

# Development Control Policies

## Introduction

The strategic policies set out in the main body of this National Park Plan address the current or future key issues affecting the National Park during the Plan period, and work towards achieving the Plan's vision. These are further developed through a number of more detailed development control policies that show how regulation will be used to implement the policies.

Not all strategic policies have a corresponding development control policy, and similarly some of the development control policies add detail to one or more of the strategic policies. It is important that all policies, both strategic and development control policies are read in the round. They should also be read in conjunction with the advice set out in national Planning Policy Guidance and Statements (PPGs and PPSs), and PPS 12: Local Spatial Planning, indicates that this general guidance should not be repeated in local development document policies. Consequently a number of issues are not specifically addressed by individual policies in this document where they are covered by national planning policy.

However, policy DC1 below emphasises that as a National Park the national park purposes should take precedence over other national planning policy where appropriate.

## Supplementary Planning Guidance

Some of the strategic and development control policies may in the future be complemented by supplementary planning documents. Where these are currently in preparation they have been referred to in the explanatory text of the relevant policy.

## Planning Applications

Applicants are encouraged to discuss their proposed applications in terms of the requirements of the strategic policies and development control policies with the planning officers at the National Park Authority in pre-application discussions.

The new national arrangements for submitting planning applications on the Standard Application Form (known as 1APP) specify the need for applicants to provide various supporting information to accompany individual applications. Different types and scales of application will require different levels of information and supporting documentation to be submitted. The Authority has adopted a list of local information requirements and these can be obtained from the National Park Authority or viewed on the Authority's website.

## General Development Principles

The following development control policies should be read in conjunction with all the strategic policies, particularly those that set out the National Park's approach to sustainable and high quality design and construction, and the need to control polluting or inappropriate development.

### Policy DC1: Control of development

The conservation and enhancement of natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals.

Development will only be permitted where it does not significantly increase human or animal pressures on the National Park. New buildings, extensions and alterations to buildings should enhance the built heritage of the New Forest.

## General Development Criteria

The relevant strategic policies highlight the importance of protecting locally important sites and features that contribute to the local distinctiveness of the National Park. Those policies also seek to avoid the cumulative erosion of the area's local character by gradual small scale development. The following policy sets out more detail of how proposed development should respect the character of the area, and compliance with specific standards.

The policies should be read in conjunction with all the strategic policies, in particular policies PP2.4, PP3.2, CP2.2, and LP3.3.

## Policy DC2: General development criteria

Development shall be appropriate and sympathetic in scale, appearance, materials, form, siting and layout and shall not cause unacceptable effects on local amenities, the historic environment, landscape character or biodiversity by reason of:

- additional impact;
- visual intrusion;
- overlooking;
- shading;
- increases in traffic or pollution (including light and noise);
- incompatibility with adjoining development;
- loss, deterioration or fragmentation of habitats or species populations of biodiversity importance;
- loss of historic character, features or settings; and
- increase of suburbanisation with inappropriate boundary treatments

Development shall comply with required standards for:

- car parking;
- open space;
- Code for Sustainable Homes: Level 3 by 2010 and Level 6 by 2015;
- iv. BREEAM standards for commercial and industrial buildings: Level “very good”.

A Supplementary Planning Document will be prepared setting out required standards for car parking and open space.

Current standards for open space provision vary between the different district areas of the National Park from 2.43 to 2.8 hectares per 1000 population of open space to be provided on-site, or, where this is not feasible, a contribution to off-site provision. A recent PPG17 Study undertaken by consultants recommends an increased open space requirement in connection with new development to 4.05 hectares per 1000 population. Given the limited scale and nature of future development within the National Park, it is likely that there will be very few opportunities for additional open space to be provided on site in connection with new developments. However, there will continue to be opportunities to enhance existing facilities.

The strategic policies and explanatory text set out the aim for all new buildings in the National Park to be low or no carbon developments. As a consequence this policy indicates the standards for new residential development to conform to the Code for Sustainable Homes and commercial and industrial buildings to comply with the BREEAM standards. Zero carbon dwellings have a level 6 rating under the Code for Sustainable Homes standards. However, it is unrealistic to expect all new residential development to implement this standard from the start of the Plan period. An incremental standard has been introduced working up towards the zero-carbon level 6 rating towards the latter half of the Plan period.

## Residential Development

Strategic policies set out the general approach and settlement hierarchy of focussing the majority of new development in the four Service villages of Ashurst, Brockenhurst, Lyndhurst and Sway. In the rural settlements only limited development will be permitted, which meets local needs for affordable housing and essential local community facilities, with some small scale employment development.

The following policies on residential development set out the limited circumstances in which residential development will be permitted within the National Park. They develop the general approach set out in the strategic policies of concentrating the majority of new residential development in the four service villages, with the focus on meeting local needs for affordable housing.

The policies should be read in conjunction with all strategic policies, in particular LP1.1, LP1.3, and CP3.1 (Commoners housing).

### Policy DC3: New residential development

New residential development will only be permitted where it is:

- **for affordable housing in accordance with Policy DC4; or**
- **a replacement of an existing dwelling in accordance with Policy DC5; or**
- **an extension to an existing dwelling in accordance with Policy DC6; or**
- **an agricultural or forestry workers dwelling in accordance with Policy DC10.**

Permission will not be granted for new residential caravans or mobile homes, except in accordance with Policy DC10.

## Policy DC4: Affordable housing

Within the four defined Service Villages at least 50% of the development shall be for social rented housing with the balance being intermediate housing. An element of market housing for not more than 25% of dwellings on the site, in place of intermediate housing, may be considered, if it can be shown that the market housing is essential in order to ensure the viability of the affordable housing.

Proposals for single dwellings shall either be for a social rented house or an intermediate house with an equity sharing arrangement agreed with the local planning authority.

Elsewhere small-scale affordable housing developments may be permitted as “exceptions” on sites in or adjoining villages. At least 75% of the development shall be for social rented housing with the balance being intermediate housing.

Proposals for affordable housing should:

- **meet a particular local need that cannot be accommodated in any other way; and**
- **be subject to a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity; and**
- **be capable of management by an appropriate body, for example a Registered Social Landlord, the Authority, or a village trust or similar accredited local organisation; and**
- **be located where there are appropriate local facilities (e.g. shops, schools and public transport).**

Given the limited scale and nature of future development within the National Park, it is considered appropriate to seek only affordable housing. The Central Hampshire and New Forest Strategic Housing Market Assessment (October 2007) identifies a shortfall of affordable housing of 540 dwellings, well beyond the capacity to deliver. Affordability has progressively worsened since 2002 and the house price to earnings ratio now stands at 11:1.

Affordable housing can be generally defined as subsidised accommodation for those whose income levels deny them the opportunity to purchase houses on the open market and can, for example, comprise, affordable rented housing and shared equity or shared ownership housing.

Single equity-sharing dwellings will be subject to the same “local need” qualification for the occupier as other affordable housing; a planning obligation; and a transfer of equity to the Authority.

A Commoners’ dwellings scheme has been established by the Authority to allow favourable consideration to be given to proposals for single dwellings to assist commoners who wish to continue their family’s commoning traditions but who, on wishing to set up home themselves, are unable to afford to purchase on the open market a dwelling from which they can continue commoning. In order to be eligible for this scheme and to guarantee the long term availability of the dwelling for commoners, applicants will be required to enter into legal agreements and to demonstrate a long term personal and family commitment to the exercising of common grazing rights on the New Forest.



## Policy DC5: Replacement dwellings

The replacement of existing dwellings will be permitted except where the existing dwelling:

- **is the result of a temporary or series of temporary permissions or the result of an unauthorised use;**
- **has been abandoned;**
- **has been demolished; or**
- **makes a positive contribution to the historic character and appearance of the locality.**

The replacement dwelling should be sited in the same position as the dwelling to be replaced.

Caravans and mobile homes may not be replaced by permanent dwellings.

Outside the defined Service Villages, the replacement dwelling should be of no greater floorspace or height than the existing dwelling. In exceptional circumstances, a larger dwelling may be permitted if it is essential to meet the genuine family needs of an occupier who works in the immediate locality. In respect of this exceptional circumstance, the maximum habitable floorspace of the replacement dwelling must not exceed 120 sq.metres.

The replacement of existing dwellings with larger properties will lead in the long-term to the urbanisation and erosion of the landscape character of the New Forest, and a reduction in the stock of smaller dwellings. For these reasons any replacement dwelling should be of a similar footprint, scale and size as the existing dwelling. Permission will only be given if it can be shown that the replacement dwelling would result in an environmental gain.

The National Park Authority will normally impose a planning condition removing permitted development rights to extend and/or alter the approved replacement dwelling.

## Policy DC6: Extensions to dwellings

Extensions to existing dwellings will be permitted provided that they are appropriate to the existing dwelling and its curtilage.

In the case of small dwellings, the extension must not result in a total habitable floorspace exceeding 100 sq. metres, and in the case of other dwellings (not small dwellings) outside the defined Service Villages the extension must not increase the floorspace of the dwelling by more than 30%. In exceptional circumstances a larger extension may be permitted:

- **to meet the genuine family needs of an occupier who works in the immediate locality; or**
- **to meet design considerations relating to the special character of the dwelling (e.g. listed buildings).**

In respect of these exceptional circumstances, the maximum habitable floorspace of an extended small dwelling must not exceed 120 sq. metres.

In the case of agricultural or forestry workers' dwellings, the extension must not result in a total habitable floorspace exceeding 120 sq. metres.

Extensions will not be permitted where the existing dwelling is the result of a temporary or series of temporary permissions or the result of an unauthorised use.

The cumulative impact of proposals to extend dwellings, if not carefully controlled, will lead in the long-term to the urbanisation and erosion of the landscape character of the New Forest. Also, as such proposals tend to increase the size of dwellings; they could create an imbalance in the range and mix of housing stock available within the National Park. For these reasons it is considered important to limit the size of extensions to dwellings.

The policy enables small dwellings in the New Forest (including those within the defined Service Villages) to be extended while retaining them as modest dwellings capable of making a contribution to the housing stock at the lower end of the market.

In implementing this policy, the local planning authority will have particular regard to the potential impact of such development proposals on the existing dwelling or curtilage, adjacent properties and upon the environment of the New Forest. The local planning authority will resist changes which compromise the character, scale and variety of the housing stock.

The floorspace limitations set out in the policy are the maximum limit and although the extension may comply with the criterion on size, there could be another harmful impact which would make the proposal unacceptable. In all cases, the local planning authority will have regard to the scale and character of the core element of the original dwelling (rather than subsequent additions) in determining whether or not an extension is

sympathetic to the dwelling. Further guidance is set out in the Residential Design Guide.

For the purposes of applying Policies DC5 and DC6:

- **original dwelling means the dwelling as first built;**
- **existing dwelling means the dwelling as it existed on 1st April 1974, or as the dwelling was originally built or legally established, if the residential use post-dates 1st April 1974;**
- **small dwelling means a dwelling with a floor area of 80sq. metres or less as it existed on 1st April 1974, or as the dwelling was originally built or legally established, if the residential use post-dates 1st April 1974;**
- **floorspace of original, existing and small dwellings will be measured as the total internal habitable floorspace of the dwelling but will not include floorspace within conservatories, attached outbuildings and detached outbuildings (irrespective of whether the outbuilding's current use is as habitable floorspace);**
- **floorspace of proposed extensions will include conservatories and attached outbuildings and any habitable floorspace provided within a detached outbuilding;**
- **a conservatory is defined as having not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of translucent material; and**
- **genuine family need is defined as an exceptional and unique family need that could not have been reasonably anticipated at the time of purchase of the property. For example, additional floorspace may be required to cater for specialist equipment and facilities required in connection with an unforeseen event, such as a severe disability arising from an accident whilst in occupation of the property; but, it normally would not cater for the needs of growing families or the need to care for elderly relatives, as these needs are not considered to be so 'exceptional' as to warrant a departure from the floorspace restrictions set out in this policy.**

## Policy DC7: Outbuildings

Domestic outbuildings will only be permitted where they:

- are located within the residential curtilage;
- are required for purposes incidental to the use of the main dwelling; and
- are not providing additional habitable accommodation.

There are very limited permitted development rights for this type of development within the National Park. This reduced tolerance for outbuildings recognises the potential adverse impacts of large outbuildings on the landscape character and Special Qualities of the National Park. The New Forest is the most densely populated National Park in the UK and coupled with the existing policy limitations on extending dwellings in the New Forest, there is considerable development pressure to provide for ever larger outbuildings.

The Authority will, therefore, carefully control those proposals which by reason of size and / or siting require planning permission. Such proposals will usually be for large buildings, which may be visually intrusive or detrimental to the character of the New Forest.

The Authority will normally impose a planning condition limiting the use of the outbuilding to

purposes incidental to the dwelling on the site and excluding any use as habitable floorspace.

For the purposes of applying this policy, habitable floorspace will include living rooms (including studies and play rooms), bedrooms, kitchens and bathrooms.

## Extensions to Non Residential Buildings and Uses

### Policy DC8: Extensions to all non residential buildings and uses

The limited extension of existing non residential buildings and uses outside defined Service Villages will only be permitted where it:

- **would not materially increase the level of activity on the site (in terms of employment, visitors and traffic); or**
- **is necessary for the efficient operation of the premises concerned; or**
- **is contained within existing site boundaries.**

This policy applies to all non residential buildings and uses including agricultural, business, tourism and community uses. It seeks to maintain existing non residential buildings and uses while avoiding adverse impacts on the National Park arising from additional activity.

A limited extension will normally be considered as one which is capable of being achieved with minimal impact on the overall physical appearance and prominence of the building and/or site and one which results only in marginal changes to the nature of the existing use.

## Agricultural Buildings and Land

The strategic policies seek to ensure the future viability of commoning, resist the loss of agricultural land and back up grazing land.

The policies should be read in conjunction with all strategic policies, in particular CP3.4.

### Policy DC9: Agricultural buildings

Permission will only be granted for buildings required for agriculture, horticulture or forestry purposes where:

- **there is a functional need for the building and its scale is commensurate with that need;**
- **the building is designed for the purposes of agriculture, horticulture or forestry;**
- **the site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location; and**
- **they do not involve large or obtrusive structures or generate a level of activity which would have a detrimental affect on the National Park.**

This policy seeks to enable development necessary to sustain agricultural activity, including commoning. But, development associated with agriculture can have a substantial environmental impact, and the Authority will not support buildings or other structures that would be damaging to the ecology, landscape or character of the National Park.

In the case of buildings required for pony and horse breeding, the Authority will need to be satisfied that the enterprise is a commercial operation carried out by commoners in conjunction with grazing on the New Forest.

The local planning authority will normally impose a planning condition requiring the building to be removed and the land restored to its former condition should the building no longer be required for agricultural purposes.

### Policy DC10: Dwellings for agricultural or forestry workers in the New Forest

Permission will be granted for an agricultural, or forestry worker's dwelling provided that:

- **the labour needs of the enterprise require a full-time worker or workers to be on hand day and night; and**
- **no other suitable accommodation is available either on the holding/enterprise or elsewhere which could reasonably serve the holding/enterprise (including existing tied cottages); and**
- **it can be demonstrated that the existing farm or forestry enterprise is economically viable, or in the case of a proposed enterprise that it has been planned on a sound financial basis and intentions are genuine; and**
- **no other dwellings either on or closely connected to the holding/enterprise have been sold separately or some way alienated from it. As an additional safeguard, where an existing dwelling with unrestricted residential use serving the holding/enterprise exists and is not subject to an occupancy condition, a condition restricting the occupancy of that dwelling will be imposed.**

The size of the proposed dwelling should not result in a total habitable floorspace exceeding 120 square metres.

Where practicable and appropriate first consideration should be given to the conversion of an existing building under the terms of Policy DC15.

Where evidence of the financial soundness and future sustainability of the holding/enterprise appears inconclusive, consideration may be given to permitting a caravan or other temporary accommodation for a limited period of time.

The size of the proposed dwelling should not result in a total habitable floorspace exceeding 120 square metres.

Where practicable and appropriate first consideration should be given to the conversion of an existing building under the terms of Policy DC15.

Where evidence of the financial soundness and future sustainability of the holding/enterprise appears inconclusive, consideration may be given to permitting a caravan or other temporary accommodation for a limited period of time.



## Policy DC11: Removal of agricultural occupancy conditions

An occupancy condition restricting the occupancy of a dwelling to a person employed or last employed in agriculture or forestry will not be removed unless the local planning authority is satisfied that the long term need for the dwelling has ceased and there is no evidence of a continuing need for housing for persons employed or last employed in the locality in these categories or practising commoning. If such evidence can be produced, then the local planning authority will seek to restrict the occupancy of the dwelling to a person in local housing need, by means of a similar agreement to that for individual dwellings permitted in accordance with Policy DC4.

This policy seeks to ensure that dwellings which have been permitted specifically to meet the needs of the rural economy should normally remain available for that purpose. It relates not only to the needs of the particular holding but includes the general need for workers dwellings in the surrounding area.

In order to demonstrate that the long term agricultural need for the dwelling has ceased the applicant will normally be expected to show that appropriate steps have been taken to try to sell the property with the occupancy condition intact and that marketing has been correctly targeted, financially realistic and sustained. This would be expected to include:

- **contacting other local land and estate owners in the vicinity of the dwelling to establish whether they require further accommodation either presently or in the near future;**
- **the property being placed with local estate agents and advertised locally for a reasonable period of time at a price reflecting the occupancy condition; and**
- **the property being advertised widely in local newspapers and appropriate publications including specialist trade organisation journals.**

## Recreational Horsekeeping

The following policies set out more detail on the control of recreational horsekeeping and associated development. They develop the Plan's strategic policies, in particular resisting recreational horsekeeping where it involves the loss of agricultural land and back-up grazing land.

The policies should be read in conjunction with all strategic policies, in particular CP3.4.

### Policy DC12: Recreational horse keeping

Recreational horse keeping will only be permitted where it can be demonstrated that there will be:

- no adverse impact on the landscape or any nature conservation interests;
- no increased riding pressures on the open Forest; and
- no loss of run back grazing land.

Horse riding is a popular recreational activity in the New Forest but there can be associated harmful impacts which include:

**Erosion of the Forest:** recreational horse riding is known to cause wear and tear on Forest tracks and associated damage to vegetation and nature conservation interests;

**Landscape impact:** of pony paddocks, fencing, buildings, maneges, jumps and floodlighting, which both individually and cumulatively can be intrusive and harmful to the landscape character of the New Forest; and

**Loss of run back grazing land:** the proliferation of recreational horse keeping can reduce and displace the supply of grazing land available to New Forest Commoners.

In order to demonstrate compliance with this policy, the following information will need to accompany each application:

- **Proposed stocking density;**
- **Grassland Management Scheme (to prevent overgrazing);**
- **Fencing details and plans;**
- **Landscaping details and plans;**
- **Proposals for any buildings (now or in the future);**
- **Waste storage details;**
- **Biodiversity survey and report;**
- **Availability of off road riding in the area (other than on the open Forest).**

The distinction between grazing and keeping horses is not always clear and it continues to generate confusion as to when planning permission might be required.

Of itself, grazing of agricultural land by horses for the purposes of an agricultural trade or business does not normally require planning permission - it is not considered to constitute a material change of use. In this context, grazing means that a horse can sustain itself by feeding off the land and does not require supplemental feeding (except perhaps in extreme weather conditions). A horse will normally need at least one hectare of grazing land to sustain itself in grass feed.

Conversely, the keeping of horses is considered to be a recreational use of land rather than an agricultural use and does require planning permission (as it constitutes a material change of use of the land). As a guideline, the keeping of horses occurs when there is a stocking density of less than one hectare per horse. Other key indicators include the following:

- **The subdivision of a former single field into multiple pony paddocks;**
- **The existence of maneges, stables and field shelters ('portable' or otherwise);**
- **Other on site equine equipment, such as horse jumps and schooling rings;**
- **Corrals for tacking up horses (normally by the field gate);**
- **Regular supplementary feeding; and**
- **Horses being regularly 'rugged' throughout the winter.**

- **Agricultural land can be used temporarily for a number of different uses, including horse keeping, horse riding and horse training, for up to 28 days in any one calendar year without the need for planning permission.**

### Policy DC13: Field shelters

Field shelters will only be permitted where:

- **it can be shown that the land has a lawful horse keeping or agricultural (horse grazing) use;**
- **they are simple in appearance and modest in scale with the long side of the building left open (concrete floors and hard standings will not be permitted).**

## Policy DC14: Stables and maneges

Stables and maneges will not be permitted in the open countryside. They will only be permitted in residential curtilages or immediately adjoining a residential curtilage where both the land and the property are in the control of the applicant. Replacement of existing stables and maneges on lawful horse keeping sites will be permitted where it can be shown that the proposed development offers a positive environmental improvement that would help to protect and enhance the landscape

The Authority will seek to limit the proliferation of any further equine buildings and related developments within the National Park in order to conserve and enhance the New Forest landscape.

In the case of proposals for new field shelters and replacement stables and maneges, applications will need to be accompanied by the information referred to above.

In cases where it is considered appropriate to grant planning permission for recreational horse keeping and/or associated equine developments, such consents will be subject to planning conditions to enable the Authority to retain effective control over the future use of the site. These conditions are likely to include:

- **Restrictions on stocking densities;**
- **Removal of permitted development rights (fencing and hardstandings);**
- **Prohibition of any floodlighting or use of 'portable' buildings.**

## Change of Use and Redundant Buildings

In general business development will be focused within the four defined Service Villages, but limited small-scale development will be appropriate in the rural areas to provide local employment and services or allow the re-use of redundant buildings of architectural or historic value. The following policy sets out the detail of the strategic policy which supports the re-use of redundant buildings for employment purposes in order to broaden the rural economy.

The policy should be read in conjunction with all strategic policies, in particular LP2.2.

### Policy DC15: Re-use of buildings

Permission will be granted for the re-use of buildings outside defined Service Villages provided that:

- **the proposal does not result in the loss of an employment use or community facility; and**
- **the proposal does not involve a residential use (other than in accordance with policies DC3 and DC4);**
- **the building must be appropriate in scale and appearance to its location, and should be capable of conversion without significant extension or detriment to itself or its surroundings. The building should be structurally sound and capable of re-occupation without re-building;**
- **in the case of agricultural or forestry buildings, the building must be genuinely redundant in its existing use and not capable of fulfilling any beneficial agricultural use or the proposal is part of the diversification of a continuing farm business.**

This policy is intended to enable the re-use or change of use of existing buildings which are appropriate to their New Forest setting, are a re-

usable resource capable of conversion without significant reconstruction and are on sites which meet highway and other local authority standards. The policy enables the use of a building to change to an alternative use which is considered to be appropriate in the New Forest under the policies of this plan. The building to be re-used should be suitable for the new use proposed without the need for additions or extensions.

The Authority will support farm diversification schemes which re-use existing farm buildings in accordance with Policy DC15, where the proposal relates to the diversification of an existing and continuing farm business. However, where proposals for farm buildings do not relate to a farm diversification scheme, the Authority will take into account the potential of the buildings to continue in some form of beneficial agricultural use, in particular one which serves the interests of the New Forest.

The Authority is concerned to ensure that wherever practical, New Forest commoners should be given the opportunity of utilising the existing stock of agricultural forestry buildings. While some agricultural buildings may no longer be required by a particular farm they may still be suitable for use by commoners, e.g. for storage of feedstuffs or housing animals, or for conversion to a commoners' dwelling. Accordingly the Authority will need to be satisfied that agricultural and forestry buildings cannot continue to fulfil any beneficial agricultural

use before giving favourable consideration for their re-use independently of a farming enterprise.

The re-use of purpose-built or pre-fabricated agricultural buildings, e.g. glasshouses or prefabricated barns, particularly those of a large scale, are unlikely to be considered favourably under this policy, as such buildings are often out of character with the New Forest

This policy does not apply to agricultural buildings that are subject to a planning condition requiring their removal on the cessation of the agricultural use.

## Listed Buildings and Conservation Areas

The strategic policies afford strong protection to help prevent the continuing loss of important local buildings, safeguard the quality of designed landscapes and prevent damage to sites of local importance for archaeology, geology and nature conservation. The following development control policy sets out more detail on the protection of important local buildings to the character and local distinctiveness of the area.

The policy should be read in conjunction with all the strategic policies, in particular CP2.2.

Priority will be given to retaining listed buildings and other buildings of importance to Conservation Areas in their original use. Substantial justification will be needed for an alternative use of a historic building and this is likely to include some form of marketing exercise to determine the demand for the building in its existing or other permissible use. The repair or restoration of any building permitted under this policy will need to be secured through an appropriate Section 106 agreement or other equivalent mechanism.

### Policy DC16: Listed Buildings and Conservation Areas

Exceptionally, permission may be granted for a change of use of a listed building, or other building of importance to the character of a Conservation Area, or development intended to enable the retention of such a building provided that it can be demonstrated that this is the only way in which a listed building or building of value to a Conservation Area can be retained and/or restored.

## Retail within Service Villages

The strategic policies seek to allow the provision of essential local community facilities, including specifically retail uses, in the defined service villages.

This policy should be read in conjunction with all strategic policies, in particular LP1.1.

### Policy DC17: Retail within Service Villages

Change of use of ground floor premises from retail to financial and professional services or food and drink uses within the local shopping frontages of the defined Service Villages will be permitted provided that it will not result in the proportion of retail units in the shopping frontages of Lyndhurst and Brockenhurst being reduced to less than 50%; and in the frontages of Ashurt and Sway to less than 40%.

This policy seeks to ensure that shopping facilities are maintained in the main village shopping centres. While some of this floorspace is primarily serving the needs of tourists, these villages have an important role to fulfil in meeting the everyday shopping needs of local residents.

The Authority also recognises the need for facilities other than shops within the village centres, and seeks to make provision for these without prejudicing the shopping function of these centres.

## Advertisements

The issue of the erosion of local character and gradual suburbanisation of the National Park is addressed by the strategic policies and includes the proliferation of advertisements and signs. This can impact on the National Park's special qualities and lead to loss of rural character.

This policy should be read in conjunction with all the strategic policies, in particular PP2.3, PP2.4, PP3.3 and LP3.2.

### Policy DC18: Advertisements

The display of advertisements will only be permitted where:

- **they are located on, or directly adjacent to the premises to which the advertisement relates, or they provide advance direction or warning which is necessary in the interests of public safety;**
- **they are appropriate and sympathetic to the character of the New Forest and do not detract from the public amenity of the area;**
- **they are constructed of appropriate traditional materials, and are not visually intrusive by reason of their size, form, colour or illumination;**

Where two or more signs are proposed in one location, they shall normally be of coordinated design and appearance.

Outdoor advertisements can affect the appearance of the landscape, villages and buildings. Shop, garage, hotel and pub signs, and signs advertising facilities and events can be disruptive features in a landscape as sensitive as that of the New Forest. Outside the Service Villages and areas with street lighting, the introduction of illuminated signs can have a significant visual impact and will often be inappropriate. Strong lighting can also be disruptive to nature conservation interests.

Traditional materials will normally comprise stained or painted wood with painted lettering.

Advertisements will not be permitted for businesses eligible for tourism signing.

## Gypsies, Travellers, and Travelling Showpeople

### Policy DC19: Gypsies, Travellers, and Travelling Showpeople

Proposals for the provision of permanent and / or transit accommodation to meet an established need of gypsies, travellers and travelling showpeople will be supported where it can be demonstrated that:

- **there is a need for the site to be located within the National Park and there are no suitable sites outside the National Park boundary; and**
- **the site is accessible to jobs, shops, schools, medical and other local services, the transport network, and is well related to the service villages.**

There are currently no sites for gypsy and traveller accommodation within the New Forest National Park, although there is a site occupied by travelling showpeople at Netley Marsh.

The National Park Authority is working with the Councils of New Forest District, Test Valley Borough, Eastleigh Borough and Southampton City to agree the numbers and broad locations of permanent and transit pitches required.

## Infrastructure

### Policy DC20: Infrastructure

Development proposals shall make provision for the infrastructure necessary to secure that the development is acceptable in the context of the National Park Plan and in accordance with the requirements of Policy DC2. Where appropriate, financial contributions for the provision of infrastructure off site will be sought.

New development may place extra demands on existing infrastructure, such as recreational facilities and highways. In such cases where it is not possible to make the necessary provision on site, a tariff based developer's contribution will be sought depending on the scale, type and location of the proposal and the particular needs of the development concerned.

New infrastructure requirements (including a tariff based developer's contribution) will usually be secured by a legal agreement under Section 106 of the Town and Country Planning Act 1990.