



NEW FOREST ASSOCIATION

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

164

PLANNING COMMITTEE

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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

Paula Freeland

From: Anita Bell [nmparishclerk@yahoo.co.uk]
Sent: 07 March 2008 13:53
To: Paula Freeland
Cc: Bob Giddings; Leslie Puttock
Subject: Netley Marsh Parish Council

Good Afternoon Paula

You requested comments from the parish council on the Conservation Area:

Approximately 60 local residents attended the meeting on 16th January 2008. After a question and answer session with the public, a show of hands gave, almost unanimous, support for the designated conservation area. However, the parish council have concerns on how it will be administered and that it could create an increase in bureaucracy. Also that it may cause confusion and disputes between neighbours, especially between those who are within the area and those who are not.

Regards
Anita

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Paula Freeland

From: copythorne parish council [copythornepc@tiscali.co.uk]
Sent: 05 February 2008 16:26
To: Paula Freeland
Subject: conservation area - forest north east

HI
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Dear Paula

I write to confirm that Copythorne Parish Council has no major adverse comments on the proposed Conservation Area for Forest North East. The only observation, as with the Forest Central North proposal, is in regard to the 'eccentricities' of the boundary. Straighter lines would seem more appropriate in places.

Regards,

Mike Derrick

Clerk to Copythorne Parish Council

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**Bourne Farm
Bourne Road
Woodlands
Southampton
SO40 7GR**

31 January 2008

For the Attn: Paula Freeland
Environmental Design
New Forest National Park Authority
South Efford House
Milford Road
Everton
LYMINGTON
SO41 OJD

Dear Ms Freeland

Re: Proposed Conservation Area: Forest North East

I attended the Parish Council Meeting on Wednesday 16 January held in the Bartley Village Hall in connection with the above. Yesterday, I hurriedly completed and posted a questionnaire; apologies for lateness. However in view of the fact that I care very much for this area and its future I feel compelled to send a letter to explain my comments more fully.

I have lived in the village (Lower Bartley) for most of my life and I am fifth generation to live at my above address. Every change is noticed and lately it has felt as though this area is under siege. With urban infiltration has come modernisation and tasteless renovations. Decisions made in offices by people who do not live in the area have sealed the fate for many properties whereby the irrevocable changes have to be tolerated but are not welcomed. At a very local level, during recent years, there have been considerable changes to nearby properties detracting from the character and/or putting extra pressure on the locality.

On the reverse side of the map of the proposed conservation area there was a list of new planning rules for parts of the forest. However the implementation of these rules will in any case be too late in many cases. The removal of outbuildings was mentioned but only recently, next door at Springfield Cottage the outbuilding constructed in corrugated tin and ancient tiles has been allowed to be demolished and nearby, 'Andaman House' has a swimming pool and large extension. Springfield Cottage was built for the lay reader of the Bartley Tin Church and is almost 100 years old so is very much part of the village history but this was disregarded. Those making decisions should respect the local history and as I was a founder member of the group formed to save the Bartley Tin Church, which is now the much used Bartley Village Hall, I am dismayed that more consideration and protection has not been afforded sooner in this particular area.

With more attention to detail and consideration for history and tradition perhaps a proposed conservation area might help to stabilize the situation. This will only work if policies are applied to the whole area and there is total communication throughout the departments concerned with planning, the environment, highways, the parish and a knowledge and understanding of the history of the area. Then, ultimately, the enforcement of these decisions is essential. So here is the first dilemma since, at the recent meeting it was acknowledged that there are insufficient enforcement officers and there are already many issues outstanding to be dealt with.

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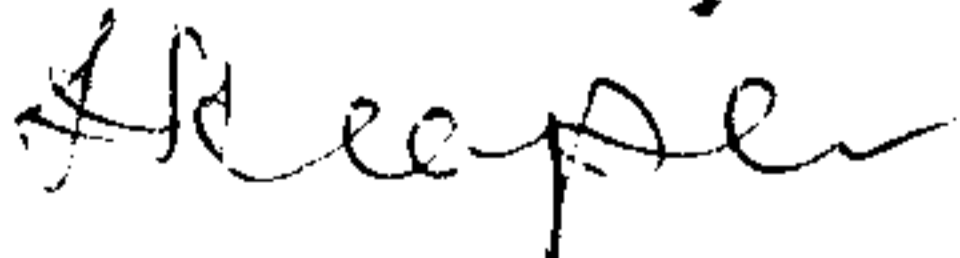
With regard to question 3 of the questionnaire, I do not understand why Paradise Lane and Bourne Lane have been excluded together with the remainder of Bourne Road unless there are ongoing issues of which there is no hope of reconciling. Unfortunately, the replacement property at Langford Farm hardly replicates the ancient thatched farm house that burnt down. However, I find it inconceivable that this area is not included in the proposed conservation area. To protect the leafy lane, the stream and copse area which provide habitat for wildlife and especially birds, such as the kingfisher, it is essential to include it in any proposed plan to ensure there is no further pressure created by more residential or industrial development in that particular area. Amongst the newer properties in Bourne Lane is the property named April Cottage. This circular walk along Bourne Lane to the ford and stream and along Paradise Lane is a most important and much loved part of the village. To say that it has been excluded because there is a caravan park in the vicinity is not a satisfactory explanation.

In Bourne Road, 'Patra' has now relinquished all links with its past since the removal of the old brick 'fireplace', left standing in the front garden for many years from the previous property. 'Riverside' has turned its field into a garden (whether for better or worse is a matter of opinion) and the planning applications continue for demolition of the bungalow and a new house to be built on the site. However, there is 'Benchmark Cottage' and the 'Poultry Farm'; these properties are most certainly part of the history of the village. The 'Bartley Cross' property features in many old photos and was part of village life. So it would seem obvious that this area should not be excluded. Ideally the proposed conservation plans should encompass a wider area to include Tatchbury, Netley Marsh and Woodlands Road, Ashurst.

In answer to question 5 of the questionnaire, there is probably a requirement for those living in the area to be 'educated' in the aspects of all things which enhance and which are appropriate in a rural area! For instance, understanding that pretentious brick entrances are more suited to an urban environment and wooden panel fencing is not an alternative to the retention of hedgerows, ideally yew or hawthorn, to provide protection for wildlife. Even dead and dying ivy covered trees have their place in the environmental chain and too many gardens are sanitized and urbanized. As a point of interest too, although 'overhead lines' was listed in this section as detracting from the character of the proposed conservation area, in our particular area, the swallows that return every April to the nest in our garage (and have done so for the past twenty years) rely on the lines along the roadside as they do not land in trees!

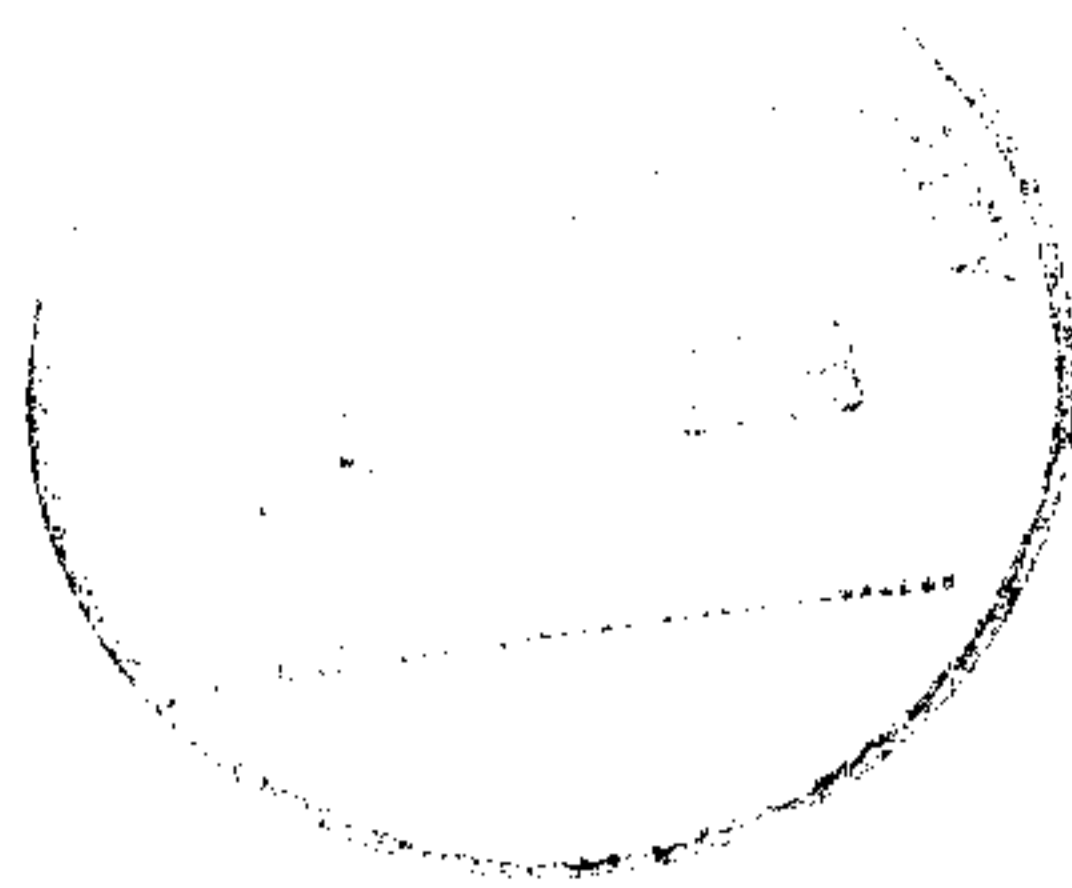
As shown at the Parish Council meeting by a show of hands, it would seem that local people consider the proposals to be a good idea. I hope the comments I have made will be taken into consideration and the whole of Bartley will be included in the plan as it is a special area worthy of preservation and enhancement. It is also held in great affection by people with links to the area, now living in other parts of the world and its future has been entrusted to the local Authority and their decisions which is a huge responsibility and as such should be taken very seriously.

Yours sincerely



Heather Leaper (Mrs)

cc Mr P Frost



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“KINGSWOOD”
Paradise Lane
Woodlands
Southampton.
SO40 7GS
22/01/08

Paula Freeland
Environmental Design,
New Forest National Park Authority,
South Efford House,
Milford Road,
Lymington.

FOREST N.E PROPOSED CONSERVATION.

Dear Madam,

We wish to register our concern regarding the proposed boundary lines of the Forest North East conservation area.

Although hitherto the area around Paradise Lane was within the Heritage boundary it now seems to have lost this protection, should your proposal be implemented.

In the recent past, we have experienced various attempts by business interests to develop within close proximity to us. We have managed to curtail those attempts due to the protection afforded by the planning laws then in existence. From what we can gather from your proposed boundary changes, the degree of protection offered to the area will be quite different, indeed removed, and the consequential result of this can only be to the detriment of the immediate locality.

The area, where we have lived for thirtyseven years, now appears to have a proposal which would very quickly alter the character of a previously rural hamlet and impose on it an ill-defined planning policy.

Are you aware that on Paradise Lane and adjacent, there are buildings and features worthy of inclusion?

We would bring to your attention two properties nearby plus wells on our own property and next door. Next door is Peartree Cottage which is very old and two properties beyond Peartree Cottage is Woodvale which is well over fifty years old. I append a copy of an old photograph to verify this. The said photograph is taken around the 1950's. If the properties to the north of Chinham Road, which are a mixture of old and new housing, are worthy of inclusion, why should the area on this short lane which has a similar mixture of housing of various vintages be excluded? I should add that the stables on St Olafs Farm next to Langford Farm and stable buildings in Langford Farm are well over sixty years old.

When the New Forest National Park Authority became responsible for this area we expected to have the existing planning laws implemented, indeed reinforced. It is obvious from the area excluded from your proposal that Langford Farm and its grounds, which has had contentious planning proposals in the past, would now appear to have the luxury of less scrutiny by planners.

Mr Avery is familiar with this historically, when working with NF.D.C. and now. Unfortunately, the implication drawn is that where an area has been a

'thorn in the flesh' for the planning department, the easy way out is to lift the planning restrictions by excluding it from the conservation area?

In a few years' time, this excluded zone will be an eyesore visually on the surrounding conservation zone, as well as a mistake environmentally, as it is almost in the heart of the proposed protected area.

One is led to ask the question:-

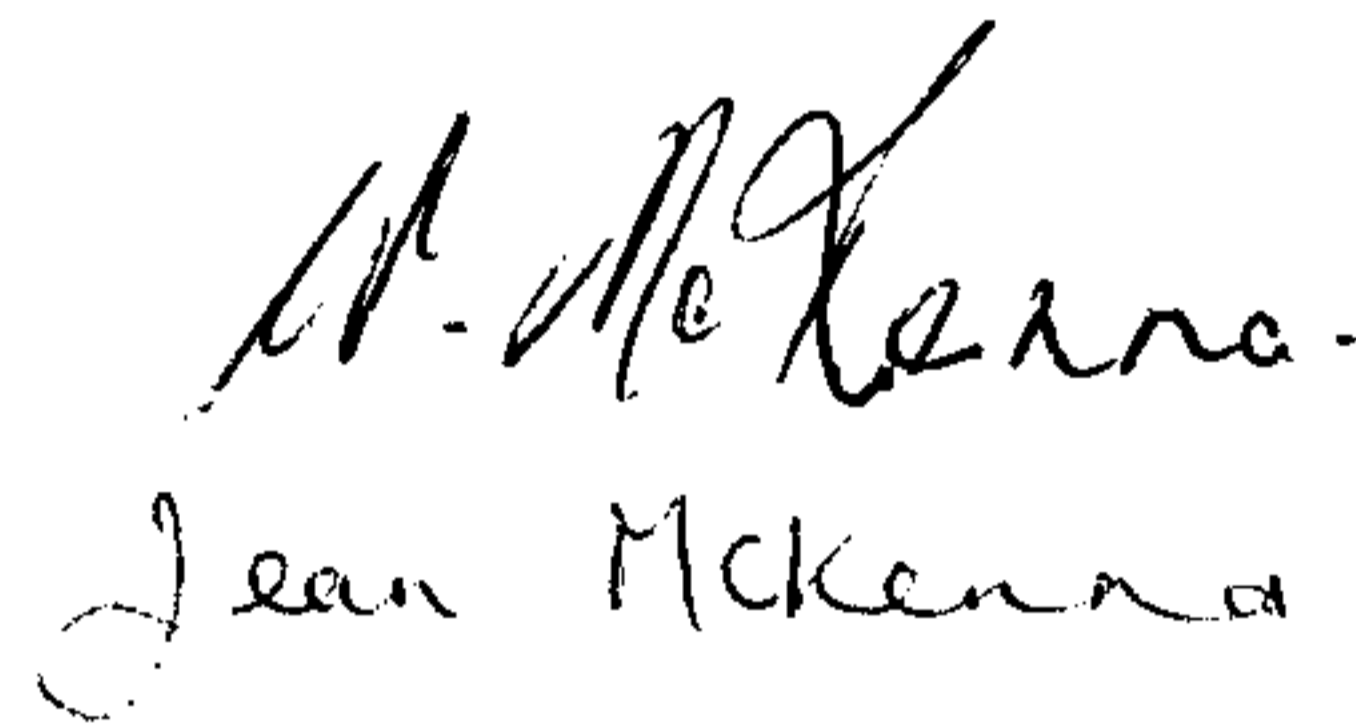
Would the proposal result in my being excluded from a large degree of protection which inclusion would offer? Would the value of the loss of amenity be reflected in my rateable value? Has this been calculated for each property and what would it be?

- Paradise Lane is narrow and ditched, with hedges on both sides.
- Paradise Copse is ancient woodland and is of interest historically and environmentally.
- There is grazing in adjacent fields and east of Langford Farm; also in fields south of Chinham Road.

Although I agree with the proposal to create a conservation area, the excluded strip of land does not seem logical or beneficial to that intention for the reasons outlined above.

Any comments you may have on the subject would be most welcome.

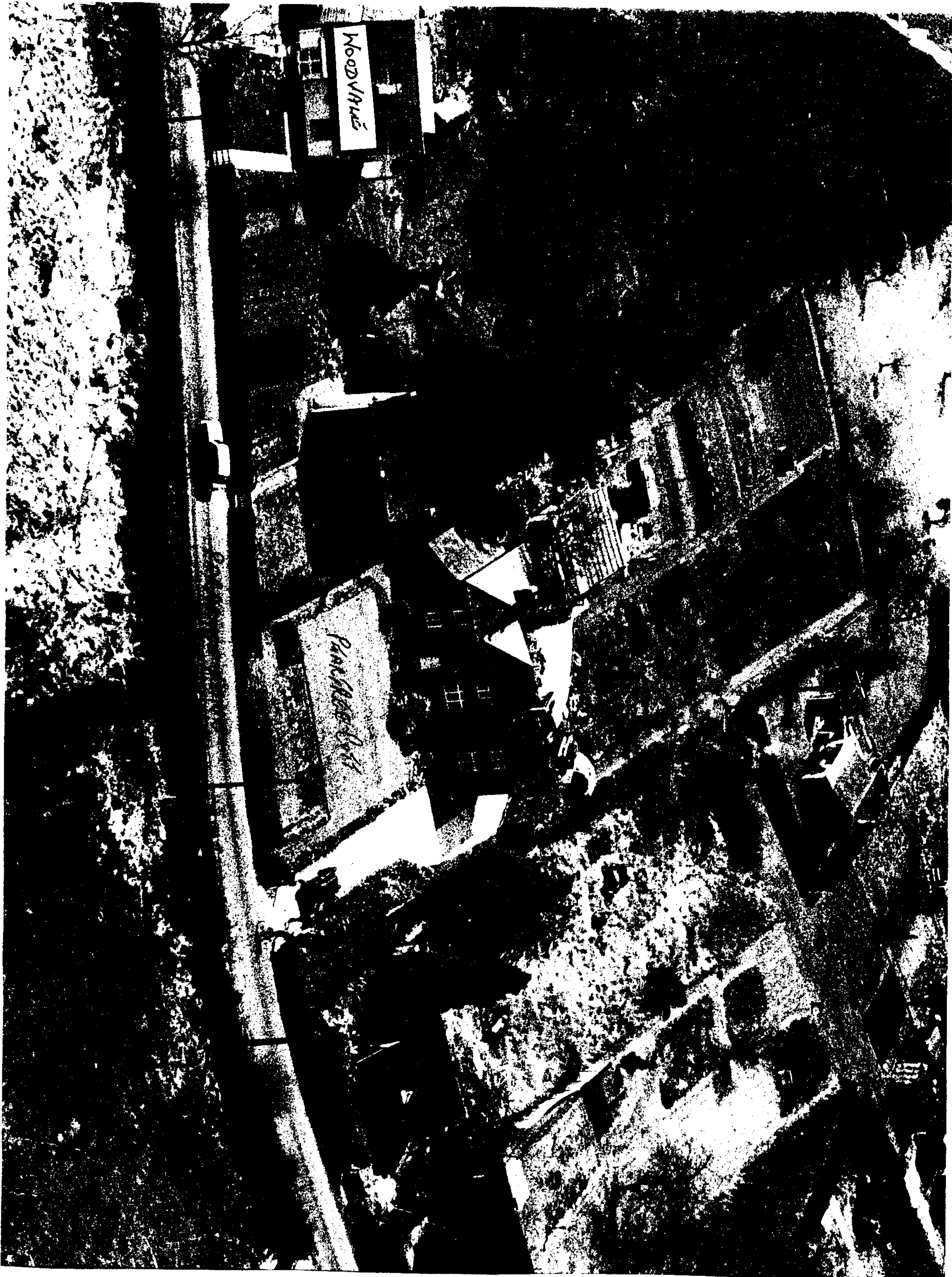
Yours faithfully,



William McKenna
Jean McKenna

William and Jean McKenna.

COPY.



Clevedale
Bartley Rd
Woodlands
Southampton
SO40 7GP

26th January 2008

Dear Sir,

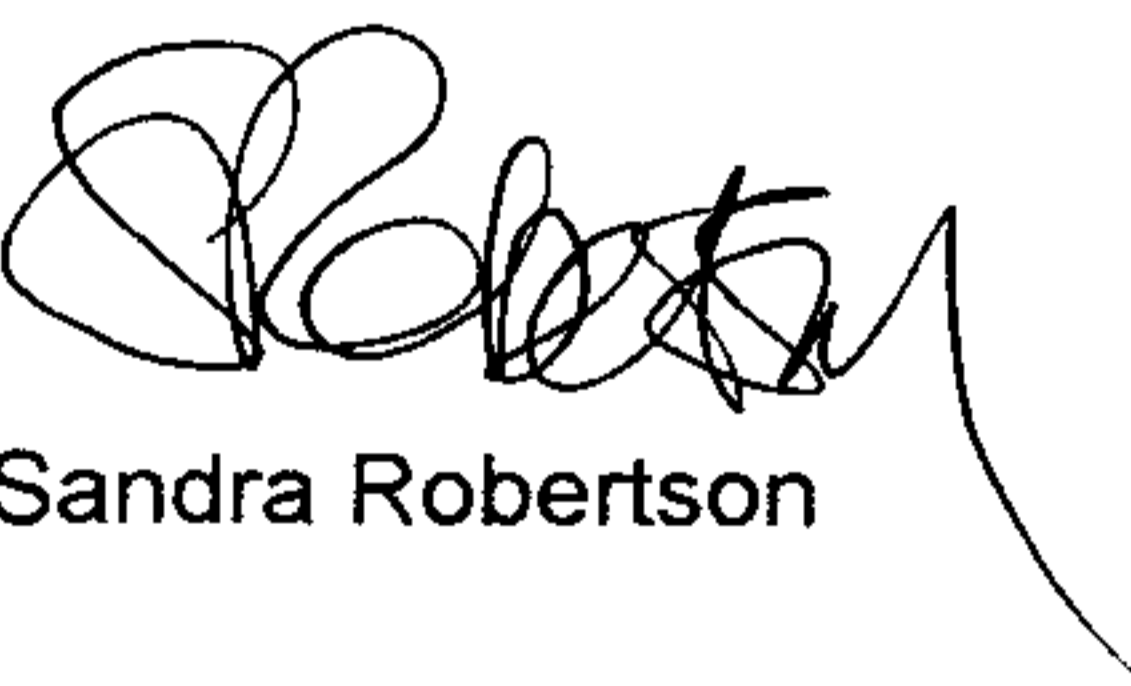
Following attendance at a public meeting on 10th January 08 regarding the proposal to create a new Conservation Area, I write to express concern as to the validity and level of justification provided for the creation of such an area. More assessment is required to identify the intrinsic character of the area before such an area can be adopted. In our view, such an assessment would show that there is insufficient justification for such a proposal.

In the event that this proposed designation is to progress, we would query the extent of land shown within the proposed designation. Many of the buildings and much of the land proposed for inclusion does not satisfy or support the grounds for citing the Conservation Area. Specifically, the rear gardens of properties do not add to the need to preserve the buildings that are representative of the New Forest fringe.

As such and given the above, we would ask that if the Council feels that there is enough evidence to justify a proposed Conservation Area and it is to progress to adoption, the boundary of the Conservation Area and associated description should make clear that it is the historic houses and bungalows that create the New Forest fringe street scene. This would be better than including land to the rear as well which adds nothing to the justification for the Conservation Area. It is also important in order to ensure the right balance between protecting those buildings that are worthy of retention where their loss would not preserve or enhance the Conservation Area with the need to allow appropriate development, avoiding settlements such as this being 'preserved in aspic'.

Regards


Matthew Lyne


Sandra Robertson

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