

Paula Freeland

From: Hyde Parish Clerk [parish.clerk@hyde-pc.gov.uk]
Sent: 18 February 2008 21:11
To: Paula Freeland
Subject: WESTERN ESCARPMENT

Dear Paula,

Parish Councillors discussed the proposed conservation area Western Escarpment at their meeting last week. Having visited the exhibition and listened to the explanation of what is proposed, they have asked me to write and give the creation of the new conservation area their full backing. Individual councillors will be forwarding their own questionnaires to you direct.

Thank you for the very comprehensive and informative exhibition and please thank Mark for his willingness to share his expert knowledge of what is proposed with councillors.

Best regards, Margaret

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Hale Parish Council

Your ref
15 February 2008

Ms Paula Freeland
Head of Environmental Design
New Forest National Park Authority
South Efford House
Milford Road
Everton
LYMINGTON
Hampshire SO41 0JD



Clerk
Mrs V A Marlow
Briar Patch
Hale Purlieu
Hale
FORDINGBRIDGE
Hampshire SP6 2NN
01725 510971

Dear Ms Freeland

Proposed Conservation Area – Western Escarpment

Hale Parish Council supports this proposal. It considers that it will give worthwhile improvements of conservation and control to help protect this area.

Yours sincerely

A handwritten signature in black ink that reads "Valerie Marlow". The signature is written in a cursive style.

V A Marlow

Paula Freeland

From: Jo Stannard [Jo.Stannard@Ringwood.gov.uk]
Sent: 28 February 2008 11:57
To: Paula Freeland
Subject: Proposed Conservation Area - Western Escarpment

Ringwood Town Council has considered the proposals for a new Conservation Area 'Western Escarpment' and I am writing to inform you that the Council objects to the proposals to include that area which falls within the parish of Ringwood, namely North Poulner, Hangersley and Linford.

We do not believe that the mix of properties in this area make a significant contribution to the character of the National Park. It is also not intrinsic to the uniqueness or identity of the National Park, particularly as it is adjacent to the A31 and the built up area of Ringwood.

We are of the opinion that the existing planning policies are adequate and that the Authority has sufficient powers to deal with areas of archaeological or historical importance without the imposition of a blanket Conservation Area.

We are also concerned that the proposed Conservation Area would be an intrusion on the residents within the Area and particularly for those living adjacent to it, who would be required to submit planning applications for minor works at their expense.

We would therefore recommend that you exclude the area that falls within the parish of Ringwood from the proposed Conservation Area 'Western Escarpment'.

Jo Stannard
Deputy Town Clerk
Ringwood Town Council
71 Christchurch Road
RINGWOOD
BH24 1DH
Tel: 01425 473883
Email: jo.stannard@ringwood.gov.uk

Visit www.ringwood.gov.uk

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Paula Freeland

From: Godshill Parish Council [godshill.parishcouncil@virgin.net]
Sent: 03 March 2008 13:15
To: Paula Freeland
Cc: Nicky Brown; Ann Cakebread; Bill Hillier; Colin Draper; Martyn Powell; Michael O'Brien; Peter Stammers
Subject: Western Escarpment Conservation area proposals - Godshill PC comments

Dear Paula

Below, comments from members of Godshill Parish Council on the proposals:

Important features of the area are dark skies and the magnificent, dark, wooded escarpment as it is seen from outside the proposed conservation area - from the Avon Valley and beyond.

Members have expressed opposite views on the proposal, one considering that there are at present sufficient safeguards for the area at the moment and this appears to be one more unnecessary layer of bureaucracy. However, others consider that the escarpment is such a special place that it would be worth putting up with the extra rules and regulations of a conservation area in order to protect it from further undesirable development.

Kind regards,

Kate

Kate Mason
Parish Clerk
Godshill Parish Council
Lingmoor
Hayters Way
Alderholt
SP6 3AX
Tel: 01425 654277

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Paula Freeland

From: Ellingham, Harbridge & Ibsley Parish Council [ehi.parishcouncil@virgin.net]
Sent: 03 March 2008 13:27
To: Paula Freeland
Cc: Roly Errington; Patrick Webster; Lindsay Burtenshaw; John Stokes; Andrea Blower; Emma Lane
Subject: Western Escarpment Conservation Area proposals - EHI PC Comments

Dear Paula

The questionnaire has been returned to you. Below, a few further comments from EHI PC members on the proposed Western Escarpment Conservation Area:

Members are in favour of the proposal in that it addresses the important historic and landscape characteristics of the area and seeks to preserve and enhance them. Our only wish is that the boundary of the Conservation Area should be along the western boundary of the Gorley Road so as to incorporate important hedgerows (it is possible this might not be achievable as it is outside the National Park boundary).

Under Q3: Will the odd 'islands' left out from when NFDC set up the original conservation areas will be added in this phase of designation? (there are larger and smaller areas around Black Barrow/Linwood, High Corner, Broomy Lodge, Holly Hatch, Eyeworth Lodge and Fritham amongst others - though strictly speaking the last two aren't in our parish).

Under Q5: Could light pollution and inappropriate breaking up of field systems turned over to pony paddocks and shelters be added

Under Q6: (as well as the PC being in favour of the CA). Is it intended that the management plan will also be put out for consultation?

Kind regards

Kate

Kate Mason
Parish Clerk
Ellingham, Harbridge & Ibsley Parish Council
Lingmoor
Hayters Way
Alderholt
SP6 3AX
Tel: 01425 654277

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03/03/2008

Paula Freeland

From: Sue Allpress [sue.allpress@sky.com]
Sent: 04 March 2008 12:46
To: Paula Freeland
Subject: Proposed Conservation Area - Western Escarpment

Dear Paula

I know I have missed the closing date for comments but still felt I should send Woodgreen Parish councils views.

They are in support of the changes and have found being in a conservation area has worked well.

yours sincerely

Sue Allpress

Clerk to Parish Council

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Salisbury.



STD 01725-512217.

Hale Park,
Fordingbridge,
Hampshire,
SP6 2RF

I

24:1:08

Ms Ireland.
N.F.N.P.

P.F. NAs.

Dear Ms Ireland.

Thank you for your letter
of the 16th Jan.

I think your proposal
of the Western Escarpment of the N.P.
is excellent, and I have no particular
Comments.

Thank you for your map.

Yours sincerely,

P.F. Newman.





2
†

Hampshire Field Club & Archaeological Society

Registered Charity No. 243773

2 February 2008

New Forest National Park Authority
South Efford House
Milford Road
Lymington
Hampshire SO41 0JN

Your ref: PF/NAS

Dear Sirs,

Thank you for your letter of consultation relating to the proposed Western Escarpment Conservation Area.

As a society we do not have any comments to make, but I will pass the relevant information to our landscape section.

Yours sincerely

Miss A. Lewis
General Secretary

Paula Freeland

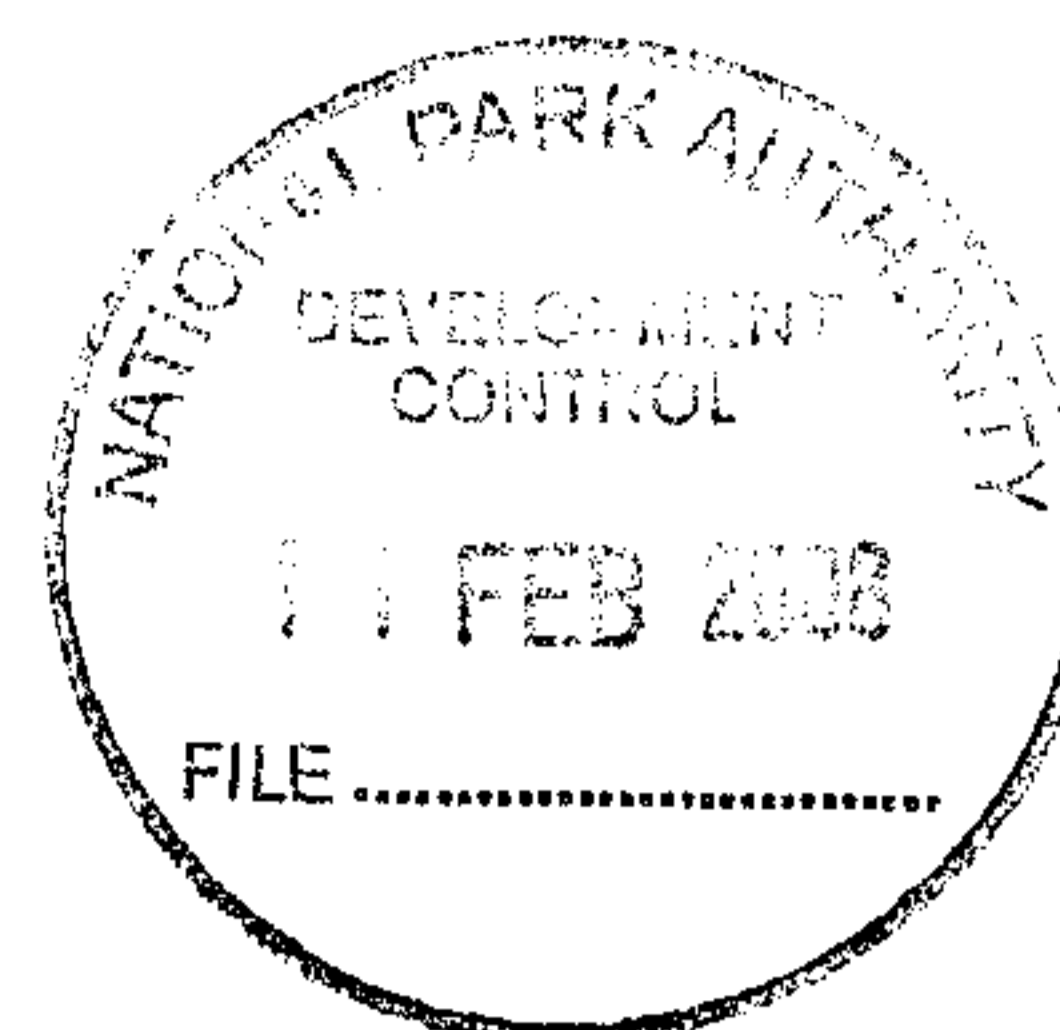
From: Diana Bricknell [dvb@waitrose.com]
Sent: 10 February 2008 11:06
To: Paula Freeland
Subject: Western Escarpment Conservation Area

Is it possible to obtain a copy of the proposals for the Western Escarpment. I have read this online with interest. My cottage has been incorrectly described however and I would like this corrected if possible. It is listed as number 136 in the proposals and described as built of brick whereas in fact it is built of cob with a brick extension added at a later date. The cottage is called Greenways at Hungerford and this cottage and Rose Cottage next to it were both cob and thatched cottages which had brick extensions added in 19 century. When we purchased Greenways we were told it had been built c1690. I would be interested to have your comments.

Diana Bricknell

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Hyde House
Hyde
Fordingbridge
Hampshire
SP6 2QH



11th. February 2008

Dear Ms. Freeland,

Western Escarpment Conservation Area

First of all, my congratulations on proposing the new area, "big picture" thinking has been in short supply in the Avon Valley. Secondly on putting together such a professionally prepared and convincing case.

I suggest a modest but very necessary improvement, but please don't think I am against your scheme-I am entirely in favour.

I was delighted to notice that you had independently, and at an earlier time, concluded that some assistance from NFDC was needed to get an effective Conservation Area set up, because some of the land and buildings involved are just outside the Park boundary.

A map is attached showing a slightly larger proposed 'NFDC Conservation Area' in the North Gorley area. It may be some similar modest arrangements are needed elsewhere.

The logic behind this proposal is as follows:

1. The Avon Valley settlements along the National Park boundary will be protected, by the new conservation area, from unacceptable development from the east, but remain entirely exposed to the west. This is because the former Heritage Area designation, which ran down to the A338 road, has been lost.
2. This cross-over necessity has been identified by you already and the draft appraisal says "planning applications...must be advertised...This may include proposals outside the Conservation Area which nevertheless affect its setting".
3. English Heritage say "The special characteristics of these areas do not come from the quality of the buildings alone...Conservation Areas give broader protection than listing individual buildings."

It will be for you to convince NFDC of the benefits of my proposal, but if they have any anxieties about objections from landowners or residents, the following may reassure them.

- (a) Land and buildings recently in a Heritage Area must be candidates for inclusion in any new conservation area. The question of protecting views from the National Park is important.
- (b) The proposed extra area is very small, deliberately so to avoid any of the contentious issues which arose when the National Park boundary was fixed. Those issues are settled and there is no mileage in returning to them.
- (c) If the new area is added to the new Conservation Area in good faith, and for reasons meeting the relevant "conservation area" criteria, then the position of NFDC is fireproof.
- (d) The reason for this is that, in following my suggestion, NFDC will also be

complying with a mandatory statutory duty set out in section 62 of the Environment Act 1995. The details are set out in a submission of Hyde Parish Council dated 25th. October 2006, a copy of which you have.

(e) In a minister's letter of 18th. September 2004 the government said;
" I have every confidence that the government's planning policy guidance and the section 62 duty in the Environment Act 1995 will be able to provide a proper level of protection land on the outskirts of the National Park."

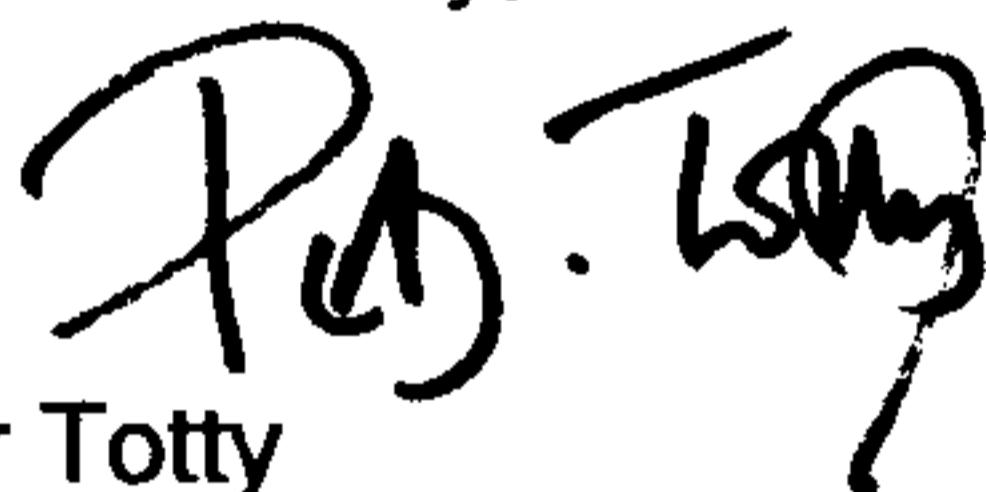
In another letter the same minister wrote:

"So far as land outside the Park is concerned it will be for the planning authorities to determine the level of protection that these areas enjoy and to provide that protection through their planning policies....Under section 62 of the 1995 Environment Act they have an obligation to have regard to National Park purposes in any action which may affect land within the Park".

(f) So, in helping the Park Authority establish a Western Escarpment Conservation Area by means of a small "dovetailing" conservation area of its own, NFDC will fall precisely within this mandatory statutory requirement. No court or planning inspector, not even the minister, can get round the statute. Moreover the statutory requirement extends to individuals, officers, councillors, planning inspectors-everyone. This is because of the definition of "relevant authority" to include individuals. This is an unusual piece of legislation because of its sweeping terms. However it is very useful in circumstances such as the present case!

Gill Butter has written to me about this issue and, as I imagine the two of you will be discussing the responses to the consultation, I have taken the liberty of sending her a copy of this letter and its enclosures.

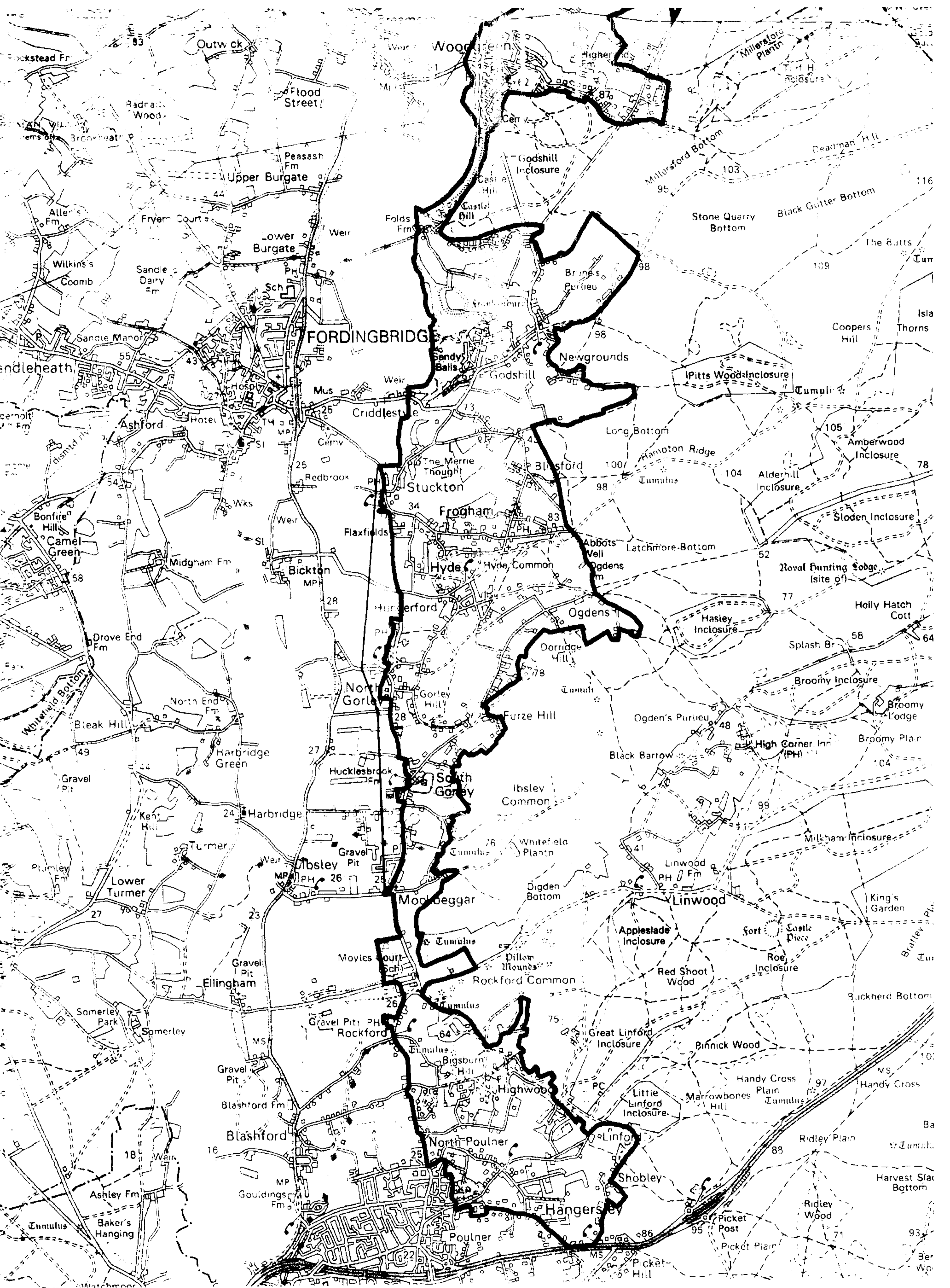
Yours sincerely,



Peter Totty

To: Ms Paula Freeland
New Forest National Park Authority

cc Ms Gill Butter
New Forest District Council



5

Fair View Cottage,
Pentons Hill
Hyde,
Nr. Fordingbridge
SP6 2HL
14.2.08

Proposed Conservation Area

Dear Sir,

Following a visit to the exhibition about the proposal to make the Western Escarpment a Conservation Area, we have studied your literature and prepared the following responses.

One is a response to the actual operation of a Conservation Area and one has comments on the Area Appraisal.

Yours sincerely,

H. E. Parslow



Mr. and Mrs. M. Parslow

Concerns arising from the controls operating in Conservation Areas.

Garden management.

Certain aspects of garden management, such as pruning or felling are subject to planning approval. This is an imposition on home owners. I would like to know whether, as you have included the Commons in the proposed Conservation Area, you will apply these obligations to Commons management. A few years back our Commons suffered considerable tree and soil removal, affecting browse and shelter for stock as well as removing nesting sites for the woodland birds that had been present before this.

House maintenance.

Permission to repaint the house, repair or replace gates, fences etc is also an unacceptable imposition on the householder.

Protection of older properties, vernacular and historic buildings.

This can be achieved within the National Park by:

1. requiring Planning Permission for demolition.
2. consideration of each property individually with regard to;
 - a) modern needs eg indoor toilet, bathroom, kitchen.
 - b) style and materials of the property, an extension can blend in without obliterating the original house.
 - c) individual needs eg ground floor accomodation

Older properties are rarely unaltered, as roofs, doors and windows will not often last 200 years or more.

Many older properties show local history in their earlier extensions. It was once common practice to enlarge a house to accomodate an adult son or daughter who was marrying. The family history is written in architecture and this should not devalue the interest of the property even though it appears to exclude it from listing.

Hyde

Comments on the draft Area Appraisal

These comments are mostly concerned with Hyde Parish as this is the area in which I live and with which I am familiar.

Topography and Landscape

6. Agricultural exploitation started long before "over a thousand years ago", probably in the Neolithic. In para 11 evidence of Bronze Age activity is cited. All this early activity predates the Forest as an entity and cannot therefore be referred to as encroachment.

13. Gorley Iron Age Hill Fort is not mentioned. Although gravel extraction in the first half of the 20th Century destroyed most of this historic feature the Western ramparts are still discernible.

History of Settlement

Various hamlets have been omitted, despite the fact that they appear on the 1811 map. Ibsley appears in the Domesday Book.

Archaeological potential

18. I am not disputing that housing is likely to have destroyed archaeological evidence. However I would point out that in the Hyde Parish many "new" houses are re-builds and infill building has been on agricultural land (some sites are depicted as orchard and some as fenced land on early maps) not on Common land. Re-builds can often be identified by their Common Rights, as Turbary and Estovers relate to a dwelling.

Part 8 Conclusion

7. Gorley and Hyde Commons are as marked on early maps (in fact in one place extended by field boundary removal). Newer housing is on former agricultural land

14/6
FNE / WE



NEW FOREST ASSOCIATION

Registered Charity No: 260328
www.newforestassociation.co.uk
Chairman: William Ziegler

PLANNING COMMITTEE

Sirius
Hatchet Close
Hale
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Hampshire
SP6 2NF
peter.robertsnf@tiscali.co.uk

Environmental Design
New Forest National Park Authority
South Efford House
Milford Road
Lymington
SO41 OJD

18th February 2008

Dear Sirs,

Consultation on proposed Conservation Area Western Escarpment

1. The New Forest Association (NFA) supports this proposal.
2. Since 2005, NFA has included in its objections to many individual applications the following paragraph: -

As NFA has previously stated, the parishes in the old AONB are under enormous development strain from extensions, replacement dwellings and outbuildings. The character of the area, which in many cases reflects the commoning tradition, is quickly being eroded. However minor the individual additional impact or intrusion, their accumulative effect is very damaging.

NFA has despaired at the apparent inability of the NPA to stop those small changes that are so rapidly destroying the area's traditional character. For instance the replacement of hedges and traditional fences by larch lap, the replacement of five bar gates by cattle grids or gates that appear to have been plucked from a *my little pony* cartoon. The erection of huge two storey outbuildings. The erection of replacement dwellings of unsympathetic material specified by architects (and sadly sometimes endorsed by appeals inspectors), who think traditional materials for local vernacular buildings are cedar shingles (forest equals trendy light woods) and Purbeck stone cladding (if you live in London then Purbeck must seem quite close to the Forest). And of course those ghastly balconies of stainless steel and blue glass.

3. There is considerable evidence of the historic settlement pattern relating to the use of properties adjacent to or in the Avon Valley as they relate to the New Forest. In addition in some areas,

particularly Hale, the former manorial holdings are still much in evidence, allowing examination and comprehension of how these communities lived, worked and interacted with the New Forest and adjacent commons. Woodgreen is a particularly fine example of an encroachment site that has developed into a village with a character of its own. The importance of recognising and attempting to maintain this evidence is a major part of understanding what makes the New Forest what it is. It is the interaction between the villagers of the past with each other, with authority and with the latest incomers that has in part left us the buildings we see today. Whilst not all the detail of that growth is as yet understood its protection must be of great importance.

4. The NFA will seek during consultation on the new Local Development Frameworks to introduce more restraints on unsuitable developments across the National Park, and looks for your support.

The NFA wishes to confirm its support for this process of extending Conservation Areas including to that of Forest North East.

Yours sincerely,

Peter Roberts
Chairman of the Planning Committee

Wood End House, Crow Hill, Ringwood, Hants BH24 3DQ

To: Environmental Design
New Forest National Park Authority
South Efford House
Milford Road
Everton
Lymington SO41 0JD

24 February 2008

Comments on the Proposed Conservation Area – Western Escarpment.

The southernmost tip of the proposed Area coincides with part of my electoral Ward of Ringwood East and Sopley, in particular Hangersley, part of north Poulner and of Linford.

The Draft Appraisal highlights forcefully the case for Conservation Area protection for this historic environment. There are many complementary features of the built and natural landscape which make this area uniquely distinctive and may be in danger of fragmentation if not destruction by development disrespectful of the local context.

I do however have reservations concerning the inclusion of the semi-rural residential area of Cowpitts Lane, Hangersley Hill and the S.W.end of Linford Road within the southern boundary of the proposed Conservation Area.

There are 31 unlisted buildings referred to in the Appraisal (section J) as being of historic significance in the evolution of settlements in this part of the Forest. However, most of the residential properties in this particular part of the proposed Area (totalling approx. 120) have been built in the last 100 years, apparently on the basis of "it's a nice place to live". They have little connection to the cultural traditions of land management of the Forest, unless - for some home-owners with equestrian or walking interests - the convenience of immediate access to the open Forest is included. In fact, many of the existing dwellings are of no special architectural merit, and would benefit from contemporary renewal in due course. Including these in the Conservation Area might stifle the possibilities of innovative quality design as owners seek replacement dwellings in future years. The National Park Authority already have the planning powers necessary to ensure extensions, outbuildings and replacement dwellings satisfy the criteria of respecting the local character of the area.

It may, therefore, be more appropriate to re-define the southern boundary of the Conservation Area as commencing at the Gorley Rd/Cowpitts Lane junction (as now), running along Cowpitts Lane and across to the junction with Hangersley Hill and thence up this Hill to the junction at Forest Corner with the A31.

To protect the important but currently unlisted buildings referred to in the Appraisal but excluded from the Area by this suggested modification to the boundary, it would be desirable to use Local Listing of these, particularly if, as reported, such status will in future give a measure of enforceable protection.

I am also concerned with the NPA statement that Article 4 directions to remove permitted development rights "may" be applied to all householders in the proposed Conservation Area. Wherever the boundary to this Area is finally drawn, it would seem reasonable to detail specifically which particular permitted development rights are to be extinguished. Whilst an acceptable case can be made for requiring permission to demolish, alter or extend boundary fencing, outbuildings, roofs etc, the Authority will already be aware of local concerns as to minor changes such as modest tree-pruning, garage door painting, or patio extensions being required to have permission and be subject to subsequent enforcement regimes. Some



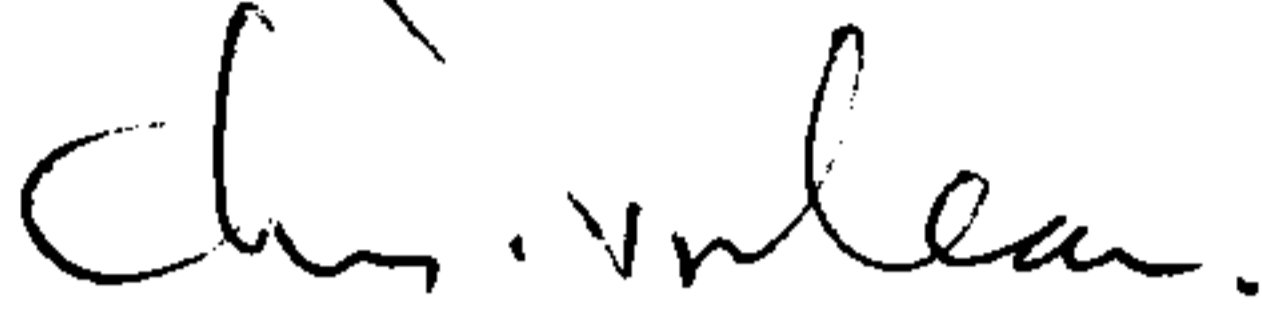
Disability Helpline
01425 656096

Minicom/Text: 023 8028 5416

reassurance to residents on the proposed limits to the withdrawal of permitted development rights would be welcome.

In making the above comments, I am mindful both of the National Park objectives and the guidance contained in PPG15 (Planning and the Historic Environment), particularly para 4.7 which includes the advice "The greater the public support that can be enlisted for (Conservation Area) designation before it takes place, the more likely it is that the policies for the area will be implemented voluntarily and without the need for additional statutory controls."

Thanking you for the opportunity to comment.

A handwritten signature in black ink, appearing to read "Chris Treleaven". The signature is written in a cursive style with a large initial 'C'.

Councillor Chris Treleaven,
NFDC Portfolio Holder for Planning and Transportation, and Ward Member for Ringwood East
and Sopley.

Tel:- 01425 480592 Email:- chris.treleaven@newforest.gov.uk

((2))

Ms Paula Freeland
Head of Environmental Design
New Forest National Park Authority
South Efford House
Milford Road
Everton
LYMINGTON SO41 0JD

My Ref: NJW/
Your Ref:

29 February 2008

Dear Paula

Proposed Western Escarpment Conservation Area

Thank you for the opportunity to comment on your proposed Conservation Area. We have carefully examined the documentation provided. The District Council has no comment on those parts of the proposals that lie within the National Park boundary.

The proposal includes a number of small areas (some extremely small) outside the Park boundary, which would have to be designated by the District Council. Some of the areas of land involved are so small that they may possibly reflect minor discrepancies/ inaccuracies in the original mapping of the National Park boundary. The way in which the proposals have been advertised is such that in our view it would be necessary to re-advertise and undertake additional consultation to ensure there was no risk of confusion by the public.

The decision whether to designate or not would be taken at Portfolio or Cabinet level, but my recommendation to members will be that under present circumstances given the existing pressures on the team we could not justify directing resources into pursuing these designations at the expense of other programmed commitments.

I am sorry that I am unable to be more positive in this instance. For the future, discussion of potential joint initiatives at a much earlier stage would be helpful. We value our existing partnership relationships with the NPA and remain keen to explore opportunities to extend these. Indeed, there are various new initiatives likely to emerge over the coming year and beyond where scope exists for collaborative working, such as actions arising from the Community Strategy where of course a dialogue already exists.

Yours sincerely

Neil Williamson
Environmental Design Manager

Tel: 023 8028 5331
Fax: 023 8028 5223
Email: neil.williamson@nfdc.gov.uk

Paula Freeland

From: Carmel Broughton [carmel@waitrose.com]
Sent: 29 February 2008 14:50
To: Paula Freeland
Subject: Consultation on proposed conservation area Western Escarpment

Dear Paula

I have tried to open a questionnaire to complete in respect of the above consultation however have been unable. The main point however I can raise in this e-mail and I hope this will warrant consideration in due course.

Whilst there are substantial benefits to proposals for the more rural areas I think that due to increasing pressure on housing and recent government housing targets there should be some greenfield site areas close to the urban areas which are not included in the proposed conservation area. In particular I feel that fields at Poulner which are adjacent to Poulner Junior School and flanked by the North Gorley Road will in time provide an excellent land area for future residential development, thus easing the pressure on housing in the area and supplying much needed social housing provision. This land which I own, I understand falls in the category which whilst not considered appropriate to develop at present may be land which the local council/National Park wish to bring forward at some later stage. It is close to the urban area, has excellent services and is within a stone throw of the local school and walking distance of Poulner Supermarket.

Carmel Broughton
Fetlocks Farm
Shobley
Ringwood
Hants BH24 3HT

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03/03/2008

Paula Freeland
 Head of Environmental Design
 New Forest National Park Authority
 South Efford House
 Milford Road
 Everton Lymington
 Hampshire
 SO 41 0JD

Direct Dial: 01483 252040

Direct Fax: 01483 252001

our ref: GS/NFNP CA /1/2/3wesc
 29th February 2008

Dear Paula,

**Proposed Conservation Areas – New Forest National Park area.
 Proposals for Western Escarpment.**

Thank you for your consultation regarding the above, I apologise for the late comments.

English Heritage are generally content regarding the proposals, although we consider there will need to be considerable detail provided to support the extent of the conservation areas that include substantial open areas which may have little apparent historic building or visually clear archaeological interest, for example Brune's Purlieu, Ogdens, east of Gorley Hill and Highwood. The surviving historic landscape evidence needs to be set out clearly.

As indicated previously while the use of maps, illustration and captions in any final document will no doubt assist in providing and highlighting the necessary visual evidence, the bullet points set out as *key characteristics* at the end of each area could usefully summarise succinctly the historic values and significances to be attributed to each area; the special interest of each area having been evaluated, the whole is greater than the sum of its parts and this should be articulated and (evidence) defined – what is important and why. It is considered the summary/s need to draw this out. The last character area section (197?) in particular, did not seem to do this.

I also referred to our latest version of *Conservation Principles* (sections- understanding values and assessing significance) which may assist you in determining apportioning heritage values and significance. Your document refers to views indicated on the character maps; what is historically and architecturally important and why about those views also needs clearly

defining - setting out what history is seen in that view.

I hope these brief comments assist.

Yours sincerely

Graham Steaggles

Historic Areas Adviser

E-mail: graham.steaggles@english-heritage.org.uk