

Ashurst & Colbury

Village Design Statement



Adopted June 2013

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CHAPTER ONE

Introduction to the Village Design Statement

A Village Design Statement cannot prevent change, but it can be used to manage it. It provides guidelines about the design of any future development which will assist residents, the Parish Council, the planning authority and potential developers.

By identifying what makes Ashurst and Colbury special and distinctive it is suggested that changes to individual buildings, groups of buildings or the village as a whole, should be based on an understanding of the past and present character of the village. This would enable new development to make a positive contribution to the local distinctiveness of the parish.

A Village Design Statement can be adopted by the local planning authority as a Supplementary Planning Document, making the design guidelines it contains a material consideration when determining planning applications in the parish.

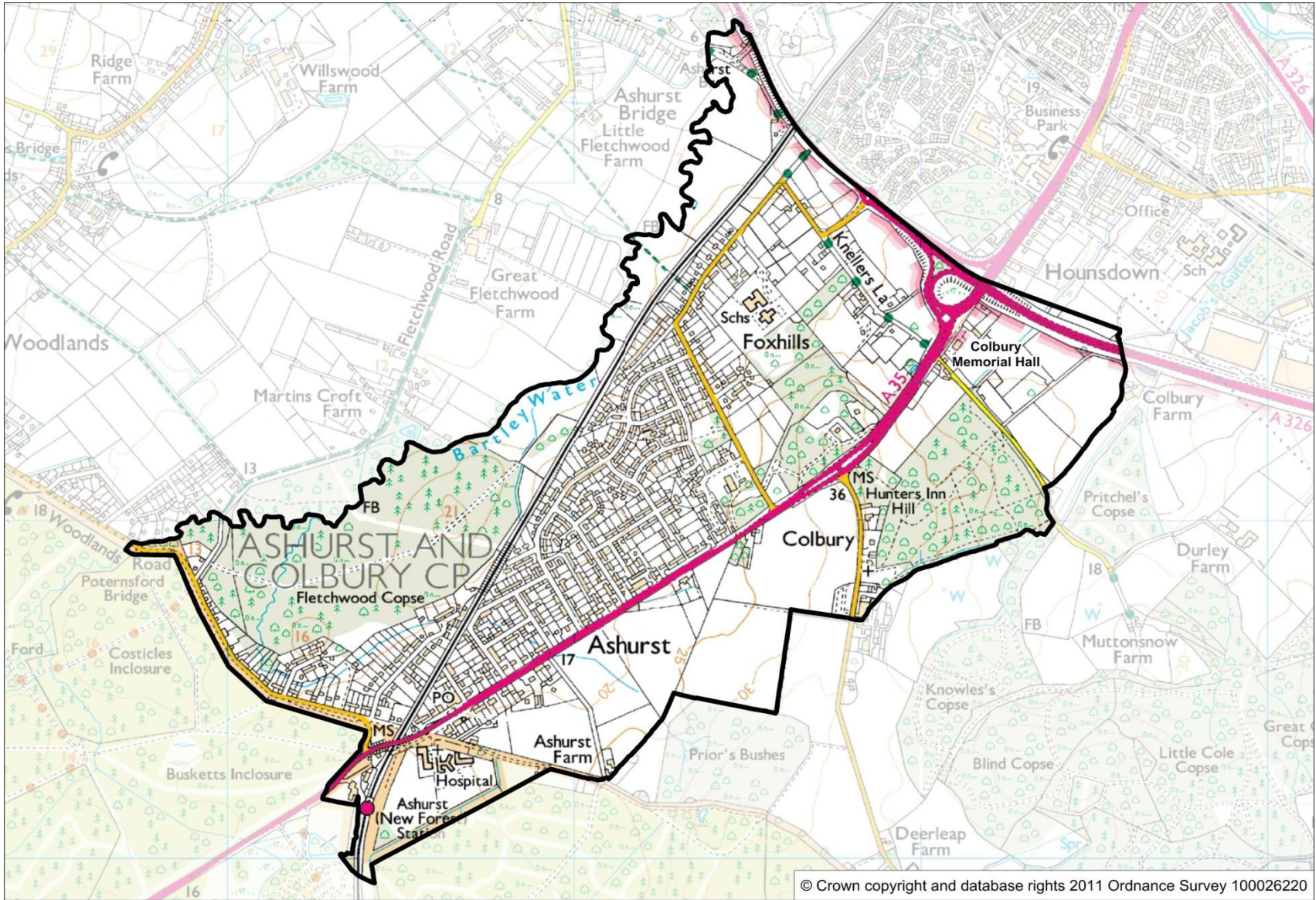
The Ashurst and Colbury Village Design Statement was initiated at a public meeting, with a steering group undertaking to produce various sections of the Statement using their knowledge and expertise of the village.

Information was gathered from advertisements and articles written in the monthly Parish Newsletter delivered free to every house in the village, a manned stall at the Village Fete, an Agenda item at Parish Council Meetings and a talk given to the Parish Plan group (now the Ashurst and Colbury Community Group).. It was advertised on the Council notice boards and letters were delivered to local business people and individual residents. The village fete generated over a hundred responses.

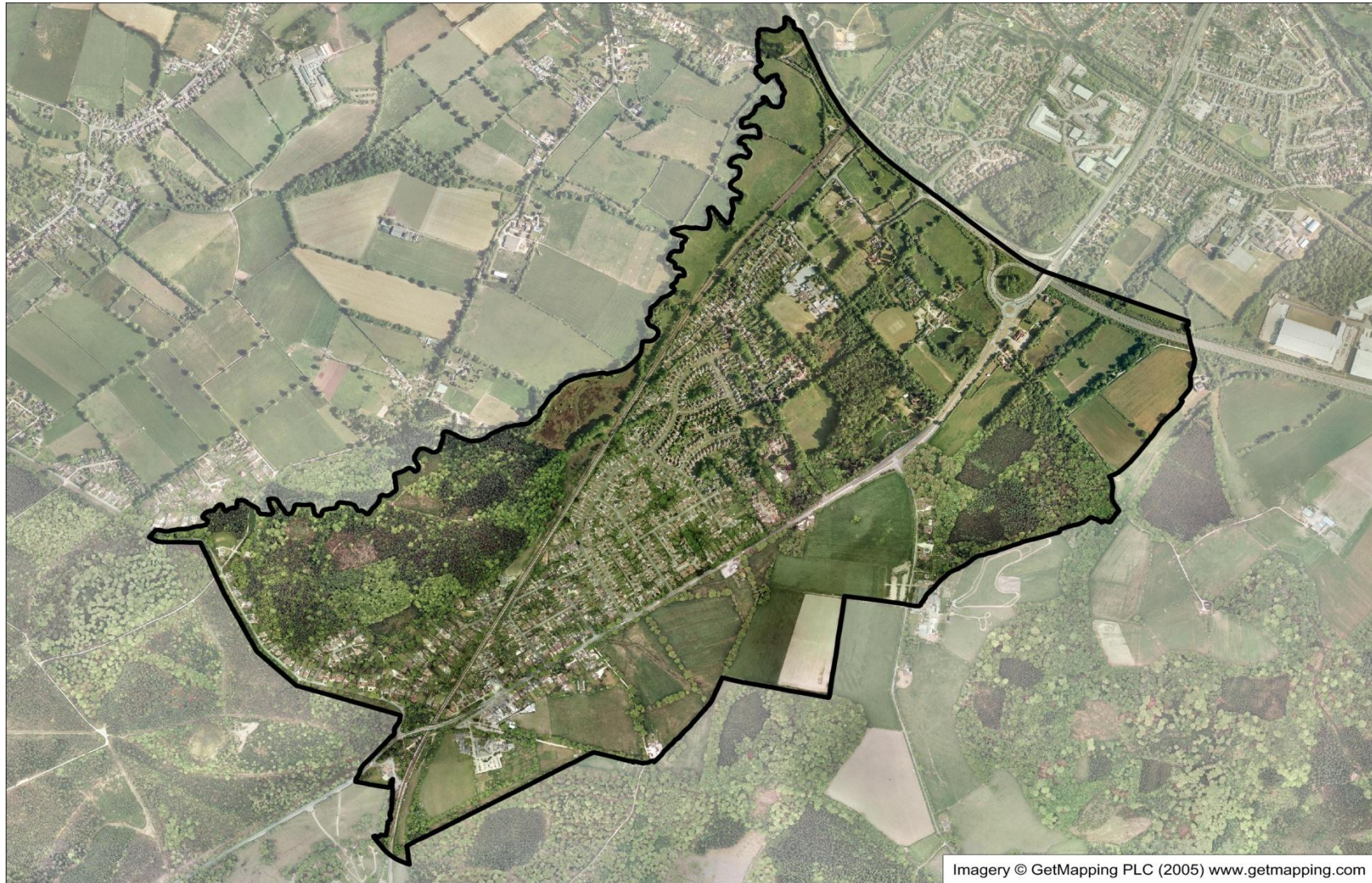
Further consultation has taken place through the draft statement being placed on the Ashurst and Colbury Parish Council website and a public meeting to view the

document and make suggestions. A pro-forma for responses was also included in the December 2011 issue of the Parish Newsletter for written feed-back.

The VDS has been developed in liaison with the New Forest National Park Authority and officer comments have been incorporated in this version. Following formal public consultation the Park Authority adopted the VDS as a Supplementary Planning Document in June 2013.



Ashurst and Colbury parish boundary



Aerial photo of the parish

CHAPTER TWO

A Brief History of the Parish

Originally the three settlements of Colbury, Foxhills and Ashurst made up the Parish. Ashurst and Colbury became the parish name in the 1920's – previously known as Lyndhurst Road - and the parish council was formed in 1985. It is bounded to the west by Netley Marsh, to the north by Totton and Eling, and to the south by Denny Lodge.

There has been a considerable increase in the population of Ashurst and Colbury over the last 100 years due mainly to its proximity to the New Forest and good rail and bus routes. The mid-2010 population estimates gives a total of 2,092 residents. Ashurst and Colbury is identified as one of the four defined villages within the New Forest National Park.

The parish lies on a mixture of sands, clays and gravels on the edge of Bartley Water valley which flows into Eling Creek. Today a large percentage of the village is woodland and mature trees are evident

from wherever you are, even in the built up environment.

Ashurst

The name Ashurst appears in 1314 in court records, and this indicates the timber trade was already established here. Ashurst itself is an ancient name meaning 'ash wooded hill'.

At the beginning of the 19th century Ashurst was a community of working farms and a few houses with the large estate of Barker Mill at Colbury and Winchester College at Testwood. The railway opened in 1847 and this was followed shortly afterwards by "The New Forest Hotel."

Colbury

Reference can be traced back to the 1230's when monks at Beaulieu Abbey received a gift of land described as "some tenements" at Colbury. The Abbey built up the Manor of Colbury and this was confirmed by Edward II.

In 1535 John Mill, a merchant from Southampton, gained the lease of the Manor of Colbury. He was a direct ancestor of the current owner of the Barker Mill Estate [Amanda Barker Mill].

The parish of Colbury was created in 1894.

Foxhills

Foxhills, which was originally one of the three villages, has a number of Edwardian properties and bungalows. A proportion of the land and properties are owned or managed by the Barker Mill Estate. It is also home to the Allotment Gardens for Ashurst and Colbury Parish. These Allotment Gardens were established and completed by the Parish Council, with appreciation to the Barker Mill Trust.

Some important dates

1836 the Poor Law Amendment Act of **1834** empowered parishes to be grouped into Unions and build workhouses for the able-bodied poor. The building later

became Ashurst Hospital and was designed to house 200 people.

1847 The Southampton and Dorchester Railway Company began operating and a station next to the Lyndhurst Road was built.

1868 Colbury School on the corner of Pound Lane was built.

1870 Through the generosity of Frederick Ibbotson Colbury Church was planned, paid for and built.

1884 Mrs. Vaudrey Barker-Mill inherited Langley Manor Estates and Colbury Manor.

1907 David Lloyd George made a speech at Lyndhurst Road Station. He addressed a gathering of Liberal Party supporters as his position of President of the Board of Trade.

1914/18 Indian Troops camp at Ashurst.

1940 British Army from Dunkirk sent their wounded soldiers to Ashurst Hospital.

1967 Foxhills Junior School opened.

1969 The old School at Colbury closed after 101 years of service and reopened in the grounds of Foxhills Junior School.

1985 Ashurst and Colbury Parish Council formed.

1997 Lyndhurst Road Station changed to Ashurst New Forest.

1999 Consultation commenced for a New Forest National Park,

2005 Welcome Pack for new residents commenced by the Parish Council

2005 Area formerly designated as a National Park, with the National Park Authority gaining full statutory powers the following year.

2006 The Parish Council won the best Village in District award and were runners-up in the Building Community Life section of the Hampshire Village of the Year organized by HALC.

2008 Launch of the Ashurst and Colbury Parish Plan.

2012 Celebration of the Queens Diamond Jubilee at Colbury Memorial Hall.

CHAPTER THREE

Important Historic Buildings

Christ Church, Colbury



The Bishop of Winchester, Samuel Wilberforce, consecrated the Church and Churchyard on March 8th 1870. The Church rooms were built in the orchard of the old vicarage in 1970.

St. Josephs



Originally a private home called 'The Dene', the Montfort Fathers took possession of the building in 1942 and

since then it has been a place of worship for the Roman Catholic Community. St. Joseph's run a very successful Poitiers Project which assists the needy not only in this Parish but in the nearby towns.

Hospital Chapel



The former workhouse chapel was erected during the 1850's as a simple red-brick building of nave and chancel which could hold up to 50 people. It was the gift of Mrs. Annie Sturges Bourne, who lived at Testwood House. It is now part of the Ashurst Hospital complex.

Colbury Memorial Hall

Built in 1930, the Colbury Memorial Hall is dedicated to the memory of the son of

Mrs. Barker-Mill and other local men killed in World War 1.



The hall acts as a focal point within the community and provides the venue for an extensive range of community activities. It is supported by fundraising efforts from the community and local parishes and has recently invested in the enlargement of the kitchen facilities.

Listed buildings

There are five Grade II listed buildings within the parish, recognised to be of national importance and therefore given statutory protection. They are described in Appendix 3. Heritage sites which are not designated are detailed in the Historic Environment Record for Hampshire.

CHAPTER FOUR

Community Facilities and the Local Economy

Groups and clubs

These range from badminton to bridge, and from the Camera Club to amateur dramatics. A total of 18 different clubs are based at the Colbury Memorial Hall and more at the Church Rooms. They include Langley Manor Cricket Club, which caters for all levels of cricket players, the Ashurst and Colbury Community Group, which produced the Parish Plan, a Moviola club, enabling residents to see a variety of popular films, and a local group who offer village walks.

Schools

The original education establishment for this parish was at Pound Lane, Colbury. The old school was closed in 1969 after 101 years of service. Foxhills Junior opened in 1967 and the Infants followed in 1969. There is now a thriving school complex in Foxhills; which has an Infant and Junior School, together with a Pre-School.

In addition to providing a good education, the school has breakfast clubs and after-school activities. They have a secure outdoor playing area in lovely rural surroundings. During the year they hold many functions to raise funds for the schools. The School has an open plan design, with a light airy spacious environment to facilitate learning.

Within the complex is a nature reserve with paths, a lake and an outdoor classroom.



Shops

There are a good variety of shops along Lyndhurst Road, including:

Post office, newsagents, veterinary surgery, two convenience stores, car repairs and car sales, car wash, Chinese take-a-way, Fish & Chip shop, Indian restaurant and take away, car audio shop, two hairdressers and an upholstery sewing service.

Most of these businesses are located in a parade on the A35 near the railway station. There is free parking available nearby and seating amongst mature trees.



Restaurants and licensed premises



New Forest Hotel



Happy Cheese



Forest Inn



Herb Pot

Other local businesses

A number of businesses are run from people's homes, but only a minority employ more than one person. Farming is still a significant land use and local employer.

Ashurst Campsite

The campsite is built on the timber yard which operated here until the end of World War II. The site is set just outside the parish in the middle of a woodland glade. It is within walking distance of the railway station and has direct access to the Forest, with its footpaths and cycle paths. The village shops, pubs and restaurants are only a few minutes away.

Recreation Ground

The recreation ground is an important area of green open space, with play equipment for children and a perimeter path suitable for joggers and dog walkers. It received lottery funding for improvements in 2011 and is used for the annual village fete.

RECOMMENDATIONS

- Local services and businesses should be maintained and enhanced wherever possible, providing a focus for the community and contributing to the working character of the village.
- Any new commercial development should be designed to avoid spoiling the rural feel of the village and should take into consideration any neighbouring residential properties.

Appropriate screening should be included on site and impacts on road junctions and existing traffic calming should be minimised.
- Developer's open space contributions should be put towards enhancing the existing recreation ground and its features.

CHAPTER FIVE

Landscape

Nature reserves and natural habitats



Fletchwood Copse has a range of deciduous and conifer trees on a private estate owned by Winchester College.

Adjacent to the copse is Fletchwood Meadows, a Site of Special Scientific Interest [SSSI]. Further information can be found on the Hampshire and Isle of Wight Wildlife website under 48 Nature Reserves. The SSSI comprises a series of unimproved, predominantly dry, loamy-sandy meadows on the Bartley Water, with over 200 species of flowering plants recorded. The site is the best example known of a herb-rich meadow on acid soils in the New Forest area and contrasts

sharply with the potentially similar but heavily grazed acid grasslands of the New Forest.

The parish adjoins the Inclosures and unenclosed lands of the Forest to the south and east. From here there is direct access to the internationally important habitats and landscapes of the National Park.

Farmland

The farmland within the boundaries of Ashurst and Colbury Parish is valued by residents and provides an important area of open space. This is evident from questionnaire responses.

There is a desire to prevent the development of these green field areas. An example is Kneller's Lane, a thin strip of countryside which acts like a natural boundary between Ashurst and West Totton. This is where the Ashurst and Colbury Parish Council Allotment Gardens have been sited. Provision has been found for over 40 plots which have very quickly

been taken up by local residents. The site adds further green space for the village.

Trees

Mature trees and hedges are important features within the confines of the village, providing views of trees wherever you are in the parish. The presence of landmark trees and woodland in and adjacent to the village gives it an immediate semi-rural appeal. These include a number of large remnant field oaks which form natural boundaries.

The majority of residents' responses commented on the particular appeal of trees and there was a concern about residents removing trees from around their properties without permission or consultation.



Hedgerows

The replanting of hedges and repair of boundaries is important to the character of Ashurst & Colbury as is the planting of native field boundaries. Existing hedgerows should be maintained properly in order to become richer in wildlife. As an example they help to encourage the wide variety of bird species which are apparent all year round.

RECOMMENDATIONS

- Natural areas and open countryside surrounding the built up areas should be conserved in order to maintain the diversity of wildlife and the landscape setting of the village.
- Existing mature trees and hedgerows should be retained wherever possible, and safeguarded from development. Where appropriate, important trees should be protected through Tree Preservation Orders.
- Records of all trees and hedges should be kept by the Parish Council and regularly checked.

CHAPTER SIX

The Built Environment

Settlement pattern and character

The village has a variety of mature detached houses on the main A35 road and in the Woodlands Road and Wharton's Lane areas. These properties are built in a variety of styles and use a range of building materials for roofs and fascias. They are usually set well back from the road and enclosed by walls, fences or hedgerows.

There is a large estate built in the 1950's and 60's known as the Bratcher Bungalow estate which is situated between the A35 and the Southampton to Ringwood railway line. The estate is characterised by wide roads with grass verges and low stone walling, known as garden walling, to the front of properties. It is well maintained and people take pride in their environment. The estate follows the contours of the land and bungalows have been built at high points. There is a sense of space and openness with many front gardens being laid to lawn with borders and mature shrubs.

A group of roads with older properties are Kneller's Lane, Pound Lane, Woodlands Road and Peterscroft Avenue, Ash Road, Holly Beech and Fir Road and the variety of detached and semi detached properties date from Edwardian times. Some are architecturally designed and distinctive.

The Heron estate was built in the 1980's and this is located between St. Josephs and the Recreation Ground. This is a small development of detached houses.

In addition there are a number of unlisted historic buildings which make a positive contribution to the character of the village and are of particular interest locally. During the public consultation it was suggested these should not be altered, extended or demolished.

Foxhills, which borders the railway line, includes an assortment of houses, bungalows and older detached properties, some built with the distinctive light coloured Beaulieu brick



1, 2 and 3 Colbury Cottages, 1860-69



Ashurst Hospital and Chapel, 1874

In the recent years development has seen the replacement of small dwellings by large properties of varying shapes and sizes. At times these do not enhance the area and are of disproportionate size to the rural setting.

New development should blend into the rural character. Existing mature trees and

hedgerows are valued features in the village and should only be removed in exceptional circumstances, and not for purely cosmetic reasons.

Materials for buildings



The majority of older properties are brick built with slate roofing. They have lawned areas to the front of the properties and a number have two storey extensions which are matched to the original building materials.

Most new built houses and bungalows are brick built with slate or tiled roofs. A large proportion of the bungalows between the A35 and the railway line have been rendered and are neutral in colour. Walls to the front are of brick or light coloured stone. There are a number of older

properties with high hedging or timber panelling fences



Affordable housing

Affordable housing for local residents is an area of concern and the Parish Council is investigating its provision through exception sites. Appropriate development could be flats or small properties for local elderly residents to downsize.

Extensions and conservatories



Many house owners have chosen to add to their properties by building a conservatory. These may be allowed under “permitted development” but is always best to check with the National Park Authority Planning Department. A significant proportion of the bungalows on the estate built by Bratcher have an extension, a conservatory or both. Although the frontage with lawn or gravel is quite uniform it is noticeable that the original roof space has often been used to provide additional living accommodation as evident with dormer or velux windows to the front or rear of the property. Many of the roof extensions are sympathetic to the design but others are not.

Solar panels and windows

Planning permission is not required for solar panels unless they protrude more than 20 centimetres from the roof.



RECOMMENDATIONS

- New development should follow the established building line with front gardens enclosed by appropriate boundary treatments or abutting up to the back of the pavement.
- The repair and reuse of older buildings should be encouraged first, rather than re-development, in order to retain the character of the village.
- Development should not impinge on the linear form and character of Ashurst & Colbury.
- The character of buildings of local historic interest should be retained wherever possible in any new development.
- Buildings should be constructed of materials which match or complement those currently in use in the nearby area.
- Important gaps between buildings should be retained to ensure glimpses of trees and longer views across the village.
- The scale, form and mass of any new development should be in keeping with surrounding buildings and be sympathetic to the character, appearance and rural outlook of the village.
- Any new development should be designed to take into account the current infrastructure of drains, ditches and streams and make the most of existing natural drainage.
- Boundary treatments should reflect the rural setting of the village. The use of native species hedgerows, low open timber fencing, natural stone walls or other traditional boundary types should be encouraged.

CHAPTER SEVEN Highways, Transport and Infrastructure

Traffic and parking

Ashurst and Colbury is served by the A35 and A326, which are both major road routes, but the village still has a rural feel with many trees and hedgerows.

Traffic has increased since the introduction of the right hand turn at Colbury, which at peak times takes additional traffic from the M27 into the New Forest. However recent 30mph restrictions have made access onto the A35 easier for residents. Periodic use of a speed indicator device has revealed that drivers are still travelling over the speed limit.

The majority of properties are built with off-road parking, although some areas around the 'shop precinct' are in need of additional parking. The side roads on the estates are also often congested with parked cars, especially those roads with nursing homes.

Parking on the verges is not encouraged and residents have stated that they wish to maintain their grassed verges.



Traffic signage

There is a significant amount of highway signage particularly on the A35 with tourist information signs and speed limit signs. Businesses are not permitted signs for advertising, nor are they encouraged to use the highway for advertising their wares.

Unnecessary signage and street furniture should be avoided to reduce "road clutter". For example within the length of the village there are 137 signs.

Road markings

Clear road markings were essential outside the schools in Foxhills. Hampshire County Council also saw the necessity to put dragon's teeth on the north side of Foxhills to stop the damage to the rural scene.



Public transport

The village is fortunate in having its own railway service. From here commuting to London is available and there is easy access to the facilities of Southampton or the open spaces of the New Forest.

There is also a regular bus service into Southampton or Lymington, which currently runs every hour.



Pavements, footpaths and cycleways

Roads and pavements are constructed of modern tarmac with concrete kerbing. The area around the village is well tended and easily accessed by roads and footways. There is good access and connectivity between the shops and countryside and public footpaths.

A major cycle route was constructed in 2007 from Ashurst to Lyndhurst. There are other shared routes in the village used by both cyclists and pedestrians..

There are only two public footpaths: number 726 (225 metres) and number 501 (30 metres). This suggests that Ashurst has less than any other parish in Hampshire. No.726 runs from Foxhills, across the railway line to Bartley Water and into Netley Marsh, no. 501 runs north east of Foxhills under the A326 into Totton and Eling.



Street lighting

There is a desire to maintain current street lighting or replace with lighting of a more appropriate design.

In areas which are more rural the street lights should remain as they are to avoid more light pollution. Residents felt that here fewer street lights would be appropriate and there was concern expressed about extremely bright security lights.



Drains and gullies

There is an effective system for reporting blocked gullies, and these will usually be cleared within seven days unless there is a problem with gully itself, in which case the work may take longer.

Ditches form a natural part of local drainage system. They contribute to the character of the village and should be maintained to prevent flooding. The ditches run beside the A35 and along Whartons Lane, where the residents maintain them and in some instances use planting to enhance their appearance.

- The current levels of street lighting should be maintained, and in the more rural areas of the village reduced where possible.

RECOMMENDATIONS

- Road-side verges of grass or other natural vegetation should be maintained wherever possible, in preference to concrete kerbing, asphalt or other hard surfaces.
- Signage, street furniture and road markings should be kept to a minimum.
- Greater effort should be made to place overhead cables underground, particularly in residential areas.
- Infrastructure, like telecommunications masts, should not impact on the views within the Parish.

Appendix 1
SOME OF THE VIEWS OF
RESIDENTS

*Keep car parks free
Limit parking on roads
in residential area.*

*Stop the
Garden
Grabbing.*

*Open the Chapel for
visitors.
Need to know more
about historic buildings
in the village and how
to keep them.*

*Maintain approach
to Village*

*Preserve all
the fields and
rural area
along
Whartons Lane*

*Do not take down
the small walls or
have large gravelled
or paved areas*

*Speed bumps
in Whartons
Lane*

*Please keep the trees
and green areas in
the village*

*Keep it rural
and plant areas
with wild
flowers*

*Limit number of
two storey
garages that look
like additional
dwellings*

*Improve
signage*

*Regeneration
rather than
development*

*Protect the open
spaces, and protect
the Recreation
ground*

Appendix 2 LIST OF CONSULTATION EVENTS FOR THE VILLAGE DESIGN STATEMENT

At the Parish Council village fete. An individual stall was made available, explaining the purpose of a Village Design Statement and its use within the Parish and the National Park. **September 2010.** Cards were given to visitors to write their views and requests for volunteers. Views to be coordinated by Councillor Hubbard.

Councillor Hubbard gave feedback from the Village Design Stand at the fete to Parish Councillors. **November 2010.**

By an agenda item at Parish Council Public meetings. The Agenda is advertised in notice boards around the village so that residents could come and give their views in Public Participation. **Total of 17 meetings [7 in 2010] [10 in 2011].**

Village Design Statement committee met with New Forest National Park for advice on the first draft. Following comments

new material was added and the second draft was put together.

Meeting with New Forest District Council G.I.S. Department in regard to maps. **February 2011.**

Advertised in the local Parish Council newsletter. This newsletter is delivered free by volunteers to every house in Ashurst and Colbury so every resident had the opportunity to take part. There was the offer of transport if residents had difficulty in getting to a meeting. **Two articles November 2010 and April 2011.**

Councillor Hubbard gave a talk on the Village Design Statement to the local Community Group and requested views. **June 2010.**

Councillor Hubbard wrote individual letters to all businesses in the Parish. Councillor Hubbard also spoke informally with residents after Council meetings. **December 2010 through to January 2011.**

The draft was typed and given to each Councillor for their views. **July 2011 and update February 2012**

Draft sent to Paula Freeland, Specialist Services Manager, and Nick Evans, Senior Policy Officer, at the New Forest National Park Authority. **February 7th 2012**

Second meeting with New Forest National Park Authority. After entering their analysis of the first draft, further material was suggested, including the National Park planning policies. **February 14th 2012.**

The full document was released on the Parish Council Website in draft form, again requesting information or correction to what has already been put forward. **February 8th 2012.**

Received two emails with constructive views on the Village Design Statement. **February 13th 2012**

Special meeting solely for the Village Design Statement held one hour before Council meeting. 5 people attended out of a population of over 2000. No comments from Councillors, only congratulations.

Residents comments:- Change the word brick to stone for the walls abutting the roads – keep the green verges – buses to use the A35 and the small roads this would make life easier for disabled people – mention 106 policy – no cycling signs in the recreation round.

Mr. & Mrs. Oliver - -Mr. & Mrs. Cooper – Mr. Williams. **February 21st 2012**

Emails from residents with their views. Seven email from resident with constructive criticism. **17th March 2012**

Meeting held with committee to collate all views after special meeting and emails from article in the newsletter. **3rd May 2012**

Meeting with Paula Freeland and Nick Evans to update on progress of the Village of Design Statement. **13th May 2012**

Meeting with committee to finalize the Village Design Statement before presenting to the National Park. **15th May 2012**

Councillor Hubbard reported at the Public Parish Council meeting and asked Councillors if they preferred Landscape or Portrait for the final format. Councillors voted in favour of landscape.

16th June 2012

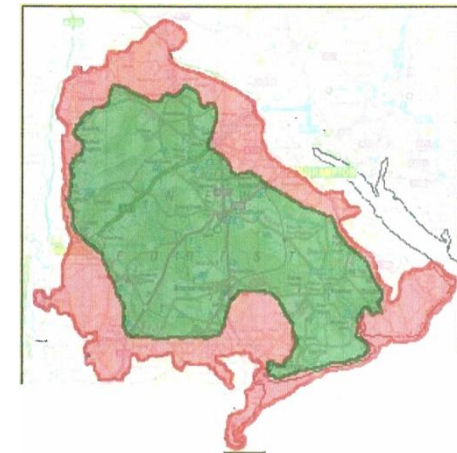
Meeting of the Village Design Statement Final format and proof reading.

Three Councillors have met on regular bases to develop the Village Design Statement up to its present state.

The 1964 New Forest Act defined the perambulation of the Forest, a term used to describe the official area boundary and land enclosed within.

The picture shows the New Forest perambulation [green], compared to today's National Park [red]

Full statutory powers for a National Park commenced from 1st April 2006



Appendix 3 LISTED BUILDINGS

1. Flint House, Deerleap Lane

A Grade II listed building constructed in about 1870 by B. Ferrey and first listed in 1958. It is a two story building of flint with stone dressings and a plain tile roof.

2. Nos. 1, 2 and 3 Colbury Cottages, Deerleap Lane

A range of three Grade II listed terraced estate cottages built in the 1860s. They are constructed of polychrome red and black brick with bands of shaped tiles on the first floor. They have a clay plain tile gabled roof.

3. Colbury Christ Church, Deerleap Lane

The Grade II listed parish church, built in 1870 by B. Ferrey. Constructed of flint with stone dressings. The roof is plain tile with a timber frame bell turret. The interior of the church is Victorian.

4. Lychgate west of Colbury Christ Church

A Grade II listed Lychgate, built in about 1870, probably by B. Ferrey. The structure is timber framed with ashlar stone plinth walls and a plain tile roof. There are carved bargeboards with inscriptions.

5. School and School House, Pound Lane

A Grade II listed school and school house still used as a primary school. Built in about 1870 by B. Ferrey, with early 20th century extensions. The walls are of flint with stone dressings. The roof is steep and tiled. The former house is attached as a cross-wing to the school hall and has a gabled central window above a doorway with a pointed arch.

Appendix 4

RELEVANT PLANNING POLICIES

The New Forest National Park Core Strategy and Development Management Policies Development Plan Document (December 2010) includes the following policies relevant to this VDS:

Policy CP2 The Natural Environment.

Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment.

Policy DP1 General Development Principles.

All new development and uses of land within the National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness, ensuring:

a) development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout.

b) development respects the natural and built environment, landscape character and biodiversity.

c) materials are appropriate to the site and its setting

d) amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading.

e) no adverse impacts associated with traffic or pollution [including noise and light pollution.

f) car parking

g) open space

h) the Code for Sustainable Homes

Policy CP7 The Built Environment

Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the built environment, including local vernacular buildings, archaeological sites and designed landscapes.

Policy CP8 Local Distinctiveness

Built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be supported.

Policy DP6 Design Principles

All new development will be required to achieve the highest standards for the design, external appearance and location of new development within the National Park, with particular regard to:

a) enhancing the built heritage of the New Forest.

b) designing out crime through the use of Secured by Design principles and standards.

c) ensuring new development is accessible where appropriate

d) ensuring new residential development takes account of the lifetime homes principles where appropriate.

e) ensuring all new development incorporates sound sustainable design and construction principles and good environmental practices.

The document goes on to state that development whether of a traditional or modern design should be sympathetic and in keeping with its surroundings. New Buildings should have a low (or no) carbon footprint and all new development should make a positive contribution to the National Park particularly through its design, scale and layout.