

Conservation areas management plan

Consultation on conservation areas management plan - analysis of consultation responses

Members of the New Forest National Park Authority and Parish Councils representing the areas concerned were consulted together with the New Forest Consultative Panel, which included representatives from other organisations including the Verderers Court New Forest District Council (officers), Hampshire County Council and English Heritage.

A questionnaire was prepared to seek organisations views.

Questionnaire respondents – 6 respondents completed questionnaires.

These were

Caravan Club

Comments in questionnaire analysis below

Copythorne Parish Council

Comments in questionnaire analysis below

Hale Parish Council

Comments in questionnaire analysis below

Hyde Parish Council

Comments in questionnaire analysis below

Institute of Chartered Foresters and Royal Forestry Society

Comments in questionnaire analysis below

Other respondents – 1 other response was received.

National Union of Farmers

Comments included at end of questionnaire analysis

Ramblers Association

Comment: Thank you for sending this, but the detail of it is not sufficiently relevant to our core interests to merit our close inspection. Our principal aim is to ensure a traditional appearance in rural and other areas and to maximise public accessibility in these areas.

Questionnaire analysis

Question 1:

The Core Principles are intended to be the backbone to good practice within conservation areas. There are twenty four Core Principles under four headings. Do you consider that each of these principles is appropriate to good conservation area management ?

Please list below any Core Principles which you consider are **inappropriate** to good conservation area management with your reasoning:

Number of respondents	Comments	NFNPA comments
1	<p>Organisation – Caravan Club</p> <p>Principle 3.2.3 Work carried out should be economically, environmentally and socially sustainable.</p> <p>Comment: An admirable objective but may be incompatible with overriding objectives of having a conservation area</p>	<p>The principles of good conservation practice are almost entirely compatible with economic, environmental and social sustainability. Conservative repair is often found to be more economic than wholesale replacement, retention and refurbishment more sustainable than demolition and rebuild. The use of natural materials is usually more environmentally sustainable than manufactured synthetic materials as is the use of local rather than imported materials. The retention and carefully managed development of the locally cherished scene is considered to be</p>

Number of respondents	Comments	NFNPA comments
	<p>Principle 3.2.5 The environmental impact of all new work should be assessed as part of the planning and preparation for it, whether or not Environmental Impact Assessments are formally required.</p> <p>Comment: A formal EIA is an unreasonable expectation in an urban / semi urban context.</p> <p>Principle 3.2.7 Existing buildings of special or architectural interest and character which are redundant should be retained.</p> <p>Comment: Only where suitable uses can be found for them which makes retention (+ preservation) economic.</p> <p>Principle 3.3.4 It is important when designing proposals for development, to ensure that the ratio of buildings to spaces on a site reflects existing patterns and that over intensification, or under intensification is avoided.</p>	<p>more socially sustainable than wholesale renewal and redevelopment</p> <p>It is not intended that a formal EIA would be required for all applications involving development in a conservation area. However providing an understanding of the impact of potential development and measures to mitigate any potential impact are considered reasonable.</p> <p>The most effective method of retaining buildings is to find an appropriate and sympathetic reuse that will ensure the future maintenance of the structure. This may be a new economic use, or a use tied to another building in the vicinity that would lead to appropriate maintenance.</p> <p>Much of the character of the New Forest is defined in the existing patterns of development within villages and their rural hinterlands. From intimate, jumbled enclaves to scattered encroachment dwellings, the intensity of development has been an</p>

Number of respondents	Comments	NFNPA comments
	Comment: Unless inappropriate having regard to the interests of good planning principles and/or maximising the use of the property.	intrinsic and defining characteristic. Significant changes to these intensities can have a significant and detrimental impact on the local distinctiveness. This in itself is a sound planning principle that may, in appropriate circumstances override the need to maximise the use of a site or property or other material considerations.

Question 2:

Do you consider that there are other Core Principles to good conservation area management that you would like to see added?

Please circle either YES or NO:

Yes / No

If yes please put your suggestions below:

Yes – Number of respondents	No – Number of respondents
3	3

Number of respondents	Suggested additional principle	NFNPA comments
1	<p>Organisations – Institute of Chartered Foresters and Royal Forestry Society</p> <p>Vegetation management, in the widest sense should reflect ecological imperatives and aim to work with nature. (want to avoid practices where green spaces and other non building features can only be maintained at great expense).</p>	<p>This is a very sympathetic principle in relation to landscape management and therefore retention of landscape character. It is considered an appropriate principle for use within conservation areas, particularly those within a more rural context, as such it has been incorporated within the ‘3.2 General’ section of the core principles at point 3.2.9 of the management plan.</p>
1	<p>Organisation – Caravan Club</p> <p>Slavish imposition of, and compliance with, core principles should not be implied or allowed to thwart good, reasoned alternative approaches. Evolutionary change that is sympathetic with the conservation area’s history should be encouraged if it is broadly in line with the core principles – thereby maintaining interest and vibrancy through enabling the use of the conservation area to remain relevant to modern life rather than becoming an expensive museum that does little to relieve pressures requiring a useful as well as attractive built environment.</p>	<p>The principles are not considered to impose a requirement to slavishly follow them. Rather they are intended to offer guidance within which new and innovative design, based on solid principles of conservation area management would be encouraged along side more traditional design. The aim of good conservation principles is to manage change, not prevent it, this is the guiding idea behind the core principles.</p>
1	<p>Organisation - Hyde Parish Council</p> <p>The NPA must listen to the recommendations of the Parish Councils. (This has not been the case recently)</p>	<p>Comment noted.</p>

Question 3:

Which of the core principles are most relevant to your organisation?

Please list below any Core Principles which you consider are **most relevant** to your organisation with your reasoning:

Number of respondents	Most relevant core principle	NFNP Comments
1	Organisation - Hale Parish Council All Core Principles Comment: All are relevant.	Support welcomed.
1	Organisation – Caravan Club Principles: 3.3.3 New buildings should be of an appropriate size, scale and design, reflecting the context of their location. 3.3.5 New work should continue the use of materials that have been traditionally used locally, or use materials that match or are compatible with those materials. This does not rule out modern alternatives which would not detract from the essence of local distinctiveness or design traditions. Where available, materials should be locally sourced.	

Number of respondents	Most relevant core principle	NFNPA Comments
	<p>3.3.6 New buildings need not slavishly follow existing old buildings which make a positive contribution to an area in their design and architecture, but they should complement them in the use of materials and design.</p> <p>3.3.7 Whenever infrastructure is due to be replaced, the continuing need for that infrastructure to remain in place should be questioned.</p> <p>Comment: These are well framed and are entirely compatible with our response under question 2</p>	<p>Support welcomed</p>
<p>1</p>	<p>Organisation - Hyde Parish Council</p> <p>Principle 3.2.2 Work should be carried out to the highest quality standard with the aim of preserving or enhancing the special aspects of character and appearance of the conservation area.</p> <p>Comment: It is important to us that the special aspects of character and appearance of this conservation area are maintained</p> <p>Principle 3.3.3 New buildings should be of an appropriate size, scale and design, reflecting the context of their location.</p>	<p>Agreed – maintaining the special character of conservation areas is fundamental in all aspects of management</p>

Number of respondents	Most relevant core principle	NFNPA Comments
	<p>Comment: is very important here to maintain the character of this area</p>	<p>Agreed – maintaining the special character of conservation areas is fundamental in all aspects of management</p>
1	<p>Organisations – Institute of Chartered Foresters and Royal Forestry Society</p> <p>Principle 3.2.1 Work should be designed with specific regard to the need to maintain and reinforce those characteristics of a building and the landscape which contribute positively to the character and appearance of the conservation area and the characteristics that create its local distinctiveness.</p> <p>Comment: The crucially important woodland and forest backdrop to all developments in New Forest</p> <p>Principle 3.2.3 Work carried out should be economically, environmentally and socially sustainable.</p> <p>And</p> <p>Principle 3.2.5 The environmental impact of all new work should be assessed as part of the planning and preparation for it, whether or not</p>	<p>It is agreed that the interaction of the built and natural environment is an important consideration in conservation area management</p>

Number of respondents	Most relevant core principle	NFNPA Comments
	<p style="text-align: center;">Environmental Impact Assessments are formally required.</p> <p>Comment: as above, but also because of employment and economic roles forest management offers.</p> <p>Additional comments on minor amendments to three principles:</p> <p>Principle 3.2.8 Historic spaces and important views should be preserved, for example, views along streets, views taking in old buildings, boundary features and mature, especially veteran trees. Green spaces within conservation areas should be protected as should important spaces between buildings.</p> <p>Principle 3.3.5 New work should continue the use of materials that have been traditionally used locally, or use materials that match or are compatible with those materials. This does not rule out modern alternatives which would not detract from the essence of local distinctiveness or design traditions. Where available, materials should be sourced locally, In particular local timber should be used in preference to imported timber.</p>	<p>The proposed additional text has been included within the Conservation Areas Management Plan</p> <p>Principle 3.3.5 already indicates strongly that traditional materials should be used and that those materials should be sourced locally. Timber is clearly identifiable as a traditional material and there are local sources available. It would seem unnecessary to highlight timber specifically over other traditional materials and therefore the amendment has not been made.</p>

Number of respondents	Most relevant core principle	NFNPA Comments
	Principle 3.4.5 The maintenance of existing fabric should continue the use of materials that have been traditionally used locally, or use materials that match or are compatible with those materials. In particular local timber should be used in preference to imported timber	Principle 3.4.5 already indicates strongly that traditional materials should be used. It does not however clearly state that those materials should be sourced locally as in Principle 3.3.5. The text from Principle 3.3.5 has therefore been inserted into the text of Principle 3.4.5. Timber is clearly identifiable as a traditional material and there are local sources available. It would seem unnecessary to highlight timber specifically over other traditional materials and therefore the amendment has not been made.
1	Organisation - Copythorne Parish Council All Core Principles. Comment: All (core Principles) bearing in mind that the Parish Council is concerned with the well being of the parish generally	Support Welcomed

Question 4:

Section 4 of the management plan identifies the management tools available to the New Forest National Park Authority. Which tools do you believe would be the most effective for conservation area management?

Number of respondents	Comments	
1	<p data-bbox="450 323 864 352">Organisation – Caravan Club</p> <p data-bbox="450 395 1330 799">Clause 4.2.1 In any conservation area, promoting best practice and quality control in development is often more effective than prevention and is the key to effective planning policy, the aim being to ensure new development preserves or enhances the special character of an area. The National Park Authority will consider proposals for development in a conservation area and works involving listed buildings or archaeological features under the relevant planning policies¹.</p> <p data-bbox="450 839 506 868">And</p> <p data-bbox="450 911 1330 1232">Clause 4.4.4 Each conservation area specific management plan will include a record of the buildings which are considered to make a positive contribution in that conservation area. This will provide baseline data from which specific actions may be drawn. A photographic survey of buildings in a conservation area will be maintained and reviewed. This will also provide a record of changes over time</p>	

¹ At date of publication the 'History and Archaeology' chapter of the New Forest District Council Local Plan (First Alteration), adopted in August 2005 to be superseded by New Forest National Park Authority Local Development Framework.

Number of respondents	Comments	
	<p>allowing the National Park Authority to assess the improvement or decline in the condition of its conservation areas and take measures accordingly.</p> <p>Comment: Examples of buildings warranting retention / enhancement are essential for giving a clear purpose for the conservation area. The Authority would achieve results more effectively by demonstrating a willingness to work with owners to find attractive alternative uses and approaches to building design and layout rather than being perceived to sticking to what worked in the past. Existing buildings as well as new development needs to be relevant.</p>	<p>Conservation area character appraisals identify buildings of local and vernacular importance and which should be retained. General opportunities for enhancement in areas will be identified. Approaches to new development design and layout will also be addressed</p>
1	<p>Organisation - Copythorne Parish Council</p> <p>Clause 4.1.1 Important buildings in conservation areas are being identified and recorded in the conservation area character appraisals. This information will be the basis upon which the merit of any building submitted for demolition will initially be judged. However, any application for demolition within a conservation area will be carefully scrutinised, and if a building not identified as an important local building should come forward for demolition and is found to have merit during</p>	

Number of respondents	Comments	
	<p>the application process, its retention will be sought.</p> <p>Comment: To preserve the character and mix of properties</p> <p>All Clauses contained under headings:</p> <p>4.2 Development</p> <p>4.3 Building condition and repair</p> <p>4.4 Building alterations and permitted development.</p> <p>Comment: To preserve the special qualities, character and building standards in the conservation area.</p>	<p>Agreed that preserving the special character and mix of properties in a conservation area is important in the management of the areas.</p> <p>Agreed that preserving special qualities, characters and building standards in conservation areas is important in the management of the areas</p>
1	<p>Organisation - Hale Parish Council</p> <p>Clause 4.1 Legislation and Guidance,</p> <p>Specifically:</p> <p>Clause 4.1.1 Important buildings in conservation areas are being identified and recorded in the conservation area character appraisals. This information will be the basis upon which the merit of any building submitted for demolition</p>	

Number of respondents	Comments	
	<p>will initially be judged. However, any application for demolition within a conservation area will be carefully scrutinised, and if a building not identified as an important local building should come forward for demolition and is found to have merit during the application process, its retention will be sought.</p> <p>Comment: To maintain local character</p> <p>Clause 4.3.5 In order to inform this process the National Park Authority will, on production of a conservation area specific management plan, compile a record of the general condition and state of repair of the buildings within that conservation area. This will provide a baseline of data from which specific actions may be drawn. To assist in this, a regularly updated condition survey complete with dated photographs will be produced.</p> <p>Comment: To maintain local character and to give local control through knowledge of the local buildings</p> <p>All Clauses under heading:</p> <p>4.4 Building alterations and permitted development</p>	<p>Agreed that maintaining local character is an important part of conservation area management</p> <p>Agreed that local views are important and will be essential to the development of conservation area specific management plans</p>

Number of respondents	Comments	
	<p>Comment: All sections – as other responseses i.e. Local control and character</p> <p>All Clauses under heading:</p> <p>4.5 Tree works and woodland management</p> <p>Comment: Maintaining a common sense approach to the life / needs of any tree as their lives are ultimately finite.</p>	<p>Comment noted</p>

Question 5:

Which of the management tools are most relevant to your organisation?

Please list below the management tools which you consider are **most relevant** to your organisation with your reasoning:

Number of respondents	Suggestion	NFNPA comments
1	<p>Organisation – Caravan club</p> <p>Clause 4.2.1 In any conservation area, promoting best practice and quality control in development is often more effective than prevention and is the key to effective planning policy, the aim being to ensure new development preserves</p>	

Number of respondents	Suggestion	NFNPA comments
	<p>or enhances the special character of an area. The National Park Authority will consider proposals for development in a conservation area and works involving listed buildings or archaeological features under the relevant planning policies².</p> <p>. And</p> <p>Clause 4.4.4 Each conservation area specific management plan will include a record of the buildings which are considered to make a positive contribution in that conservation area. This will provide baseline data from which specific actions may be drawn. A photographic survey of buildings in a conservation area will be maintained and reviewed. This will also provide a record of changes over time allowing the National Park Authority to assess the improvement or decline in the condition of its conservation areas and take measures accordingly.</p> <p>Comment: Examples of buildings warranting retention / enhancement are essential for giving a clear purpose for the</p>	<p>Conservation area character appraisals identify buildings of local and vernacular</p>

² At date of publication the 'History and Archaeology' chapter of the New Forest District Council Local Plan (First Alteration), adopted in August 2005 to be superseded by New Forest National Park Authority Local Development Framework.

Number of respondents	Suggestion	NFNPA comments
	<p>conservation area. The Authority would achieve results more effectively by demonstrating a willingness to work with owners to find attractive alternative uses and approaches to building design and layout rather than being perceived to sticking to what worked in the past. Existing buildings as well as new development needs to be relevant.</p>	<p>importance and which should be retained. General opportunities for enhancement in areas will be identified. Approaches to new development design and layout will also be addressed</p>
1	<p>Organisation - Hale Parish Council</p> <p>Clause 4.1 Legislation and Guidance,</p> <p>Specifically:</p> <p>Clause 4.1.1 Important buildings in conservation areas are being identified and recorded in the conservation area character appraisals. This information will be the basis upon which the merit of any building submitted for demolition will initially be judged. However, any application for demolition within a conservation area will be carefully scrutinised, and if a building not identified as an important local building should come forward for demolition and is found to have merit during the application process, its retention will be sought.</p> <p>Comment: To maintain local character</p>	<p>Agreed that maintaining local character is an</p>

Number of respondents	Suggestion	NFNPA comments
	<p>Clause 4.3.5 In order to inform this process the National Park Authority will, on production of a conservation area specific management plan, compile a record of the general condition and state of repair of the buildings within that conservation area. This will provide a baseline of data from which specific actions may be drawn. To assist in this, a regularly updated condition survey complete with dated photographs will be produced.</p> <p>Comment: To maintain local character and to give local control through knowledge of the local buildings</p> <p>All Clauses under heading:</p> <p>4.4 Building alterations and permitted development</p> <p>Comment: All sections – as other responseses i.e. Local control and character</p> <p>All Clauses under heading:</p> <p>4.5 Tree works and woodland management</p> <p>Comment: Maintaining a common sense approach to the life /</p>	<p>important part of conservation area management</p> <p>Agreed that local views are important and will be essential to the development of conservation area specific management plans</p> <p>Comment noted</p>

Number of respondents	Suggestion	NFNPA comments
	needs of any tree as their lives are ultimately finite.	
1	<p>Organisations – Institute of Chartered Foresters and Royal Forestry Society</p> <p>Clauses:</p> <p>4.5.1 When considering whether to extend protection to trees in conservation areas, local planning authorities should always take into account the visual, historic and amenity contribution of trees. In some instances new plantings or re-plantings may be desirable where this would be consistent with the character and appearance of the area.</p> <p>4.5.2 Work is in progress by the National Park Authority to identify the ancient and veteran tree resource in the Park and to formulate methods for future strategic management of the resource and engagement with stakeholders. This will be used to provide baseline data for the resource in conservation areas and to develop objectives for each conservation area.</p> <p>4.5.3 A review of tree preservation orders in the National Park is ongoing and will include conservation areas as part of their effective management</p> <p>Comments: These 3 paragraphs over emphasise maintaining</p>	<p>Agreed, this is recognised by officers in conservation management through</p>

Number of respondents	Suggestion	NFNPA comments
	the status quo. Tree's are dynamic not static. Sympathetic management including pollarding, coppicing where appropriate, thinning and felling and replanting should all be allowed a role. These are the silvicultural tools of a working countryside.	determination of tree work applications. The paragraphs address the ways in which the National Park Authority can recognise the importance of trees as part of the conservation area management process.
1	<p>Organisation - Copythorne Parish Council</p> <p>Clauses 4.4.1 to 4.4.4</p> <p>Comment: These paragraphs relate to a significant proportion of routine planning applications</p>	Comment noted

Question 6:

Section 6 of the management plan concerns collaboration. It is the Authority's intention to encourage those agencies whose areas of work have a direct impact on the character and appearance of conservation areas to adopt the Aim, Statements of Purpose, Core Principles and Objectives outlined in this document.

Would your organisation / department be willing to support / endorse the Aim, Statements of Purpose, Core Principles and Objectives outlined in this document?

Please circle either YES or NO:

The following Organisations support the Aim, Statements of Purpose, Core Principles and Objectives outlined in this document:

Hyde Parish Council
Hale Parish Council
Copythorne Parish Council
Caravan Club

The two remaining organisations did not indicate yes or no.

Question 7:

Do you feel that as an organisation / department that can have an impact on the character and appearance of conservation areas you would be able to adopt the Core Principles as guidance within your own organisation?

Please circle either YES or NO:

Yes	No
<p>2 –Copythorne Parish Council, Hale Parish Council, no further comments made.</p> <p>1 – Caravan Club, Subject to previous comments. Objectives are considered to be broadly compatible with organisations (caravan Club's) existing principles of quality development and enhancement in keeping with the surrounding environment.</p>	

Question 8:

How do you feel that your organisation / department can best work with the New Forest National Park Authority in the effective management of the character and appearance of conservation areas?

Number of respondents	Comments	NFNPA Comments
1	<p>Organisation – Caravan Club</p> <p>By continuing to attract visitors to appreciate them – most notably through considerable consumer spending in businesses that occupy premises in them</p>	Comments noted
1	<p>Organisation - Hyde Parish Council</p> <p>The people of the parish and the Parish Council have produced a Village Design Statement. The Parish Council and the NPA should ensure that the document for the management of character and appearance of our conservation areas is adhered to.</p>	The Village Design Statement will be used as source and reference material during the drafting of the conservation area specific management plan for the western escarpment conservation area. Parish Council's and the local residents will be involved in the drafting and content of the conservation area specific management plan.
1	<p>Organisation - Copythorne Parish Council</p> <p>To act as a conscience for conservation areas To be consulted by and work closely with the NFNPA on all aspects of conservation areas</p>	Parish Council's will be involved in the drafting and content of conservation specific management plans.
1	<p>Organisation - Hale Parish Council</p> <p>Through the special local knowledge that parish councils and its parishioners have by being closest to the area.</p>	Parish Council's will be involved in the drafting and content of conservation specific management plans.

Question 9:

Section 7 and Annex 1 outline the objectives of the management plan and the actions intended to achieve these objectives. Do you consider that each of these objectives is appropriate to good conservation area management?

Please list below any objectives which you consider are **inappropriate** to good conservation area management with your reasoning:

1	<p>Organisation - Hale Parish Council</p> <p>Consider that the objectives are appropriate to good conservation area management</p> <p>Comment: yes – involvement and consultation in key decisions.</p>	<p>Parish Council’s will be involved in the drafting and content of conservation specific management plans.</p>
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Question 10:

Do you consider that there are other objectives that you would like to see added?

Please circle either YES or NO:

If yes please put your suggestions below:

Yes – Number of respondents	No – Number of respondents
1	2

If yes please put your suggestions below:

Number of respondents	Comments	NFNPA Comments
1	<p>Organisation – Caravan Club</p> <p>Objective 6: Encourage schemes for the enhancement of the character and appearance of conservation areas.</p> <p>Comment: 6 should be broadened to show an enlightened approach towards new / modern ideas re design and layout that do not detract from the overall appearance and qualities of the conservation area, this should be linked to securing viable uses to help buildings to be sustainable in economic and community terms.</p>	<p>This objective is aimed at producing a strategy for the enhancement of conservation areas through improvements to the condition of existing infrastructure, properties, open space, high ways in a manner that conserves or enhances the character of the area. It is possible to do this by using both traditional and modern interventions and neither should be used to the exclusion of the other. The specifics of an enhancement strategy would be worked out during the production of the conservation area specific management plans.</p>

Question 11:

Which of the objectives are most relevant to your organisation?

Please list below the objectives which you consider are **most relevant** to your organisation with your reasoning:

Number of respondents	Comments	NFNPA Comments
1	<p>Organisation – Caravan Club</p> <p>Objective 6: Encourage schemes for the enhancement of the character and appearance of conservation areas.</p> <p>Comment: This is consistent with our evolutionary approach to quality design</p>	<p>Comment noted</p>

1	<p>Organisation - Copythorne Parish Council</p> <p>Comments: All, Bearing in mind that the Parish Council is concerned with the well being of the parish.</p>	Comment noted
1	<p>Organisation – Hale Parish Council</p> <p>Comments: All. They make sense from a control and management view and affect most of the issues in our parish.</p>	Support welcomed

Other respondents - letters/e-mail/ telephone

From	Summary of view	NFNP comments
National Farmers Union	<p>NFU understands need to establish and maintain conservation areas but consider there is potential for conflict in relation to agricultural development.</p> <p>Farming and commoning have had significant influence on the character of the New Forest.</p> <p>Traditional farm buildings often not compatible with modern applications. Conversion to new uses and provision of more functional structures most likely source of conflict.</p> <p>No reason why farmers should not take account of guidance in sections 3.3.5 and 3.3.6 regarding materials and local distinctiveness where practicable in a functional building.</p>	<p>The conservation areas management plan does not contain any specific reference to agricultural development, but seeks to apply general principle to guide any form of development. The plan does not seek to prevent development but guide that development in a manner that will conserve or enhance the character and appearance of the conservation area. This applies equally to new build, conversion or maintenance work.</p> <p>It is agreed that farming and commoning have had an influence on the character and appearance of the New Forest. It is intended that the core principles, in guiding development will allow the processes of farming and commoning to continue to contribute to the character and appearance of</p>

From	Summary of view	NFPA comments
	Planning system should recognise special circumstances of farming as a contributor to character, tradition and daily life in the National Park.	the New Forest in a positive manner.