

# Planning Committee

December 2025



# Presentations



**Planning Committee**  
**App No 25/10782**  
Furzedown Farm,  
Hart Hill  
Hythe  
**Schedule 3a**

3 3a 25/10782



**Planning Committee**  
**App No 24/10992**  
Land at Corks Farm,  
Normandy Way  
Marchwood  
**Schedule 3b**

20 3b 24/10992



**Planning Committee**  
**App No 25/10835**  
6 Bitterne Way,  
Lymington  
SO41 3PB  
**Schedule 3c**

47 3c 25/10835



**Planning Committee**  
**App No 25/10806**  
Springbourne Farm  
Rockbourne  
SP6 3NS  
**Schedule 3d**

65 3d 25/10806



# Planning Committee

## App No 25/10782

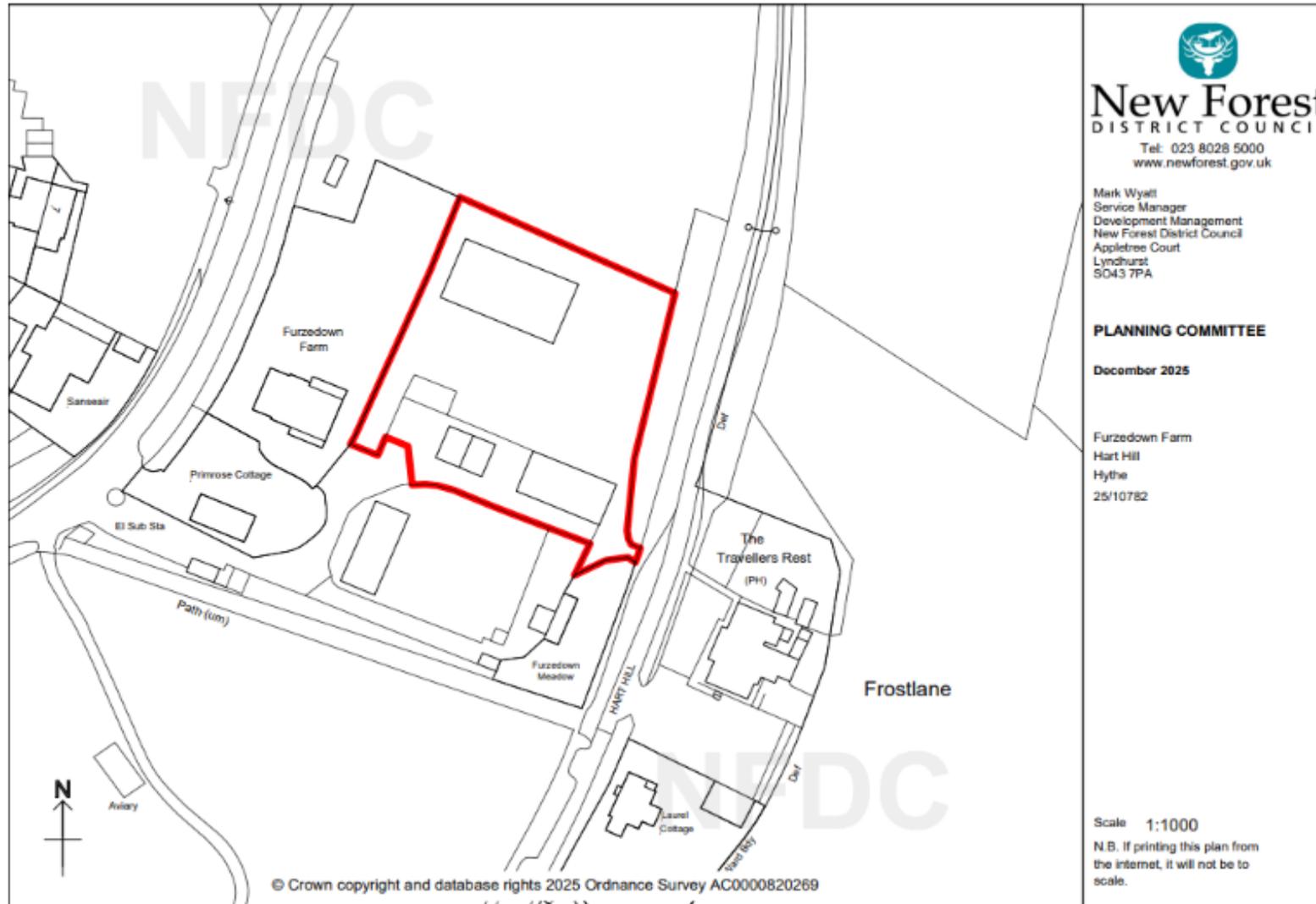
Furzedown Farm,

Hart Hill

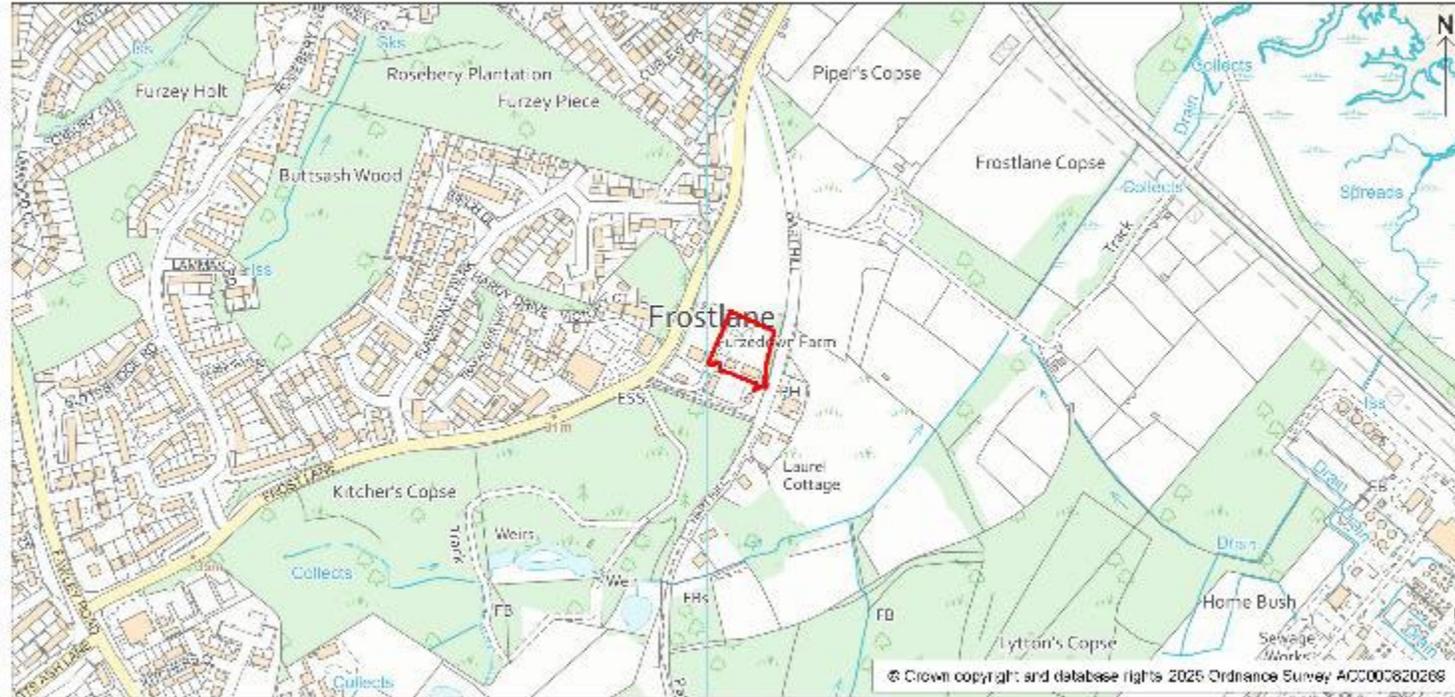
Hythe

**Schedule 3a**

# Red Line Plan



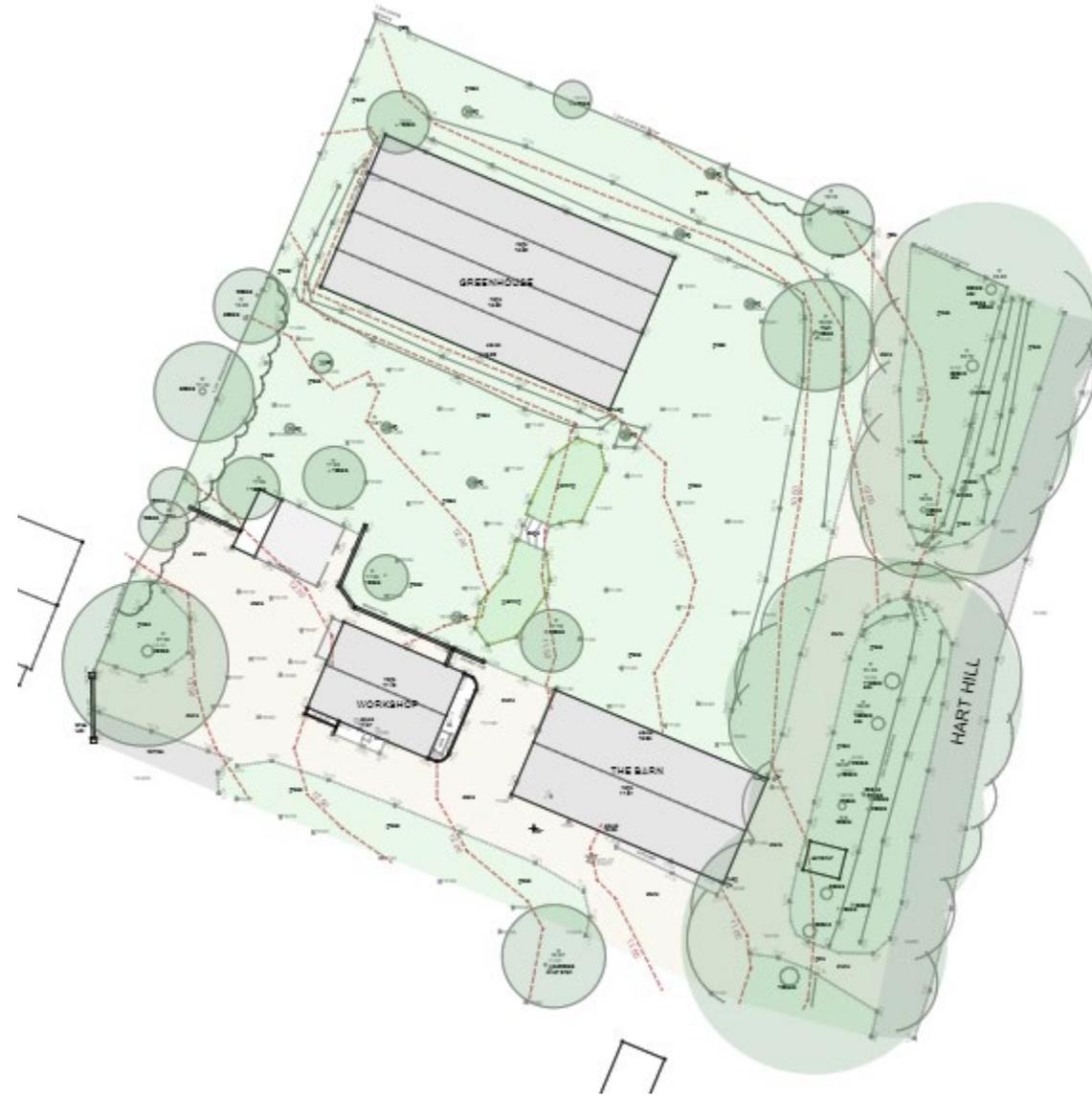
# General Location



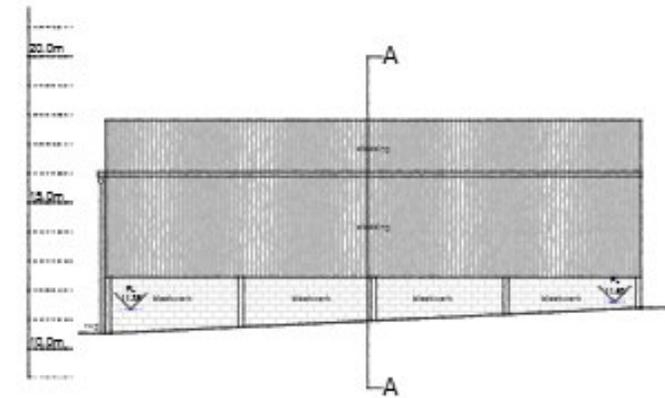
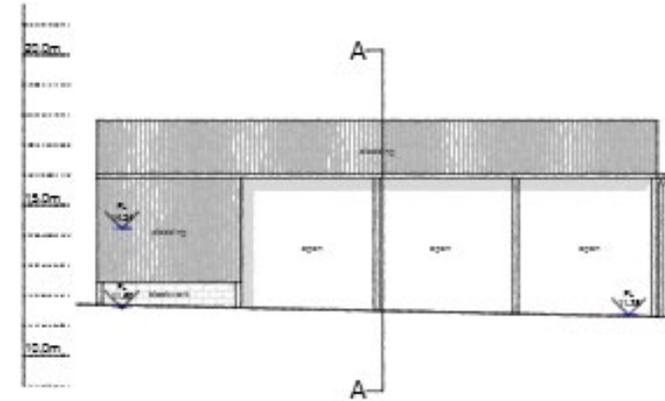
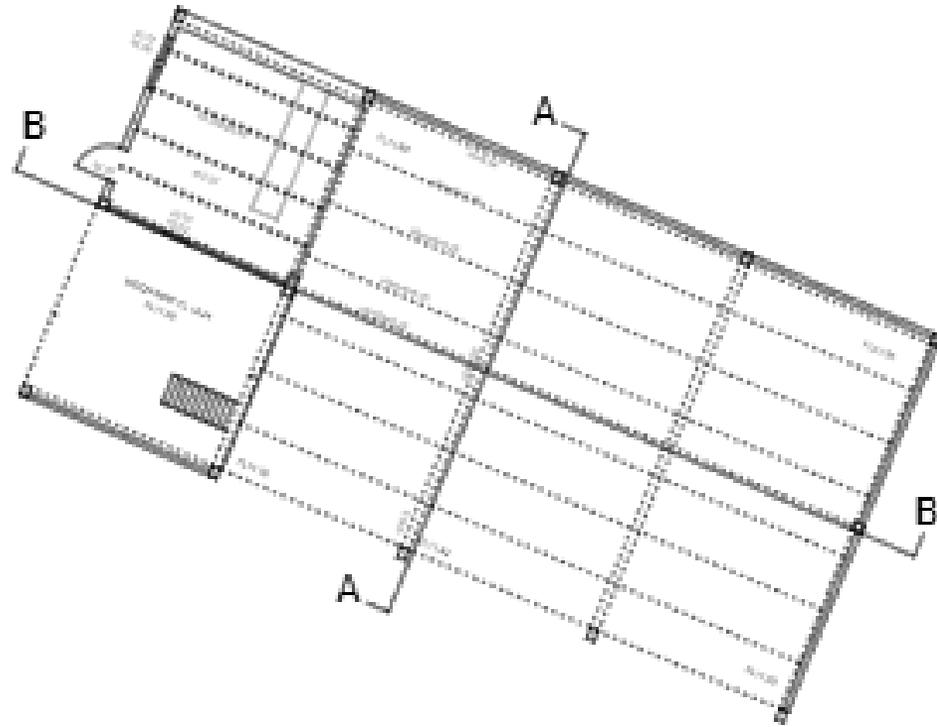
# Aerial photograph



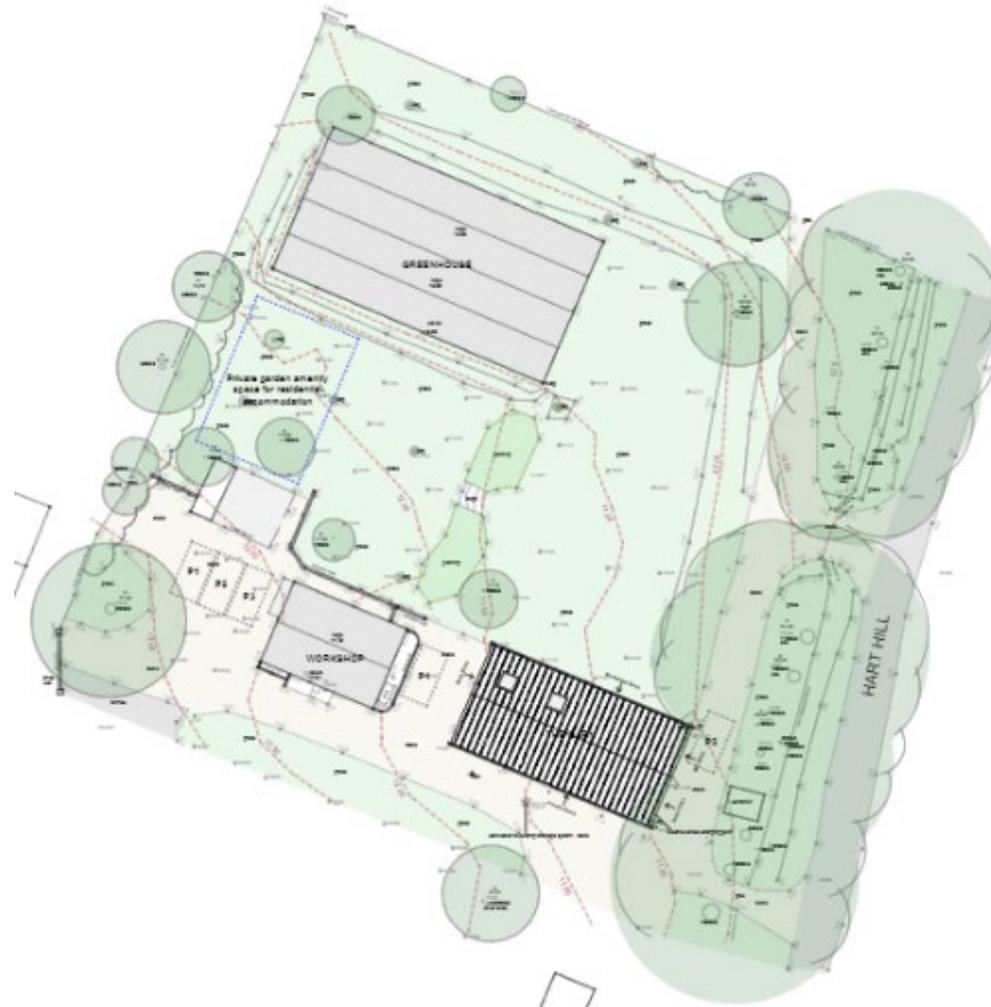
# Existing Site



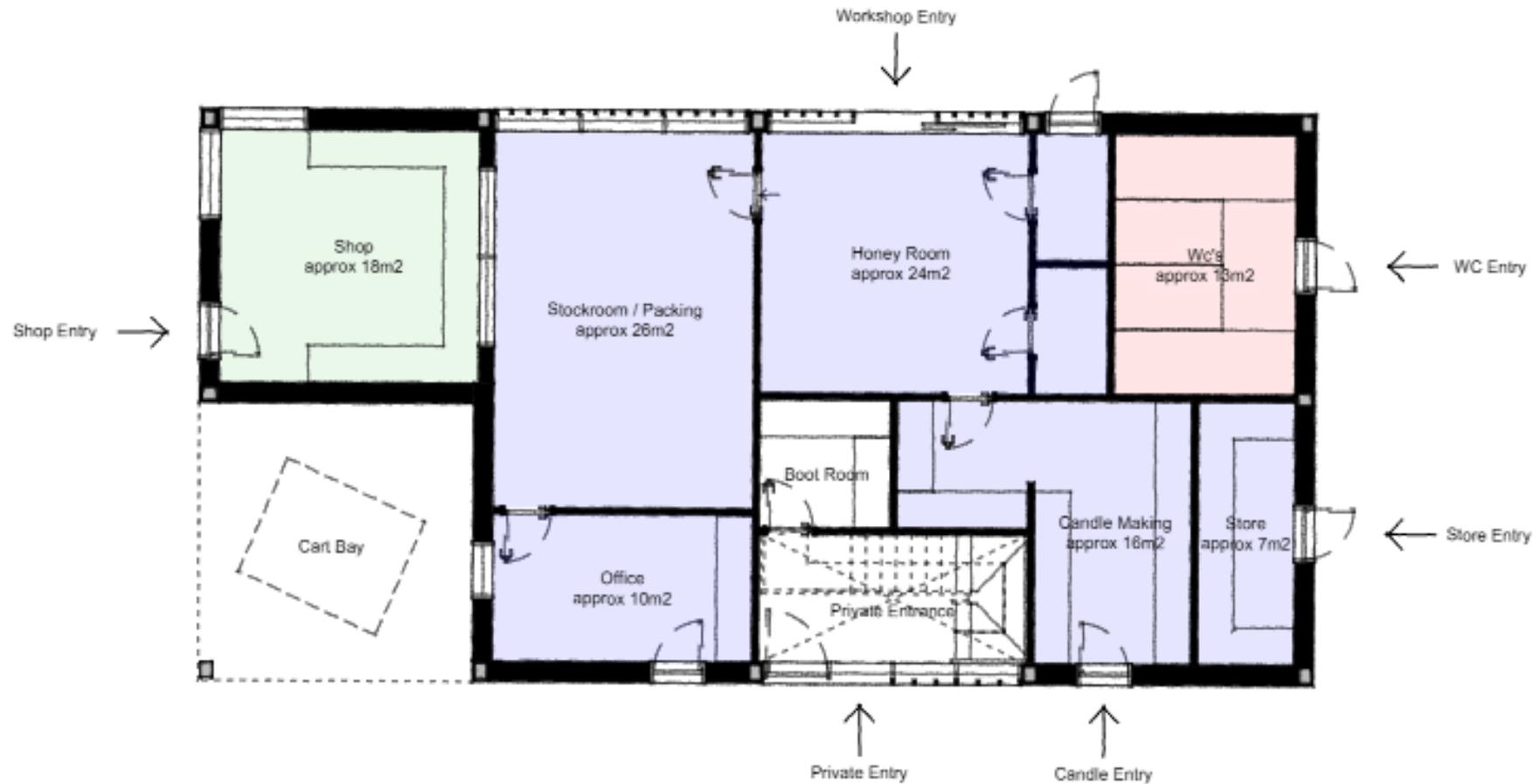
# Existing Barn



# Proposed Plans – Site Layout

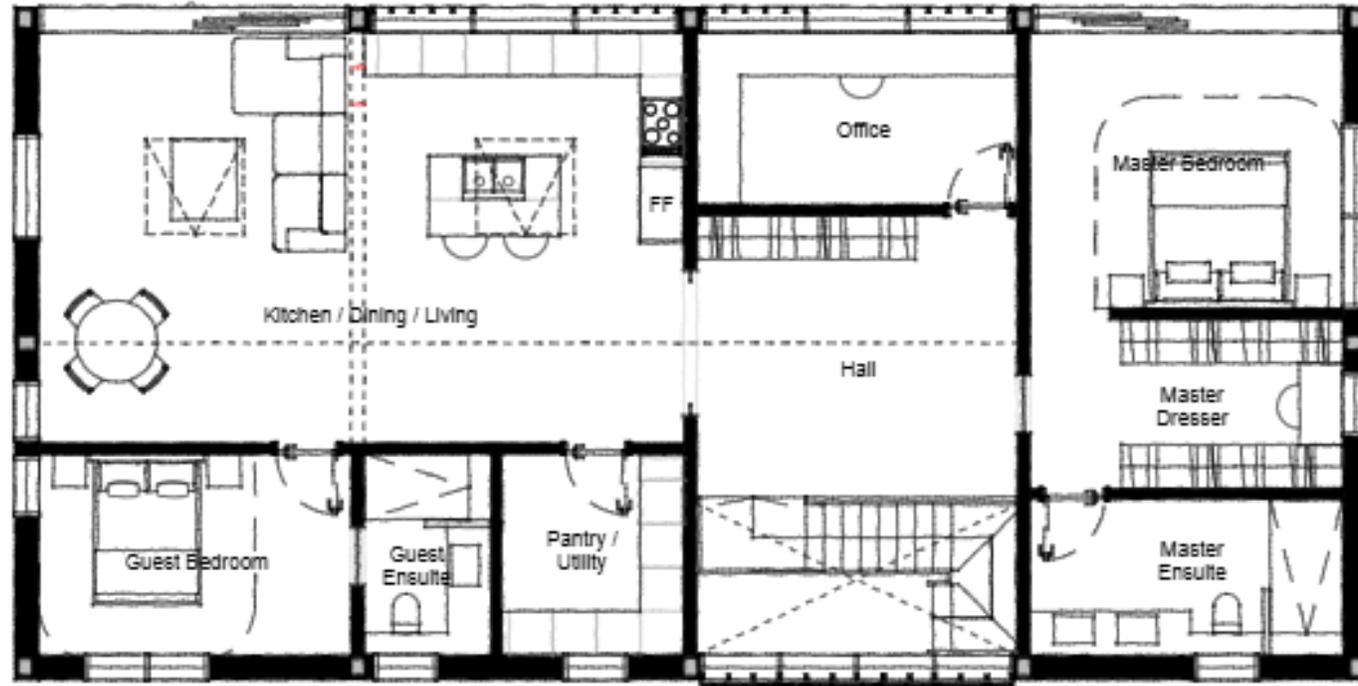


# Proposed Ground Floor Plan



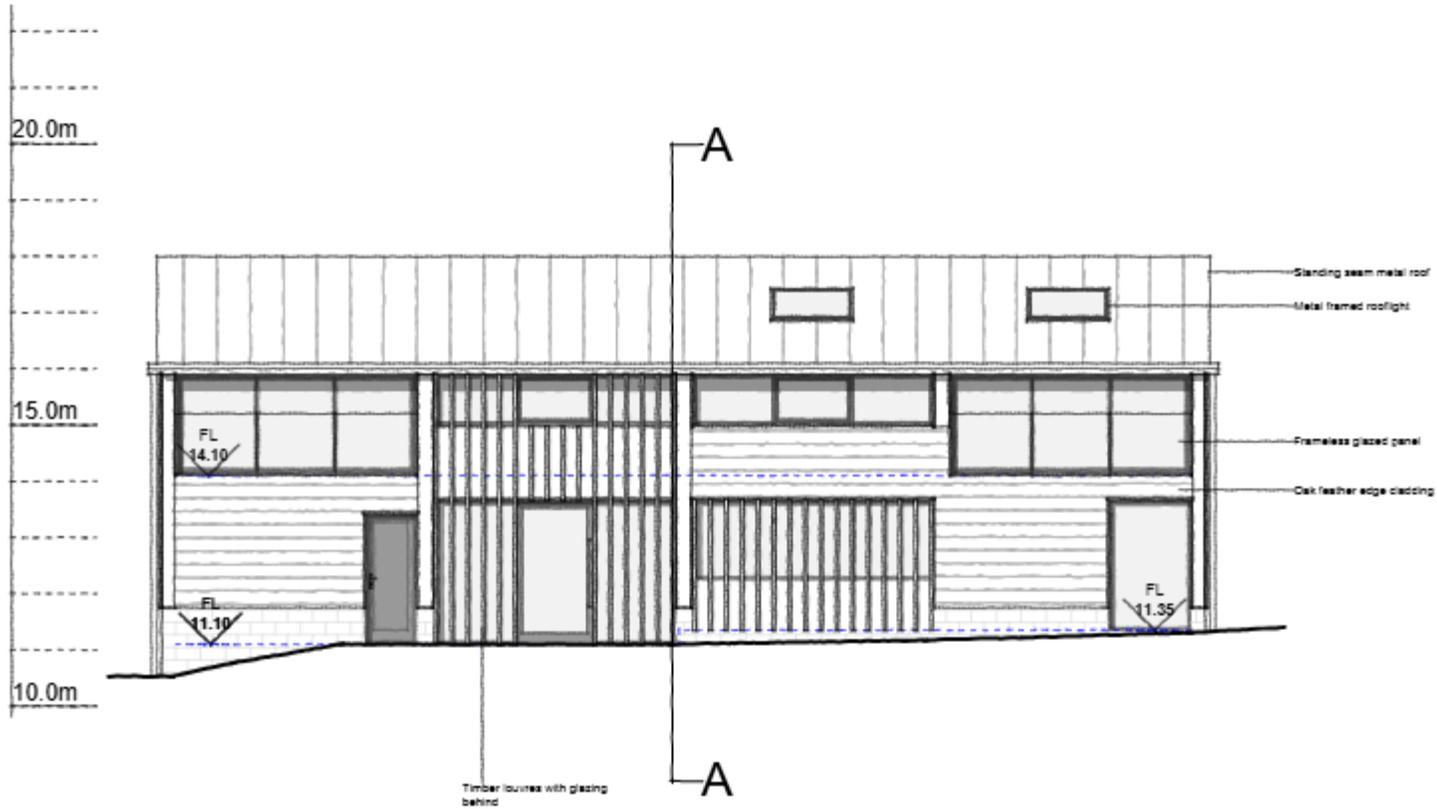
3 Proposed Ground Floor Plan  
Scale: 1:100

# Proposed First Floor Plan

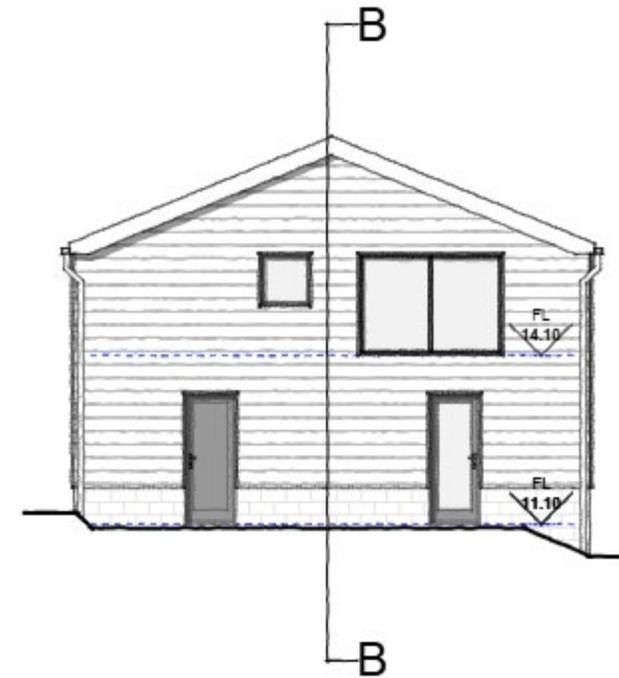


2 Proposed First Floor Plan  
Scale: 1:100

# Proposed Elevations

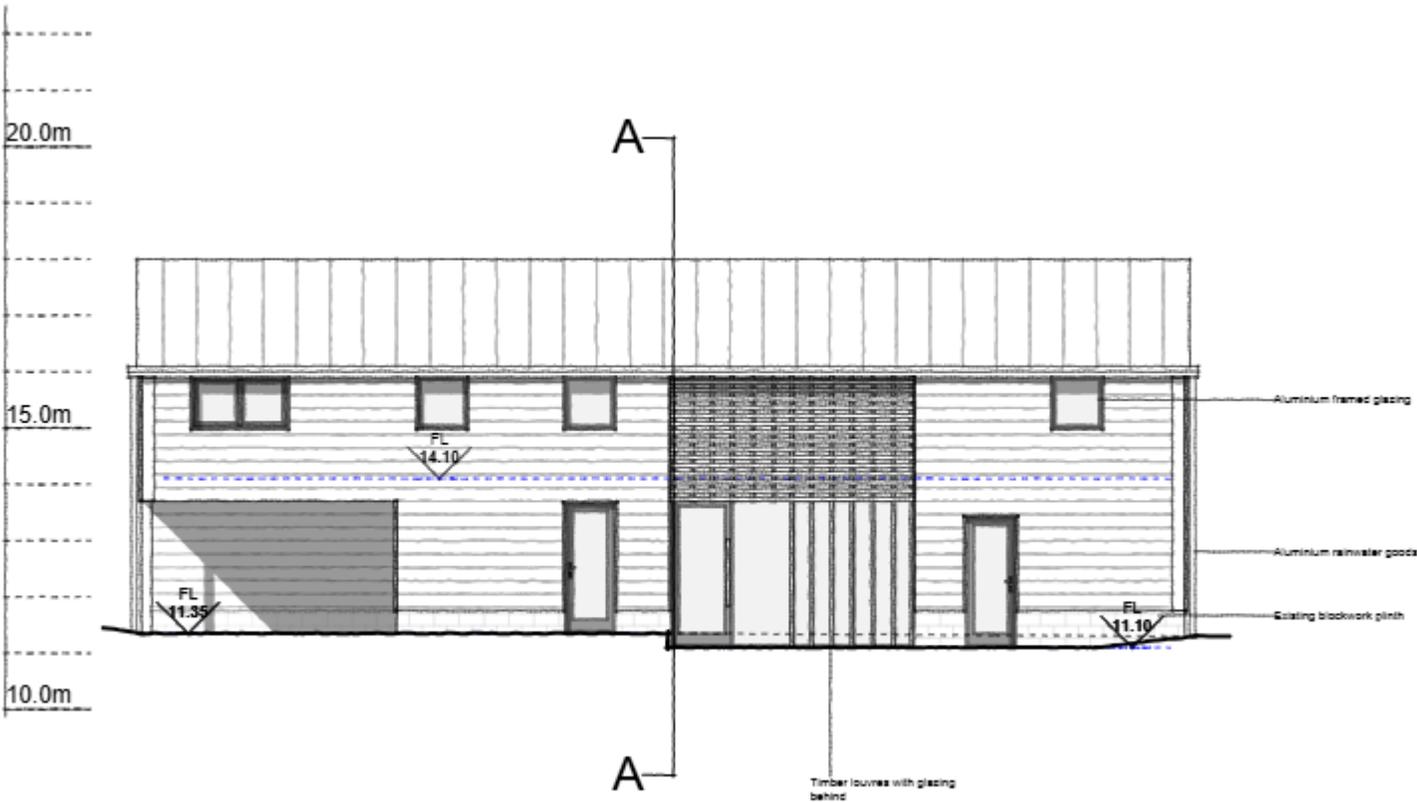


Proposed North Elevation

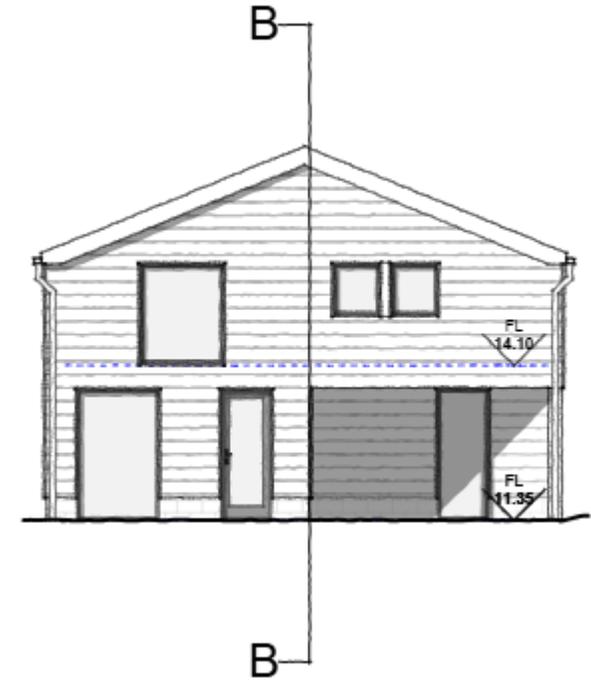


Proposed East Elevation

# Proposed Elevations



Proposed South Elevation



Proposed West Elevation

# Site Photographs



# Site Photographs



# Site Photographs



# Site Photographs

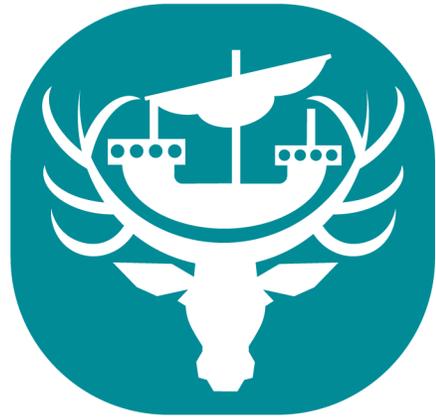


# Recommendation

- Grant subject to conditions and planning obligations



End of 3a 25/10782 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 24/10992

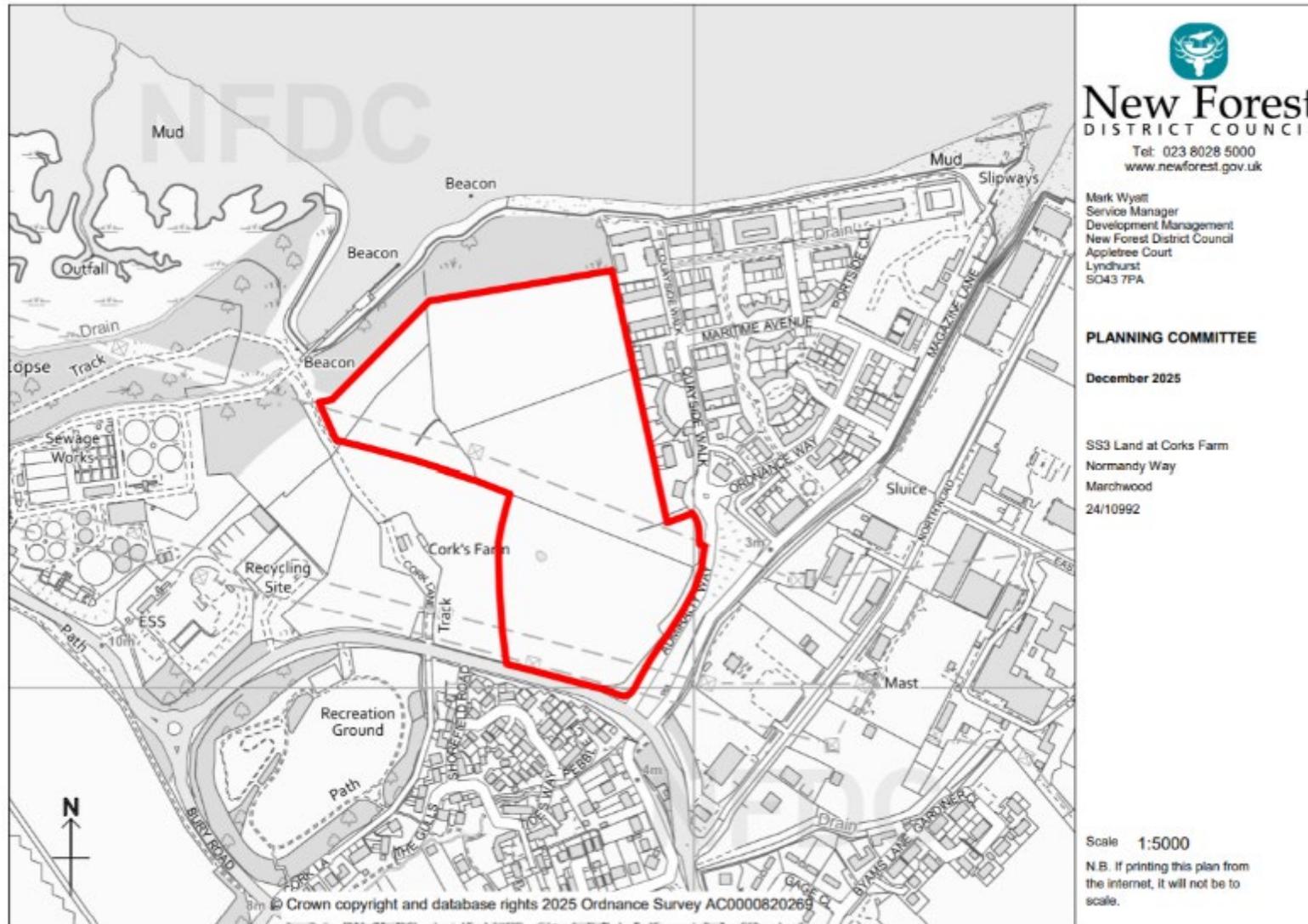
Land at Corks Farm,

Normandy Way

Marchwood

**Schedule 3b**

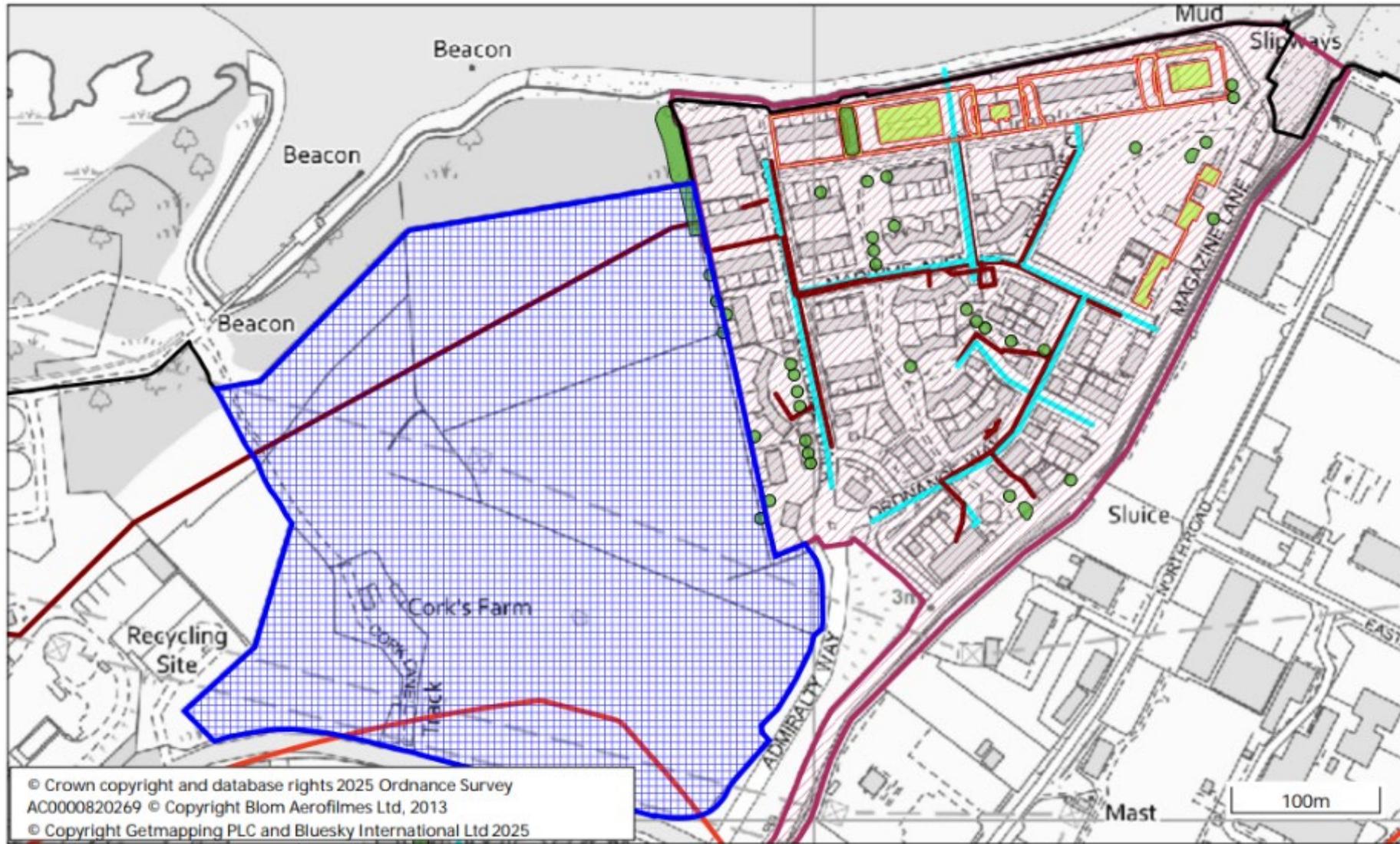
# Red Line Plan



# Aerial photograph



# General Context



# Site Photos. 1



# Photos 2



# Photos 3

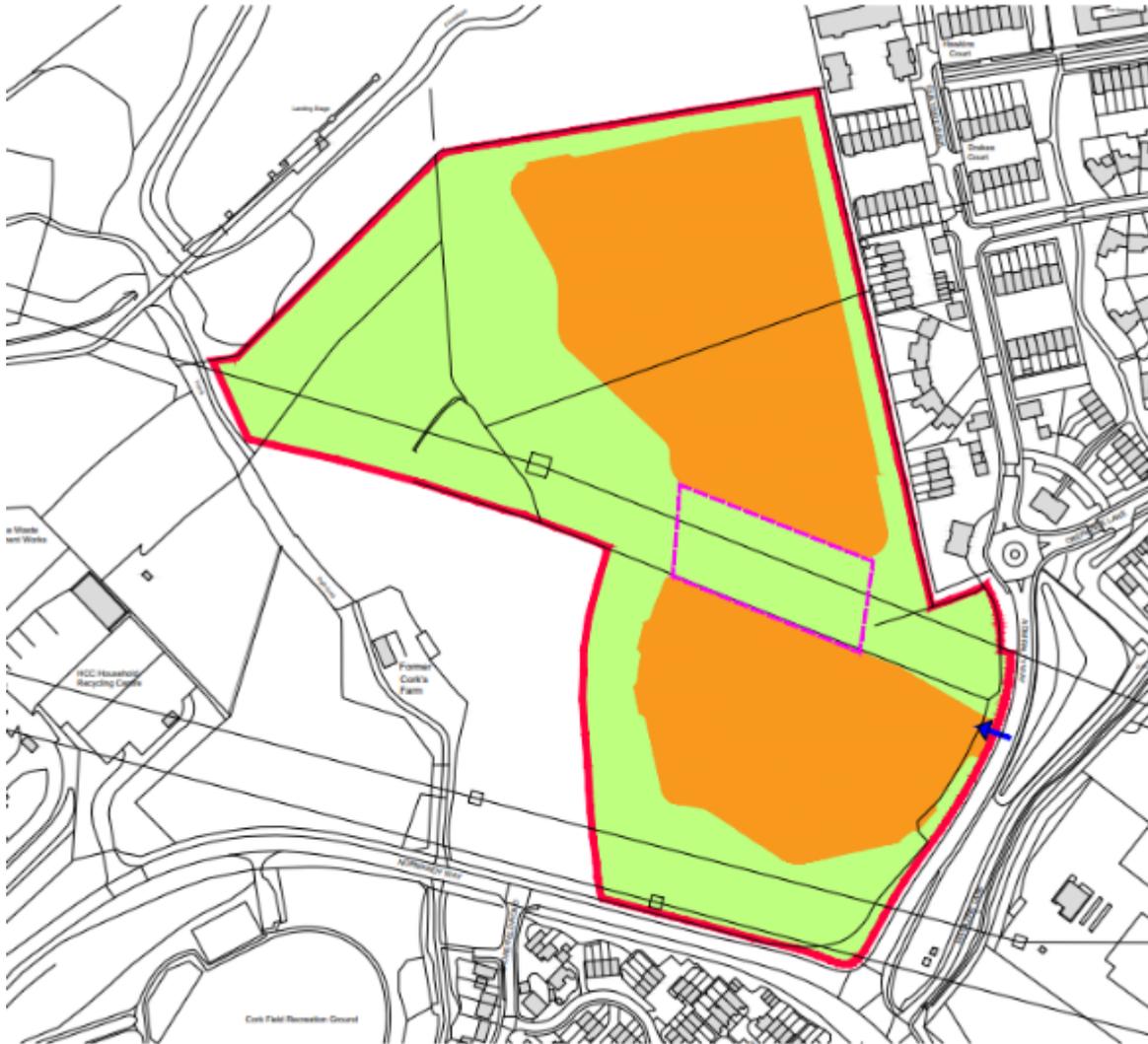


# Local Plan policy SS3



Land at Cork's Farm, Marchwood, as shown on the Policies Map is allocated for residential development of at least 150 homes and public open space, dependent on the form, size and mix of housing provided.

# Outline permission



Principle of development.  
Up to 150 residential dwellings  
Circa 5ha of open space.

Detailed design for access from Admiralty Way.

Secured off-site highway improvements.  
35% Aff Hsg.  
Financial contributions towards NF & Solent mitigation.



# Reserved Matters Application

Details of the

- Appearance of the scheme
- Detailed Landscaping
- Layout proposals and the Scale of the buildings

For the erection of 150 residential dwellings.

Incorporating details to discharge conditions

6. Details of equipped children's play,
9. Additional footpath for Public Right of Way,
17. Noise assessment and mitigation,
20. Compliance with Finished Floor Levels.

# Proposed Layout 1



# Proposed Layout 2



# Proposed Layout 3



# Proposed Layout 4



Affordable Housing layout



Refuse vehicle tracking



# Landscape 1.



# Landscape 2



35

3b 24/10992



# Landscape 3



36

3b 24/10992

# Landscape 4 - Play



7 Trolls Shelter



8 Fairy Burrow



9 Accessible Roundabout



10 Double Slide Down Earth Works with timber steps provision for easier access



11 Wobbling Log Bridge

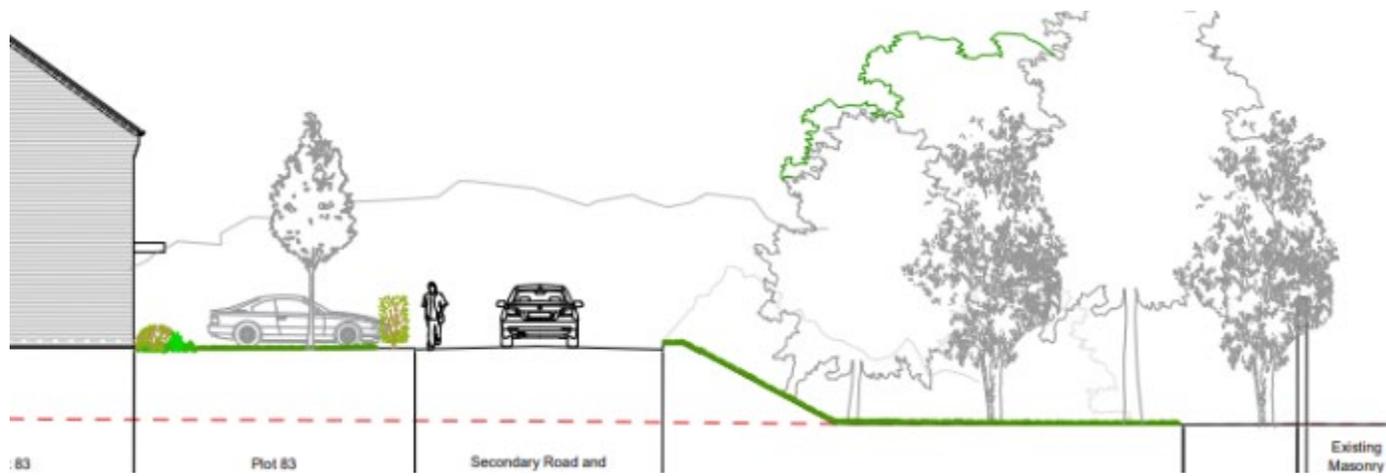


12 Balance Beam

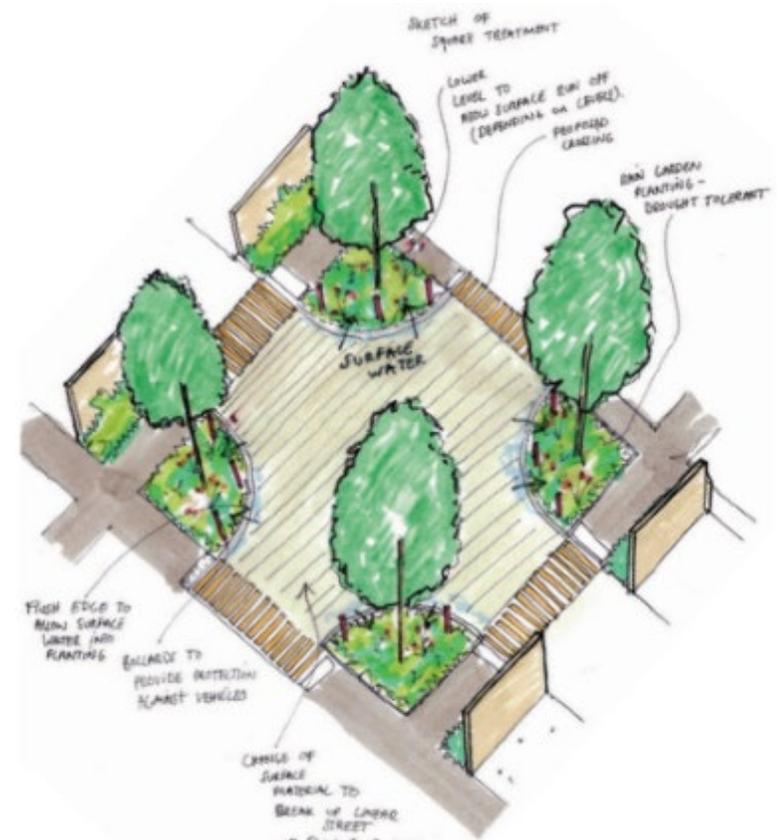


13 Boat Structure

# Landscape 5



# Landscape 6



# Appearance 1



4 Bed Houses



3 Bed Houses



# Appearance 2



2 Bed maisonette



2 Bed Houses



2 Bed Flats Over car ports

# Appearance 3



INDICATIVE 3D VIEW - SOUTHEAST



INDICATIVE 3D VIEW - NORTHWEST

# Appearance 4





## Conclusion

- Delivers 150 much needed dwellings, including policy compliant provision of affordable housing.
- Well designed and extensive green open space including children's play.
- Significant public, economic, environmental and social benefits.
- Delivers the requirements of Local Plan policy SS3 and accords with the Development Plan.

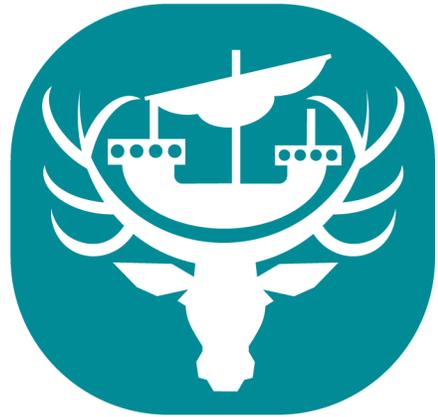


# Recommendation

Approve, subject to conditions, reserved matters of Appearance, Landscape, Layout and Scale, specified in condition 2 of outline permission 22/10449 dated 28/03/24 incorporating approval of details pursuant to conditions:

- 6. Details of equipped children's play,
- 9. Additional footpath for Public Right of Way,
- 17. Noise assessment and mitigation,
- 20. Compliance with Finished Floor Levels.

End of 3b 24/10992 presentation



# New Forest

DISTRICT COUNCIL





# Planning Committee

## App No 25/10835

6 Bitterne Way,

Lymington

SO41 3PB

**Schedule 3c**

# Red Line Plan



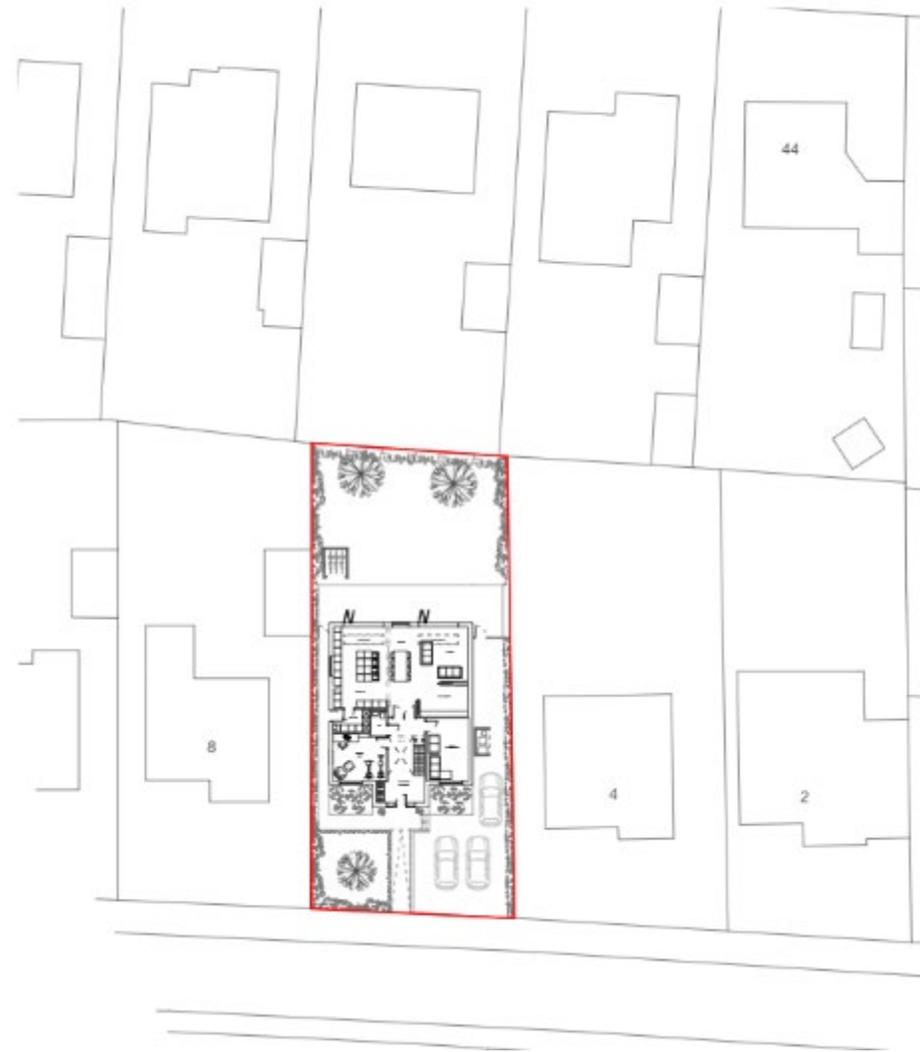
# General Location



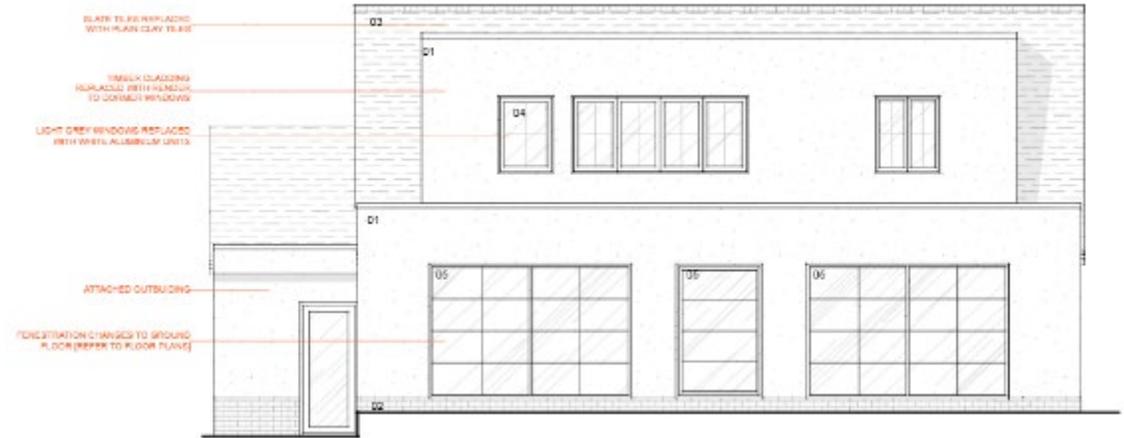
# Aerial photograph



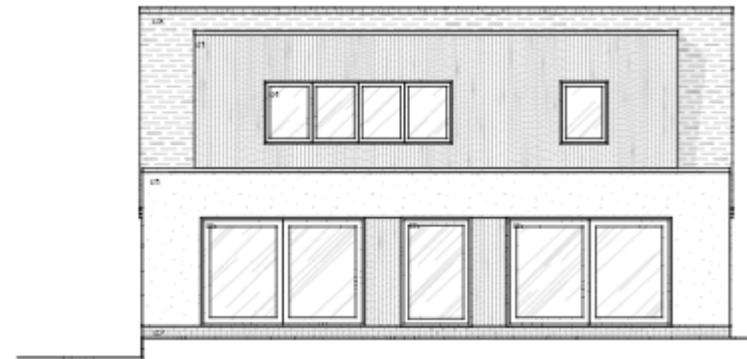
# Block plan



# Proposed and approved front and rear

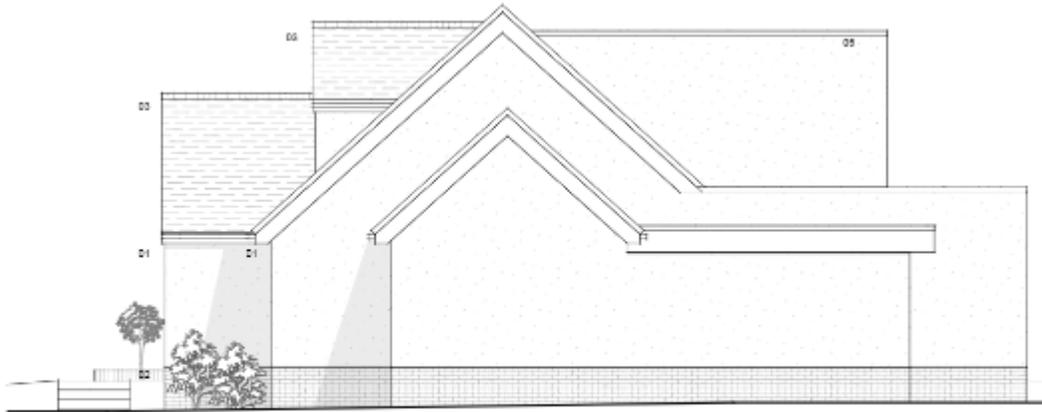


1 Existing South-East [Front] Elevation  
Scale: 1:100

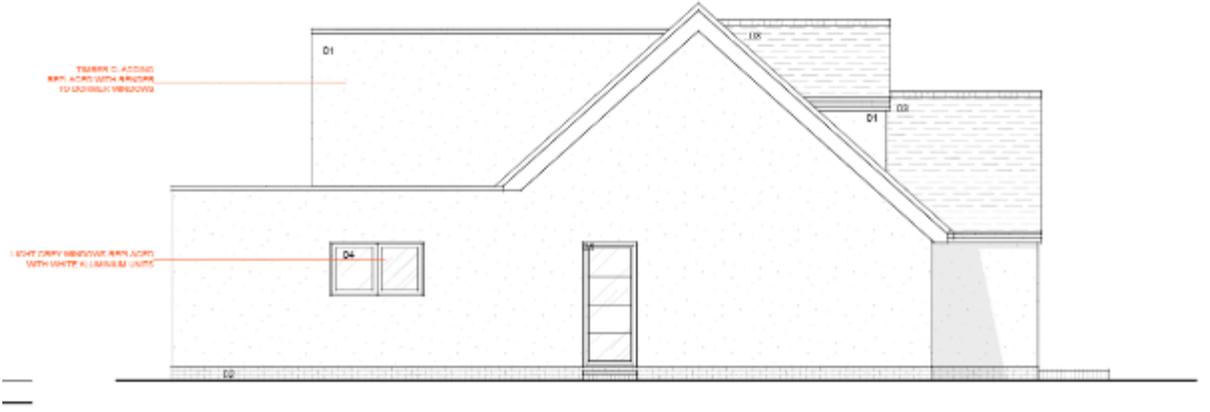


2 Existing North-West [Rear] Elevation  
Scale: 1:100

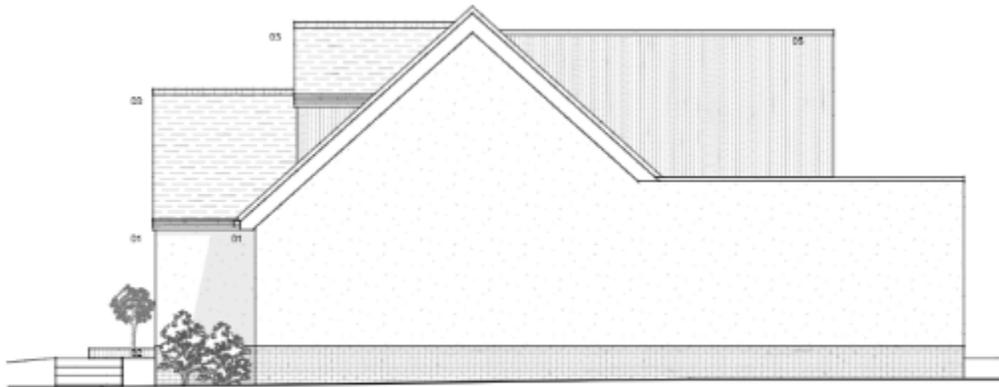
# Proposed and approved side elevations



3 Proposed North-East Elevation  
Scale: 1:100



4 Proposed South-West Elevation  
Scale: 1:100

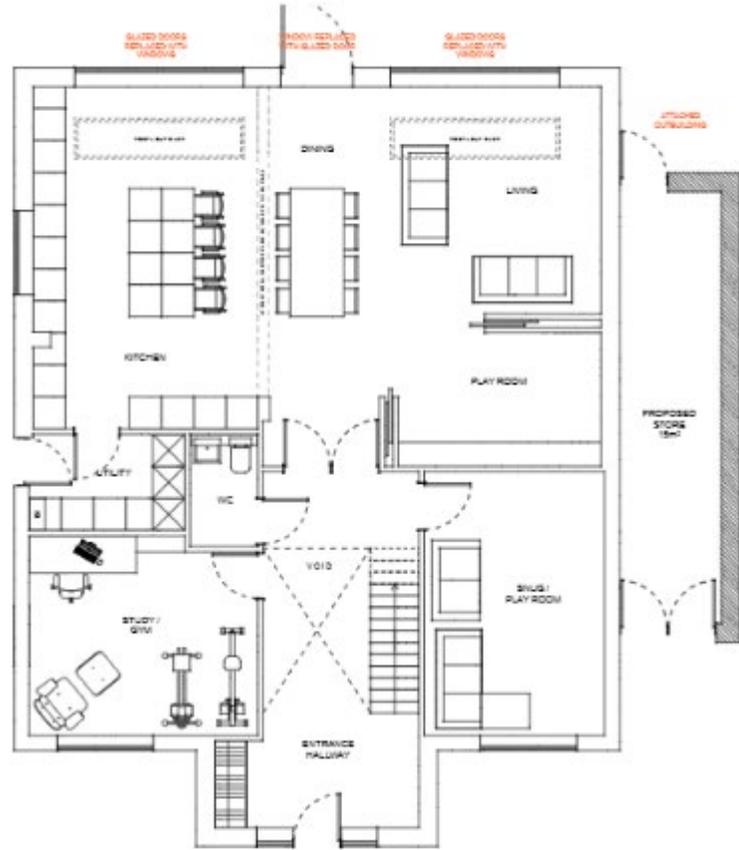


3 Existing North-East Elevation  
Scale: 1:100

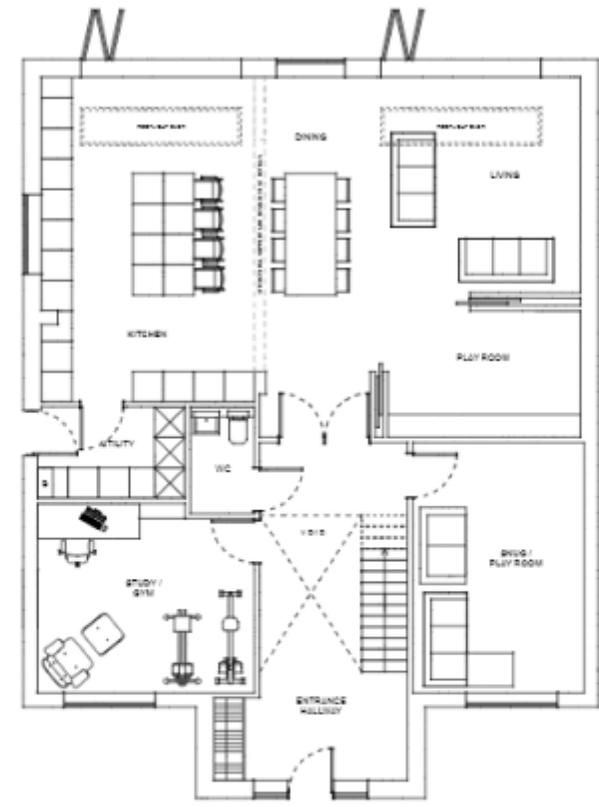


4 Existing South-West Elevation  
Scale: 1:100

# Proposed and approved ground floor plan

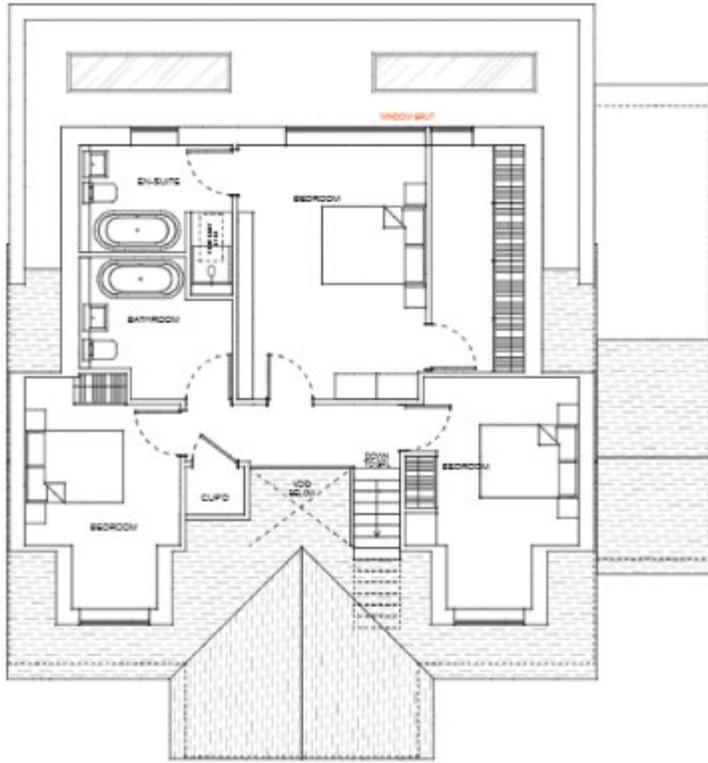


1 Proposed Ground Floor Plan  
Scale: 1:100

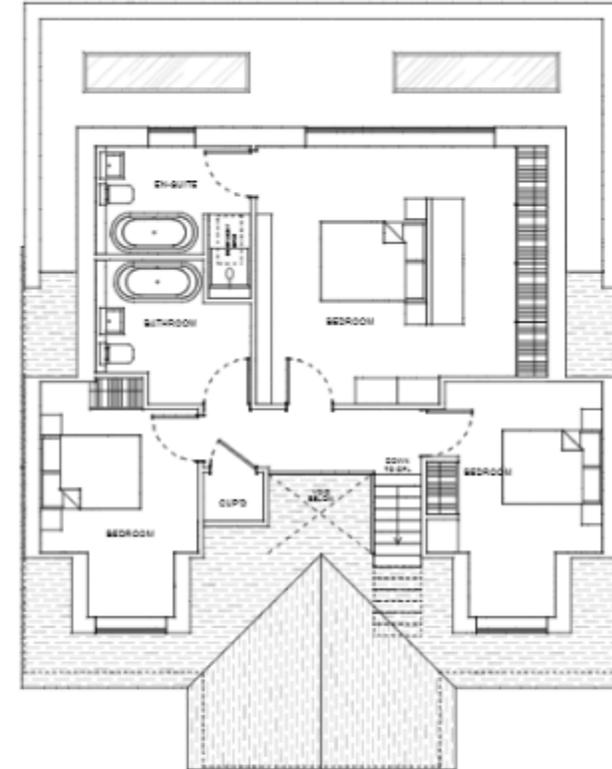


1 Existing Ground Floor Plan  
Scale: 1:100

# Proposed and approved first floor plans

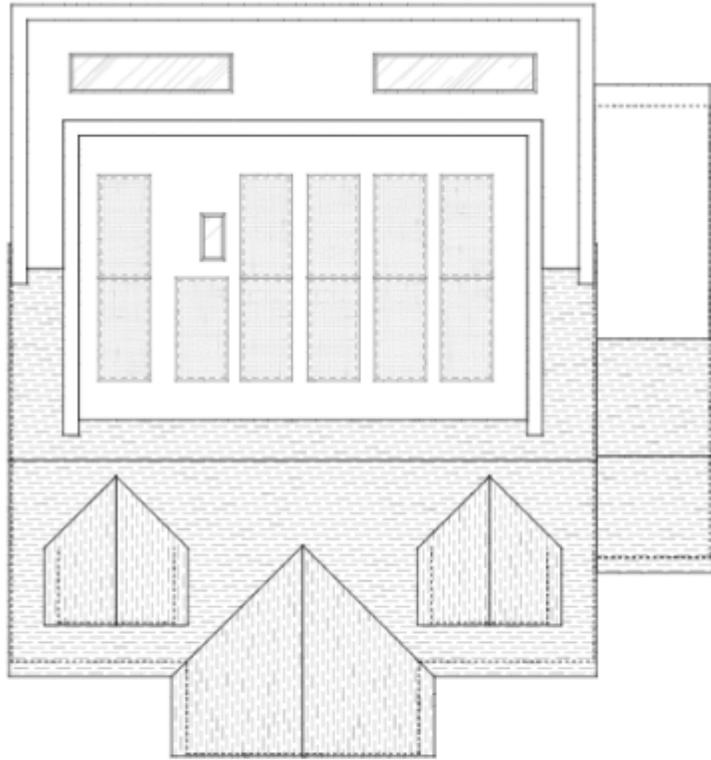


2 Proposed First Floor Plan  
Scale: 1:100

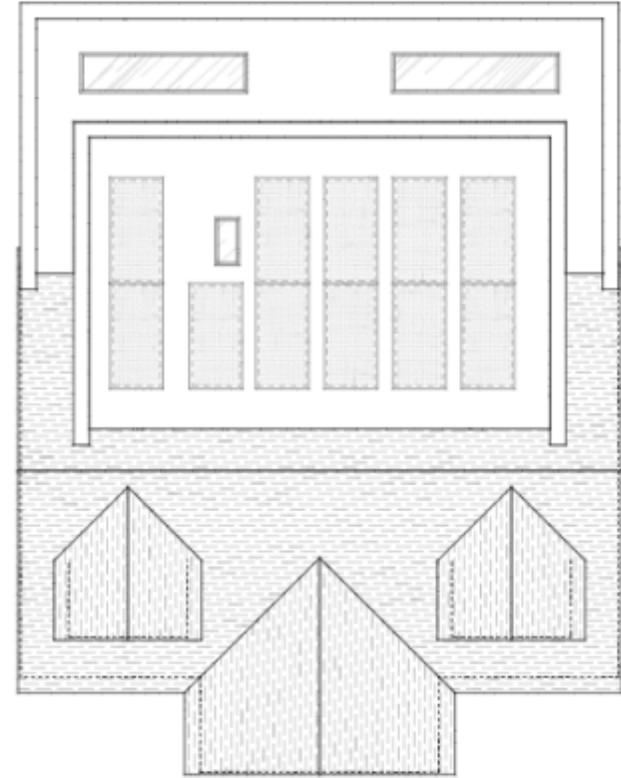


2 Existing Roof Plan  
Scale: 1:100

# Proposed and existing roof plan



1 Proposed Roof Plan  
Scale: 1:100



1 Existing Roof Plan  
Scale: 1:100

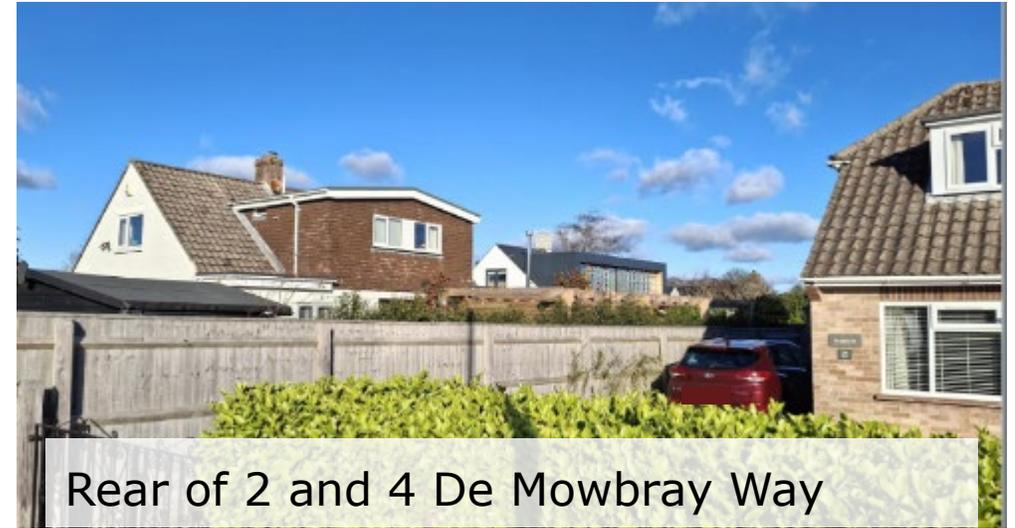
# Street scene



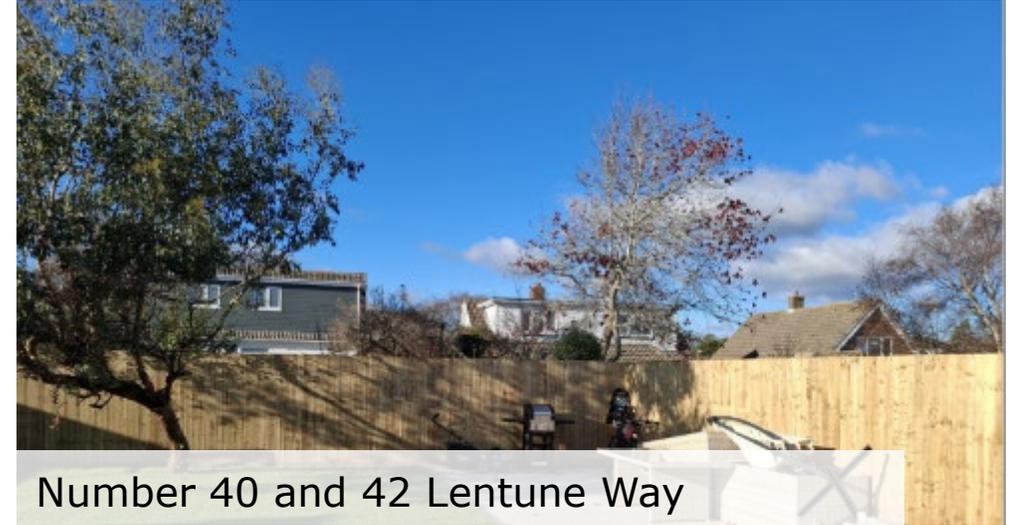
# Examples of front dormers in Bitterne Way



# Examples front and rear dormers



# Neighbours rear dormers



# Front rear and side elevations



# Street scene

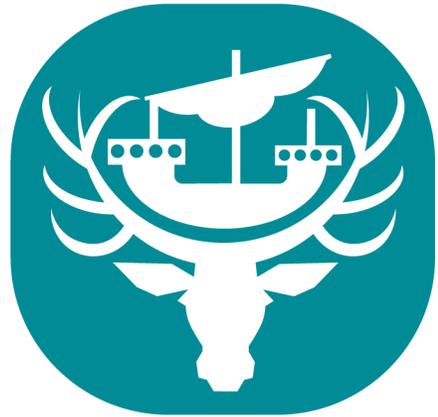


# Recommendation

- Grant subject to Conditions



End of 3c 25/10835 presentation



**New Forest**  
DISTRICT COUNCIL





# Planning Committee

## App No 25/10806

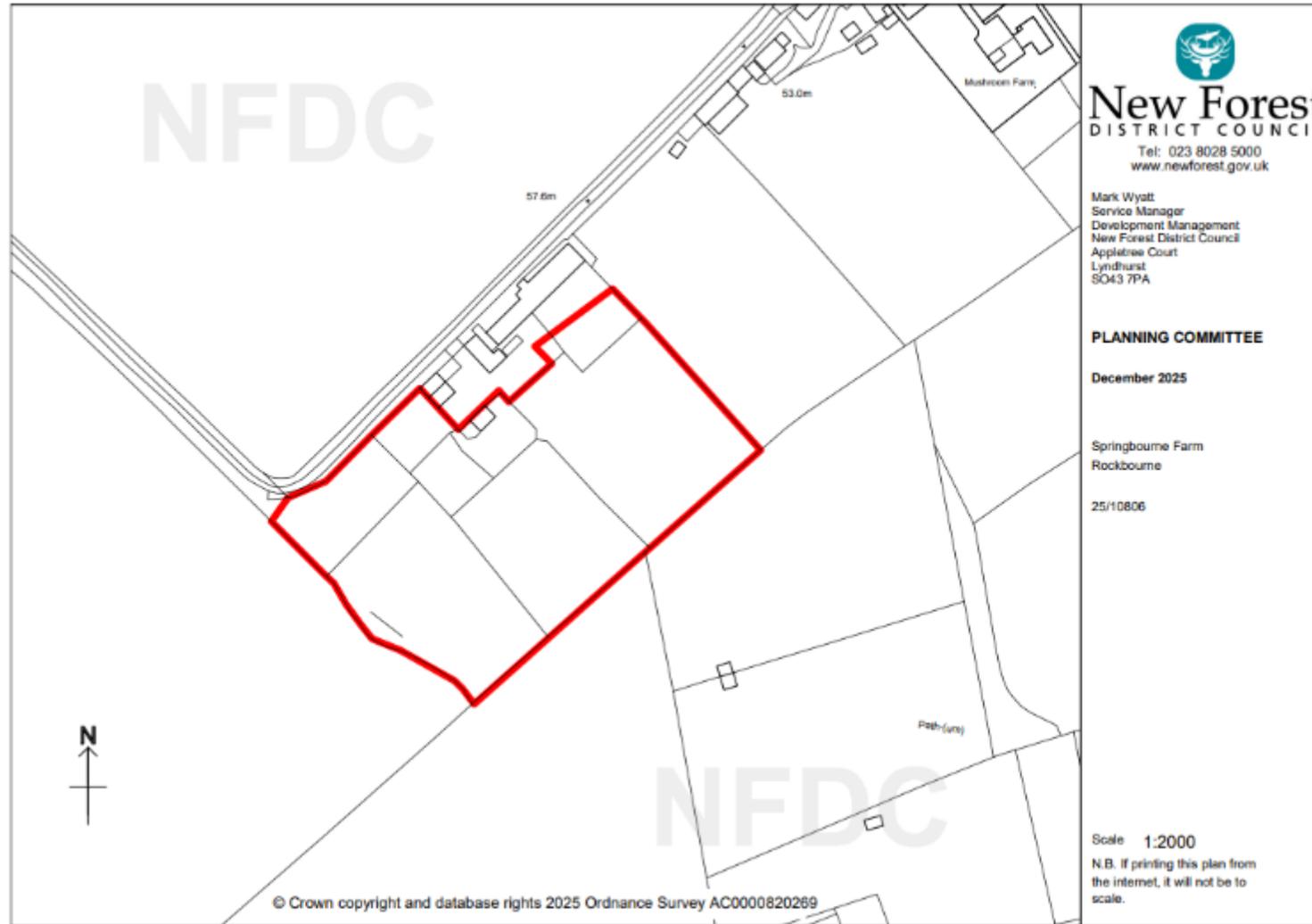
Springbourne Farm

Rockbourne

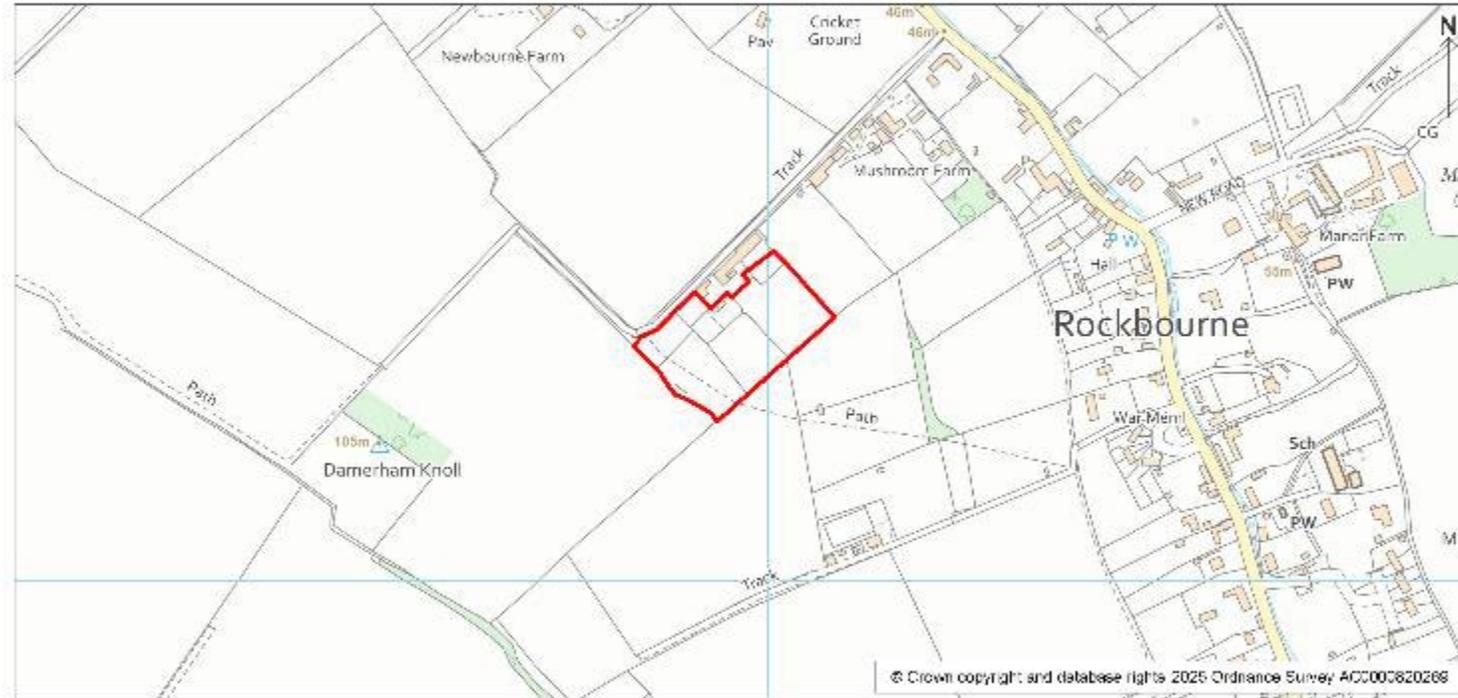
SP6 3NS

**Schedule 3d**

# Red Line Plan



# General Location

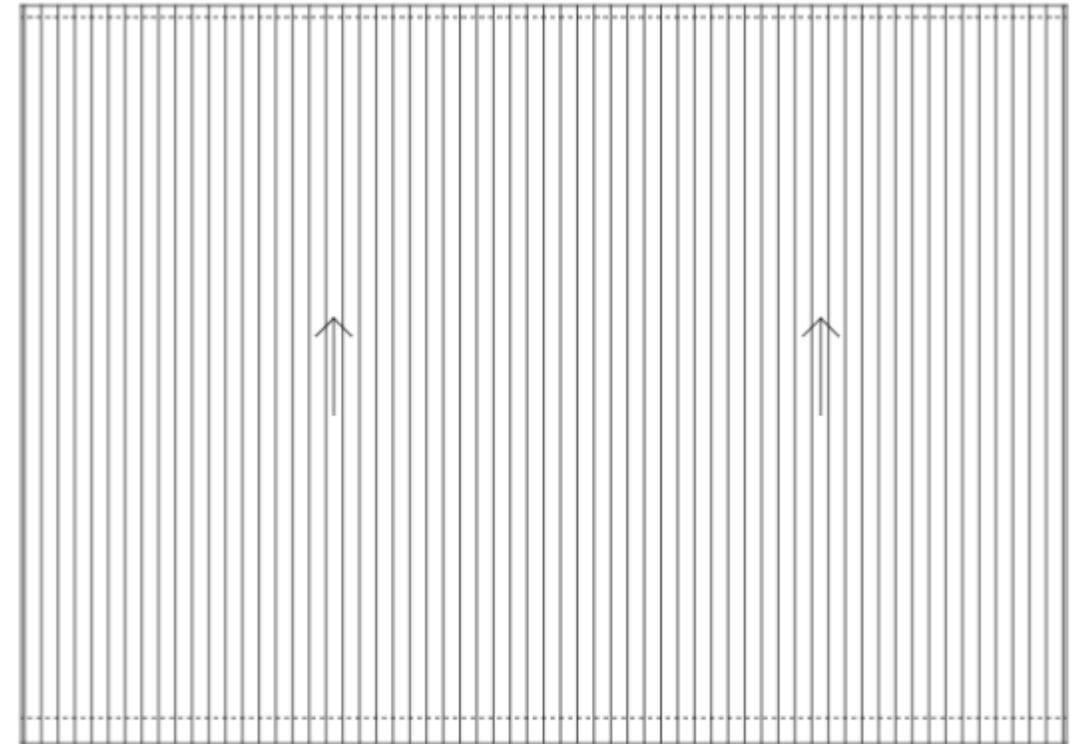
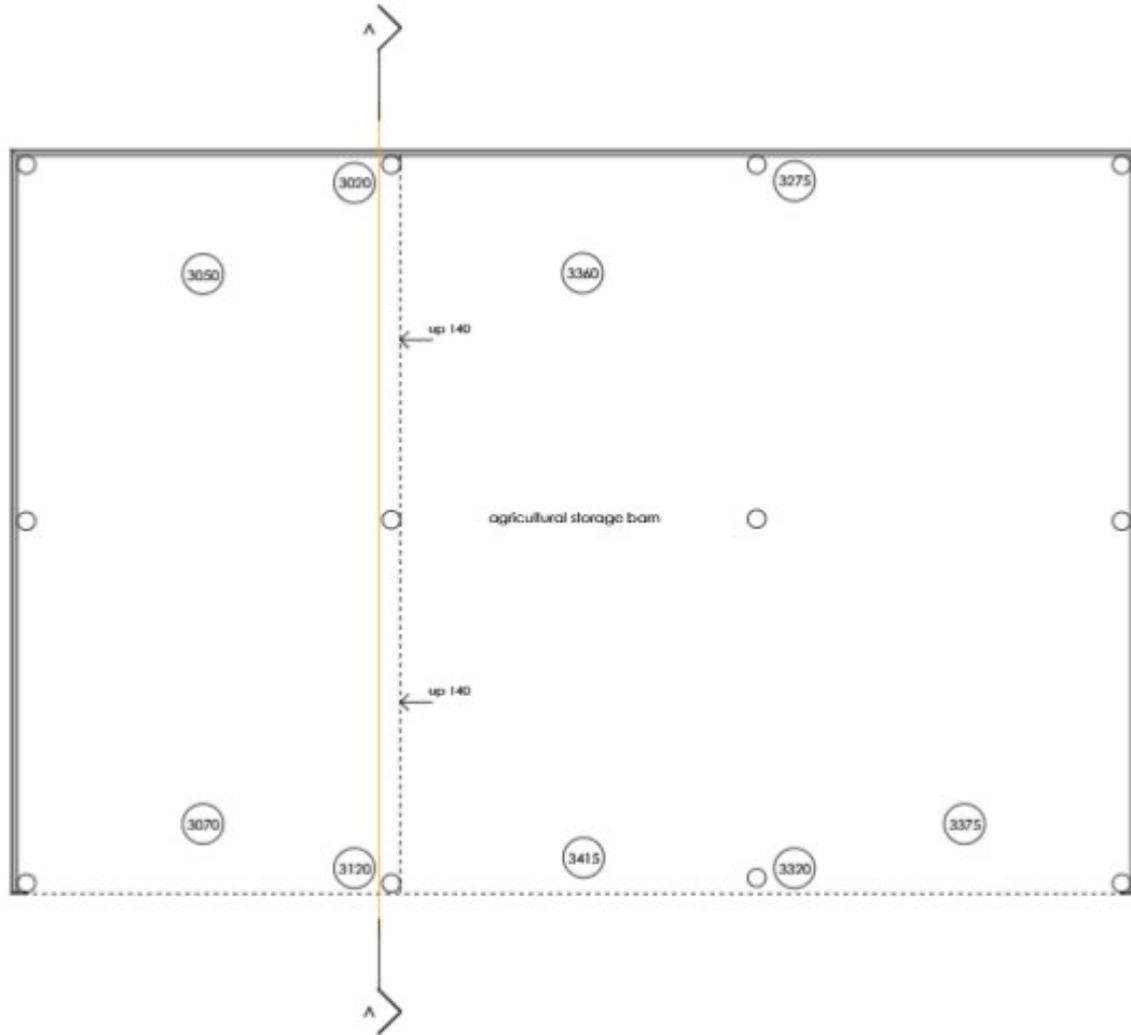


# Aerial photograph

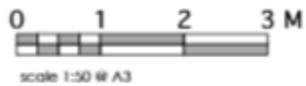
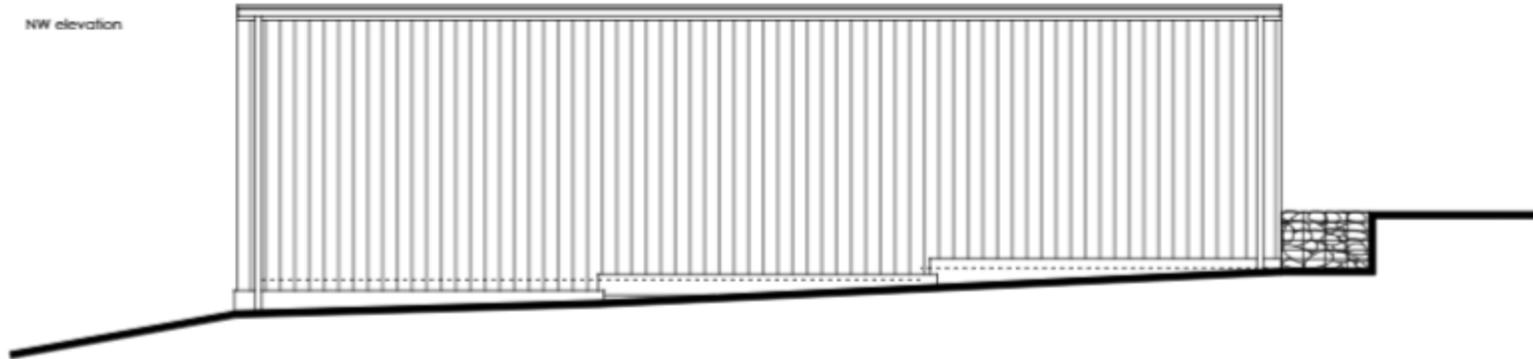
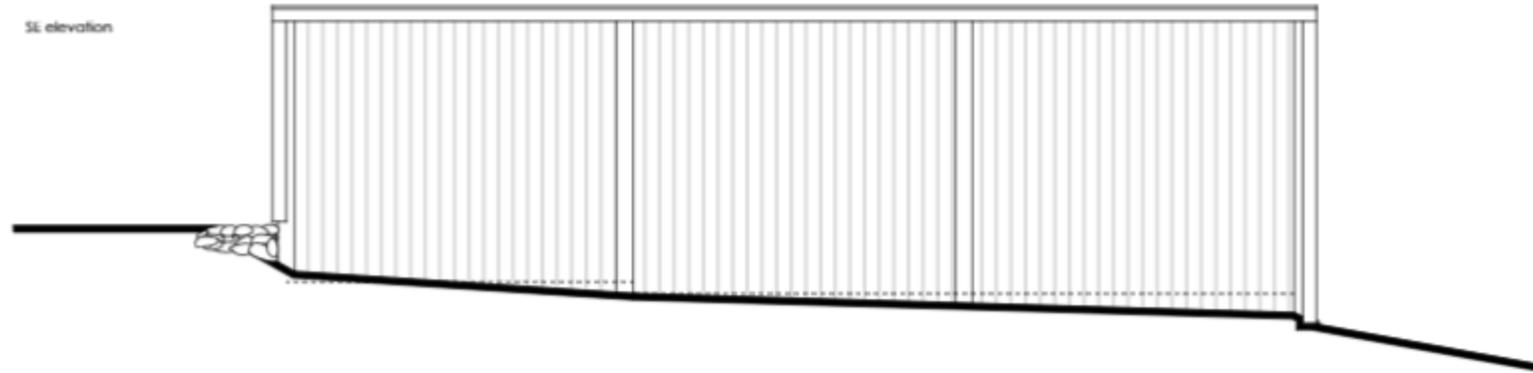




# Proposed floor and roof plans



# Proposed front and rear elevations



SCALE 1:50 @ A3	DRAWING NO 102-20	PROJECT NO 424431	CLIENT Roddys Retreat Ltd
DATE 08/24	REVISION		PROJECT Springbourne Farm - Pole Barn
			DRAWING Elevations - Proposed

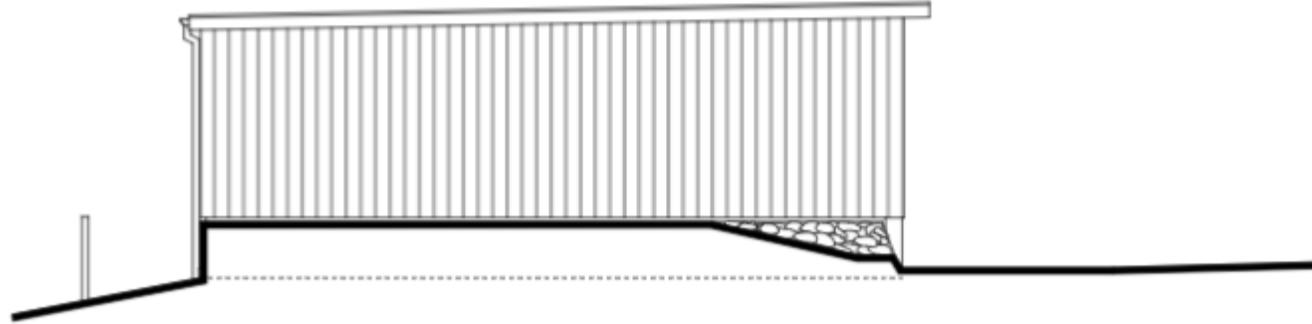
PELL-STEVENSON ARCHITECTS

20000 20000 20000 20000 20000 20000  
20000 20000 20000 20000 20000 20000  
1 +44(0)1454300011 04 +44(0)175430790  
E: info@pell-stevens.com website: www.pell-stevens.com

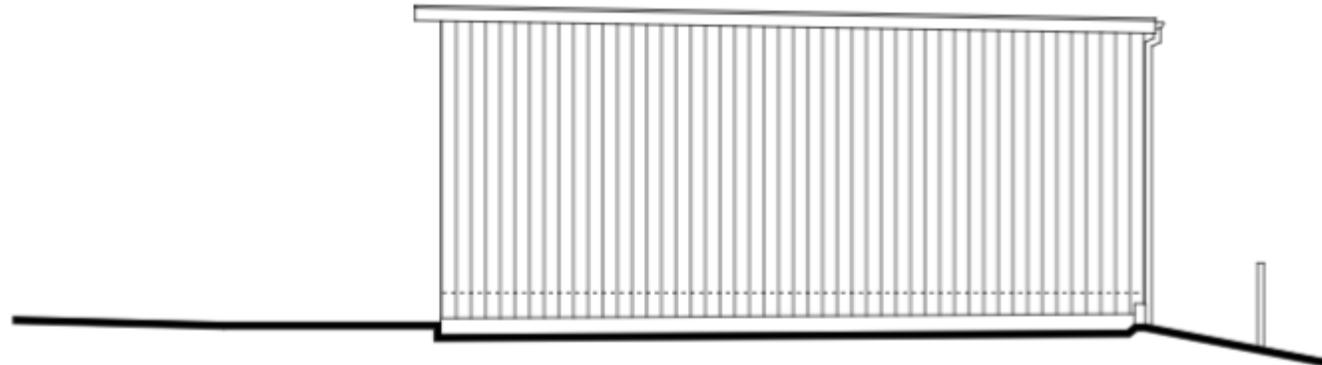
RIBA CHARTERED PRACTICE

# Proposed side elevations

SW elevation



NE elevation



SCALE 1:50 @ A3	DRAWING NO 102-21	PROJECT NO 424431	CLIENT Roddys Retreat Ltd
DATE 08/24	REVISION		PROJECT Springbourne Farm - Pole Barn
			DRAWING Elevations - Proposed

PELL-STEVENS ARCHITECTS

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 RIBA CHARTERED PRACTICE



# From the PRow crossing the site (from September '24)



# Front and side elevations (from September '24)

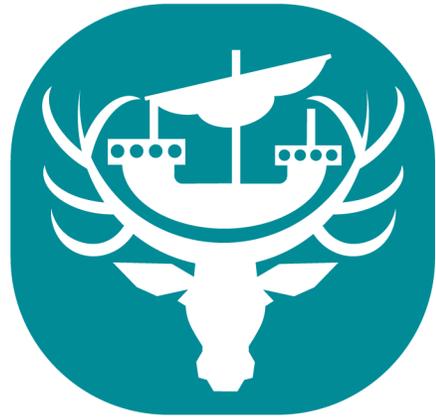




# Recommendation

- The supporting information does not provide adequate justification for an agricultural building and it is not, therefore, an acceptable form of development in this sensitive area.
- The proposal has not physically been amended since it was dismissed on appeal and is not considered to have addressed the previous reasons for refusal or the concerns of the Inspector.

End of 3d 25/10806 presentation



# New Forest

DISTRICT COUNCIL

