

Consultation on proposed Conservation Area Forest South East – Analysis of consultation responses and copies of correspondence

County and District Councillors and Parish Councils representing the areas concerned were consulted together with the New Forest Consultative Panel and representatives from other organisations including Ninth Centenary Trust, New Forest District Council (officers) and English Heritage.

Open afternoons and evenings were held on 24 and 25 October 2007 at East Boldre and Boldre village halls respectively, with an exhibition, information about the proposals and officers available to answer questions. Similar information was made available on the National Park Authority's web site.

A questionnaire was prepared to seek individuals' views.

Questionnaire Respondents - 45 respondents completed questionnaires

Other respondents – 8 responses were received by the National Park Authority about the proposal

Questionnaire analysis

Question1:

What do you feel are the most important characteristics of the proposed conservation area?

Please tick all those that you feel are important.

Number of respondents selecting characteristic	Characteristic
31 (69%)	The history of the area
39 (87%)	Traditions of the area (e.g. grazing of animals on the forest)
20 (44%)	The location of settlements on the edge of the forest
27 (60%)	Traditional small cottages
33 (73%)	Quiet narrow country lanes
35 (78%)	Trees and hedgerows
25 (56%)	The views out of the area across the Solent and Lymington River
30 (67%)	Views within the area
26 (58%)	Attractive buildings
33 (73%)	The local community facilities (e.g. pubs, village halls, schools)

NFNPA Comments

It is the traditions of this area, through their complexities and peculiarities, that have led to its character and the importance of these traditions is clearly recognised by respondents; then the more specific characteristics. This is important as it is the quality and interest of the area, rather than that of individual buildings, which is the prime consideration in designating a conservation area.

Question 2:

Do you consider that there are other important characteristics of the proposed conservation area not mentioned in question 1? If so, please list below:

Number of respondents	Characteristic suggested	NFPA Comments
2	Wildlife	Whilst this type of conservation area is not directly concerned with the conservation of wildlife, it does recognise the importance of trees, hedgerows and open spaces.
1	Village community life – particularly for younger people.	This is not a matter which conservation area designation can address directly. However, indirectly, the mix of housing types and survival of other types of buildings would be influenced, with a view to protection of the special character of that which exists.
1	Preservation of village life and community spirit. Ease of access to the forest.	This is not a matter which conservation area designation can address directly. However, indirectly, the mix of housing types, survival of other types of buildings, location of development would be influenced, with a view to protection of the special character of that which exists.
1	Danger of creating office buildings out of	Agreed there are a number of valuable historic buildings in

Number of respondents	Characteristic suggested	NFNPA Comments
	old barns - impact of traffic, parking, lighting.	this area which are not listed. The maps which form part of the character appraisal would identify important historic buildings and this would be taken into consideration in the planning process.
2	The mixed nature of the housing.	Agree. The character of the area is made up of a mix of buildings which is recognised in the Character Appraisal.
2	Important to encourage local young people to buy and farm land	Many of the smaller dwellings are important as they make up the special character of this area.
1	Protecting linear appearance of villages and not allowing estate infill.	This is an important characteristic which is recognised in the Character Appraisal.
2	Tranquillity. Integrated/mutually supportive community	This is not a matter which conservation area designation can address directly.
1	Vernacular buildings are not worth conserving.	Disagree. It is not just high quality buildings which are important; the character of the area if made up of a mix of buildings which includes many of the more simple cottages and farm buildings.
1	Area important for walking, riding, studying wildlife. Car park closures should be kept to a minimum.	Importance of these aspects recognised through designation as a National Park.
1	Clean air, peace and quiet, maintenance of hedgerows, restrictions on keeping caravans and portacabins in gardens.	These are not matters which conservation area designation can address directly. The keeping of caravans and portacabins in some circumstances can be controlled through planning legislation.
1	Maintenance of ditches. Clean air.	This is not a matter which conservation area designation can address directly.
1	Development of housing on greenfield land in proposed conservation area	The scale, form and design of any new development can be influenced by conservation area designation.

Number of respondents	Characteristic suggested	NFPA Comments
2	Forest itself, verderers, quiet, lack of light pollution, human intrusion	These are not matters which conservation area designation can address directly, with the exception of lighting where it falls within planning controls.
1	Coastal strip e.g. Tanners Lane, Pylewell area	This is included in the proposed conservation area and its value therefore recognised.
1	Need to assist and encourage all commoners, farriers and other small traders together with their buildings	Many of the agricultural buildings related to such trades are important as they make up the special character of this area.
1	Restricting second homes and their enlargement and modernising out of character with the area. Encouraging and enabling young families living in the area.	The scale, form and design of any new development can be influenced by conservation area designation.
1	Preservation of forest villages but with affordable housing. Traffic reduction.	The scale, form and design of any new development can be influenced by conservation area designation.
1	Quiet roads, retention of old buildings, low roof line of village from the forest which is being eroded by huge developments.	Vernacular buildings and the overall form of the settlements are key characteristics which the conservation area recognises and would seek to preserve.
1	Preservation of a balanced community	The scale, form and design of any new development can be influenced by conservation area designation.
1	Strict limitation of new build.	Opportunities for new build are controlled through planning policies.
1	There are not characteristics which make the area worth other than those already controlled by legislation.	It is considered that the area is of special historic and architectural interest.
1	Conservation of listed buildings and	Agree. These also form part of the special character of the

Number of respondents	Characteristic suggested	NFNPA Comments
	archaeological aspects.	area.

NFNPA Comments

Many of the respondents made general comments about the area which do not relate to matters which conservation area designation can address directly, but they do show that the respondents recognise the distinctiveness of the area. Distinctiveness derives from more than just the appearance of the area, but also from elements of character that can be identified but not directly protected or controlled. Defining and protecting what exists such as buildings their layout can help sustain the other aspects which contribute to the special character.

Question 3:

Do you agree with the proposed boundary of the Conservation Area?

Please circle either YES or NO:

Agree with the proposed boundary	
Yes – Number of respondents	No – Number of respondents
24 (1 generally agreed but suggested extension) 1 (but does not mean agreement with proposal)	8 (thought there should not be a conservation area) 6(suggested inclusion of other areas)
6 respondents did not answer yes or no; one suggested other areas to the north and Sway should be considered.	

53% of respondents agreed with the proposed boundary.
 13% of respondents queried the boundary (see below).
 20% of respondents thought there should not be a conservation area.

If NO, what changes would you like to see?

Number of respondents	Changes suggested	NFNPA Comments
1	Extend area to include Furzey Lodge and Beaulieu	Furzey Lane is included but not the land adjacent as this is open forest, which has not generally been included within the proposed boundary.
1	What about other edge of the forest areas, north of area, Sway	Agreed there are other areas which could merit designation. A review of conservation areas across the National Park is therefore being undertaken.
1	Buildings of true interest could be listed	Only certain buildings will meet the necessary criteria for listing. There are many others which do not but which are still important to the special character of the area.
1	Extend area to include Lymington (should be in the National Park). Why is East End Pond not covered?	Conservation area designation cannot address the National Park boundary. East End Pond is on open

Number of respondents	Changes suggested	NFNPA Comments
		forest, which has not generally been included within the proposed boundary as the conservation area must relate to the built environment.
1	Include St Leonards Road, Lodge Lane, Cripplegate Lane and Sowley Lane and East End Pond.	These areas relate to the medieval manor of Beaulieu rather than the forest encroachment of the proposed area, they do not therefore relate to the distinctive character of this proposal.
1	Restrict conservation to outside built up areas	Conservation areas are by definition areas of special architectural interest.
1	Include Pitts Deep along coast to the east	This area does not relate to the distinctive character of this proposal.
1	Park should include Lymington as part of whole community.	Conservation area designation cannot address the National Park boundary.
2	Shoreline from Pylewell House to Pitts Deep and Sowley House	Conservation area designation cannot address the National Park boundary.

Question 4:

Do you feel that the character of the proposed conservation area could be enhanced?

Please circle either YES or NO.

Character of the proposed conservation area could be enhanced	
Yes – Number of respondents	No – Number of respondents
28	7
10 respondents did not answer yes or no.	

62% of respondents thought that the area could be enhanced.
16% of respondents thought that the area could not be enhanced.

Question 5:

What features do you feel detract from the character of the proposed conservation area?

Please tick all those that you feel detract.

Number of respondents selecting feature	Feature
23 (51%)	Traffic volume
13 (29%)	Traffic congestion
12 (27%)	Parking

Number of respondents selecting feature	Feature
16 (36%)	Appearance of some properties
5 (11%)	General cleanliness
25 (56%)	Overhead lines
7 (16%)	Street furniture (e.g. bins, bus shelters, seats)
13 (29%)	Road signs
11 (24%)	Loss of original details from buildings
28 (62%)	Inappropriate modern development
25 (56%)	Other

If you ticked 'Other', please explain below:

Number of respondents	Explanation
2	Litter and flytipping.
1	Unsightly builders yard in Holly Lane, Pilley.
9	Speed – the conventional 40mph forest limit is unsafe here, should be 30mph.

Number of respondents	Explanation
1	Conversion of barns to offices.
1	Destruction of good property followed by erection of unaffordable property.
1	Too much street lighting increases urbanisation of area.
1	Too much regulation leads to ossification. Already too much bureaucracy.
1	Deterioration of telephone boxes. Separate electrical and telephone poles.
1	Loss of small properties and too many extensions. Light pollution. Noise from air and road traffic. Unsightly flat roofed extensions. Smoke from bonfires. Caravans in gardens.
1	Rubbish in gardens. Old caravans in gardens. Aircraft noise. Bonfires. Light pollution from outside lights.
1	Conservation should not equal museum status. Decisions should be explained.
1	Over abundance of social/affordable housing. Overuse of local school by those outside area and associated parking problems.
1	Inappropriate use of fields, gardens and forest for modern development
1	Removal of hedges around private properties and replacement with fences
1	Park should not be dominated by retirement homes and rest homes
1	Increasing use of narrow lanes by large lorries
1	Encroachment of hedges and boundaries, fence lines will spoil area.
1	Lack of enforcement regarding unlawful use of land causing general nuisance, noise and pollution.
1	Too many visitors
1	Mains drainage and gas supply would be welcome.

NFNPA Comments

The local authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts and not only those which relate directly to historic buildings (such as demolition). It also extends to developments which affect the

setting of the conservation area and views in or out of it. New development should aspire to a quality of design and execution related to its context. Issues such as inappropriate new development which was the most noted feature to detract from the character of the area, together with some of the more specific comments related to design, are a focus of conservation area designation.

A local authority's reasoning for designating a conservation area, as set out in the formal character appraisal, is taken account in the determination of planning appeals.

The designation of a conservation area brings about control over demolition of all or the very substantial majority of any building with a total cubic content exceeding 115 cu m. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere.

Following designation, local planning authorities have a duty, from time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in their area and to consult the local community about these proposals. It is considered good practice for local authorities to draw up a management strategy for their conservation areas and therefore helpful to understand at this stage, should the conservation area be designated, the sort of issues that are arising in the area. A management strategy may consider the introduction of further planning controls, for example to prevent the loss of original details from buildings (through the use of Article 4 (2) see Annex 5), and issues such as traffic management, signage, matters related to statutory undertakers, Hampshire County Council. etc.

Question 6:

Do you have any comments about the proposed conservation area? If yes, please outline below:

Comments	NFNP Comments
The proposal will have considerable benefits for the future of East Boldre.	Support noted.

Comments	NFNPA Comments
Cannot support, more worthwhile causes needing funding such as affordable housing.	Noted.
Conservation area is a good thing and support it.	Support noted.
Would planning permission be needed to replace a fence at the front of a house just over a metre high, with a different fence or hedge.	Conservation area consent would be needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere. Planning permission would be required for a replacement gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere.
Have oak trees which require annual pruning in the winter and occasional emergency pruning in the summer and have a few decorative trees with a trunk diameter over 4 inches. Seem to need continuous permission for tree work.	Normal pruning will require notification and can relate to works over two years. Emergency works such as dead branches is exempt in any case.
Hopefully Conservation Officer will work with District Council and it will not result in costs of administration escalating.	New Forest National Park Authority is the local planning authority for this area.
Agree with proposed conservation area as long as it applies to developers etc. Would also like to see any social housing distributed throughout area to keep area vibrant.	Support noted.
Hope it will not lead to increased bureaucracy.	The designation of a conservation area does bring with it additional planning controls as set out in Annex 5.
If New Forest is not to become a museum people need a degree of freedom to live and work. Before NFNPA local organisations worked well	Designation of a conservation area is not intended to prevent change but rather to ensure that change

Comments	NFNP Comments
together.	is managed so that it is positive and is of a quality and design related to its context.
Overhead power and phone lines detract from character.	This could be considered as part of a conservation area management strategy.
Proposed conservation area is no different from rest of forest which has evolved since C11 according to needs. Attempt to place area in a time warp with restrictions over and above those of NFDC and FC is stupidity.	A conservation area is a special designation recognising an area of special historic or architectural interest. Local planning authorities have a duty to review their areas and consider designation of conservation areas.
Modern houses do not need conserving. Older buildings could be listed. Modern houses do have a place in the forest as it evolves.	Only certain buildings will meet the necessary criteria for listing. There are many others which do not but which are still important to the special character of the area. Agreed modern houses do have a place but they should respect the values established through assessment of the significance of the area.
There are too many road signs and markings; Bull Hill cross roads is an eyesore.	This could be considered as part of a conservation area management strategy.
Conservation area not required, have planning authority that on balance is able to make reasonable decisions, do not need another level of academic based control.	A conservation area is a special designation recognising an area of special historic or architectural interest. Local planning authorities have a duty to review their areas and consider designation of conservation areas.
Cycle lanes needed.	This could be considered as part of a conservation area management strategy.
Strongly support planning regulations but this goes too far. Proposed additional permissions are unnecessary and unenforceable. Parish could	A conservation area is a special designation recognising an area of special historic or

Comments	NFNP Comments
be turned into time capsule. No need to select particular areas in National Park for special treatment.	architectural interest. Local planning authorities have a duty to review their areas and consider designation of conservation areas.
Draft report interesting and informative. Fully support implied proposals particularly discouraging enlargement of properties on rebuilding.	Support noted.
Seems burdensome to have to inform the local planning authority of normal tree maintenance - some might use as an excuse not to do. What about trees not in character with the area – some trees should be removed.	Conservation area designation does introduce additional control but the intention is to ensure that important trees are not lost prematurely and the regulations give an opportunity for prior discussion. Reasonable maintenance work is always considered favourably and there is no cost for the service for inspection.
Footpaths and cycle paths should be improved. Conservation of built and natural environments should not be separate.	Issues related to footpaths and cycleways could be considered as part of a conservation area management strategy. A conservation area is a special designation recognising an area of special historic or architectural interest.
No statement of powers, who will make decisions, rights of appeal.	New Forest National Park Authority is the local planning authority for this area.
In favour of proposals.	Support noted.
Do not know enough about proposal to decide if pro or anti – if purpose to protect and conserve then in favour but if to gain further powers to impose decisions then against.	The designation of a conservation area does bring with it additional planning controls as set out in Annex 5.
Superb wild country loved and welcome close conservation – do not want to see more car parks or opening Norley Woods Forest to more public use.	Support noted.
Request not to put too great a National Park identity on area which has	The designation of a conservation are would

Comments	NFNP Comments
been uniquely managed locally. Not all about attracting more visitors. Right to roam has always been here without authority.	recognise the special character of this area and seek to preserve it.
Impact of visitors should not be inflicted on foresters without their consent.	This is not a matter which conservation area designation can address.
Support the establishment of conservation area.	Support noted.
An unnecessary extra layer of bureaucracy. If conservation area why do we have to be in the Park.	A conservation area is a special designation recognising an area of special historic or architectural interest. Local planning authorities have a duty to review their areas and consider designation of conservation areas.
No need for proposed conservation area	A conservation area is a special designation recognising an area of special historic or architectural interest. Local planning authorities have a duty to review their areas and consider designation of conservation areas.
National Park Authority will need additional resources to support the conservation area.	Conservation area designation will result in further planning controls and therefore the need for further applications for consent and notification (see Annex 5). In relation Conservation Area Consent workload change will be minimal. In relation to work to trees there will be an increase in workload and the Authority is looking at the management of this.
Wide verges of forest lanes and roads are being destroyed by parking, in some cases gravel has been put down to create parking bays.	This could be considered as part of a conservation area management strategy.
All changes to dwellings need not be undesirable. Should be specific reference to promoting energy conservation.	Agreed, all changes need not be undesirable but should respect the values established through assessment of the significance of the area.

Comments	NFPA Comments
Proposed conservation area should be looked after. Proposal for 10 houses in Pilley – concern about congestion, danger on road.	Agreed area should be looked after hence the proposed designation. The Highway Authority would address issues of traffic in relation to any development proposal.
Difficult to understand why some parts of the parish of Boldre have been excluded from proposal. Some serious issues in New Forest villages to do with planning and suburbanisation which are not part of proposals. Unnecessary and unacceptable restrictions of proposals outweigh these.	The area contains a mosaic of pockets of ancient forest, commoners' small holdings, the larger fields of the country estates on the southern shore, linear settlements and scattered farmsteads. It excludes areas of modern development and open forest.
No need for extra control. No a coherent unit, too large, no features which justify conservation area.	It is considered that the area is of special historic and architectural interest.
Must work in close cooperation with NFDC and Parish Councils.	National Park Authority is Planning Authority for area; agree joint work with District in respect of other matters and Parishes generally is important.
Lower speed limit through village; on whole parking well managed; most properties well managed; most properties well kept but some interesting and attractive buildings need restoration and financial aid.	Conservation area designation cannot influence speed limit directly; Conservation Area Management Plan would consider issues such as building restoration.
The creation of this area will prevent freedom and change to one's own personal property without bureaucracy and paperwork.	Noted.

Other respondents - letters/e-mail

From	Summary of view	NFNPA comments
East Boldre Parish Council	Very much in favour of proposals. Regret that many small cottages are now huge houses. Pleased NPA concerned with cultural heritage.	Welcome support of East Boldre Parish Council.
Boldre Parish Council	Do not feel it is appropriate to make this area a conservation area.	It is considered that the area meets the necessary criteria for and merits designation.
Local resident	Endorses the view of the Parish Council that conservation area not needed. Expensive waste of time. Means more rules and regulations not needed.	NPA view is that the area meets the necessary criteria and merits designation.
New Forest Association	Supports proposal. Parishes under enormous development strain from extensions, replacement dwellings outbuildings. Character of area quickly being eroded. Cumulative impact of minor alterations very damaging. Level of house prices and particular characteristics make this area a priority for conservation area status.	Welcome support of NFA.
New Forest District Council	Consider proposal makes sense. Question inclusion of principles of control in text of character assessment. Thorough recognition of unlisted buildings that contribute positively to	Noted.

	<p>character of area which will provide greater ability to protect distinctive characteristics. Strong presumption in text against modern development – well designed new buildings in appropriate locations may not be harmful and might contribute positively to character of area.</p>	
Richard Reeves, Librarian, New Forest Museum	Annotated suggestions provided throughout the appraisal document.	Noted, with thanks – amendments have been made to the Character Appraisal.
Verderers of the New Forest	Accept that in principle conservation areas should be made. Concerned that efficient management of commoners holdings should not be stifled by new controls and raise points in relation to restrictions related to trees.	Welcome support. Designation of a conservation area should not prevent efficient management of commoners small holdings. Essentially the same planning powers will apply as now but it will be important to ensure that change is managed so that it is positive and is of a quality and design related to its context. Work to hedgerows is subject to Hedgerow regulations and is not changed by designation of a conservation area. Tree works required for safety and nuisance are exempt from the normal requirements of giving notice. Normal pruning work will require notification, there is no charge and it can relate to work for a two year period.
English Heritage	English Heritage are supportive of Conservation Area designation and note that while the natural environment of the New Forest is often recognised, the areas significant sense of place, cultural and physical heritage is perhaps far less well understood, recognised and valued. The appraisals are an important piece of work	Support welcomed. Amendments will be made to Character Appraisals as suggested.

	<p>towards managing this heritage. It is also suggested that the bullet points set out as <i>key characteristics</i> at the end of each area could be usefully summarise the historic values and significances to be attributed to each area.</p>	
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