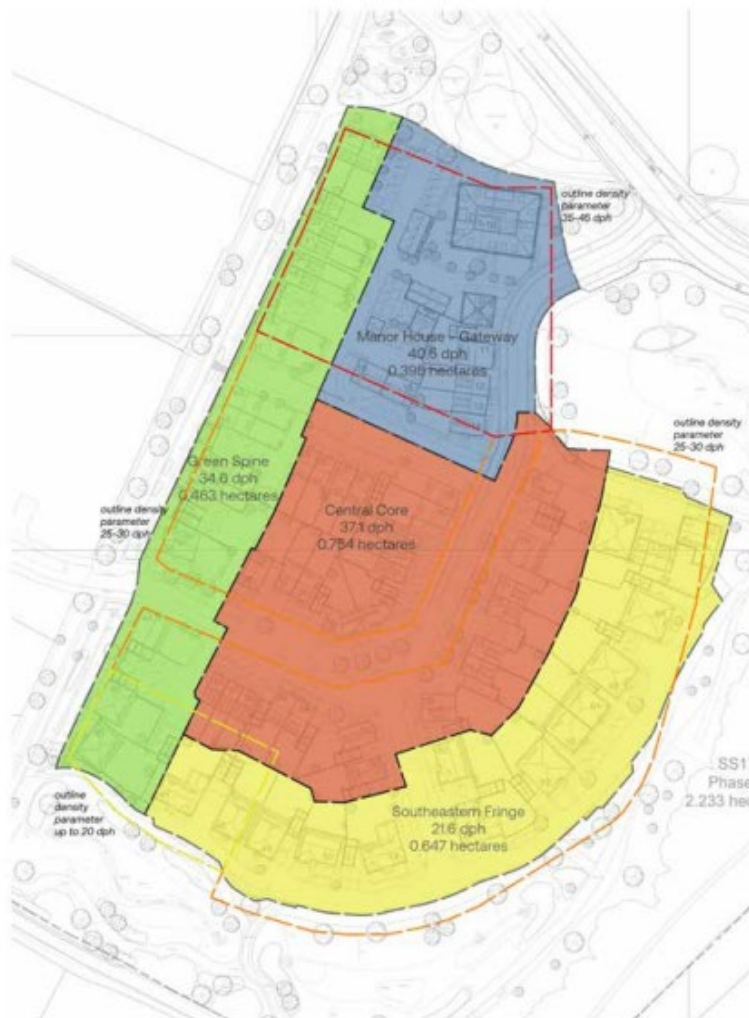


Figure 6.2. Phased density analysis



Figure 6.3. Phase 1 building heights

Manor House Apartments: Northern Elevation



Manor House Apartments: Western Elevation



Plots 11-14 Front and Side Elevations



3

Plots 11-14 terrace Front Elevation
Scale: 1:100



4

Plots 11-14 terrace North Elevation
Scale: 1:100

Plots 23 & 24 Front and Side Elevations



3 Hatchwood (pair) Front Elevation
Scale: 1:100



5 Hatchwood (pair) Side Elevation
Scale: 1:100

House Types
Hatchwood pair
Plots: 23 & 24

Plots 17, 18, 29, 30, 42 and 43 (Affordable Housing) Front and Side Elevations



House Types

A3S pair

Plots: 17, 18, 29, 30, 42, 43



1 A3S pair Front Elevation
Scale: 1:100



3 A3S pair Gable Elevation
Scale: 1:100

Bungalows: Plots 65, 66 and 68

House Types
Birch
Plot: 65, 66, 68



2 Birch Front Elevation
Scale: 1:100



4 Birch Side Elevation
Scale: 1:100

Flats Above Garages (FOG's) Plots



House Types
Flats over garage (pair)
Plots: 15, 16



1

FOG Front Elevation
Scale: 1:100



3

FOG Gable Elevation
Scale: 1:100

Large Detached Market Houses



House Types
Whitsbury
Plots: 47, 51, 61, 67



1 Whitsbury Front Elevation
Scale: 1:100



3 Whitsbury Rear Elevation
Scale: 1:100



2 Whitsbury Side Elevation
Scale: 1:100



4 Whitsbury Side Elevation
Scale: 1:100

Street Scene 1



1

Street Scene Elevation from North (Spine Road)
Scale: 1:200



Street Scene 2



2 Street Scene Elevation from Green Spine
Scale: 1:200



Street Scene 3



1

Streetscene Elevation from Southeastern Edge
Scale: 1:200



Materials

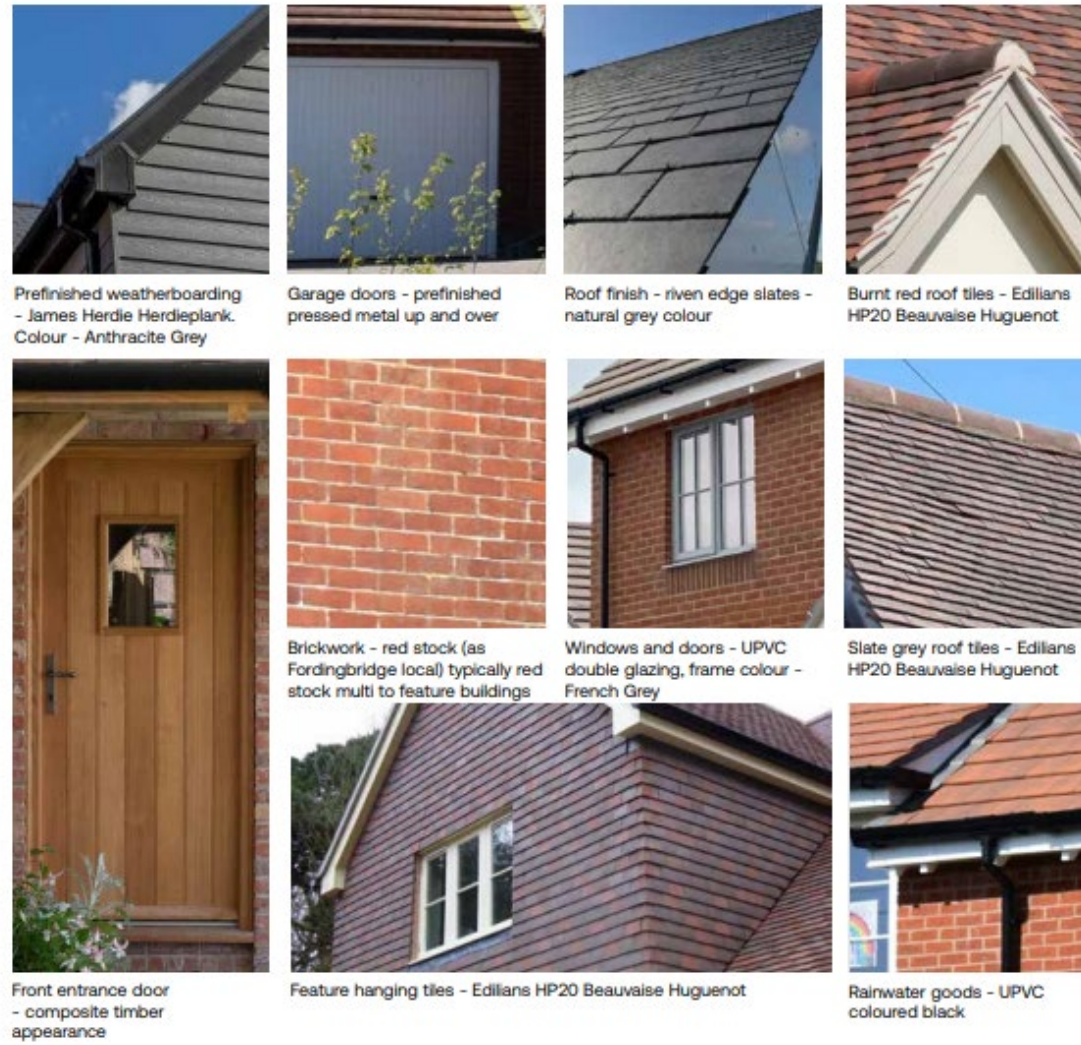


Figure 6.10. Materials:

Doorstep Play







Conclusions and Planning Balance

- The proposal is for approval of reserved matters for 74 new dwellings including 18 affordable houses. The proposal is considered to be well designed, with significant areas of new tree planting, and the protection of existing trees and woodlands, as well as other public benefits relating to the provision of significant areas of public open space and ANRG land
- The development will result in social and economic benefits and will release much needed housing taking into consideration the lack of sufficient housing land within the District. The development will also safeguard and bring into more beneficial use a number of public rights of way which cross the site

Conclusions and Planning Balance

- Overall, it is considered that the balance of considerations is one of clear approval taking into account the public benefits when considered against the identified limited environmental harm to a designated heritage asset

Recommendation

- To APPROVE the reserved matters and details pursuant to conditions applied for subject to any final details required and conditions set out (in the Committee report)

End of 3a 24/10809 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

App No 24/10445

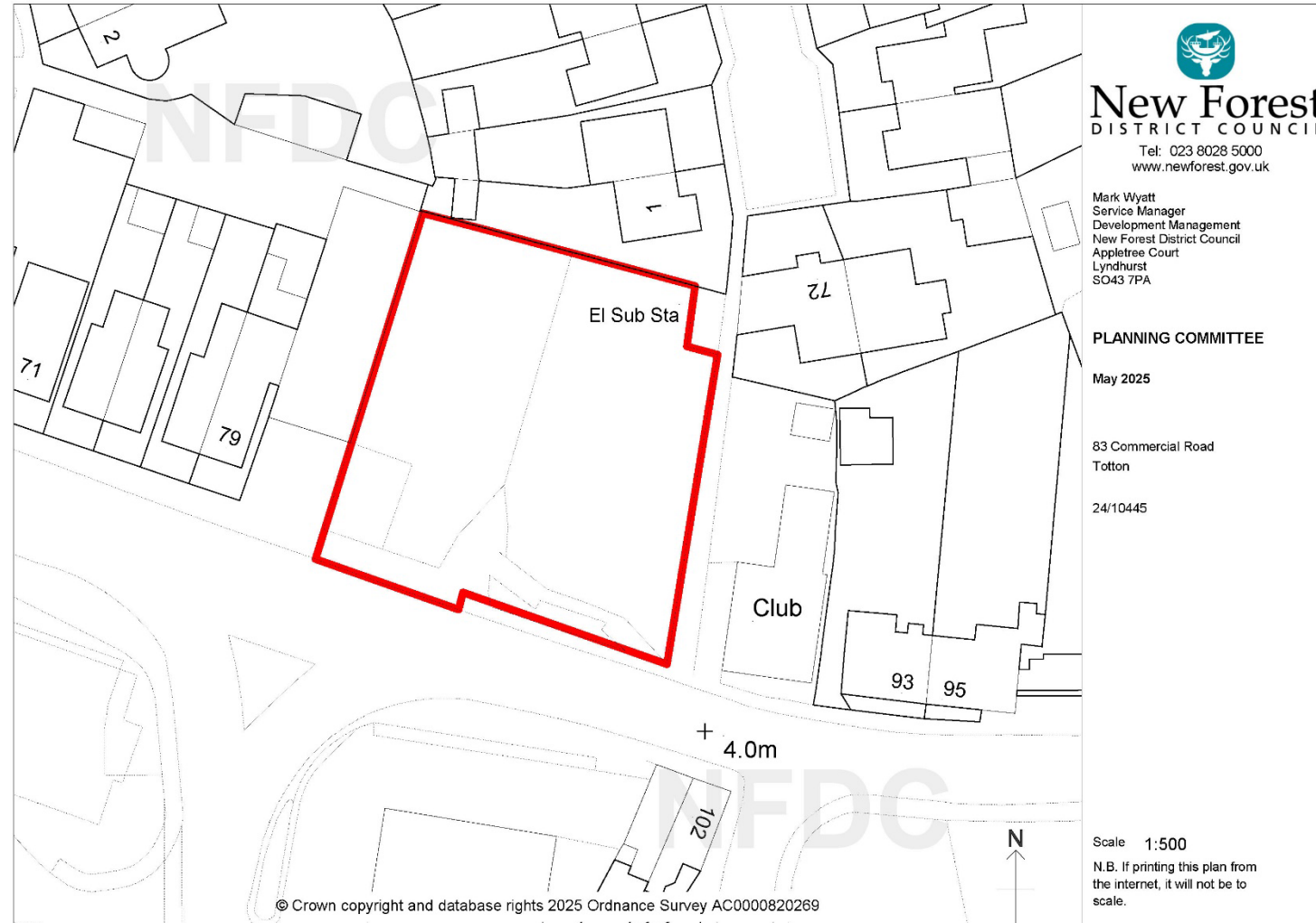
83 Commercial Road,

Totton

SO40 3AF

Schedule 3b

Red Line Plan



General location



Aerial photograph



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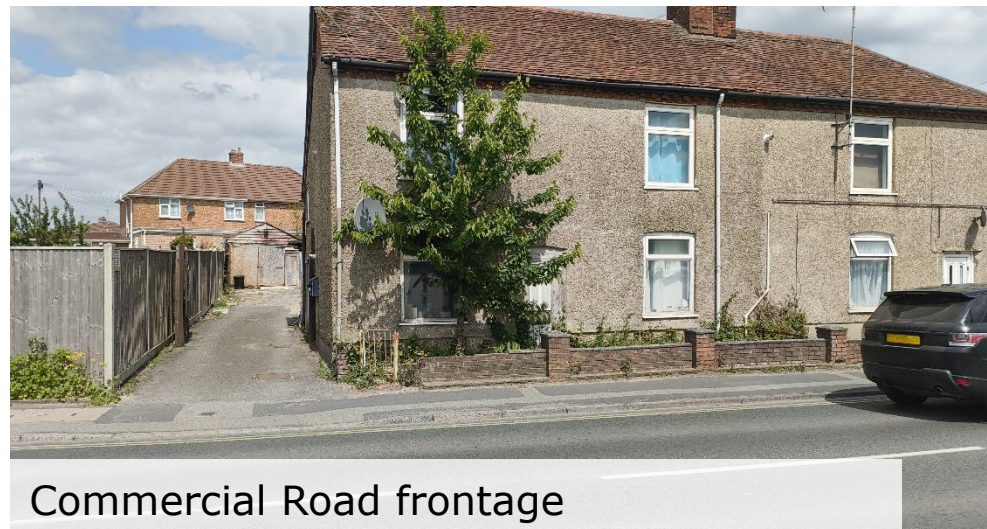
Site photographs



Site photographs – Commercial Road (south)



Site photographs



Site photographs – Causeway Crescent



Indicative drawings



Proposed street scene



Proposed elevation - front



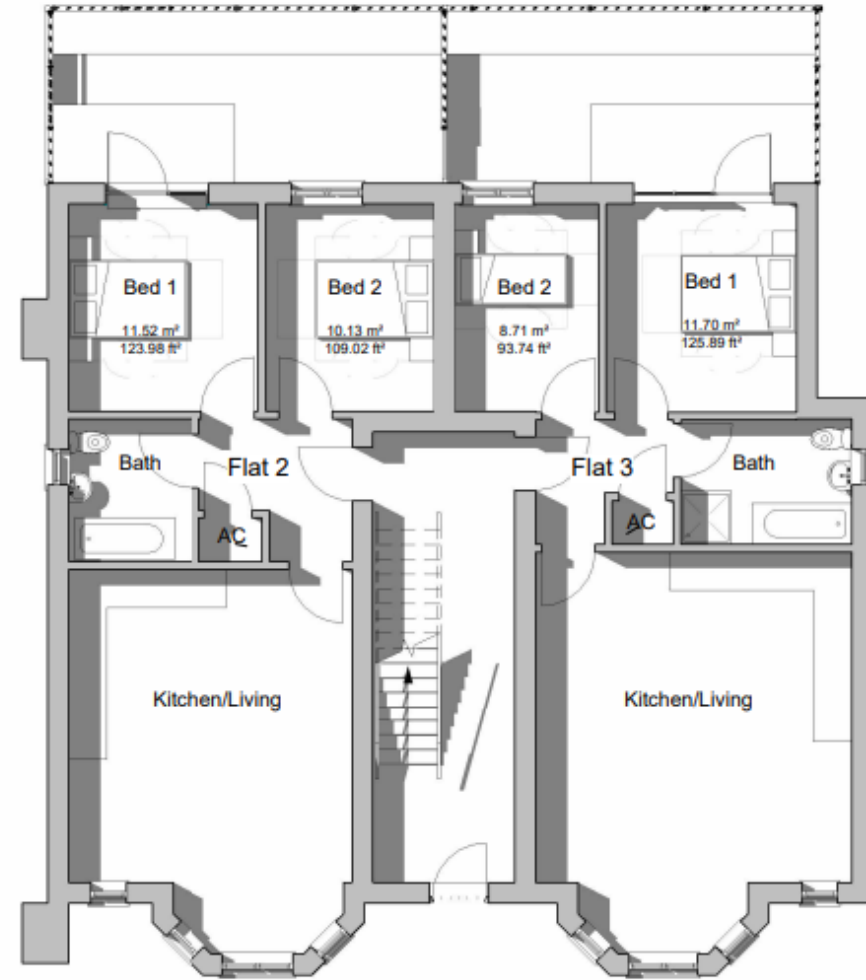
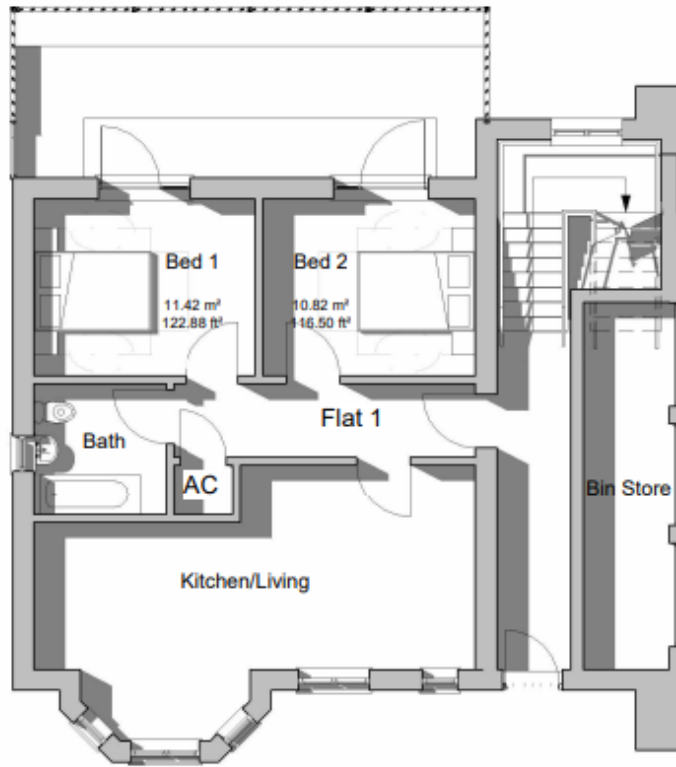
Proposed elevation - rear



Proposed elevation - sides



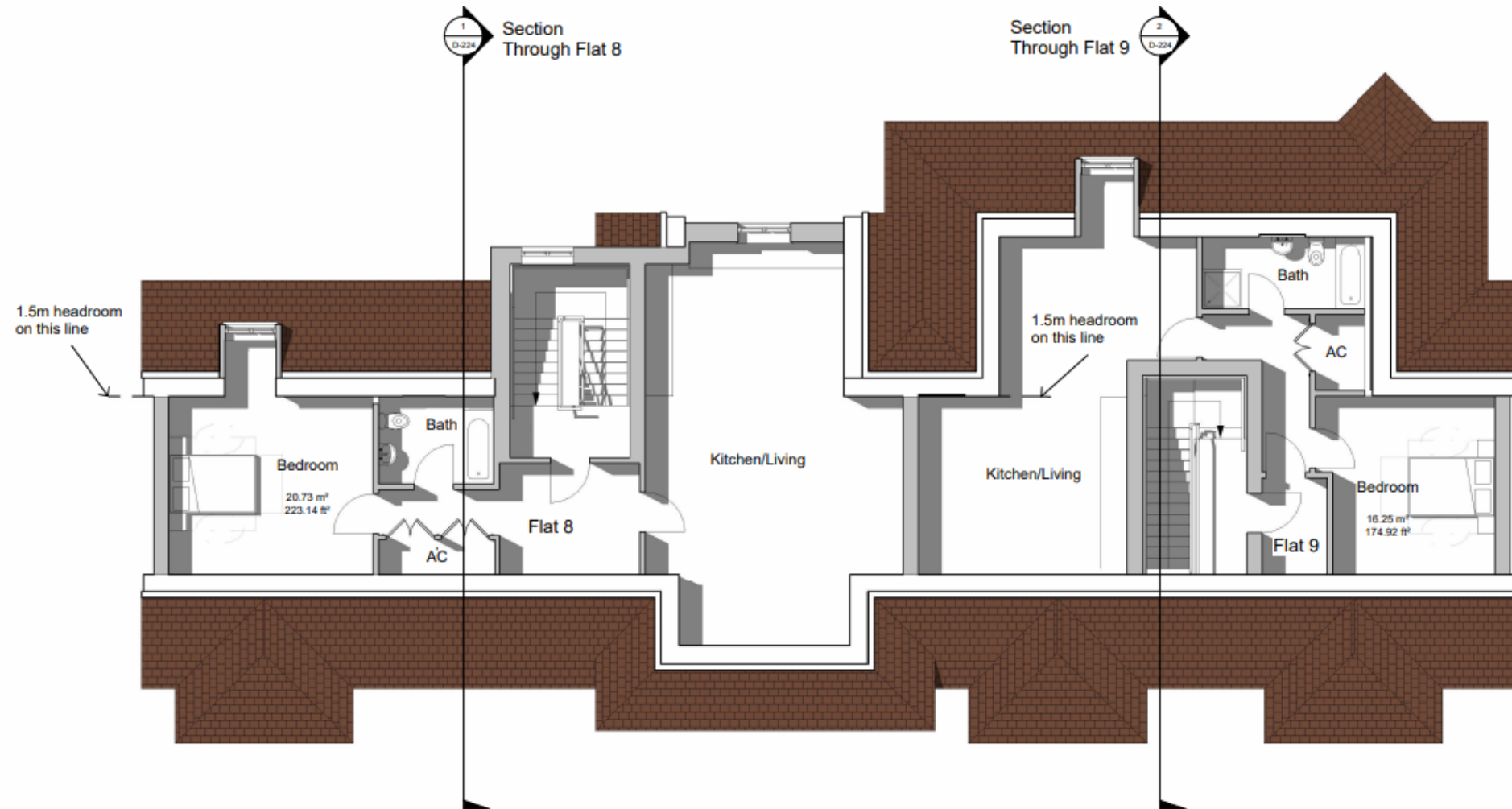
Proposed floor plan



Proposed floor plan



Proposed floor plan



Sections



Section Through Flat 8
1 : 100

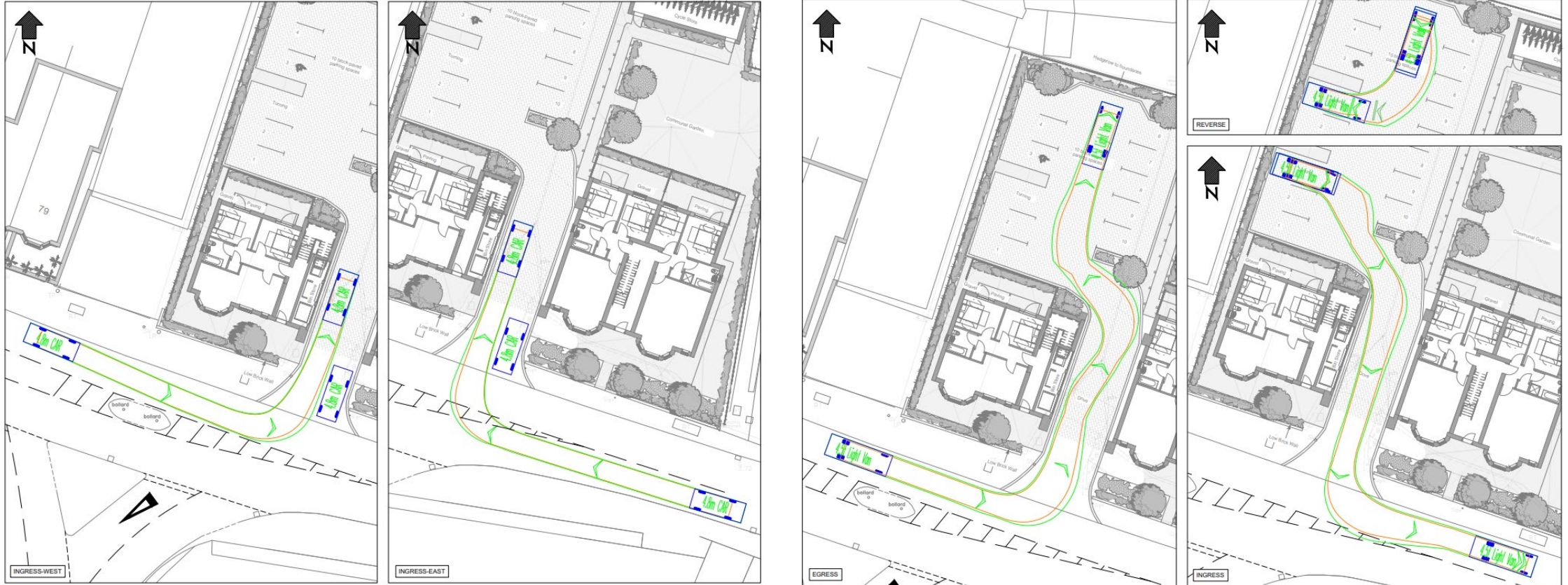


Section Through Flat 9
1 : 100

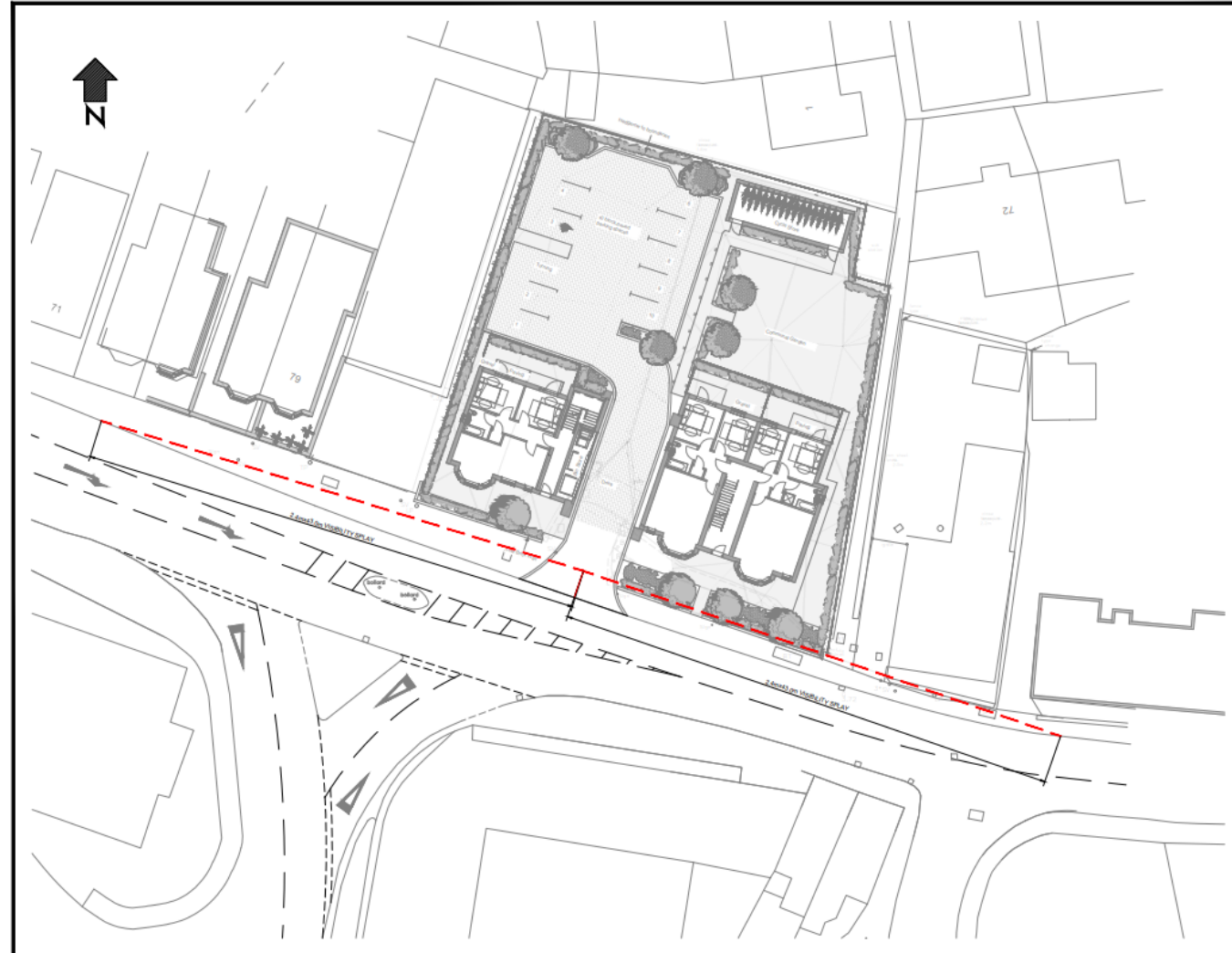
Layout and indicative landscaping



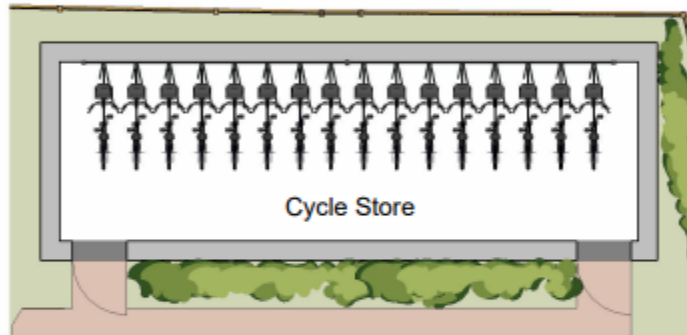
Access – tracking diagrams



Highways - sightlines



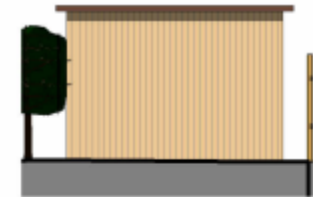
Cycle store



Cycle Store Floor Plan as Proposed
1 : 100



South Elevation as Proposed
1 : 100



East Elevation as Proposed
1 : 100



North Elevation as Proposed
1 : 100



West Elevation as Proposed
1 : 100

Recommendation

- The site is located in a sustainable location and the proposal would represent an additional contribution to the housing supply and an effective use of land, whilst ensuring residential amenity and the character of the area are not harmed as a result. The proposal is considered acceptable with regard to adopted local and national planning policy, supplementary planning documents and other material planning considerations
- For the reason laid out in the submitted report, it is recommended that the application be conditionally approved

End of 3b 24/10445 presentation



New Forest
DISTRICT COUNCIL





Planning Committee

App No 25/10210

Little Acre,

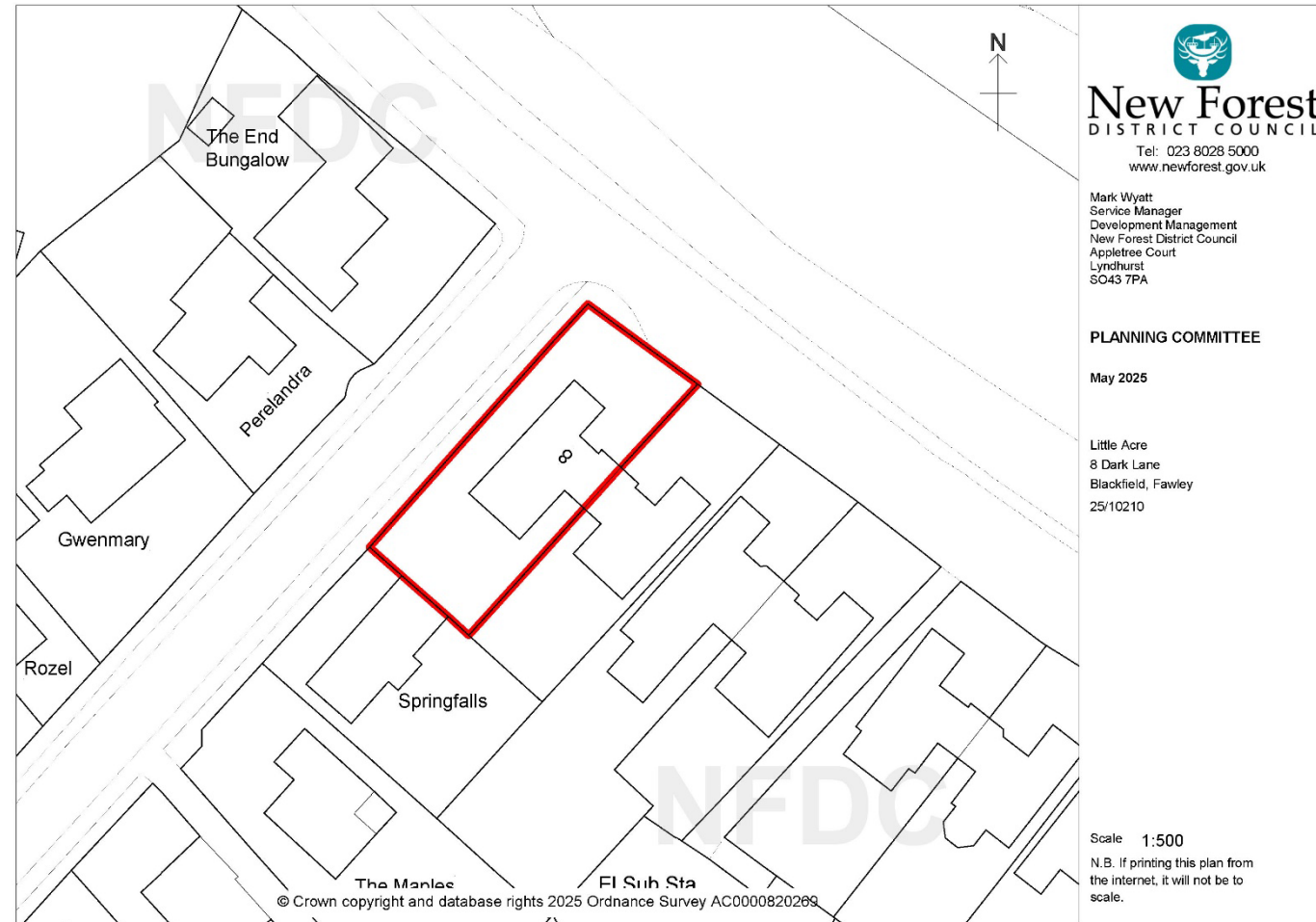
8 Dark Lane

Blackfield

SO45 1WB

Schedule 3c

Red Line Plan



General location

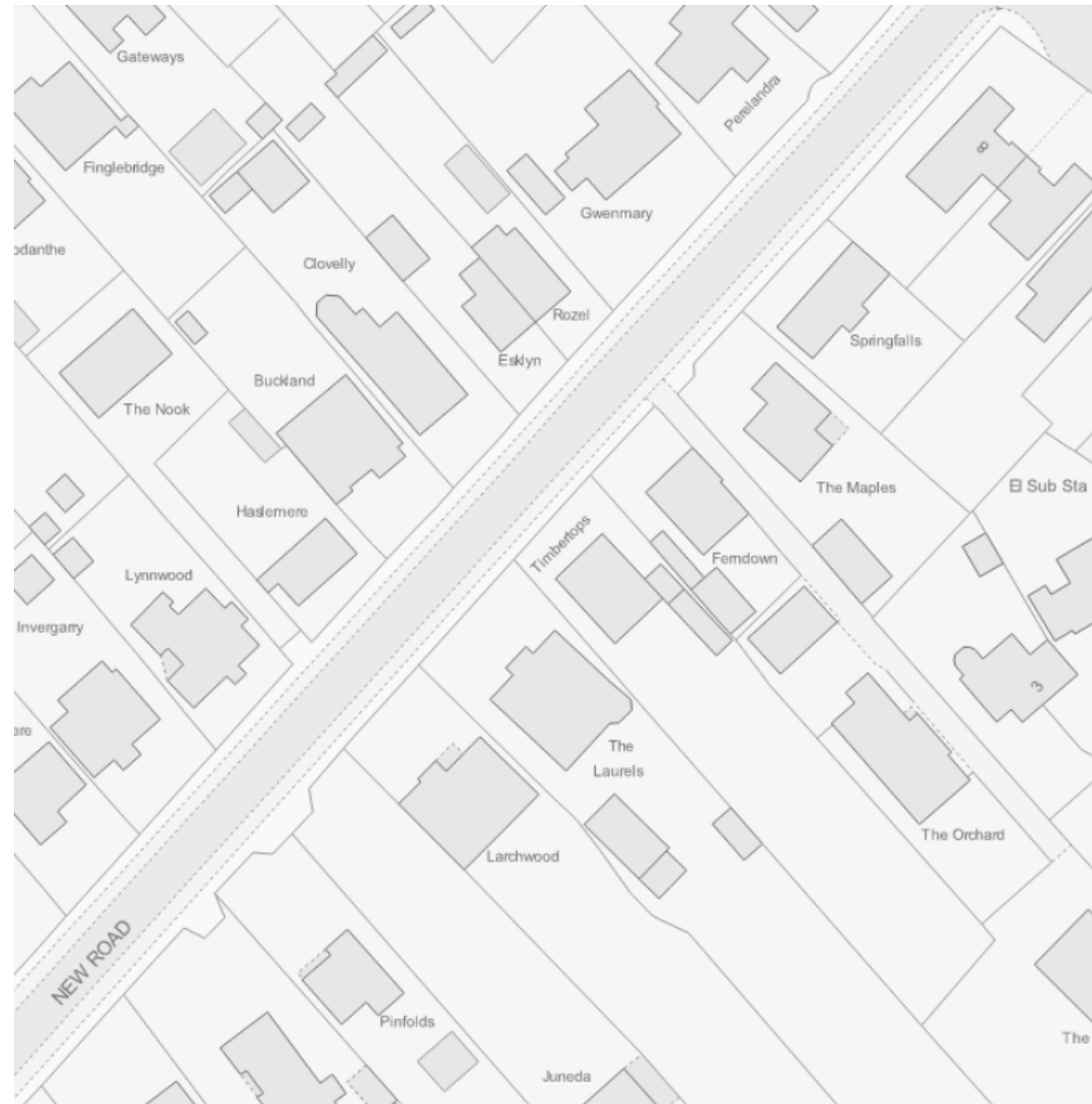


Aerial photograph

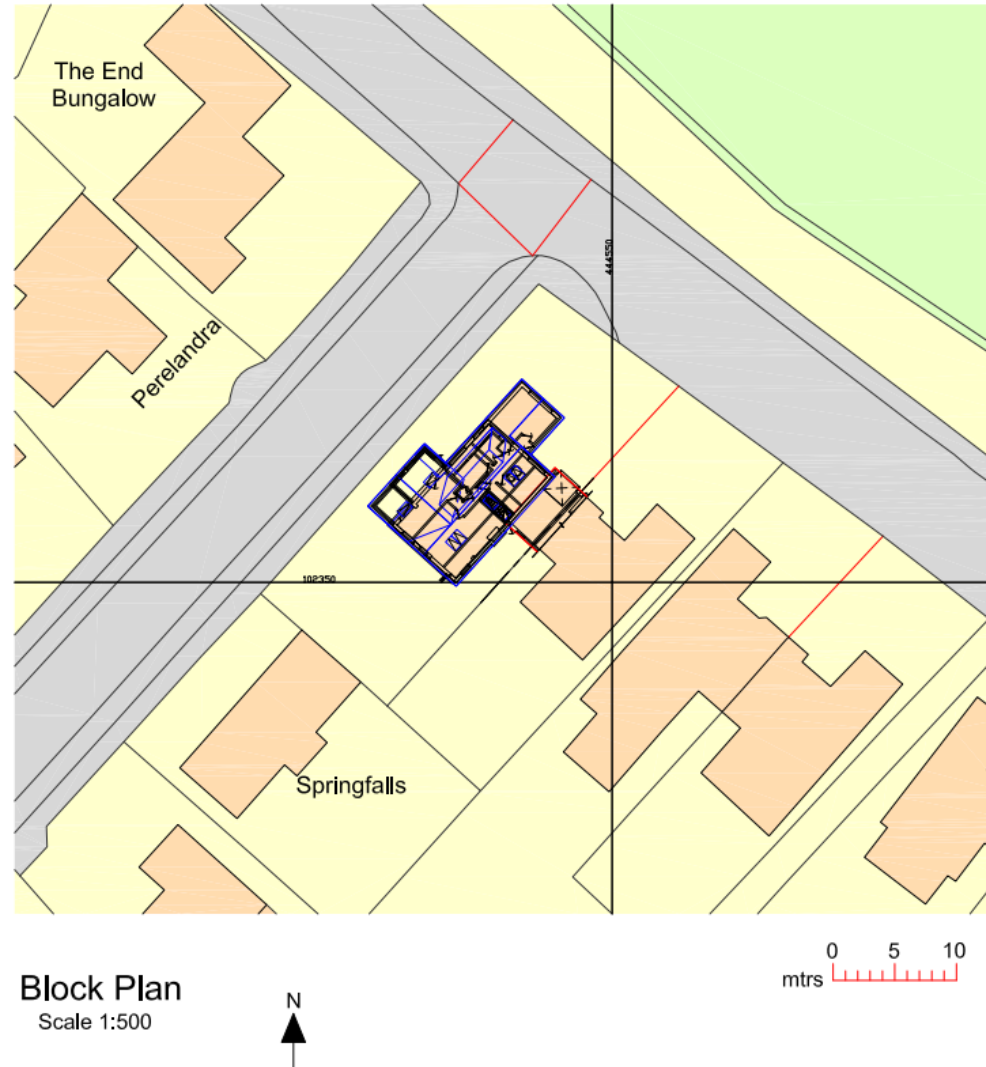


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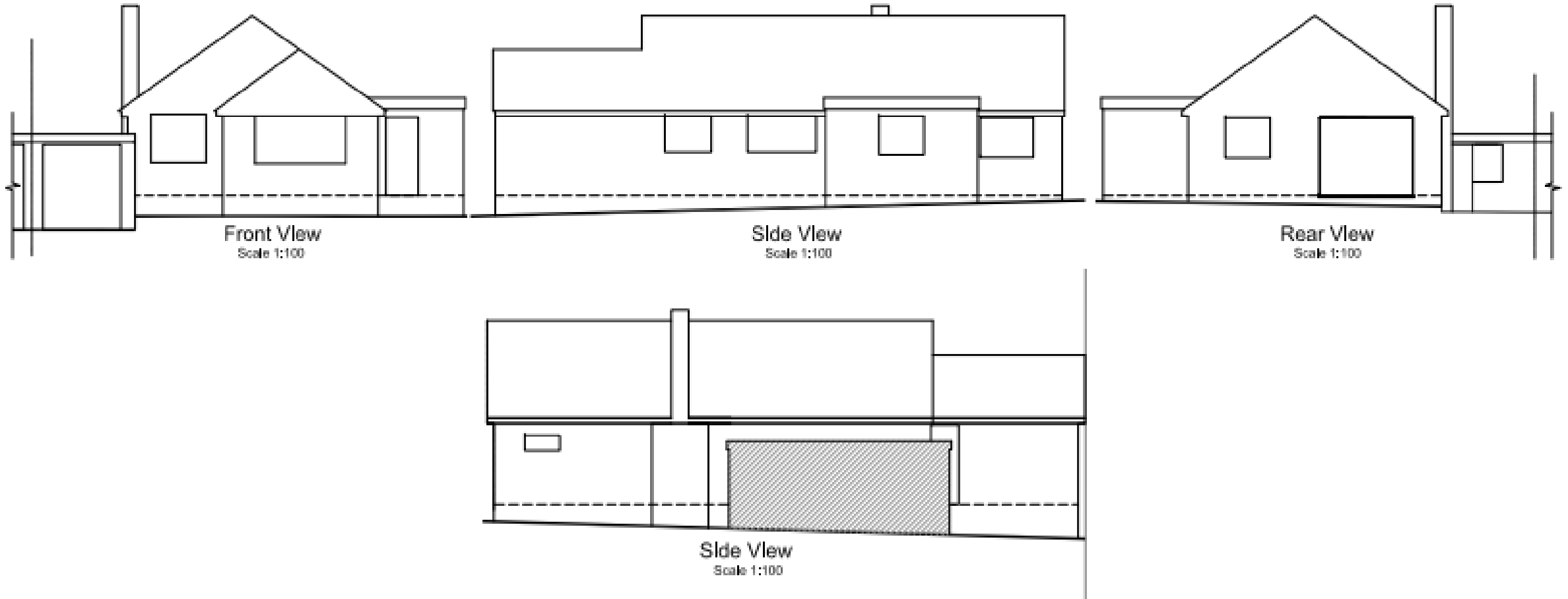
Building line plan



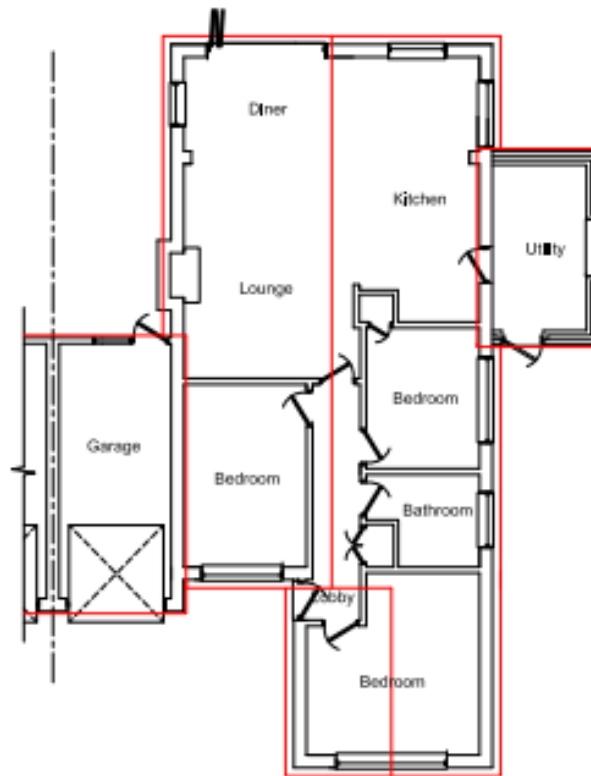
Block plan



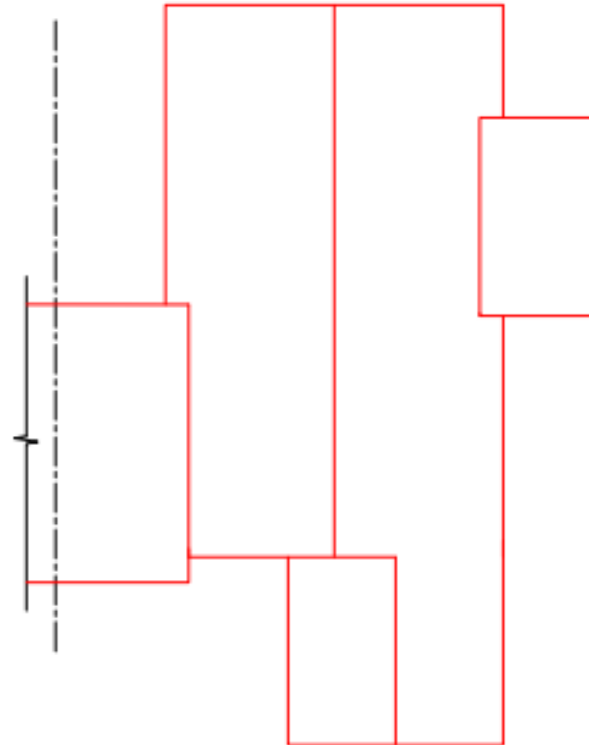
Existing elevations



Existing floor plans

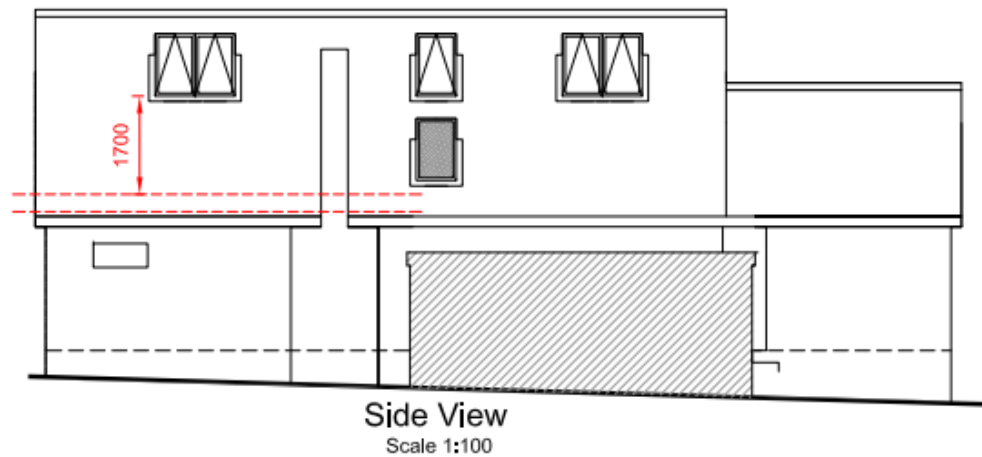
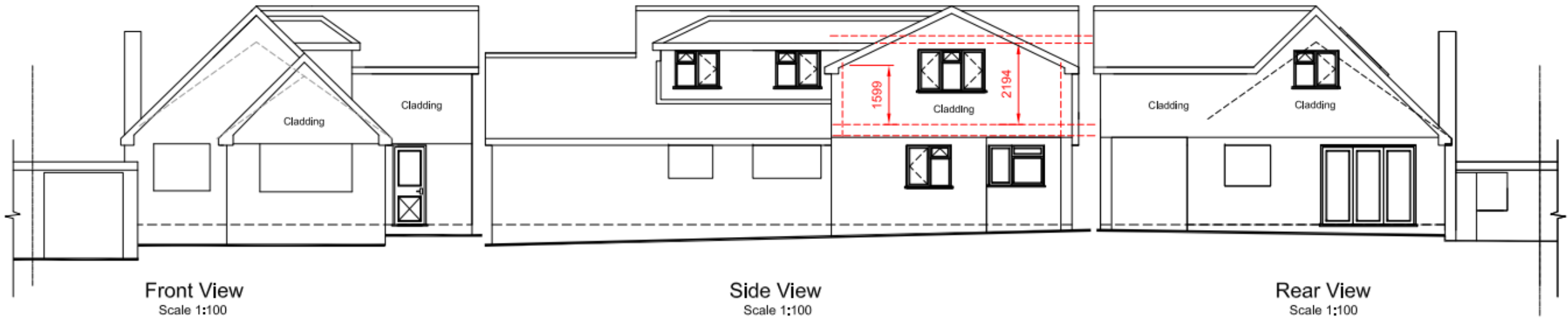


Ground Floor Plan
Scale 1:100



Roof Plan
Scale 1:100

Proposed elevation plans



Proposed elevation showing cladding and section

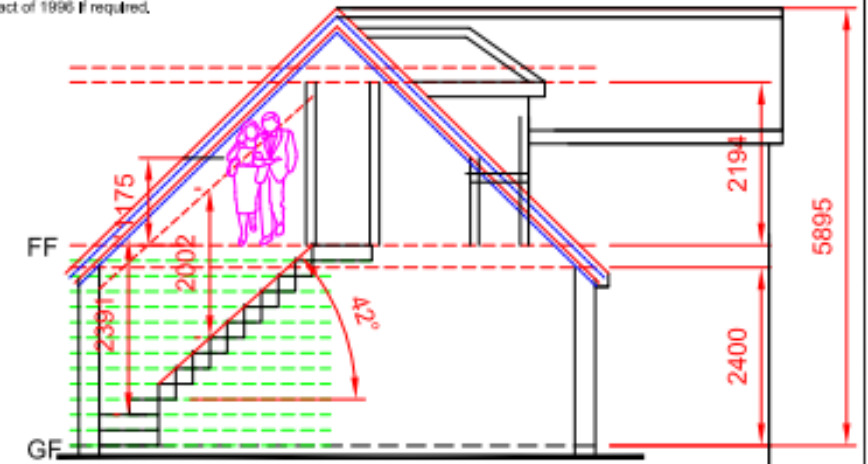


Side View (with cladding to match windows)

Scale 1:100

NOTES

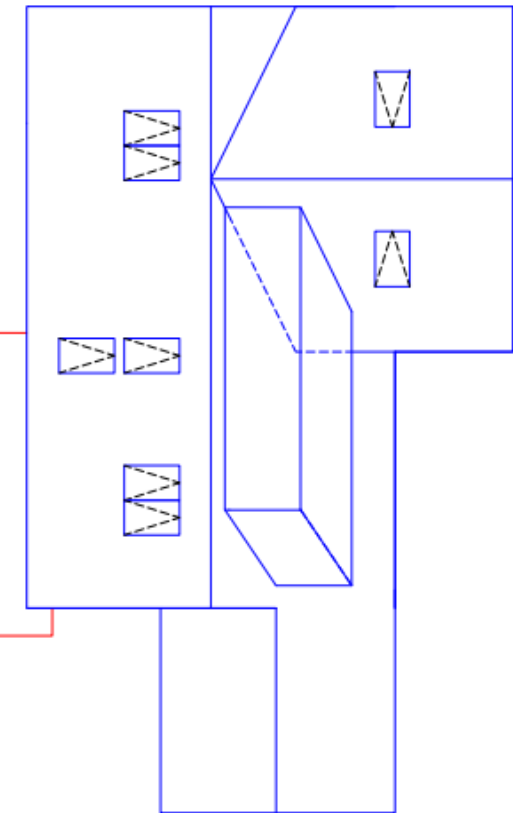
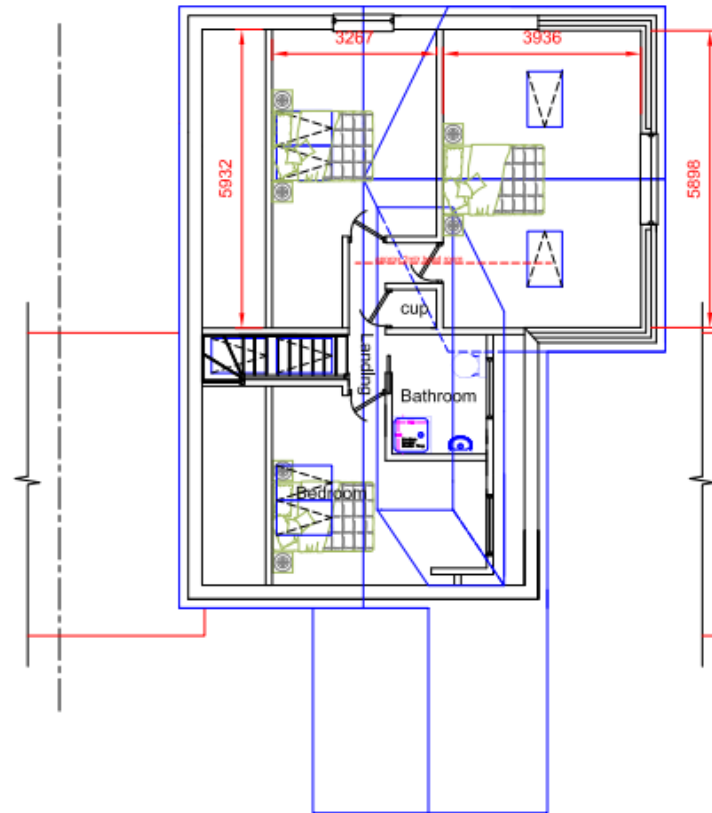
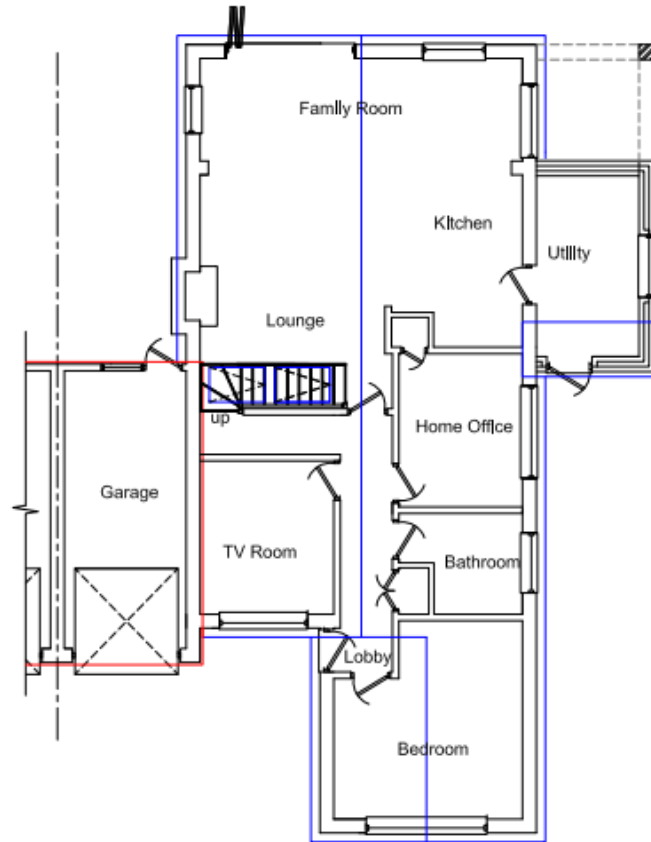
All dimensions and details to be checked on site by builder prior to commencement of works.
This plan must not be acted upon until it has been approved by the Local Authority.
Client to conform to party wall act of 1996 if required.



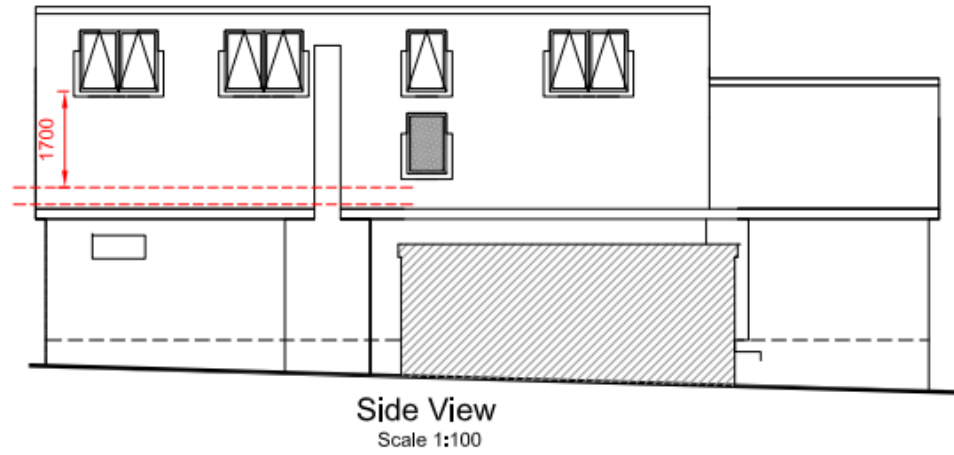
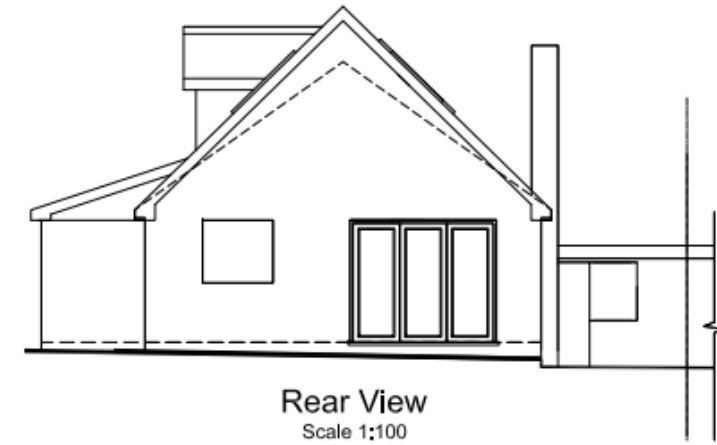
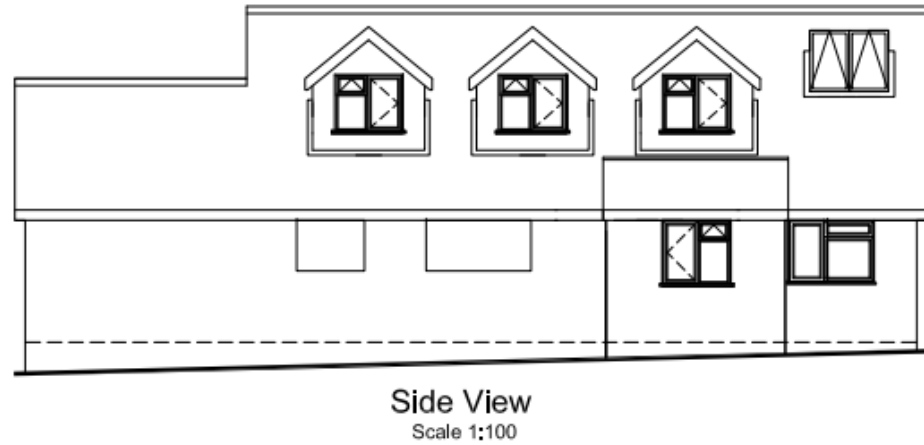
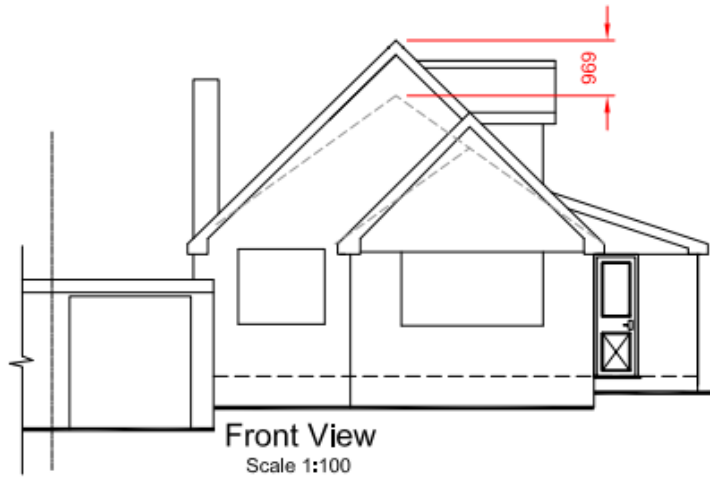
Typical Section

Scale 1:100

Proposed floor plans



Previous approval 23/10839



Street scenes



Front and rear



Photographs side



Rear neighbours



Recommendation

- Refuse

- The proposed two-storey side extension would introduce a large, incongruous addition to the bungalow; with its top-heavy gabled design, high eaves and low roof pitched roof, along with its awkward relationship with the side dormer, it would create a poorly designed and dominant addition to the dwelling which would be detrimental to the street scene and character of the area
- These adverse effects would be compounded by the extension's intrusive and uncharacteristic forward siting within the New Road streetscene
- For these reasons, the proposal would be contrary to Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park and the provisions of Chapter 12 and in particular paragraphs 131 and 135 of the National Planning Policy Framework (2024)

End of 3c 25/10210 presentation



New Forest
DISTRICT COUNCIL

