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Old Forge
Ringwood Road
Netley Marsh
Southampton
SO41 7GY

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



29th January 2008

Dear Sir/Madam,

I am writing to state my objections relating to the proposed Forest North East conservation area. My objections relate to [1] the notification of the proposed conservation area and to [2] the conservation area proposal itself. The details of my objections are presented below.

[1] Notification of the proposed Forest North East conservation area

- Limited effort has been made to communicate the proposed introduction of the Forest North East conservation area, to the affected households.
 - I am told that notices were posted in some local newspapers; although the only name I have heard mentioned was the Lymington Times; clearly not a newspaper specific to the Forest North East area.
 - No local free newspapers are delivered to Ringwood Road, Netley Marsh, so it cannot be assumed that households were informed via that route.
 - I found out about the proposal through a chance conversation at a neighbour's house. The vast majority of the local people I have spoken to, knew nothing about the proposal.
 - During the open evening at St. Matthew's Hall in Netley Marsh; I was told by one of the National Park Authority representatives that the conservation area proposal was following the standard planning application process, and yet I have not seen a single green Planning Application notice posted along Ringwood Road, Netley Marsh informing the residents of the proposal.
- Page 9 of the Forest North East Draft Conservation Area Appraisal January 2008 document states that there are 158 buildings of local, vernacular or cultural interest within the proposed conservation area boundary, and yet no effort has been made to communicate the conservation area proposal even to those households.

- Given the points above; if the proposed conservation area comes into effect; how can the National Park Authority reasonably expect households to be compliant with the raft of new restrictions when half of those households know nothing of the new regulations that they are expected to be adhering to?
- Again; given the points above; the National Park Authority has not made adequate efforts to advise those people affected by the proposal. The National Park Authority must take seriously its duty to notify the affected households of these proposed policies and must extend the consultation period to allow people to understand the implications and impact of the proposal, and respond accordingly.

[2] Objections to the proposed conservation area.

- Objections specific to the inclusion of Ringwood Road, Netley Marsh in the proposed boundary
 - National Park planning laws and policies already provide adequate protection for this area.
 - Only the southern side of the majority of Ringwood Road is included in the proposed conservation area, making a mockery of the assertion that the National Park seeks to retain the character of the area when only one side of the road is in scope.
 - There is no commitment being made to protecting the outlook for ALL residents in Ringwood Road. The view from the front of my house is apparently not worth protecting, but I must protect my neighbours view across my garden; how can this be?
 - It appears that the majority of Ringwood Road has only been included as a means of linking together the surrounding areas of interest. There is no commitment to preserving or preventing further deterioration of Netley Marsh itself under this proposal.
- General objections
 - The introduction of a conservation area is unnecessary. The existing planning laws and policies in force within the National Park are more than adequate to prevent any future inappropriate development. The people of the New Forest have also, in the main, done an excellent job as custodians of this rich and varied environment.
 - There is no perceived benefit for the local people.
 - Parts of the local area that have already been unsympathetically developed have been excluded from the proposed boundary. This effectively excludes those areas from restrictions on further inappropriate building works, tree removal, or any of the other protections afforded by a conservation area.
 - The introduction of a plethora of new regulations and restrictions only adds financial burden to the New Forest householder, through enforcing the use of whatever is currently deemed to be the most appropriate refurbishment styles, methods and materials. There is no indication that any financial assistance is available to make/keep the area beautiful for the tourist or those merely driving through the area!
 - At the open evening at St. Matthew's Hall in Netley Marsh; I was told by one of the National Park Authority representatives that the main

protection to be achieved through the introduction of the conservation area was to protect against inappropriate demolition of historically significant properties. If this is the case then wouldn't it be more appropriate to make those properties listed buildings?

- Why is only part of the area in scope for the conservation area when surely ALL buildings, trees and hedgerows together make up the New Forest, and all deserve equal protection, otherwise the less 'characteristic' areas will only continue to deteriorate to the detriment of their surrounds. The National Park Authority cannot expect the New Forest residents to take a conservation area seriously when the National Park does not appear to be doing so itself.

Please advise on the following:

- The proposed conservation areas effectively redraw the National Park boundaries; why has this been deemed appropriate so soon after the introduction of the New Forest National Park?
- How and when will my concerns be addressed (if not addressed in your acknowledgement of receipt of this letter)?
- When will you be communicating directly with the residents to inform them of the outcome of this proposal and detailing its implications?
- Where on your website can details be found, of all objections and any decisions in relation to all of the proposed conservation areas within the New Forest National Park?
- What financial assistance will be made available to New Forest residents to aid adherence to any new restrictions brought about by the conservation area policies?
- What on-going opportunities will residents have to influence the direction of conservation policies within the New Forest?

I look forward to receiving your response.

Yours faithfully,



L. Ladd (Mrs.)

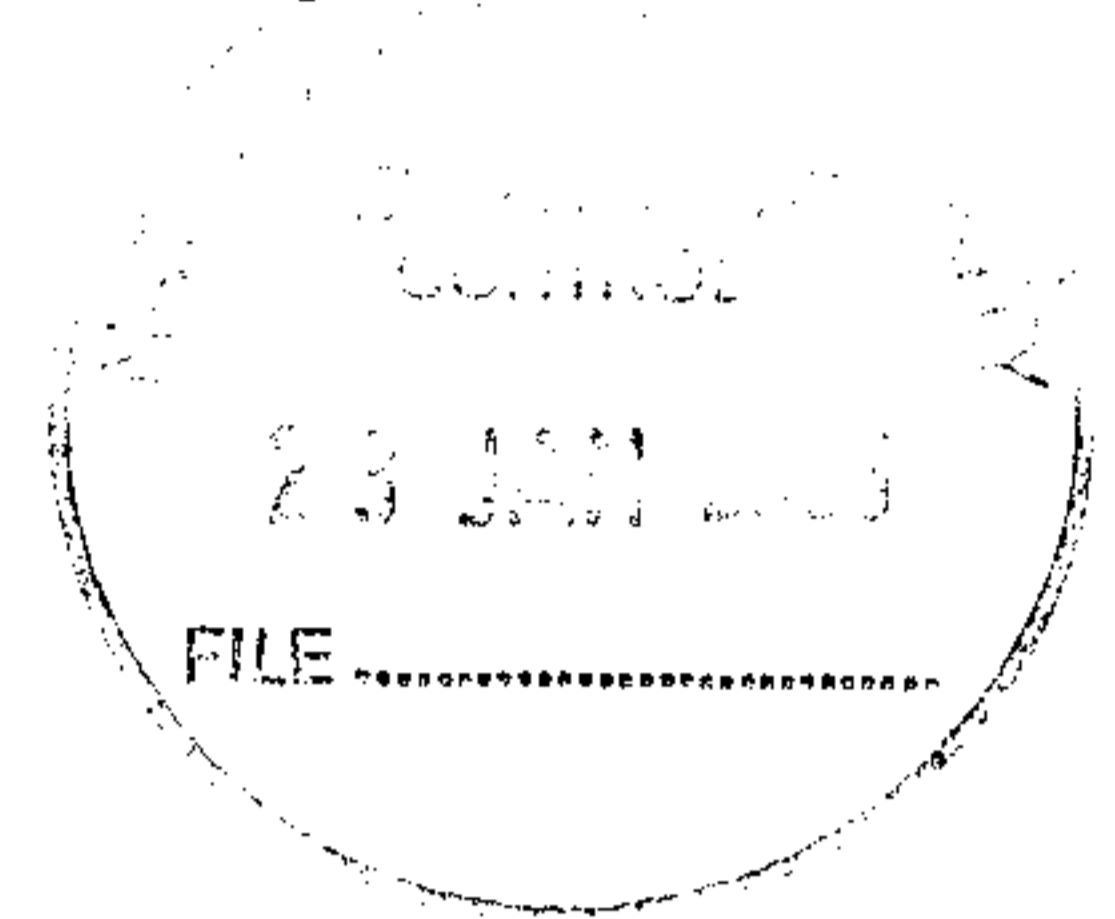
Replied to
Dr. Ananias
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Merrie Meade
337 Woodlands Road
Woodlands
Southampton
SO40 7GE

21 January 2008

Paula Freeland
Environmental Design,
New Forest National Park Authority,
South Efford House
Milford Road
Lymington SO41 0JD



Dear Ms Freeland

Forest North East Conservation Area

We attended a recent residents' meeting at Bartley Village Hall, and were interested in the information you gave concerning the designation of the above conservation area.

We have completed the questionnaire, which is enclosed, and hope that you will also take the time to read our further comments below.

Thank you.

Yours sincerely

 Susan K. Gordon
Mr J A and Mrs S K Gordon

Comments in response to Questions 3 & 6 of the Questionnaire

We fully support the establishment of a conservation area, however we are concerned that being excluded from that area would imply that those properties do not meet certain selection criteria and are therefore inferior.

It would seem there is potential for changes to be made to properties that are excluded from the conservation area, but which still abut the area, that could potentially detract from the character of the conservation area itself.

There doesn't seem to be any logic in excluding post-war and modern development at the Netley Marsh end of Woodlands Road, whilst including properties built around 1960 in Woodlands itself, a matter of yards further along the road. The development of the area in the last century, which is reflected in the mix of housing from the 1940s and 1950s onwards, is also an important part of the heritage. By not including those areas there is preferential treatment of early settlement, an implication that later development is somehow not as worthy.

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We would argue that there is a case for re-considering both sides of that end of Woodlands Road and for including it in the conservation area. Our property, in common with a significant number of properties along that part of Woodlands Road, is outside the conservation area, yet it was built in 1900, semi-detached farm cottages, and originally called Nos. 1 & 2, Peartree Cottages. Both houses have been extended at the rear over time to provide bathroom and kitchen facilities, but

the original dwelling is at the front, under the original pitched roof. The timbers in the roof space, for example, are irregular as they would have been cut from the tree, and not modern sawn planks.

It must be true to say that all the properties in the area, whenever constructed, must have met with the planning requirements of the time. Indeed, in the future the more modern properties may well be considered good examples of the standards of their time, and equally worthy of conservation.

Finally, if the National Park Authority is indeed committed to reducing bureaucracy, it would make sense to draw the boundary of the conservation area as simply as possible. Why not align it with the New Forest National Park boundary, or the parish boundary of Netley Marsh? Why create a third administrative area? Currently the excluded belt of land through the middle of the area, around Langford Farm and part of Bartley, seems an anomaly. The excluded area contains some woodlands, understood to be protected by other means, but if there are also 'undesirable' elements it would seem that excluding them would allow for further in appropriate development on the boundary of the conservation area that would, once again, detract from the whole character of the area it is sought to protect.

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Development & Residential Consulting

New Forest National Park Authority
South Efford House
Milford Road
Everton
SO14 OJD

Emma Andrews
Director
Atisreal
90 Chancery Lane
London WC2A 1EU
Tel: +44 (0) 207 338 4845
Fax: +44 (0) 207 404 2028
E-mail: emma.andrews@atisreal.com
DX: 157

Your ref:
Our ref: NIF/EJF

31st January 2008

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Dear Sirs

**Listed Building and Conservation Areas Act 1990
Representations to Proposed Forest North East Conservation Area
Gifford Ltd, Carlton House, Ringwood Road, Woodlands SO40 7HT**

We write on behalf of Gifford to object to New Forest National Parks's proposals to designate the above site as part of Forest North East Conservation Area.

Background

Gifford is a consulting engineering company which is located to the north east of New Forest National Park at Carlton House. The company operates from a site comprising a variety of style and age of buildings and about 20 acres of land much of which is owned freehold by Gifford. The site is identified in red outline as shown on the attached plan.

The company has been established at this site for 40 years and has become one of the largest employers in the National Park Authority area and its success has significantly contributed to the economic development locally. Gifford is currently reviewing its operations and has aspirations to further redevelop their existing buildings to provide new facilities to continue their existing business in the area and to secure their future success. As part of their proposals, the company wishes to explore opportunities to deliver a highly sustainable and examplar development, to complement their expertise in providing advice in sustainable design and engineering solutions.

Comments

We believe that the designation of the this part of Forest North East as a Conservation Area will place more restrictions on Gifford's operations and could prejudice their future redevelopment proposals.

We understand that the purpose of designating this area as a Conservation Area is to protect the landscape character of this part of the National Park. However, the site comprises built development and is also situated on the north eastern edge of the proposed Conservation Area. It is therefore our view that the proposed boundary is illogical as the site would not contribute to the character or appearance of the proposed Conservation Area.

This view is supported by the Draft Conservation Area Appraisal (January 2008) which identifies at paragraph 126 that:

'Unfortunately, on the periphery of the proposed conservation area, between Netley Marsh and Woodlands and along Southampton Road towards Cadnam, the historic integrity and character of the setting of the proposed conservation area has been severely eroded. Further inappropriate modern development in these areas should be avoided and management of the existing situation is required'.

We acknowledge that planning authorities have under section 69 of the Town & Country Planning (Listed Building and Conservation Area) Act 1990 a duty to review their areas from time to time to consider whether further designation of conservation areas is called for. Section 69 continues to state that in considering further designations, authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest.

It is our opinion that the proposed boundary should be re-drawn to the south of the A336 to exclude our client's site.

We reserve the right to supplement these comments and trust that they will be taken into consideration. We would particularly welcome a meeting with you to discuss our client's site and their future aspirations. We will telephone you to arrange such a meeting in the next few days.

Yours faithfully

Emma Andrews
Director

Enclosure – Site Location Plan

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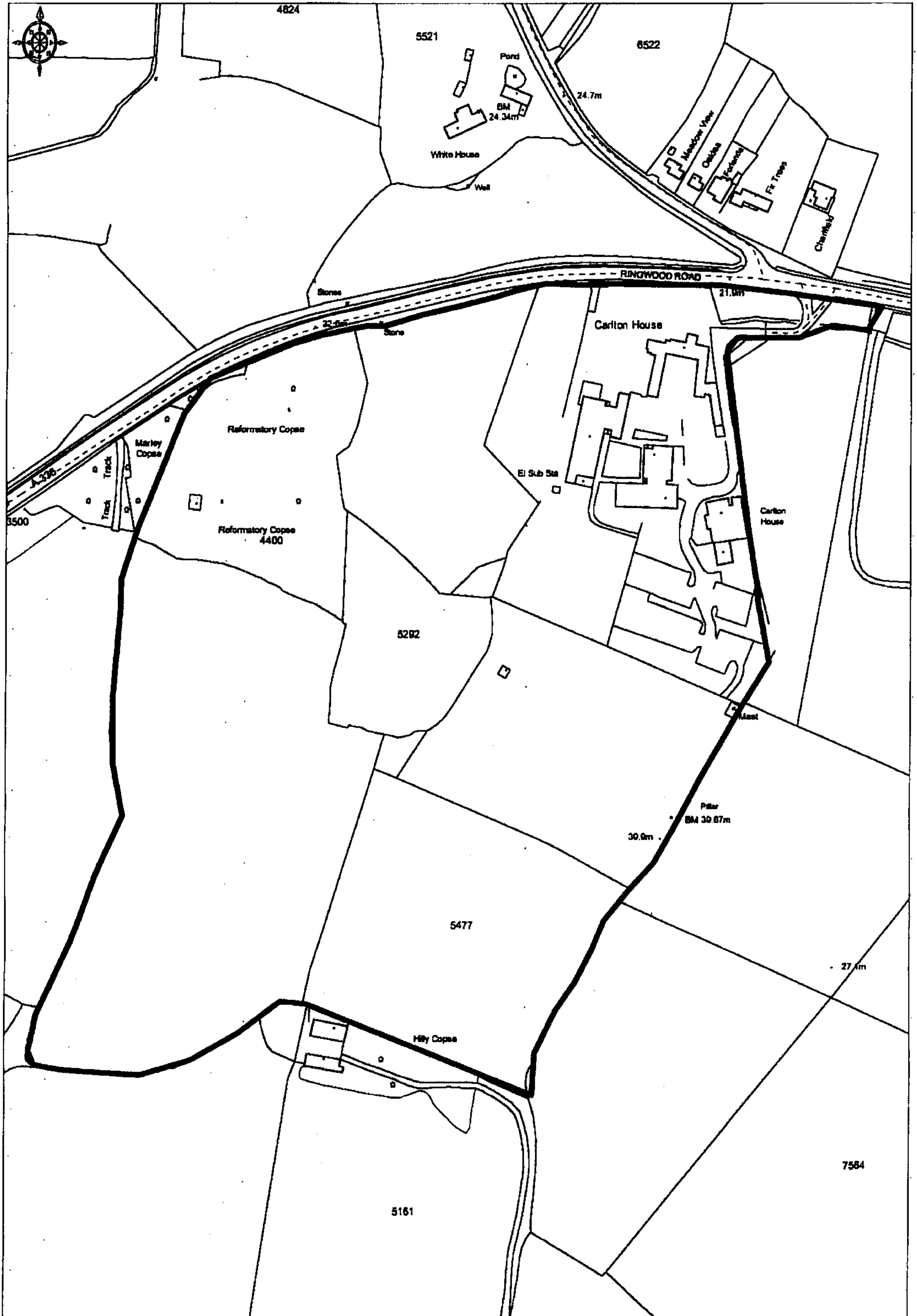
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Enclosure – Site Location Plan

Gifford - Red-line Plan



Ordnance Survey

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Development & Residential Consulting

New Forest National Park Authority
South Efford House
Milford Road
Everton
SO14 OJD



Emma Andrews
Director
Atisreal
90 Chancery Lane
London WC2A 1EU

Tel: +44 (0) 207 338 4845
Fax: +44 (0) 207 404 2028
E-mail: emma.andrews@atisreal.com
DX: 157

Your ref:
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Atisreal

A BNP PARIBAS company 

Development & Residential Consulting

New Forest National Park Authority
South Efford House
Milford Road
Everton
SO14 OJD



Emma Andrews
Director
Atisreal
90 Chancery Lane
London WC2A 1EU

Tel: +44 (0) 207 338 4845
Fax: +44 (0) 207 404 2028
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