



New Forest National Park Local Development Framework Core Strategy and Development Management Policies DPD

December 2010





Further information

The Core Strategy can be viewed on the National Park Authority's website at www.newforestnpa.gov.uk



For any further information about the Strategy, including requests for copies in another format such as large-print, Braille or any alternative language, please contact:

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**NEW FOREST
NATIONAL PARK**

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Bull Hill landscape

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Foreword

The Core Strategy is a key part of the Authority's Local Development Framework and sets out the planning framework for the National Park for the period up to 2026. The New Forest was designated as a National Park in 2005 and this Core Strategy provides for the first time a consistent set of planning policies covering the whole of the National Park, including a number of more detailed development management policies to guide planning decisions in the Park.

The New Forest has long been recognised as a special and important place. The Forest is one of the most valuable areas for nature conservation in Europe and its open landscape, coastline and unique beauty have inspired generations of local people and visitors alike.

Yet the Forest is the smallest and most densely populated national park in Britain and is very close to major and expanding urban areas to the east and west. In preparing this strategy, the Authority is seeking to conserve and enhance the special qualities that make the New Forest the place it is whilst at the same time ensuring that what development does take place is focused on catering for the needs of local people. It has also been prepared to be in general conformity with national planning guidance contained within the Government's Planning Policy Statements and Guidance Notes.

Importantly, the Core Strategy takes into account the response to the public consultation in 2008 and the subsequent discussions with a wide range of interested organisations and individuals.

We are extremely grateful to everyone who has contributed to the preparation of this document.

Julian Johnson

Chairman
New Forest National Park Authority



Trees and bracken, Poundhill Inclosure

List of Core Strategy (CP) and Development Management (DP) Policies

- | | |
|--|---|
| CP1 Nature Conservation Sites of International Importance | DP12 Outbuildings |
| CP2 The Natural Environment | DP13 Agricultural, Forestry and Other Occupational Dwellings |
| DP1 General Development Principles | DP14 Removal of Agricultural Occupancy Conditions |
| DP2 Safeguarding and Improving Water Resources | CP13 Gypsies, Travellers and Travelling Showpeople |
| CP3 Green Infrastructure | DP15 Infrastructure Provision and Developer Contributions |
| DP3 Open Space | CP14 Business and Employment Development |
| CP4 Climate Change | CP15 Existing Employment Sites |
| DP4 Flooding and the Coast | DP16 Redevelopment of Existing Employment Sites |
| DP5 Coastal Development | DP17 Extensions to Non Residential Buildings and Uses |
| CP5 Renewable Energy | CP16 Tourism Development |
| CP6 Pollution | DP18 Extensions to Holiday Parks and Camp Sites |
| CP7 The Built Environment | CP17 The Land-based Economy |
| CP8 Local Distinctiveness | DP19 Re-use of Buildings outside the Defined Villages |
| DP6 Design Principles | DP20 Agricultural and Forestry Buildings |
| CP9 Defined Villages | DP21 Recreational Horse Keeping |
| DP7 Change of Use from Retail in the Defined Villages | DP22 Field Shelters and Stables |
| DP8 Retail Development outside the Defined Villages | DP23 Maneges |
| CP10 Local Community Facilities | CP18 Transport Infrastructure |
| CP11 Affordable Housing | CP19 Access |
| CP12 New Residential Development | |
| DP9 Residential Density in the Defined Villages | |
| DP10 Replacement Dwellings | |
| DP11 Extensions to Dwellings | |

Chapter 1

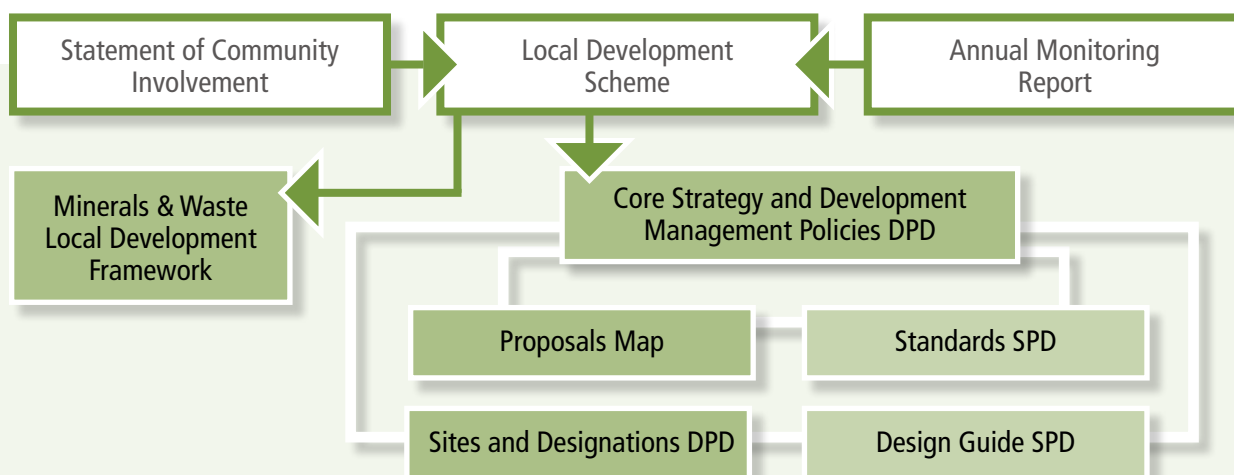
Introduction

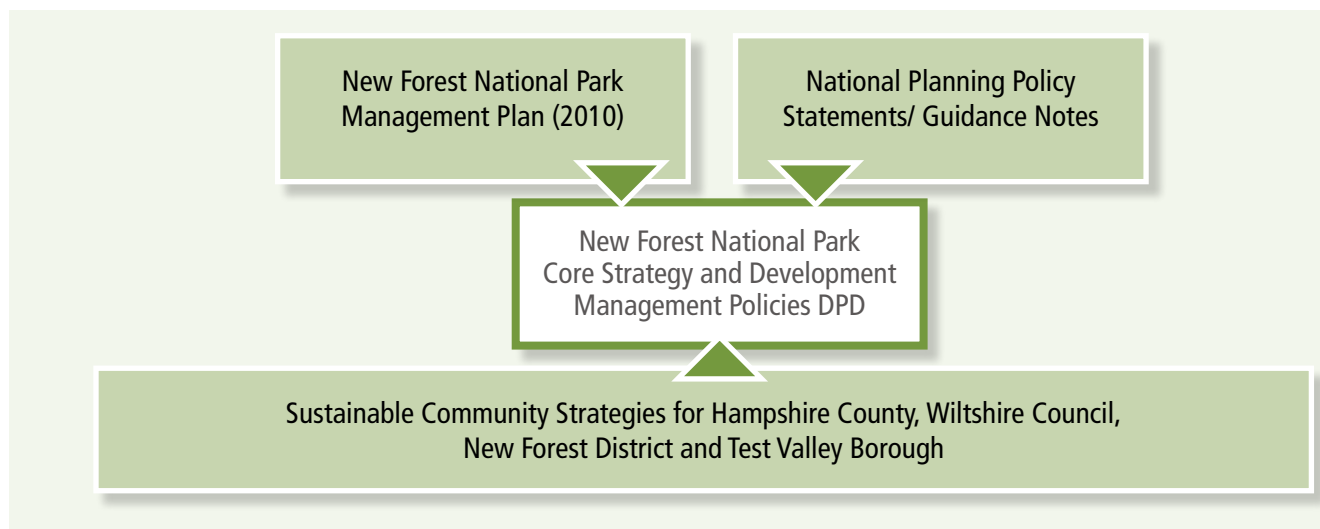
What is the Core Strategy and the Local Development Framework?

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system for development plans in England, replacing the previous system of Local Plans. Authorities now produce Local Development Frameworks comprising a series of planning documents and the Core Strategy is a key document in the Local Development Framework (LDF). The Core Strategy makes decisions about what will happen where within the New Forest National Park.
- 1.2 The New Forest National Park was designated in March 2005 and includes land within three local authority areas (New Forest District, Wiltshire Council, and Test

Valley Borough), two counties (Hampshire and Wiltshire), and two Government regions (South East and South West). The National Park Authority assumed full planning responsibilities in April 2006 and inherited over 1,000 existing planning policies contained in the plans prepared by the constituent local authorities. This Core Strategy provides the first set of consistent National Park-wide planning policies for the New Forest and replaces the saved policies contained in the various planning documents covering the National Park – as set out in more detail in Annex 1.

Local Development Framework





- 1.3 The Authority's Core Strategy will deliver the long term planning vision for the National Park. The Core Strategy provides a planning policy framework up to 2026 consistent with the statutory National Park purposes and sets the context for the preparation of other planning policy documents within the LDF. The diagram on page 1 sets out the main documents within the Authority's LDF. Further information is available within the Authority's Local Development Scheme.
- 1.4 The Core Strategy includes both core policies and development management policies to take forward the vision, objectives and spatial strategy for the National Park. The development management policies help to deliver the core policies by providing further detailed guidance against which planning applications will be assessed.
- 1.5 It is also important to note that national planning policy contained in Planning Policy Guidance Notes, Planning Policy Statements and relevant legislation also form material considerations when determining planning applications in the National Park.
- 1.6 The diagram above illustrates the relationship between the Authority's Core Strategy and other important documents. The Core Strategy must be in general conformity with the Government's Planning Policy Statements and Guidance notes. PPS12 confirms that, "...unitary and district councils..." should align their Core Strategy with their Sustainable Community Strategy¹. National Park Authorities do not prepare their own Sustainable Community Strategies, so the Authority's Core Strategy will instead reflect the relevant parts of the five Sustainable Community Strategies prepared by the constituent authorities. Finally, the Core Strategy must reflect the National Park's Management Plan (2010) which sets out the vision for the future of the Park and the overall policy approach for the area.

¹ Paragraph 4.34 – Planning Policy Statement 12: Local Spatial Planning, CLG, 2008.

National and Local Planning Context

- 1.7 Designated in 2005, the New Forest became the first National Park to be created in England for nearly 50 years and the first in the South East region. The National Park operates within a detailed planning policy and legislative framework which is set out below.

Statutory National Park purposes

- 1.8 National Parks have two statutory purposes and a duty that set out the main reasons for their designation and describe the overall focus for their management. The two National Park purposes as set out in the **Environment Act 1995** are:
- to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
 - to promote opportunities for the understanding and enjoyment of the special qualities of the area by the public.
- 1.9 National Park Authorities also have a duty, in pursuing the Park purposes, to, "...seek to foster the economic and social well-being of local communities within the National Park."
- 1.10 All relevant authorities are required to take the two purposes into account in any work that may affect the area and make every effort to reconcile any conflict between the two. If such efforts fail, then only as a measure of last resort should the first purpose take precedence.²

National Planning Policy Context

- 1.11 National planning policy for National Parks is set out primarily in **Planning Policy Statement 7 (PPS7)** 'Sustainable Development in Rural Areas'. Paragraph 21 states that National Parks have been confirmed by Government "...as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. The conservation of wildlife and the cultural heritage are important considerations in all these areas. They are a specific purpose for National Parks, where they should also be given great weight in planning policies and development control decisions. As well as reflecting these priorities, planning policies in LDDs...should also support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs."
- 1.12 Paragraph 22 of PPS7 clarifies that, "Major developments should not take place in these designated areas, except in exceptional circumstances..." Major development proposals should be demonstrated to be in the public interest before being allowed to proceed.
- 1.13 In addition **Planning Policy Statement 4 (PPS4)** 'Planning for Sustainable Economic Growth' seeks to concentrate development in rural areas in or near to the main villages where employment, housing and local services can be provided close together.

² Section 62 of the Environment Act, 1995. The relationship between the two purposes is commonly known as the Sandford Principle and is clarified in the 'English National Parks and the Broads UK Government Vision and Circular 2010'. The Circular makes it clear that in most cases it should be possible to avoid potential conflicts through negotiation and well considered planning and management strategies.

Local Planning Context

- 1.14 The New Forest attained National Park status for planning purposes in 1994 with the acknowledgement of the special character of the New Forest Heritage Area. Consequently, the relevant Structure Plan policies for Wiltshire and Hampshire, and the Local Plan policies for New Forest District, Salisbury District and Test Valley Borough have been equivalent to National Park status for the New Forest for over 15 years. In many places the policies in the Authority's first Core Strategy build on the planning policy framework established in the previous plans.

Minerals and Waste Local Development Framework

- 1.15 The National Park Authority is a Minerals and Waste Planning Authority, and is preparing the Minerals and Waste Development Framework jointly with Hampshire County Council, and Portsmouth and Southampton City Councils. The Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Core Strategy was adopted in 2007, and states that there will be no large scale minerals and waste development within the National Park other than in exceptional circumstances. In addition, developments on sites adjacent to the Park will not be permitted where these are likely to undermine the National Park purposes. The Minerals and Waste Core Strategy also contains development management policies and forms part of the statutory 'development plan' for the New Forest National Park and there is no need therefore to repeat the policies in this Core Strategy. A Development Plan Document setting out sites for future mineral extraction, and waste management sites is currently being prepared.

Relationship with surrounding areas

- 1.16 What happens in the New Forest National Park is clearly affected by what takes place in the surrounding areas, which includes the large South East Dorset and South Hampshire conurbations on either side of the National Park Plan Area, and to a lesser extent Salisbury lying to the north. Further major housing and employment development is planned for South Hampshire and South East Dorset in the period to 2026. Together these areas offer a wide range of employment, shopping, social, cultural and transport facilities that benefit the local communities within the National Park. But these areas also add to visitor, traffic and other pressures on the National Park. The New Forest's relationship with these surrounding areas has therefore been a key consideration in drawing up this Core Strategy.
- 1.17 The recently adopted New Forest District Council Core Strategy rightly recognises the close links between its Plan Area and the National Park in terms of managing visitor pressures, supporting traditional land management activities, sustaining local communities and mitigating the impacts of new development on or close to the boundary of the National Park.
- 1.18 These cross boundary issues are explored in further detail in the spatial portrait of the National Park in Chapter 2. Close working relationships with other local authorities, and other partners will continue to be essential.

Links to other plans and strategies

Relationship with the New Forest National Park Management Plan (2010)

- 1.19 Section 66(1) of the Environment Act 1995 requires each National Park Authority to prepare a National Park Management Plan. The Management Plan is the overarching strategic document for the National Park and is intended to guide the work of all organisations which operate within the National Park (not just the Authority).

Parish Plans prepared by local communities

- 1.20 New Forest District Council has helped to facilitate the production of parish and town plans within the District, including most of the National Park, and has been working with other key organisations to establish mechanisms that will help implement the plans effectively. Village Design Statements are being pursued by some parishes in liaison with the National Park Authority. Where possible the spatial themes from the Parish Plans have been taken into account in developing this Core Strategy and other elements will be taken forward through future plans, such as the Authority's Design Guide Supplementary Planning Document.
- 1.21 The Authority will seek to strengthen the well-being of communities by supporting them in developing proposals for their area and undertaking practical projects to improve village life and the local environment.

Relationship with the Sustainable Community Strategies

- 1.22 The Local Government Act 2000 requires local authorities (but not national park authorities) to draw up community strategies to contribute towards sustainable development in their area. The Authority's Local Development Framework reflects the relevant priorities set out in the five relevant Community Strategies prepared by the constituent authorities. The current

Community Strategies covering the New Forest National Park are as follows:

- Future Matters – A Sustainable Community Strategy for the New Forest District, 2008 – 2012, prepared by the Local Strategic Partnership for New Forest District. The Vision is for “A thriving New Forest, where people, the environment and the economy provide an exceptional quality of life.”
 - Your Test Valley – Community Plan, June 2007, prepared by the Test Valley Partnership. The aim is, “To create a Test Valley community where everyone has the opportunity to fulfil their potential and to enjoy a good quality of life.”
 - Making a Difference Together – Community Strategy for Salisbury and South Wiltshire, prepared by the South Wiltshire Strategic Alliance. The Vision is for, “A safe and caring place, where it is easy to get about and where value for money services contribute to a high quality of life and environment with equality of opportunity for all.”
 - Shaping Our Future Together, Hampshire Sustainable Community Strategy 2008 - 2018, prepared by Hampshire County Council in conjunction with the Hampshire Strategic Partnership. The Vision is that, “Hampshire continues to prosper, providing greater opportunity for all without risking the environment.”
 - A Sustainable Community Strategy for Wiltshire, 2007 – 2016, prepared by the Wiltshire Strategic Board, with a Vision for “Strong and sustainable communities in Wiltshire.”
- 1.23 The LDF plays an important role in delivering the spatial aspirations of the five Community Strategies covering the New Forest, within the context of the statutory National Park purposes and duty. The table overleaf summarises the relevant priority themes and objectives for the New Forest National Park that have been identified from the Community Strategies. Annex 2 illustrates how the Core Strategy carries forward these themes.



Logpile, Ocknell

Natural Environment	<ul style="list-style-type: none"> ▪ Landscape and habitat restoration and enhancement where character or condition has been lost or degraded ▪ Support land management that sustains the special qualities ▪ Protection of land with high environmental and wildlife value ▪ The strategic management of recreation to allow greater enjoyment while conserving the special qualities of the area
Built Environment	<ul style="list-style-type: none"> ▪ Protection and enhancement of the quality of the built environment ▪ Promote understanding and achievement of high quality design ▪ Protect distinctive and valued local character ▪ Raising the quality of public space and access to greenspace
Climate Change	<ul style="list-style-type: none"> ▪ Reduce the carbon footprint of new development ▪ Reduce the use of non-renewable resources ▪ Adaptation to climate change
Local Communities	<ul style="list-style-type: none"> ▪ Improved availability of affordable housing to meet local needs ▪ Improved community engagement
Rural Economy	<ul style="list-style-type: none"> ▪ Support local tourism industry to improve standards and services ▪ Support for a strong rural economy ▪ Promote the New Forest Marque to the visitor industry
Accessibility	<ul style="list-style-type: none"> ▪ People have better access to local services and facilities where public transport is not an option

Sustainability Appraisal

- 1.24 The Authority is required to undertake a Sustainability Appraisal (incorporating Strategic Environmental Assessment) of all Development Plan Documents as they are prepared. The Sustainability Appraisal undertaken during the preparation of the consultation draft National Park Plan (August 2008) considered a number of different options and the revised Core Strategy has undergone the same process.

Appropriate Assessment

- 1.25 The New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites cover more than 29,000 hectares (112 square miles) in the core of the National Park. To meet the requirements of the Habitats Directive³, a full Habitats Regulations Assessment has been carried out.

³ The Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 92/43/EEC).

How the Plan has been prepared

- 1.26 The preparation of the Core Strategy has involved significant consultation with stakeholders and communities within the New Forest. The Consultation Statement explains in more detail how the Authority has engaged people and how the document has been amended to take account of the comments received at various stages. The consultation has followed the requirements of the relevant Planning Regulations (as updated in 2008) and the Authority's adopted Statement of Community Involvement. The key stages in the preparation of the Core Strategy are summarised below:
- **Future Matters** consultation was a joint public consultation exercise held between November 2006 and January 2007 by the National Park Authority, New Forest District Council and the New Forest District Local Strategic Partnership. The consultation focused on the key issues facing the New Forest and the future of the area. A total of 442 individuals and 138 organisations gave their views, with 95% of organisations and 96% of individuals stating that managing the impact of development pressures in and around the National Park is 'important' or 'very important'.
 - The **New Forest New Chapter** events were a series of 10 workshops held by the Authority between October 2007 and March 2008. It brought together more than 100 people from 70 organisations and interest groups to discuss the direction the National Park should be taking now and over the next 10 to 20 years. The advice and conclusions from the workshops helped to inform the consultation draft National Park Plan.
 - The **consultation draft National Park Plan** was published for a 12 week period between August – November 2008. The publication of the draft Plan was widely publicised and over 2,000 free copies of the Plan were distributed. The draft Plan received extensive media attention and in total the Authority received just under 10,000 responses. Once the consultation had closed, the Authority embarked on an extensive programme of further engagement to take forward work on revising the Plan.
 - As part of the **post consultation engagement**, the Authority set up a series of working groups (held between March – April 2009) and meetings with parish and town councils and ward councillors focusing on addressing the issues that generated the most interest during the consultation on the draft National Park Plan. The Authority also held a public meeting in September 2009 to discuss the final stages in the preparation of this Core Strategy and the Management Plan. This further engagement informed the decision to prepare a separate National Park Management Plan and a separate Local Development Framework Core Strategy.



Chapter 2

Spatial Portrait of the New Forest National Park

- 2.1 The New Forest is a place of outstanding natural beauty. First created around 1079 as a royal hunting Forest it has survived for over 900 years to become a highly valued part of the national heritage. It is a unique mixture of ancient woodland, heather-covered heath, wide lawns, boggy mires, rivers and streams, picturesque villages and unspoilt coastline. The National Park extends from the wooded slopes of Wiltshire in the north across the central New Forest plateau to the open coastline of the Solent in the south. It has been formed through the close relationship between the land and its people over many thousands of years. A wealth of archaeological and historic features have been preserved and much of the area is still managed by traditional agriculture and a strong system of commoning.
- 2.2 The local communities within the National Park are continually changing and adapting to modern life, but remarkably the Forest has largely escaped the effects brought about elsewhere by large scale development and intensive agriculture. The villages retain their local character and distinctiveness and the medieval landscape of the Nova Foresta – William the Conqueror's royal hunting forest – is still clearly apparent. Today the National Park attracts large numbers of visitors each year, who come to enjoy the peace and quiet, natural beauty and wildlife of one of the last ancient, unspoilt and open landscapes in England.

Area and Population

- 2.3 The National Park covers 567 square kilometres (220 square miles), making the New Forest the smallest national park in the UK. The National Park has an estimated population of 34,935 people⁴, making it the UK's most densely populated National Park (61 persons per km²). The housing stock within the National Park amounts to 14,927 dwellings (based on 2001 Census data), of which an estimated 3% are second homes or holiday lets.⁵ The main settlements of Ashurst, Burley, Cadnam, Brockenhurst, Landford, Lyndhurst and Sway have between 1,000 and 3,200 residents.

Landscape Character

- 2.4 The New Forest Landscape Character Assessment (2000) describes 21 character areas in the Park. A Landscape Strategy for the National Park⁶ will extend this work and consider in more detail ways to conserve and enhance local landscapes. At the heart of the New Forest is an extensive area of unenclosed woodland, grassland and heath which is of international nature conservation importance and is maintained largely by the grazing of commoners' stock. Recent figures show that 7,690 animals are depastured on the Open

4 Office of National Statistics - National Park Population Estimates for England and Wales, 2007.

5 Estimate based on 2001 Census.

6 To be produced by the National Park Authority and partner organisations in 2011.

Forest by 629 practising commoners⁷. This historic form of land management faces threats from the high land and property costs.⁸

Nature Conservation

- 2.5 In total 56% of the National Park is designated of international value for nature conservation – a far higher proportion than any other English National Park (18% of the Lake District is covered by such designations for example). The New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites cover more than 29,000 hectares (112 square miles) in the core of the New Forest, including the most extensive area of heathland and valley mire in lowland Europe. Much of the coastline is similarly designated, principally for the populations of wintering wildfowl and waders.

Cultural Heritage

- 2.6 The National Park contains more than 340 Bronze Age barrows, a number of fine Iron Age hill forts, and numerous remnants of medieval and later buildings, enclosures and other earthworks associated with the royal forest. The main rivers supported a boat and shipbuilding industry and the coastal salt workings were among the most important in the country during the 18th century. The National Park has 214 Scheduled Ancient Monuments, 610 listed buildings and 17 designated Conservation Areas, plus three which straddle the Park boundary with New Forest District.

Access and Recreation

- 2.7 The New Forest is a major recreational resource, with 42 km of coastline, 325 km of Public Rights of Way (PROW), and over 30,000 hectares of accessible land (more than 50% of the area of the National Park). The major attractions, including Lepe Country Park, Calshot Activities Centre, the National Motor Museum, Paulton's Park, and the villages of Lyndhurst, Brockenhurst, Beaulieu and Burley, attract people throughout the year.

- 2.8 Research by Tourism South East (2005) indicated that there were 13.5 million visitor days spent per annum in the National Park. 15 million people live within a 90-minute drive of the National Park. Research commissioned by the Authority, New Forest District Council, Natural England and the Forestry Commission estimated that housing development in the period 2006-2026 within 50 kilometres of the New Forest will result in an additional 1.05 million visits per annum – an increase of 8% from today.⁹

Communities and Settlement Pattern

- 2.9 There are 37 parish and town councils wholly or partly within the National Park. This Core Strategy retains the existing basic settlement hierarchy within the Park with Ashurst, Brockenhurst, Lyndhurst and Sway identified as defined villages due to their character, population and the range of facilities and services they provide. The table below profiles the main villages.

Ashurst, meaning “Ash wooded hill”, grew following the development of the Southampton – Dorchester railway line in the nineteenth century. Ashurst currently has a resident population of 3,166. Today most shops and businesses in Ashurst are concentrated along the Lyndhurst Road. The village is an important gateway to the New Forest and the station links the village with Southampton, Bournemouth and London.

Brockenhurst developed as a popular holiday and residential settlement with the arrival of the railway in the nineteenth century. The western part of the village expanded between the 1970s and 1990s and the current population is 2,990.

Today the village contains a number of important employers, provides a wide range of services for local people and is home to Brockenhurst College. Brockenhurst's accessibility to the Open Forest, allied to its public transport links, village character and its variety of shops, pubs and restaurants make it an important visitor destination.

⁷ Verderers of the New Forest, 2008.

⁸ New Forest Commoning Review 2007.

⁹ Footprint Ecology: Changing patterns of visitor numbers within the New Forest National Park, with particular reference to the New Forest SPA, 2008.

Lyndhurst is often referred to as “The Capital of the New Forest”. New Forest District Council, the Forestry Commission, the Verderers, Natural England and Hampshire Constabulary are all currently based within the village. Lyndhurst is also home to the New Forest Centre – the main visitor centre in the National Park. Lyndhurst has a population of 2,325.

The village today offers many of the day to day services, community facilities and cultural activities used by both local people and visitors. The village has a strong built heritage, with the Lyndhurst Conservation Area alone containing twenty listed buildings or structures.

The Parish of **Sway** was formed in 1849 when over 2,000 acres were taken from the extensive adjoining parish of Boldre. The arrival of the railway line in the nineteenth century led to the village expanding in the following decades.

Today the village retains a station on the main railway line and the population of the Parish has increased to 2,341¹⁰. The village retains a modest range of local shops, businesses and accommodation; and is surrounded by the Open Forest, offering fine walking and camping facilities.

- 2.10 Other settlements of note include Cadnam (1,850 residents), Landford (1,150 residents) Burley (1,400 residents) and Beaulieu (830 residents). The surrounding urban areas of Southampton, Bournemouth and Salisbury are easily reached by rail or road from the National Park and provide a wide range of housing, shops, leisure facilities and employment opportunities. The towns of Lymington, New Milton, Ringwood, Totton and the Waterside, are important local employment centres and provide services to meet most of the needs of National Park residents.

Economy

- 2.11 Whilst the National Park is predominantly rural in nature, the economy is diverse and is highly integrated with its surrounding areas. The most important employment sectors are distribution, hotels and restaurants, which are supported by tourism, followed by public administration, education and health, and then finance and business services. Only a small proportion of employment is now found in traditional

rural land-use activities such as farming, forestry and commoning, but these activities remain vital in maintaining the land use management practices that help conserve the landscape character of the National Park. A lower proportion of the population are economically active compared with that in Hampshire, and importantly this level is forecast to fall further in the coming years. The overall population is also expected to decline. Unemployment levels continue to be lower than those in the South East and the UK.

- 2.12 The Authority has an important duty in pursuing the two statutory Park purposes to foster the socio-economic well-being of the communities within the New Forest. The ‘English National Parks and the Broads UK Government Vision and Circular’ (2010) confirms that national park authorities should continue to focus their expenditure on the delivery of their statutory purposes, whilst seeking to maximise the socio-economic benefits available from such activity. Experience to date has shown that by harnessing the economy to environmental ends, tangible economic benefits can be delivered through the statutory purposes whilst at the same time enhancing those purposes.¹¹

Transport

- 2.13 The National Park is crossed by several major routes which carry high volumes of traffic. The A31, linking South West England with Southampton and the wider South East, is the most heavily used road in the National Park, carrying up to 77,000 vehicles daily and effectively cuts the area in two. The National Park is well-served for long-distance rail travel, with connections at Ashurst, Beaulieu Road, Brockenhurst and Sway. There are a number of regular scheduled public bus services through the Park, including a regular service between Southampton and Lymington, via Lyndhurst and Brockenhurst. However many of the rural settlements are less well-served and here public transport is not a practical option for the majority of residents.

¹⁰ All village population figures taken from Hampshire County Council 2006 Population Forecasts for Urban Areas (as defined by ONS 2001 Census).

¹¹ Paragraph 66, English National Parks and the Broads UK Government Vision and Circular, 2010.

- 2.14 Southampton and Bournemouth Airports are located within close proximity to the National Park. Plans for the expansion of both airports are set out in the respective Airport Masterplans, with combined annual aircraft movements predicted to increase from 71,000 in 2005 to 146,000 in 2030. The scale of the impact of this increase of passenger aircraft flights will depend on future flight paths and the extent of improvements in aircraft engine technology.
- 2.15 Southampton is a major international gateway port with significant global and economic importance. Land at Dibden Bay, adjoining the National Park, is identified in the adopted New Forest District (outside the National Park) Core Strategy (2009) and the Port of Southampton Masterplan 2009-2030 as the only area of land physically capable of accommodating significant expansion of the port. Any future development proposals for Dibden Bay must have proper regard to the New Forest National Park¹², Government guidance on major development affecting National Parks and the requirements of the Habitats Regulations.

Minerals and Waste

- 2.16 Within the National Park there are a number of existing small-scale operational mineral extraction and waste management sites, including a landfill site at Pound Bottom in the north of the Park. These sites are likely to continue for at least part of the lifetime of this Core Strategy.
- 2.17 There are also several mineral extraction sites immediately surrounding the National Park, particularly to the west of the Park boundary in the Avon Valley in New Forest District.

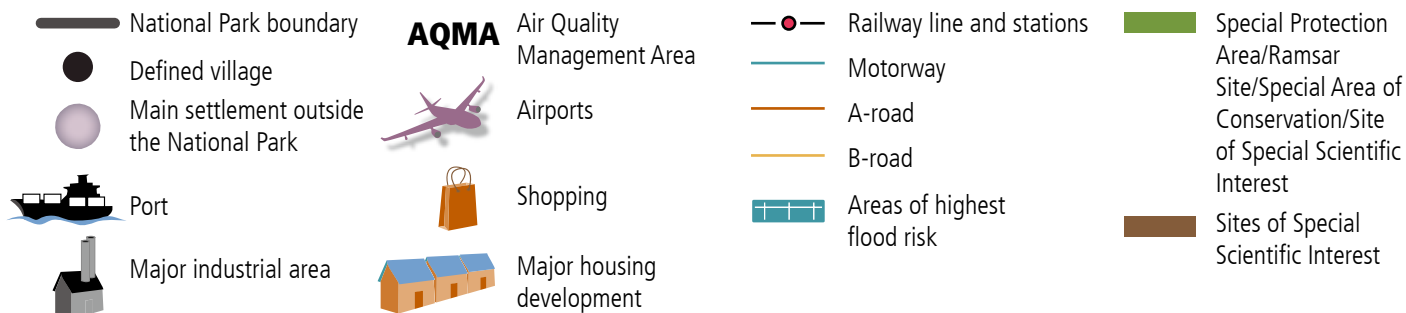
Challenges for the Local Development Framework

- 2.18 The Core Strategy and Development Management Policies must respond to a number of major issues and trends that are likely to affect the National Park and its special qualities fundamentally over the next 20 years. The summary below suggests the broad changes that may occur in the medium term, based on issues already apparent locally or suggested by national forecasts and as shown illustratively on the Spatial Issues diagram on page 13.
- 2.19 **Climate change** is likely to alter the character of large parts of the National Park over the next 20 years and beyond, modifying landscapes, habitats and biodiversity, affecting local communities and influencing the way the Park is perceived and used. The broad predictions that are relevant locally include:
- a rise in sea-levels affecting coastal habitats, property and access;
 - an increase in the number of hot, dry summers, with implications for wetland habitats, land management, and the pattern of recreational use; and
 - an increase in extreme weather events, such as storms, flooding and heat waves, with impacts on the day to day lives of local people and businesses, and on the natural environment.
- 2.20 **Local distinctiveness** is the sum of all the individual features of local landscapes and the built environment which create the particular character of different parts of the National Park. Although the New Forest as a whole is still clearly different in many ways from its surroundings, there has been a gradual and continuing loss of character, including:
- suburbanisation of the villages;
 - inappropriate scale and design of new buildings;
 - increase in signs and other infrastructure in the countryside; and
 - decline in traditional rural crafts and land management.

¹² As required by Section 62(2) of the Environment Act 1995.

- 2.21 **Traditional land management** has created the landscape of the New Forest over the last 1,000 years, but is under threat from uncertainties facing agriculture and commoning. Future trends are likely to include:
- increasing competition from different land uses, including more intensive arable production (in response to global food shortages), bio-fuels and growing demand for natural resources;
 - a growing market for local produce;
 - long-term changes to commoning as a result of climate change and the lack of affordable housing and land; and
 - the need to create revenue for the continued management of publicly owned land if central government funding is reduced in the future.
- 2.22 **Economic growth** within the Park and in the surrounding areas brings both pressures and opportunities. There is a continued demand for new development within and immediately adjacent to the Park, and the need for careful design to avoid impacts on the rural character of the area, its visual setting and the conservation of its rich historic and natural heritage. Trends over the next 20 years are likely to include:
- major housing growth in South Hampshire, South East Dorset and South Wiltshire, with the likelihood of further increased traffic and recreational pressure;
 - economic development in and around Bournemouth and Southampton, including the expansion of both airports and the Port of Southampton;
 - continued pressure for new development within and adjacent to the Park;
 - a growth in businesses using 'environmentally friendly' technologies and practices,
 - a more sustainable approach to transport and building design;
 - an increasing interest in high value sustainable tourism; and
 - an increase in home-working and the use of new information technologies.
- 2.23 The development of new 'greener' technologies, the very strong identity of the New Forest and the interest of local communities in seeking new ways of living and working all give the potential for the National Park to become an example of sustainable development in action at the local level.
- 2.24 Society and social expectations can change rapidly over a few decades. Many people have already been attracted to live in the New Forest because of the quality of its environment and affordable housing for local people is a major issue. Residents and those living in surrounding communities have clear, and sometimes varying, expectations of what the Park should provide for their enjoyment and recreation. Future trends are likely to include:
- an increasing proportion of retired or older people;
 - continuing threats to rural services and facilities and the sustainability of smaller communities;
 - increasing recreational use of the National Park by different groups with different needs;
 - continued reliance on the private car as the main mode of transport and consequently increased congestion and general pressure on the road network; and
 - increasing costs of fossil-fuel based energy, affecting residents and businesses.
- 2.25 Local policies can help to influence the provision of local services, housing, and energy sources, which will all help to create more sustainable communities. The National Park does have the potential to meet many of the recreational needs of its communities, but this will need careful consideration and positive management of recreation both within and outside the Park.

Spatial Issues diagram



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Chapter 3

Vision and Strategic Objectives

- 3.1 The Vision and Objectives for the Core Strategy set out how the New Forest National Park will look by the end of the plan period – 2026, and how this will be achieved.
- 3.2 The Vision has been informed by the ‘Special Qualities’ of the National Park. The special qualities of the New Forest are those qualities that define it, make it unique and immediately recognisable and, when taken together, distinguish it from all other parts of the country.
- 3.3 These qualities are fundamental to the two purposes of the National Park and are the underlying reason for its designation. Although particular features that are valued about the New Forest today may alter over time, conserving the essence of the place, and ensuring its uniqueness can be experienced by future generations, is the central priority for the National Park and is at the heart of this Core Strategy.
- 3.4 The special qualities of the New Forest, identified through public consultation in 2007,¹³ are:
 - **the New Forest’s outstanding natural beauty:** the sights, sounds and smells of ancient woodland with large veteran trees, heathland, bog, autumn colour and an unspoilt coastline, with views of the Solent and Isle of Wight.

¹³ New Forest National Park Authority paper 191/07: A Statement of Special Qualities for the New Forest National Park Authority (June 2007).

The National Park encompasses a wide variety of different landscapes, from the woodlands and rolling heathland in the centre of the Forest, to the flat and wild coastline and the farmed landscape of small fields, hedgerows and narrow lanes. Together these form an extensive area of unspoilt and ancient countryside, with hidden villages and hamlets that has largely been lost from other parts of lowland Britain.

- **an extraordinary diversity of plants and animals** and habitats of national and international importance.

The mosaic of lowland heath, mire, ancient pasture woodland and Forest lawns that forms the Open Forest is unique in Britain and Europe. In addition the Solent coastline comprises extensive areas of mudflats, salt marsh and shingle, backed in places by low cliffs, supporting large populations of wintering wildfowl and waders. The interconnectedness and scale of these habitats allows many rare or restricted species of plants, birds, animals and insects to thrive, as well as the more common species that are in many cases declining elsewhere in the country. In total 56% of the National Park is designated for its national or international nature conservation value - a far higher proportion than any other English National Park.

- **a unique historic cultural and archaeological heritage**, from royal hunting ground, to ship-building, salt making and 500 years of military coastal defence.

The cultural landscape of the New Forest has developed continuously from prehistoric times to the present. A wealth of features have survived to indicate this long use by human society, including more than 340 Bronze Age barrows, a number of fine Iron Age hill forts and many Roman pottery production sites. Throughout the area there are numerous remnants of medieval and later buildings, enclosures and other earthworks associated with the royal forest. The main rivers supported a boat and shipbuilding industry and the coastal salt workings were among the most important in the country during the 18th century. The National Park has 214 Scheduled Ancient Monuments, constituting almost 10% of all scheduled monuments in the south east region, together with many important unscheduled sites.

- **an historic commoning system** that maintains so much of what people know and love as 'the New Forest' forming the heart of a working landscape based on farming and forestry.
Although common rights were once widespread in Britain and Europe, they have been lost in many areas due to the enclosure of common land and the disafforestation of former royal forests. The New Forest remains one of the few extensive lowland commons where rights are still widely practised and a strong commoning culture continues. Over the centuries commoning has largely been responsible for shaping the distinctive landscapes and habitats of the Open Forest. There were six traditional rights of common, several of which are still practised today: the right of mast allows the turning out of pigs to feed on the acorn crop, while common pasture allows the grazing of ponies, cattle and donkeys.
- **the iconic New Forest pony** together with donkeys, pigs and cattle roaming free. The grazing of ponies and cattle has always been central to the pastoral economy of the New Forest. The animals are free to roam over the Open Forest, across the unfenced roads and along many of the

verges within the Perambulation. In recent years between 6,000 and 7,400 ponies, cattle, donkeys, pigs and sheep have been depastured on the Forest as a whole. They are one of the most obvious and distinctive features of the area, and for many visitors they are undoubtedly a very important part of their experience of the New Forest.

- **tranquillity** in the midst of the busy, built up south of England.

The tranquillity and sense of remoteness that can still be found in many parts of the National Park is a quality of importance to many people. The relative peace and naturalness, combined with the open and unfenced landscape of much of the area, gives a sense of space and freedom. This contrasts with the increasingly built up and intensively managed landscape of southern England and provides a means of release from the pressures of modern life.

- **wonderful opportunities for quiet recreation, learning and discovery** in one of the last extensive gentle landscapes in the south including unmatched open access on foot and horseback.

The gently rolling countryside of much of the National Park represents a traditional English lowland landscape that feels familiar, safe and accessible to many people. There is open access on foot or horseback to more than 30,000 hectares (116 square miles) in the centre of the National Park, and an extensive network of footpaths, bridleways and cycle paths across the rest of the area. There are many opportunities for quiet recreation and the exploration of the landscape, while a range of visitor facilities and organised events make it easy for people to learn more about different aspects of the New Forest.

- **a healthy environment:** fresh air, clean water, local produce and a sense of 'wildness'.

Quality of life within the National Park is underpinned by the overall environmental quality of the area. The coastal location and prevailing south westerly winds means that air pollution is generally low, and water quality in the New Forest rivers and streams, and on the coastal beaches,

is also good. The variety of food and other products produced and sold locally continues to increase, giving the opportunity for people to live healthily and sustainably and at the same time support the local economy.

- **strong and distinctive local communities** with a real pride in and sense of identity with their local area.

The New Forest communities have a strong cultural identity, with a wealth of local traditions and a thriving commoning community. Many local people have a strong sense of New Forest history and are deeply committed to the protection of the area. Local dialect, unique place names, rural skills and traditional events still continue, while new village events created by local people may become the traditions of the future. Community life is constantly evolving and adapting to modern ways of living and working. Many communities are involved in work to help shape the future of their local area and in initiatives to make their villages or towns more socially and economically sustainable. Local businesses continue to thrive, often providing local services or products, or taking advantage of the recognised image and distinctiveness of the New Forest.

Vision

- 3.5 The spatial vision for the Core Strategy is consistent with the overarching vision for the New Forest National Park Management Plan (2010). The spatial vision is grounded in protecting and enhancing the special qualities of the New Forest – including the outstanding natural beauty, the opportunities for quiet recreation and the strong local communities. The Core Strategy vision has also had regard to the relevant elements of the various Sustainable Community Strategies covering the New Forest.

Spatial Vision for the New Forest National Park

In 2026 the New Forest's outstanding natural beauty has been safeguarded and enhanced. Sites of international, national and local importance for nature conservation and the National Park as a whole continue to host a variety of wildlife and habitats. The New Forest remains an area with a unique and immediately recognisable sense of place, with a mosaic of distinctive landscapes and habitats including lowland heath, mire, ancient woodland, the Solent coastline and farmed landscapes. Tranquillity and a feeling of naturalness pervade large parts of the National Park.

At the same time it is a place where people can enjoy the wonderful opportunities for quiet recreation, learning and discovery. Recreation and visitor pressures have been successfully managed through a shared understanding of the issues that affect the Forest. Traditional land management practices, particularly commoning, are supported and continue to thrive and shape the Forest's landscape and cultural identity. The impacts of climate change are better understood and are being actively addressed through adaption and change but without compromising the special qualities of the New Forest. People live and work sustainably and everyone contributes in appropriate ways to keeping the New Forest a special place for present and future generations.

The limited development that has taken place within the National Park has been focussed on catering for the socio-economic needs of local people rather than meeting external demand. Small scale housing development within the defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway has provided a mix of open market and affordable housing, with rural exceptions schemes having provided local affordable housing in settlements across the rest of the National Park. The inherent characteristics and local distinctiveness of the individual villages has been retained and enhanced through the highest standards of design that respect the natural and built heritage of the Park. The rural economy has been supported by small scale employment development that does not conflict with the special qualities of the National Park.

The communities within the National Park continue to look to adjoining areas, including the urban areas in South Hampshire and South East Dorset, for a range of services and the relationship with adjoining areas has been managed to the mutual benefit of all areas.

Strategic Objectives

- 3.6 Nine strategic objectives have been developed to work towards achieving the Vision for the New Forest National Park over the lifetime of this Core Strategy, within the overarching remit of the delivery of the Park's two statutory purposes and related socio-economic duty. These objectives address the main issues and challenges identified for the National Park over the lifetime of this Core Strategy up to 2026 and also over the longer term, for instance with regard to climate change. They take account of the objectives within the National Park Management Plan and the relevant Sustainable Community Strategies covering the Park.
- 3.7 These objectives will ensure that the National Park will continue to be worthy of designation as a nationally important landscape. They also reflect the limited development, particularly housing and employment that is required over the next 20 years to achieve the vision.

Strategic Objectives	Relevant Core Strategy Policies
Protect and enhance the natural environment of the National Park, including the natural beauty of the landscape and the range of habitats and species.	CP1, CP2, DP1, DP2, CP3, and DP3
Conserve and enhance the wealth of individual characteristics that contribute to the local distinctiveness of the built environment of the New Forest.	CP7, CP8 and DP6
Plan for the likely impacts of climate change on the special qualities of the New Forest and reduce the overall environmental footprint of the National Park.	CP4, DP4, DP5, CP5 and CP6
Strengthen the well-being, identity and sustainability of rural communities and the pride of local people in their area.	CP9, DP7, DP8, CP10, CP12, DP9, DP10, DP11, DP12, and DP15
Promote affordable housing to meet local needs and maintain the vibrant communities of the National Park.	CP11, DP13, DP14 and CP13
Develop a diverse and sustainable economy that contributes to the well-being of local communities throughout the Park.	CP14, CP15, DP16 and DP17
Encourage land management that sustains the special qualities of the National Park.	CP17, DP19, DP20, DP21, DP22 and DP23
Support development which encourages sustainable tourism and recreation, and provides opportunities for enjoying the Park's special qualities.	CP16, DP1 and DP18
Reduce the impacts of traffic on the special qualities of the National Park and support a range of sustainable transport alternatives within the Park.	CP18 and CP19



Chapter 4

Spatial Strategy

- 4.1 The strategic direction for the National Park over the period to 2026 is underpinned by the delivery of the Park's two purposes and the related socio-economic duty. The designation of the area as a National Park in 2005 recognises the New Forest as a special place in the South East region, as a living and working landscape that has a richness and beauty. In that context it confirms the emphasis will be on small-scale proposals for development that reflect the area's diverse character and distinctiveness. The emphasis is very much on a level of development that maintains the needs of the local communities in the Park.
- 4.2 Focusing on allowing change and adaptation but also maintaining and enhancing the essence of the New Forest is at the heart of the National Park's spatial strategy. Whilst this fundamentally requires a whole-Park approach, the spatial strategy recognises that there are particular geographical areas of the Park that require different policy approaches to maintain their different characters and functions. These areas comprise:
- the New Forest's countryside, coast and sensitive locations;
 - the numerous rural settlements within the National Park; and
 - the four defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway

Countryside, Coast and Sensitive Landscapes

- 4.3 The wider countryside, coast and sensitive landscapes of the New Forest represent a significant proportion of the National Park, and include coastal habitats, relatively tranquil and remote areas, the Open Forest, and nationally and internationally important nature conservation sites. The outstanding natural landscape beauty of the New Forest is the principle reason for its designation as a National Park and, in accordance with the statutory Park purposes, the Core Strategy seeks to conserve and enhance the natural beauty and wildlife of the National Park.
- 4.4 In accordance with national planning policy to avoid harm to the most sensitive and fragile habitats and landscapes of the National Park, new development, including recreational facilities and infrastructure, will be directed away from these areas and towards more accessible locations.

Rural Settlements

- 4.5 The National Park is a rural area with small and dispersed settlements that have a limited range of facilities, services and transport accessibility. The small and scattered nature of many of these rural settlements, and the need for all development to be of a scale and character appropriate to the National Park, means that the level of development in the rural settlements will be relatively limited.



Cyclist, Beaulieu village

However, this approach allows for the provision of affordable housing through 'rural exception sites', some limited employment opportunities and essential local community facilities needed to create a village and community which is sustainable in the longer term.

- 4.6 The priority will be to retain existing facilities and services wherever possible and encourage the provision of new essential services, such as village shops, recreation facilities and community buildings where there is a local need. Local employment and business opportunities will be supported where these have a low environmental impact, for instance through the re-use of local buildings, farm diversification schemes and home working.
- 4.7 Provision of affordable housing in and adjoining the rural settlements, through 'rural exceptions schemes' will help to address the high level of local needs housing required throughout the National Park and help to support local communities. This includes affordable housing for commoners, in order to help maintain the viability of commoning, which will help ensure that this form of traditional land management continues to shape the future of the Park.¹⁴

Defined Villages

- 4.8 Appropriate small scale employment and housing development to meet the needs of the local communities will be supported in the four current defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway, continuing policies in the previous Local Plan. It will be important to maintain

the vitality and character of these villages, accepting that together they provide homes for nearly one third of all National Park residents, have the broadest range of community facilities, services and local employment opportunities and have relatively good transport links, including public transport. Any new development will be carefully designed and of a scale which will contribute to the essentially rural character of the villages.

- 4.9 Due to the high house prices in the New Forest, the level of local need in the area, the low rate of development, and the significant existing dwelling stock, the Authority will seek at least 50% of new residential developments within the defined villages to be for local affordable housing needs. The remainder will be open market housing.
- 4.10 It is envisaged that only a modest amount of new employment development will be appropriate in the National Park. Therefore the Core Strategy focuses on retaining existing employment sites as well as allowing some new development in the four defined villages. This will help to minimise the need to travel, provide local employment opportunities to potentially redress some of the out-commuting traffic issues and enable small scale tourism development such as visitor accommodation.
- 4.11 The strategic policy approach for the defined villages seeks to:
 - sustain and enhance the local services in the villages;
 - support the important role of the villages in the local tourism economy;

¹⁴ New Forest Commoning Review, 2007.

- support the provision of appropriate small-scale local housing, employment and community facilities; and
- conserve the distinctive character and heritage of the villages.

Surrounding Urban Areas

- 4.12 As noted in Chapter 1, the National Park is surrounded by a number of larger towns and cities that provide the major shopping, leisure and cultural facilities for New Forest residents and visitors (see Key Diagram, page 21). These urban areas provide a wide range of services, facilities and employment opportunities enjoyed by National Park residents. The Spatial Strategy is based on the approach that these areas will continue to fulfil these functions for the National Park communities. However, the provision of small-scale local community facilities and services to help sustain the socio-economic well-being of the Park's communities is a key issue addressed in this Core Strategy.

Settlement Hierarchy

- 4.13 The proposed settlement hierarchy that underpins the spatial strategy for the National Park is based on an audit of community facilities and services in the Park's settlements¹⁵ and an assessment of future capacity for development;¹⁶ and reflects a continuation of the current settlement pattern. It recognises the role played by the larger settlements outside the Park which fulfil some of the higher order functions for the Park such as larger cultural and retail needs.

Settlement hierarchy

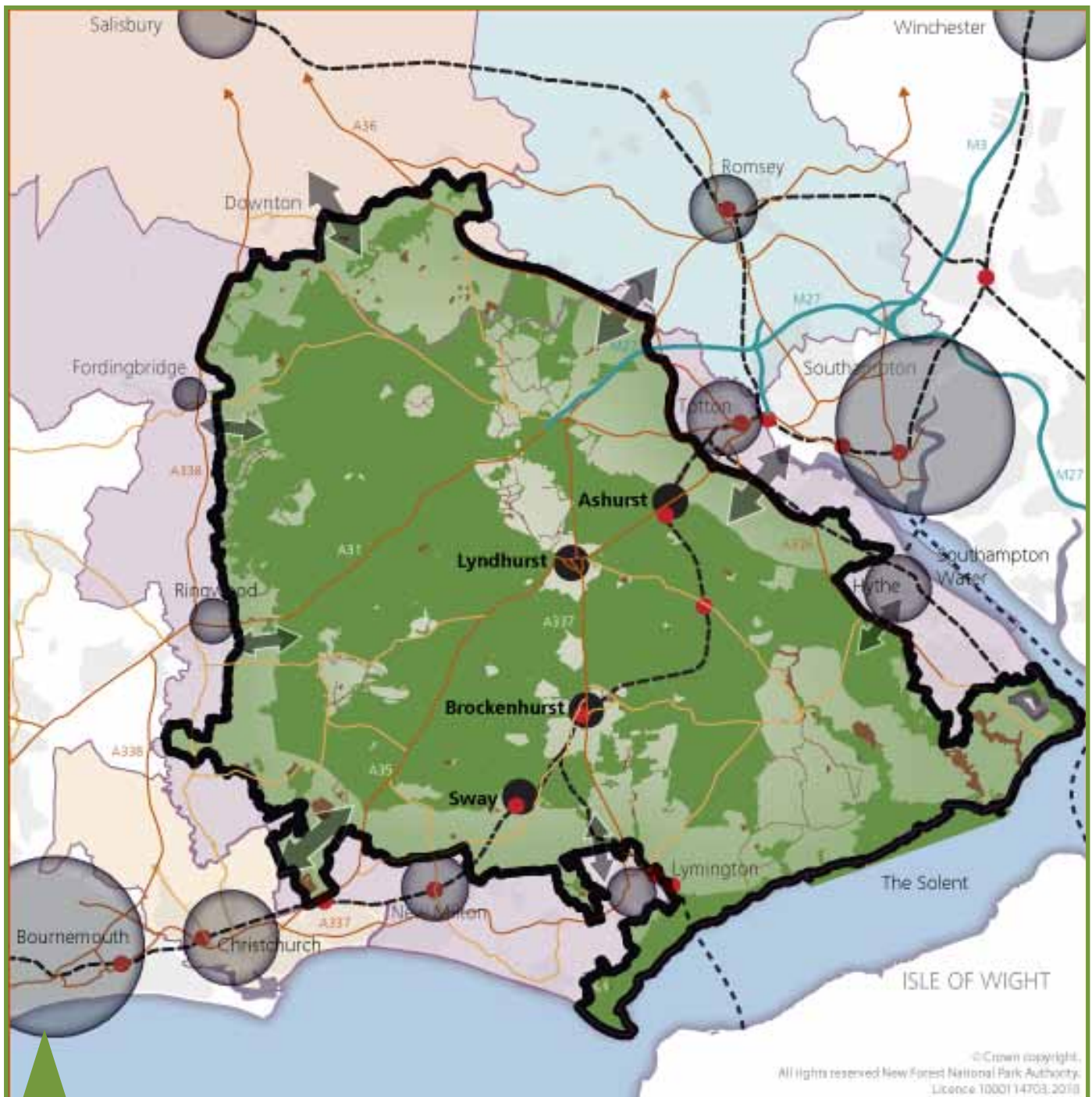
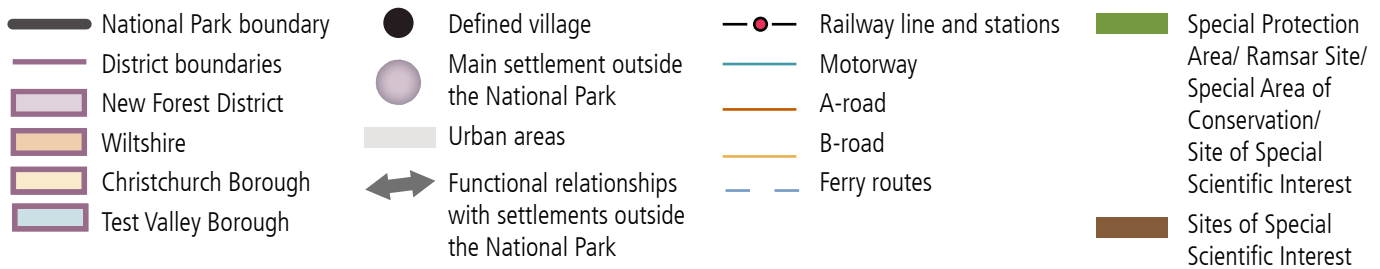
Major urban areas outside the National Park	Southampton Bournemouth, Poole and Christchurch Salisbury
Larger towns and settlements outside the National Park	Downton (Wiltshire) Fordingbridge (New Forest District) Romsey (Test Valley Borough) Hythe and Dibden (New Forest District) Lymington and Pennington (New Forest District) New Milton and Barton on Sea (New Forest District) Ringwood (New Forest District) Totton and Eling (New Forest District)
Defined Villages in the National Park	Ashurst Brockenhurst Lyndhurst Sway
Rural Settlements in the National Park	Numerous small dispersed settlements throughout the Park

¹⁵ Topic Paper 5: Settlements and Services, NPA, 2010.

¹⁶ Strategic Housing Land Availability Assessment, NPA, 2010.

Key Diagram

4.14 The Key Diagram illustrates the spatial approach of this Core Strategy and highlights the main relationships with areas outside the National Park boundary.



N

Not to scale



Chapter 5

Protecting and Enhancing the Natural Environment

- 5.1 This chapter takes forward the spatial objectives for protecting and enhancing the natural environment of the National Park.
 - 5.2 The New Forest National Park has the highest proportion of area covered by nature designations of any other English National Park, is the smallest National Park and is under intense pressure from development in surrounding areas, as illustrated in the spatial portrait (Chapter 2). The New Forest is home to a variety of wildlife habitats and species. It is internationally recognised as one of the largest areas of heathland in Europe and is designated as both a Special Area of Conservation and a Special Protection Area, and therefore enjoys protection under European Directives as a Natura 2000 site.
 - 5.3 The sense of naturalness, peace and quiet and feeling of remoteness found within the National Park contrasts dramatically with the intensively developed residential and industrial environments close to its eastern and western boundaries. In this context it is essential that the reasons for the designation of the New Forest as a nationally important landscape are retained and enhanced, whilst facilitating the enjoyment of the Park's special qualities.
 - 5.4 Measures to help the area adapt to and mitigate the impacts of climate change are also set out and include encouraging energy efficient development, renewable energy schemes and provision of open space.
- Strategic Objective for Protecting the Forest's Natural Environment**
- Protect and enhance the natural environment of the National Park, including the natural beauty of the landscape and the range of habitats and species.**
- Protection of internationally important nature conservation habitats**
- 5.5 Special Protection Areas (SPA), and Special Areas of Conservation (SAC) and Ramsar Sites (Wetlands of International Importance) are shown on the Proposals Map. In accordance with Planning Policy Statement 9 they enjoy the highest level of statutory and government policy protection to maintain and restore any nature conservation interest. Specific and stringent tests within the Habitats Regulations 1994 ensure that harmful development will only be approved if there are no alternative solutions, and if there is an overriding public interest for the use and providing that the overall coherence of the network is maintained.

Policy CP1: Nature Conservation Sites of International Importance

Development which may affect the integrity of an internationally important site for nature conservation (either individually or in combination with other plans and projects) will not be permitted unless:

- a) there is no alternative solution; and
- b) there are imperative reasons of overriding public interest for the development.

In particular, any new housing that is proposed to be located within 400m of the boundary of the New Forest Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects on the ecological integrity of the SPA.

5.6 The New Forest Special Protection Area (SPA) covers over 28,000 hectares of the National Park and was designated in 1993 under European Directive 79/409/EEC because of its populations of four heathland species of bird - Dartford Warbler, European Nightjar, Honey Buzzard and Woodlark.

5.7 The Habitats Regulations Assessment (HRA) for the Core Strategy identified that increased populations within close proximity to sensitive European nature conservation sites can have a number of impacts, such as increased fly tipping and disturbance to wildlife. This is based on detailed research conducted by Natural England and partners on the proximity of development to the Thames Basin Heaths SPA. Land within 400m of the boundary of the SPA is not intended to be an exclusion zone and for most developments it should be possible to avoid adverse effects on the integrity of the New Forest SPA if they are carried out with appropriate avoidance and mitigation strategies; some of which include:

- enhancement of existing open spaces within the National Park (see Policy DP3);
- provision of accessible natural greenspace (see Policy CP3); and
- contributing to the management of access through the delivery of proposals within the Authority's Recreation Management Strategy.

5.8 There are many nationally, regionally and locally important sites and features that characterise the New Forest and these should be protected. This includes development proposals that would affect Sites of Special Scientific Interest (SSSI), Sites of Importance for Nature Conservation (SINCs) in Hampshire, County Wildlife Sites in Wiltshire, Local Nature Reserves (LNRs), ancient woodlands, trees and hedgerows.

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.

Development which would harm the notified special interest feature of a Site of Special Scientific Interest, or the nature conservation interest of other nationally important nature conservation sites will normally be refused.

Development proposals which adversely affect locally designated sites, features or species identified in the Hampshire or other local Biodiversity Action Plans will be refused unless the Authority is satisfied that:

- An alternative site, habitat or feature, of equivalent value, is provided;
- There are no alternative solutions; and
- There are overriding reasons which outweigh the harm.

In addition, opportunities to enhance ecological or geological assets should be maximised, particularly in line with local Biodiversity Action Plan priorities.

Policy DP1: General Development Principles

All new development and uses of land within the New Forest 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. This includes, but is not restricted to, 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, and where appropriate makes provision for new tree planting;
- 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; and
- e) no adverse impacts associated with traffic or pollution (including noise and light pollution).

New development must also comply with required standards for:

- f) car parking;
- g) open space (as set out in policy DP3); and
- h) the Code for Sustainable Homes, achieving a minimum of Level 3 by 2012, Level 4 from 2012 to 2016; and Level 6 from 2016; and BREEAM Level 'very good' for commercial and industrial buildings.

- 5.9 A Standards Supplementary Planning Document will be prepared setting out the required standards for car parking and open space.
- 5.10 National planning guidance and the New Forest Management Plan identify the aim of reducing the carbon footprint of new development, and particularly moving towards zero carbon in new housing. Therefore this policy refers applicants to the need for compliance with the standards in the Code for Sustainable Homes for new residential development and the BREEAM

standards for commercial and industrial buildings. Zero carbon dwellings have a level 6 rating under the Code for Sustainable Homes standards. The Government has stated that all new dwellings should be zero carbon from 2016.

Water Resources

- 5.11 There is 224 km of designated river within the National Park. Evidence identifies that at least 96% of assessed river length was of good quality (on both chemical and biological assessments), with 2% classified as fair or poor quality.¹⁷ A number of issues and pressures affecting the long term quality of the region's water resources include abstraction, pesticides, phosphates, physical modification and transport pollution.¹⁸ In addition, evidence from Natural England indicates that habitats that are currently in 'unfavourable condition' include wetlands, rivers and coastal habitats, largely as a result of past drainage, forestry operations and coastal change.¹⁹

Policy DP2: Safeguarding and Improving Water Resources

Development will not be permitted if it would risk harm to the quality and yield of water resources, including abstraction sites, groundwater, rivers, streams and still waters.

Green Infrastructure and Open Space

- 5.12 'Green infrastructure' is defined as a planned and managed network of open spaces that perform a number of functions²⁰. It can bring a wide range of benefits to both communities and the environment, and particularly has a role to play in maintaining a good quality of life for local communities and encouraging a healthy lifestyle. Green infrastructure includes such areas as parks and gardens, green corridors, amenity greenspace and allotments.

¹⁷ Environment Agency, 2006 figures.

¹⁸ Environment Agency, South East River Basin – Significant Water Management Issues 2008.

¹⁹ New Forest National Park Authority Annual Monitoring Report 2008.

²⁰ South East Green Infrastructure Framework, June 2009.

5.13 A study of accessible greenspace in the South East identified that the National Park has around 30,769 hectares of accessible natural greenspace, which amounts to 54% of the area of the National Park ²¹. Furthermore, it concluded that all households in the Park had access to accessible natural greenspace using the definitions of the Accessible Natural Greenspace Standard (ANGSt). However, this does not take account of any detrimental effects from a high degree of visitor pressure in the National Park.

5.14 The New Forest PPG17 study acknowledges the importance of open space and recreational facilities within, and close to, the National Park in protecting the Park through potentially relieving some of the recreational pressures on it by directing recreation away from such areas and the provision of alternative greenspace in more robust locations.

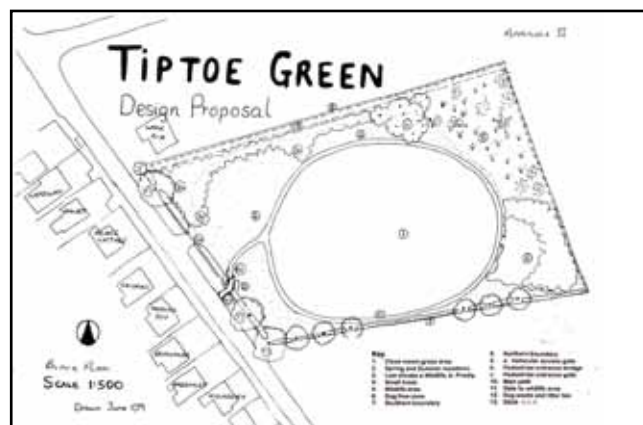
Policy CP3: Green Infrastructure

Proposals which create, maintain and enhance a network of green infrastructure will be supported, particularly where they:

- a) encourage connectivity between different habitats and sites; or
- b) relieve recreational pressures on internationally important nature conservation sites.

The Authority will work with adjoining authorities and other partners to develop green infrastructure for the National Park, and to ensure the impacts of development within and outside the Park's boundary do not affect the Park, especially internationally important nature conservation designations. This will include the implementation of the Authority's Recreation Management Strategy.

5.15 Within the National Park, the Authority will work with partners to support opportunities to create or enhance green infrastructure, such as those being considered for Tiptoe



Community Garden (see illustration) and at Warren Copse in Holbury. Green infrastructure can provide additional opportunities for local communities to access open space and, therefore, help to relieve some of the recreational pressures on the internationally designated nature conservation sites.

5.16 A Green Infrastructure Strategy for the South Hampshire sub-region has been commissioned by the Partnership for Urban South Hampshire (PUSH). The draft strategy seeks to provide a common framework for local authorities in the sub-region to incorporate within their individual local development frameworks. It recognises the importance of the National Park in the region and sub-region and aims to create a network of green infrastructure to increase the resilience of the New Forest ecosystem.

5.17 The draft PUSH Green Infrastructure Strategy identifies the potential for a new country park to be located in southern Test Valley Borough.

5.18 The Authority will work with Natural England and other local authorities, as well as a range of relevant stakeholders to develop a strategic approach to prevent adverse effects on internationally designated nature conservation sites from recreational pressures. Although the Core Strategy only requires an additional 11 dwellings per annum in the National Park, appropriate provision of alternative natural greenspace should be made to prevent the cumulative effects of this and development in adjoining authorities on the internationally important nature conservation designations.

²¹ An analysis of accessible natural greenspace provision in the South East, McKernan & Grose, 2007.



Lepe Country Park beach view

- 5.19 A Recreation Management Strategy for the National Park is being produced to help ensure the National Park can be enjoyed by local people and visitors while minimising any potential adverse impacts. It will include measures for managing recreational pressure within the Park boundary and should be referred to for more detail on the issues, opportunities and management of recreation.

Policy DP3: Open Space

Proposals that result in the loss of existing open space will not be permitted.

Development should either provide for the enhancement of existing open space and amenity areas, or provide on-site open space to the minimum provision standard of 3.5 hectares of public open space per 1,000 population.

(2007). It is consistent with the open space standard adopted by the District Council in their Core Strategy (adopted October 2009) that applies to the majority of the areas immediately surrounding the National Park.

► *Where else to look:*

- Planning Policy Guidance 17: Open Space, Sport and Recreation;
- PUSH Draft Green Infrastructure Strategy;
- New Forest PPG17 Open Space, Sport and Recreation Study (2007); and
- The New Forest National Park Recreation Management Strategy

- 5.20 It is likely given the small-scale of future housing development within the National Park that on-site open space provision will not be viable in most instances. In these circumstances, the Authority is likely to seek a contribution towards open space enhancements in the locality (see policy DP15 on infrastructure provision). New housing development should however, incorporate open amenity areas and features, preferably within the site boundary to enhance the quality of the environment for the benefit of residents and the locality.
- 5.21 The open space requirement of 3.5 hectares of open space per 1,000 population has been developed from the PPG17 Study commissioned by the National Park Authority and New Forest District Council



Flooding at Balmer Lawn

Climate Change

Strategic Objective for Planning for Climate Change:

Plan for the likely impacts of climate change, particularly on the Special Qualities of the area and reduce the overall environmental footprint of the National Park.

- 5.22 Climate change is likely to be one of the most significant factors influencing change in all aspects of the National Park in the future. The publication of the Stern Report in October 2006 confirmed that there is widespread evidence and overwhelming consensus amongst scientists that human-induced global warming and climate change is now taking place due to emissions of carbon dioxide and other pollutants.
- 5.23 The main issues resulting from potential climate changes are the likely impacts on habitats, landscape, archaeology, property, human safety, recreation, land management, water resources and the rural economy from:
- continuing sea level rise;
 - increased flooding and storm events;
 - drought and water shortages in summer; and
 - general increase in average temperatures, including effects on established wildlife populations and the possible spread of invasive species and new plant and animal diseases.
- 5.24 The UK Climate Projections were published in August 2009 and estimate that by the 2080s South East England could face an increase in average summer temperatures of between 2 and 6 degrees Celsius. Also anticipated is a 22% decrease in average summer rainfall. This emphasises that the UK's climate is changing, and that in order to prevent the problem becoming worse cutting carbon emissions globally is a priority.
- 5.25 Through the Climate Change Act the Government has set statutory targets to reduce UK greenhouse gas emissions by 80% on 1990 levels by 2050, and to achieve at least a 34% reduction by 2020.
- 5.26 The South East Regional Sustainability Framework identifies three priorities for action where the region is underperforming against its climate change objectives. These are:
- achieving sustainable levels of resource use;
 - reducing greenhouse gas emissions; and
 - ensuring the region is prepared for the impacts of climate change.
- 5.27 The New Forest District has one of the highest levels of CO₂ emissions in the South East, across the sectors industrial and commercial; domestic and road transport. However, one of the major contributors is the electricity and oil related industries.²²
- 5.28 By improving the New Forest's resilience, we can aim to minimise the damage to the special qualities and reduce the level of disruption whilst maximising benefits from the new opportunities.

²² South East Regional Monitoring Report 2008.

Policy CP4: Climate Change

The Authority will support proposals to mitigate climate change and adapt to the impacts of climate change through:

- a) avoiding development in areas at highest risk of flooding;
- b) locating development so as to reduce the need to travel by car;
- c) sustainable design and construction including improved water and energy efficiency;
- d) increasing small scale renewable and low carbon energy generation;
- e) reduce the overall environmental footprint of the National Park; and
- f) enabling wildlife and habitats to adapt to climate change.

- 5.29 There is some uncertainty over how individual species and habitats in the New Forest will respond to climate change, but it is likely that some habitats will change or be lost, particularly coastal habitats, together with the introduction of new species. Maintaining a network of green infrastructure can help to increase the robustness of habitats by reducing their fragmentation by creating and restoring habitat and wildlife networks.
- 5.30 Measures to reduce the National Park's overall environmental footprint²³ include sustainable transport, more energy efficient new development and supporting local food production.
- 5.31 Standards for new residential development is set out in the Code for Sustainable Homes, which was published in 2006 to accompany the other government measures aimed at reducing green house gas emissions. The Code is important in addressing climate change as housing is responsible for 30% of the UK's CO₂ emissions.

²³ The 'environmental' or 'ecological' footprint goes further than carbon-footprinting by measuring the overall environmental costs of human activity, including not only the energy consumed, but also the food imported, natural resources used and the amount of waste and pollution created. The Stockholm Environmental Institute has published initial comparative figures for local authority areas throughout Britain (The Ecological Footprint of the New Forest, Stockholm Environment Institute, 2006).

► Where else to look:

- Planning Policy Statement 1 Supplement: Planning and Climate Change
- Planning Policy Guidance 20: Coastal Planning
- Planning Policy Statement 22: Renewable Energy
- Planning Policy Statement 25: Development and Flood Risk
- New Forest Strategic Flood Risk Assessment
- National Park Authority Topic Paper 3: Climate Change

Flooding and the Coast

Policy DP4: Flooding and the Coast

Development proposals will not be permitted if they:

- a) would increase the risk of coastal or fluvial flooding or coastal erosion;
- b) do not comply with the sequential test or are inappropriate in high flood risk areas (as defined by PPS25 Flood Zones 2 and 3 and the New Forest Strategic Flood Risk Assessment); and
- c) are not compatible with the appropriate Shoreline Management Plan and Coastal Defence Strategy.

Appropriate developments will require a flood risk assessment.

- 5.32 Although the Authority has no direct responsibility for flood protection or coastal defence, as the local planning authority for the coastline in the National Park, it is important that future strategic planning and development management decisions are consistent with the North Solent Shoreline Management Plan.
- 5.33 Shoreline Management Plans are non-statutory plans that evaluate the known risks to people, property and the built and natural environment from the sea and coastal processes – and develop policies for each section of coast based on the findings. The coastline of the National Park is covered by the North Solent Shoreline Management



Mud patterns, Bucklers Hard

Plan, and is being undertaken by a partnership of local, regional and national authorities and agencies that have various responsibilities and powers for managing the coast. It sets out detailed policies for coastal defence over the next 100 years.

- 5.34 Within the National Park the Shoreline Management Plan is likely to propose continued coastal defences for the main settlements, including Keyhaven and Lymington, and will make allowance for landowners to maintain their own defences where these already exist. It is anticipated that in due course there will be an advice note accompanying the Shoreline Management Plan that will provide detailed advice on its interpretation and implementation. The National Park Authority will also consult New Forest District Council as the Coastal Authority on planning applications where necessary. The Authority will also continue to be a member of the Solent Forum, which considers and provides advice on strategic issues for authorities involved in planning and management of the coast in the Solent area.

- 5.35 Flood zones have been developed by the Environment Agency. Zone 1 is where there is little or no risk of flooding, in Zone 2 there is a low to medium risk and in Zone 3 there is a high risk. The Environment Agency publishes maps of flood risk on its website which shows the location of these zones and should be referred to as the most up to date source of information on flood risk. These maps are continually being updated and will be used in the consideration of this policy. The National Park is at most risk of coastal flooding, and significant flooding from the Lymington River in Brockenhurst

and to a lesser degree the Beaulieu River and these areas are shown on the Spatial Issues Map.

- 5.36 Planning Policy Statement 25 sets out the 'sequential test' that will be used to assess all planning applications to direct development away from flood zones 2 and 3 as the areas at highest risk of flooding. This will also need to take account of the broader considerations set out in the New Forest Strategic Flood Risk Assessment. Only if there are no suitable alternative sites should development in areas of higher risk (flood zones 2 and 3) be considered.

Policy DP5: Coastal Development

Small scale proposals for development on the coast will be permitted provided that they:

- a) will not have adverse impacts on coastal processes;
- b) are in keeping with the character of the coast;
- c) will not significantly prejudice landscape interest and will have regard to the importance of seaward and landward views;
- d) will not adversely affect coastal habitats and species; and
- e) will not lead to the consolidation of scattered development.

- 5.37 It will be necessary to ensure that the main settlements, including Lymington, are given protection through carefully designed defences which do not adversely affect the sites of European nature conservation importance or create additional flooding issues for other parts of the coast. In

addition to coastal protection works, other small scale coastal development might include coastal access works, upgrading existing coastal car parks and replacing beach huts and existing mooring facilities.

Renewable Energy

- 5.38 Currently the South East has the highest resource consumption of any region in the country. If everyone consumed as much of the earth's resources as the South East region then three and a half planets would be needed to support the world's consumption.
- 5.39 National planning policy expects all new development to promote and encourage renewable and low-carbon energy generation. In particular the Government's commitment is that all new homes built from 2016 will be carbon neutral in ongoing energy consumption.
- 5.40 However, the potential for renewable energy within the National Park will need to be balanced against the potential adverse visual and amenity impacts on the landscape, particularly views into and out of the National Park. National planning policy clearly states that within nationally recognised designations, such as National Parks planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of the designation will not be compromised; and that small scale developments should be permitted provided that there is no significant environmental detriment to the area concerned.

Policy CP5: Renewable Energy

Development proposals for, or incorporating, renewable energy schemes that assist in contributing towards the achievement of the national renewable energy targets will be permitted where they:

- a) are small-scale;
- b) are located and designed to reduce visual impacts; and
- c) do not have significant impacts on the special qualities of the National Park.

- 5.41 All forms of small scale energy production will be encouraged where these are shown to be economically viable in the long term and can be designed and located with minimal impacts on the special qualities of the National Park.
- 5.42 Some small scale renewable energy schemes do not require planning permission, particularly the use of solar panels in a domestic setting. However, domestic scale wind turbines do require planning permission and the above policy will apply.
- 5.43 Proposals should take account of the need to protect the natural and built environment, including consideration of potential visual and noise impacts of this type of development.

► *Where else to look:*

- Planning Policy Statement: Planning and Climate Change – Supplement to PPS1
- Planning Policy Statement 22: Renewable Energy

Pollution

- 5.44 Lying as it does between the large urban areas of Southampton, the heavy industrial areas along Southampton Water and the South East Dorset conurbation, the National Park is vulnerable to pollutants from industry, vehicles and many other sources which can harm human health, together with general noise and light pollution associated with urban areas.
- 5.45 An unpolluted environment is recognised as one of the key ingredients to a good quality of life, particularly clean air. Whilst air quality is generally good in the National Park there is a problem in Lyndhurst, where an Air Quality Management Area has been designated due to the presence of excessive transport related pollutants. A finalised Air Quality Action Plan for Lyndhurst has now been endorsed by Defra and published. It sets out traffic management measures including enforcing the restriction of HGVs using the High Street, and reviewing signage in Lyndhurst directing visitors into Lyndhurst's main car park. In addition, measures to reduce the

use of cars and encourage more sustainable forms of transport will help reduce the impacts of pollution on air quality, including potential impacts of air pollution on nature conservation designations.

- 5.46 Additionally, noise and light pollution can impact upon the special qualities of the National Park, especially the tranquillity of the area. The Campaign to Protect Rural England has produced maps highlighting the tranquil areas of Britain. It identifies areas in the north of the New Forest as being the most tranquil in the National Park. In order to retain this special quality for future generations the potential impacts of noise and light pollution will be carefully controlled.

Policy CP6: Pollution

Opportunities should be taken to control and reduce the impacts of noise, visual intrusion, nuisance and other unacceptable environmental impacts on the National Park and its special qualities.

This should include reducing the impacts of light pollution on the 'dark skies' of the National Park and control of development to prevent artificial lighting from eroding rural darkness, except where this is outweighed by overriding public safety considerations.

- 5.47 National planning policy also supports proposals that improve air quality and reduce the impacts of noise.

Where else to look:

- Planning Policy Statement 23: Planning and Pollution Control
- Planning Policy Guidance 24: Planning and Noise



Chapter 6

Protecting and Enhancing the Built Environment

6.1 This chapter takes forward the spatial objectives for protecting and enhancing the built environment of the National Park.

6.2 The New Forest has a distinctive character which is made up not only of the numerous listed buildings, conservation areas and scheduled ancient monuments, but also the many and varied locally important features. Many unlisted cob buildings, simple brick cottages, and early bungalows give parts of the New Forest their distinctive character, but every year fewer - and fewer in original condition – survive.

6.3 Small-scale changes to the local landscape, buildings and settlements take place almost constantly in responses to shifting values, fashions, availability of products and the spread of new technology. Although change is inevitable it is often at the expense of those features which give the New Forest its particular character. Over time these can cause a real impact leading to a general suburbanisation and loss of character.

Strategic Objective for Protecting the Forest's Built Environment

Conserve and enhance the wealth of individual characteristics that contribute to the local distinctiveness of the built environment of the New Forest.

6.4 On the English Heritage register there are seven historic parks and gardens in the

National Park,²⁴ whilst a much longer list of locally important sites is set out on the Hampshire Register of Historic Parks and Gardens.²⁵

Policy CP7: The Built Environment

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

Local Distinctiveness and Design Principles

6.5 The different villages and landscapes in the National Park all have a distinctive character, although they are also all recognisably part of the New Forest, linked by its particular history, economy and culture.

6.6 One of the Park's statutory purposes, together with national planning policy, particularly PPS1 and PPS5, recognises the importance of conserving and enhancing an area's character. The level of development pressure within the National Park is evidenced by the level of planning applications received by the Authority each year. In 2007/2008, the Authority decided

24 Avon Tyrrell, Brockenhurst Park, Cadland House, Exbury House, Hale Park, Pylewell Park, Rhinefield

25 Published by Hampshire County Council, 2000.

significantly more planning applications than any other National Park Authority in England (nearly 1,250), despite the fact that the New Forest is the smallest National Park in England.²⁶

- 6.7 Whilst the vast majority of these applications entail minor development, increasing amounts of such small scale household development can, if not properly checked, result in a creeping suburbanisation of the National Park, slowly eroding the Forest's distinctive character.²⁷

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 permitted.

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

- 6.8 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.

- 6.9 The Sustainable Community Strategies covering the National Park highlight crime and the fear of crime as areas of real concern to local communities. Employing the principles of 'Secured by Design', which is a national police initiative focussing on the design and layout of new residential and commercial development, can help address these concerns. Principles, which include places where publicly accessible spaces are overlooked and places that promote a sense of ownership and respect, should be taken into account in new development proposals.
- 6.10 Given the forecasted ageing population in the New Forest during the period of the Core Strategy and beyond, the Core Strategy, in line with Government guidance,²⁸ aims to encourage 'lifetime homes'. These are homes that are adaptable to meet a lifetime's changing needs, and the Lifetime Homes standards comprise 16 different features that facilitate this. Lifetime Homes Standards will be made a mandatory part of the Code for Sustainable Homes to encourage progressively increased take-up in new build projects. The Government's aspiration is that by 2013 all new homes will be being built to Lifetime Homes Standards.
- 6.11 A Design Guide Supplementary Planning Document for the National Park is being prepared by the Authority which will set out more details on the characteristics of the New Forest and ways of incorporating local distinctiveness and various design principles into new development proposals.

Sustainable design and construction

- 6.12 National planning policy expects all new development to adopt and incorporate sustainable construction standards and techniques.

²⁶ Development Control Statistics, England, 2007-08, CLG, Oct 2008.

²⁷ National Park Authority's Annual Monitoring Report 2008.

²⁸ Lifetime Homes, Lifetime Neighbourhoods, CLG, Feb 2008.



Exbury House, Exbury Gardens

- 6.13 The aim will be to achieve a low, or no, carbon and environmental footprint for new buildings – Government guidance emphasises zero-carbon dwellings by 2016. Innovative design and technologies will be encouraged where these are shown to be effective and the use of materials sourced as locally as possible will be preferred.
- 6.14 The Design Guide Supplementary Planning Document, when adopted, will set out more details on how to incorporate sustainable design features into the design and layout of new development proposals.

Listed buildings and conservation areas

- 6.15 Listed buildings are buildings officially defined as being of special architectural or historic interest and there are approximately 610 listed buildings in the National Park, which range from palaces and country houses to many smaller but more typical cottages and hovels built of brick, timber frame or cob - clay earth reconstituted with water and binding aggregates.
- 6.16 Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'. There are 17 Conservation Areas wholly within the National Park, with a further three straddling the boundary with New Forest District Council. The boundaries of all these Conservation Areas are shown on the Proposals Map.
- 6.17 In pursuance of its responsibilities under both national park purposes and through the duty imposed by the Planning (Listed Buildings and Conservation Areas) Act, the

Authority is developing a framework for the management of conservation areas in the National Park. This comprises:

- **Conservation area character appraisals**, one for each conservation area, which identifies the special historic and architectural qualities of an area which justify its designation
- **Conservation Areas Management Plan**, covering all conservation areas (adopted 16 Oct 08)
- **Conservation area specific management plan** covering individual conservation areas.

- 6.18 Development to listed buildings and in Conservation Areas will be carefully controlled to ensure that their character is retained, as set out in Planning Policy Statement 5, Planning for the Historic Environment.

► *Where else to look:*

- Planning Policy Statement 7: Sustainable Development in Rural Areas
- Planning Policy Statement 9: Biodiversity and Geological Conservation
- Hampshire and Wiltshire Biodiversity Action Plans
- New Forest Biodiversity Action Plan (in preparation)
- Planning Policy Statement 5: Planning for the Historic Environment.

Telecommunications Proposals

- 6.19 The visual impacts of telecommunications proposals, including masts, will be considered using the national planning guidance set out in Planning Policy Guidance 8 on telecommunications. This advises that high priority should be given to safeguarding areas of particular importance such as National Parks, and therefore telecommunication proposals should be sensitively designed and sited and it must be demonstrated that there are no suitable alternative locations.

► *Where else to look:*

- Planning Policy Guidance 8: Telecommunications
- Planning Policy Statement 23: Planning and Pollution Control
- Planning Policy Guidance 24: Planning and Noise



Chapter 7

Vibrant Communities

- 7.1 This chapter takes forward the spatial objectives for strengthening the well-being and sustainability of rural communities and promoting affordable housing to meet local needs.
- 7.2 The New Forest National Park has the highest population density of any English National Park and the strong and distinctive local New Forest communities have been identified as one of its 'special qualities'. National planning policy recognises the need for small-scale, sustainably located development within the National Park to support the socio-economic well-being of its communities. This includes the provision of local affordable housing and local community facilities.
- 7.3 Measures to support and help to retain the local character of the National Park are also set out to ensure the New Forest communities continue to thrive while the special character of the Forest is conserved.

Strategic Objectives for Supporting Vibrant Communities:

Strengthen the well-being, identity and sustainability of rural communities and the pride of local people in their area; and

promote affordable housing to meet local needs and maintain the vibrant communities of the National Park.

- 7.4 The people living within the New Forest have a strong pride in their local area and

the New Forest as a whole. However, local communities also face similar challenges to those in many rural areas. Community facilities and key services that are essential in sustaining local villages are often under threat. Affordable housing for local people is also a particular issue as the gap between house prices and local earnings has widened over the last decade.

- 7.5 In pursuing the two statutory National Park purposes, the Authority is committed to fostering, "...the economic and social well-being of local communities within the National Park.²⁹" The Authority's basic approach will be to:
- focus residential development within the Park on meeting local affordable housing needs;
 - focus the majority of local housing, employment development and community facilities within the defined villages in accordance with national planning policy; and
 - allow facilities to meet local community needs for housing and employment in the other rural settlements across the National Park where appropriate.

Parish Plans

- 7.6 A number of parishes in the New Forest National Park have produced or are producing Parish Plans, which contain an analysis of local issues and an action plan

²⁹ Section 62(1), Environment Act 1995.

to address these. The Authority is working with the Community Planning Officer at New Forest District Council and the local community groups to help guide the production of the Plans. Where appropriate, the Authority will look to support Parish Plans and Village Design Statements through the planning policy framework. Parish Plans can play an important role in identifying potential rural affordable housing sites for example.

Defined Villages

- 7.7 Government planning guidance³⁰ states that the priority for new development in rural areas should be in or near to the main settlements where employment, housing, services and other facilities can be provided close together. The Spatial Strategy (Chapter 4) sets out the basic settlement hierarchy, with the villages of Ashurst, Brockenhurst, Lyndhurst and Sway retained as '**Defined Villages**'. Future development in the National Park is likely to be modest, but it will be important to ensure that the main villages continue to prosper. These villages provide important community facilities, affordable housing for local needs, local employment opportunities and a good range of other services for residents and visitors. This approach carries forward the existing settlement hierarchy established in the 1990s by New Forest District Council.

Policy CP9: Defined Villages

The Authority will support small-scale development proposals to meet local needs, including employment, retail and community facilities within the four 'Defined Villages' of Ashurst, Brockenhurst, Lyndhurst and Sway provided that the proposals conform with other policies in the Core Strategy.

- 7.8 The Proposals Map shows the boundaries of the defined villages. It is essential that any new development within the defined New Forest villages safeguards their character. Any proposals for development within the defined villages will be considered against

all of the Core Policies and Development Management Policies in this Plan, including those relating to local distinctiveness and design quality.

- 7.9 Government advice on development in rural areas also notes that provision should be made for some development outside main villages, in order to support local shops, rural businesses and allow local affordable housing needs to be met in local parishes. Policy CP10 supports small scale development in the rest of the National Park to meet local needs.

Retail Development within the National Park

- 7.10 The strategic policies in the Core Strategy seek to allow the provision of a range of services for local people, including specifically retail uses, in the defined villages. The Authority monitors the proportion of retail uses in the defined shopping areas of the four main villages annually and the proportions of retail use set out in Policy DP7 are the same as those established in the previous Local Plans for the New Forest.

Policy DP7: Change of Use from Retail in the Defined Villages

The 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 Villages' (as defined on the Proposals Map) 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 Ashurst and Sway to less than 40%.

- 7.11 The Authority also recognises the need for local retail facilities outside the main villages, and Policy DP8 supports appropriate small-scale retail development (including farm shops) outside the main villages.

³⁰ Policy EC6, Planning Policy Statement 4, Planning for Sustainable Economic Growth, CLG, 2009.

Policy DP8: Retail Development outside the Defined Villages

Outside the defined villages small-scale convenience shops within rural settlements that serve local needs, and elsewhere farm shops that are part of a farm diversification, will be permitted, together with small scale extensions of existing shops. Any development should not extend into the open countryside or have impacts on adjoining land uses. The potential effects of farm shops on other shops in neighbouring villages will be assessed.

- 7.12 Policy DP8 seeks to support small scale farm shops whilst guarding against unrestricted retail uses in the countryside which could have significant effects on existing village shops and the local environs.
- 7.13 Farm shops can provide a valuable local facility and an additional source of income for farms which in turn helps to sustain the local economy. The growing importance of the local produce market is acknowledged in Chapter 8.
- 7.14 Farm shops which sell goods produced on the farm do not normally require planning permission. In addition to goods produced on the farm, farm shops can also retail a small percentage of imported goods (typically 10%) without the need for planning permission. In each case, judgement needs to be exercised in determining whether the scale and proportion of imported goods amounts to a retail use requiring planning permission. Where it is determined that planning permission is required, then applications will be assessed against Policy DP8.

Community Facilities and Services

- 7.15 In order to sustain the well-being of the communities in the New Forest, it is important to support and encourage the retention and improvement of community facilities. Policy CP10 supports the retention of existing community facilities and the provision of facilities (including village shops, pubs, village halls and local educational services) in villages across the whole of

the National Park where there are clear community benefits.

- 7.16 Proposals for residential care and nursing homes will be considered under policies CP14 and DP17.

Policy CP10: Local Community Facilities

The Authority will support the retention of existing community facilities throughout the National Park and prevent their loss or redevelopment where they contribute to the sustainability of local communities. The Authority will support the development of local community facilities where the proposal is of clear and direct benefit to the local village or rural community.

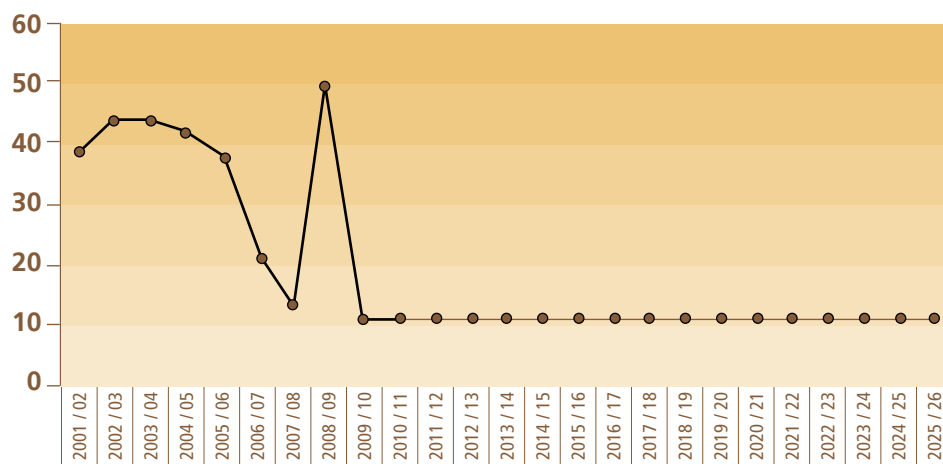
Housing

- 7.17 The New Forest District, Wiltshire and Test Valley Borough Councils remain the housing authorities for their respective areas of the National Park. The Authority's primary role is to guide appropriate development to meet local housing needs and in particular ensure affordable housing is more readily available for those with a local connection.
- 7.18 The current housing stock within the National Park stands at just under 15,000 dwellings, of which it is estimated that just under 3% are second home or holiday lets³¹. Under the revoked Regional Spatial Strategy for the South East (2009) the New Forest National Park had an annual housing requirement of 11 dwellings per annum, totalling 220 dwellings over the period 2006 to 2026. Notwithstanding the abolition of the Regional Spatial Strategy, the Authority considers the figure of 11 dwellings per annum to be deliverable and the Core Strategy retains this requirement. Small scale development will continue to be required within the National Park to meet the needs of local communities and contribute towards sustaining local services.

31 Office National Statistics, 2001 Population Census.

Housing completions per annum

— Past completions in the National Park
 — Projected completions in the National Park (based on housing requirement of 11 dwellings a year)



- 7.19 The graph above illustrates the rate of housing completions in the New Forest National Park for the last eight years and compares this to the requirement of an additional 11 dwellings per annum.
- 7.20 Dwelling completions within the National Park have exceeded the requirement for an additional 11 dwellings per annum in each of the last eight years without the allocation of land for housing. Over this period, dwelling completions in the National Park have averaged 36 dwellings per annum.
- 7.21 There is a significant level of sites with outstanding planning permission for residential development in the National Park. At March 2009, this figure stood at an additional 128 dwellings (110 in the New Forest District area of the National Park; 16 in the Wiltshire area; and two in the Test Valley Borough area³²).
- 7.22 The local circumstances listed above justify the Authority's preferred approach of meeting local housing needs through supporting (i) appropriate development within the defined villages; (ii) the conversion of existing buildings; and (iii) rural exceptions sites. The Authority is confident that the Core Strategy housing requirement will be met without the need to allocate sites. Housing completions will continue to be monitored in the Annual Monitoring Report and the Authority will review this approach if completions drop below the requirement.

Affordable Housing

- 7.23 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.
- 7.24 Housing affordability is a major issue facing the National Park and the Core Strategy aims to, "promote affordable housing to meet local needs and maintain the vibrant communities of the National Park". However, residential development on a scale sufficient to reduce open market house prices substantially would be incompatible with the statutory Park purposes, and the Authority must therefore seek alternative measures to address local needs. Given the limited scale of future development in the Park (the provision of 11 dwellings per annum would increase the stock of housing within the National Park by approximately 1.5% by 2026), it is appropriate to seek to maximise the proportion of affordable housing. The New Forest District and National Park Affordable Housing Economic Viability Study (2007), as updated in December 2009, provides the robust evidence for the affordable housing percentages sought within the defined villages through Policy CP11.
- 7.25 The Core Strategy focuses on providing for affordable housing to meet local needs from within the National Park. Maximising the number of additional affordable homes provided within the overall limited number of new dwellings that will be developed in

32 Source: Hampshire County Council Annual Monitoring Data.



New Commoner's dwellings at Anderwood

the National Park is a key objective of this Core Strategy and open market housing will therefore be limited to no more than 50% of development sites within the defined villages. Affordable housing occupation will be for people who have a defined local community New Forest connection as well as being in housing need.

- 7.26 There will need to be a balance in provision between social rented and intermediate housing. It is expected that around 70% of affordable housing will be social rented provided by registered social landlords with the remainder being intermediate. However, the Authority recognises that the nature of the local need will differ between settlements and there should be flexibility to vary the relative proportions of social rented / intermediate housing on a site by site basis with the benefit of advice from the respective local housing authority (New Forest District Council, Wiltshire Council or Test Valley Borough Council). Effective delivery of affordable housing will need a partnership approach involving both the housing authorities and the major land managers and estates holding stocks of rented properties. Continued support will be given to those working closely with communities to identify the level of local need and agree appropriate sites.
- 7.27 National guidance in PPS3 also makes it clear that planning authorities in rural areas may adopt a rural exceptions policy for the provision of affordable housing for local needs. The rural exceptions policy has been used successfully for many years in the New Forest and the Authority retains this policy approach to delivering local affordable housing in communities outside

the defined villages through policy CP11. Proposals should meet the needs of local people identified in a Housing Needs Survey and the housing must remain affordable and available to local people in perpetuity. Occupation is normally restricted to a local person, which means someone who lives or works in, or who has strong connections with the settlement or parish in which the scheme is proposed.

- 7.28 The National Park Authority is also part of the Hampshire Alliance for Rural Affordable Housing (HARAH) which seeks to address the need for affordable housing in rural villages across Hampshire. The Authority will also work with local communities across the National Park to identify suitable affordable housing exceptions sites, and Parish Plans also have a role in identifying potential sites.
- 7.29 The Authority has commissioned research looking at the issue of the economic viability of affordable housing within the National Park (Three Dragons, 2007 and 2009) and it is expected that the provision of affordable housing as part of the development will normally be economically viable for all developments within the four defined villages. It will be up to developers to clearly demonstrate why any deviation from Policy CP11 is necessary based on 'open book' information relating to a particular development. In these circumstances negotiations will aim to provide a percentage of affordable housing as close as possible to the target level set in this policy, having regard to a site specific economic viability assessment.

Policy CP11: Affordable Housing

The development of affordable housing to meet local needs will be permitted:

- a) Within or adjacent to the four defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway, or
- b) Across the National Park through the release of “exceptions” sites within or adjacent to other villages, provided that:

Within the four defined villages at least 50% of the residential development on all sites should be affordable housing, with the remainder being open market housing. Proposals for single dwellings within the defined villages will be required to make an affordable housing contribution to be used in the local area, rather than on site provision.

Across the rest of the National Park (including the other villages not included as defined villages), small-scale affordable housing developments may be permitted as “exceptions” on sites in or adjoining villages to meet the identified needs of local people in these areas. Proposals for exceptions sites should:

- i) meet a particular local need that cannot be accommodated in any other way; and
- ii) 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
- iii) 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
- iv) be located where there are appropriate local facilities (e.g. shops, schools and public transport).

Commoners’ Dwellings

- 7.30 The New Forest Commoning Review (2007) states that the lack of affordable housing for commoners could be the single largest threat to sustaining commoning in the future. The Authority is committed to supporting commoning through the Commoners’ Dwelling Scheme and will

consider such proposals through Policy CP11. In order to guarantee the long term availability of dwellings built for commoners under this policy, applicants will be required to enter into legal agreements, and to demonstrate a long term personal and family commitment to the exercising (or use) of common grazing rights on the New Forest.

New Residential Development in the New Forest National Park

- 7.31 The following development management policies on residential development, replacement dwellings, extensions to dwellings and agricultural workers dwellings reflect the local importance of these issues and the cumulative impact such development can have on the special qualities of the Park. The Core Strategy policies on housing development within the National Park aim to protect the special qualities of the New Forest, while also recognising the need for development to meet the needs of local communities.

Policy CP12: New Residential Development

An additional 220 dwellings will be required within the New Forest National Park between 2006 and 2026. To meet this requirement, new residential development will be permitted within the National Park to maintain the vitality of local communities and support local services, where the proposal is:

- a) within the defined New Forest villages set out in CP9; or
- b) a replacement of an existing dwelling in accordance with Policy DP10; or
- c) an extension to an existing dwelling in accordance with Policy DP11; or
- d) an agricultural or forestry workers dwelling in accordance with Policy DP13; or
- e) affordable housing for local needs in accordance with CP11.

Permission will not be granted for new residential caravans or mobile homes, except in accordance with Policy DP13.



Gable detail, Lyndhurst

- 7.32 Monitoring data³³ highlights that the New Forest National Park Authority deals with more planning applications for residential development than any other National Park Authority in England. Residential development in the New Forest is an important issue for this Core Strategy to address, and this is done through a number of more detailed development management policies set out below.

Residential density within the Defined Villages

- 7.33 National³⁴ planning policy states that authorities should develop local housing density policies, with the local character of the area an important consideration. This is particularly important within the four defined villages of the National Park. The defined villages are small in size (all less than 3,500 residents) and are an important part of the New Forest landscape. Many of the residential areas within these villages are spacious in character and distinguished by mature trees and gardens, which make an important contribution to the quality and character of the villages in which they are situated. It is essential that general pressure for development within the Park does not lead to inappropriate and high density development in the main villages. It is therefore important that proposals for infilling and redevelopment within the villages respond to the local character and reflect the local development densities where appropriate.

Policy DP9: Residential Density in the Defined Villages

To ensure the conservation and enhancement of the built heritage of the defined villages, development densities within the villages must be informed by consideration of the character of the local area. Within the local circumstances of the New Forest National Park, where the four defined villages are often characterised by spacious residential plots set within mature landscapes, the need to make effective and efficient use of land must not compromise the character of the local area.

Replacement Dwellings

- 7.34 In the period 2006 – 2009, the Authority received over 100 applications for replacement dwellings in the National Park. The cumulative impact of the replacement of existing dwellings across the New Forest with larger modern properties has led to concerns regarding the long-term urbanisation and erosion of local distinctiveness within the New Forest, as well as a reduction in the stock of smaller dwellings. For these reasons, policy DP10 states that any replacement dwelling should be of a similar footprint, scale and size as the existing dwelling. The National Park Authority will normally impose a planning condition removing permitted development rights to extend and/or alter the approved replacement dwelling to ensure that the stock of smaller dwellings in the Park is maintained.

33 Development Control Statistics, England, 2007 – 8, CLG.

34 Paragraphs 46 – 47, Planning Policy Statement 3, Housing (2010).

Policy DP10: Replacement Dwellings

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

- a) is the result of a temporary or series of temporary permissions or the result of an unauthorised use; or
- b) makes a positive contribution to the historic character and appearance of the locality.

A replacement dwelling may be sited other than in the same position as the dwelling to be replaced, providing that there are clear environmental benefits.

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

In the case of small dwellings, replacement dwellings 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 villages the replacement dwelling should be of no greater floorspace 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 locally distinctive character of the New Forest and increasing the size of dwellings has the potential to cause an imbalance in the range and mix of housing stock available. For these reasons it is considered important to limit the size of extensions to dwellings and include a more detailed development management policy on the issue.

7.37 The Core Strategy enables small dwellings (including those within the defined villages) to be extended while retaining a modest size capable of making a contribution to the housing stock at the lower end of the market. In implementing this policy, the National Park 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.

7.38 The floorspace limitations set out in policy DP11 build on those contained within the previous Local Plan for the majority of the National Park and 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 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 Design Guide Supplementary Planning Document that will support this Core Strategy.

7.35 This policy does not apply to former dwellings that have either been demolished or abandoned. Abandonment is likely to have occurred where there has been a deliberate intention to cease the residential use of the property by (i) leaving the dwelling vacant for a considerable period or (ii) allowing the dwelling to deteriorate to the extent that residential re-use would involve what would be tantamount to rebuilding or (iii) introducing a different use that supplants the earlier residential use.

Extensions to Dwellings

7.36 In the period between 2006 – 2009, the Authority received nearly 1,200 applications for extensions within the National Park. Proposals to extend dwellings can affect

Policy DP11: 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 villages the extension must not increase the floorspace of the existing dwelling by more than 30%. In exceptional circumstances a larger extension may be permitted:

- a) to meet the genuine family needs of an occupier who works in the immediate locality; or
- b) 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.

- **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 conservatories³⁵, 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.

Outbuildings

7.39 For the purposes of applying Policies DP10 and DP11:

- **original dwelling** means the dwelling as first built;
- **existing dwelling** means the dwelling as it existed on 1 July 1982, or as the dwelling was originally built or legally established, if the residential use post-dates 1 July 1982;
- **small dwelling** means a dwelling with a floor area of 80 sq. metres or less as it existed on 1 July 1982, or as the dwelling was originally built or legally established, if the residential use post-dates 1 July 1982;

7.40 There are more limited permitted development rights for outbuildings within National Parks. This recognises the potential adverse impacts of large outbuildings on the landscape character of the National Parks. 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. In the period 2006 – 2009, the Authority

³⁵ This only applies to conservatories in New Forest District that have previously been permitted as an 'exception' to policy and which are the subject of a planning condition that limits their use as a conservatory.

received nearly 1,500 applications for outbuildings within the National Park.

- 7.41 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.

Policy DP12: Outbuildings

Domestic outbuildings will be permitted where they:

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

- 7.42 For the purposes of applying this policy, habitable floorspace will include living rooms, bedrooms and kitchens. The use of outbuildings to support home working and home-based businesses will be considered acceptable where this does not involve a change of use of the main dwelling or have an adverse impact on the residential amenities of adjoining occupiers or the special qualities of the National Park.

Agricultural, Forestry and other Occupational Dwellings

- 7.43 Annex A to PPS7 sets out the necessary functional and financial tests that need to be met in order to establish whether there is a genuinely essential need for a new agricultural dwelling, based on the requirements of the enterprise concerned.
- 7.44 The Authority receives a number of planning applications each year for new agricultural dwellings (including mobile homes) that justifies a more detailed development management policy on agricultural workers' dwellings in the context of the National Park.

Policy DP13: Agricultural, Forestry and other Occupational Dwellings

Permission will be granted for an agricultural, forestry and other occupational worker's dwelling provided that the tests of Annex A of PPS7 are met and:

- a) no other dwellings either on or closely connected to the holding/enterprise have been sold separately or in some way alienated from the holding/ enterprise;
- b) the size of the proposed dwelling would not result in a total habitable floorspace exceeding 120 square metres; and
- c) where practicable and appropriate first consideration has been given to the conversion of an existing building under the terms of Policy DP19.

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 in order to provide time for the viability of the holding / enterprise to be proven.

- 7.45 The size restriction seeks to ensure that the size of a worker's dwelling is commensurate with the needs of the holding. Applicants seeking additional accommodation will be expected to justify their special need. Permitted development rights to provide further accommodation will normally be removed by condition.

Removal of Agricultural Occupancy Conditions

- 7.46 There are some 100 dwellings in the National Park that are subject to agricultural occupancy conditions. These dwellings have usually only been supported due to a particular agricultural need.
- 7.47 A more detailed development management policy on the removal of agricultural occupancy conditions is justified to ensure that dwellings which have been permitted specifically to meet the needs of the rural economy 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 restricting the occupancy of any dwelling where an agricultural occupancy condition has been removed to a person in local housing need, the Authority is adopting a similar approach to that taken by Exmoor National Park Authority in their Local Plan 2001-2011 and the North York Moors National Park Authority in their adopted Core Strategy (November 2008).

Policy DP14: Removal of Agricultural Occupancy Conditions

An occupancy condition restricting the occupancy of a dwelling to a person solely, mainly or last working in agriculture or forestry will not be removed unless the 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 CP11.

7.48 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 or market the property for rent 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.

► Where else to look:

- Planning Policy Statement 3: Housing
- Planning Policy Statement 7: Sustainable Development in Rural Areas
- New Forest Commoning Review
- Design Guide SPD – New Forest National Park Authority.

Gypsy, Travellers and Travelling Showpeople

7.49 Government Guidance in Circular 01/2006 (Planning for Gypsy and Traveller Caravan Sites) and Circular 04/2007 (Planning for Travelling Showpeople) highlight the need for local authorities to make specific provision to meet the needs of gypsies, travellers and travelling showpeople. The Circulars also confirm that planning permission should only be granted for such sites within National Parks where it can be demonstrated that the objectives of the designation will not be compromised by the development. 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.

7.50 The Authority will work closely with New Forest District Council in considering how any future requirement can be accommodated across the two administrative areas. Circular 01/2006 confirms that co-operation between neighbouring planning authorities is particularly important where an authority has strict planning constraints across its area and any allocations for sites within the New Forest National Park will be addressed in the Sites and Designations Development Plan Document.

Policy CP13: 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 within the National Park where it can be demonstrated that there is a need for the site to be located within the National Park; and

- a) the impact of the site on the landscape character of the National Park is acceptable;
- b) the site is well located on the highway network and will not result in a level of traffic generation inappropriate for the roads in the National Park;
- c) there are adequate on-site facilities for parking and storage;
- d) in the case of any permanent site, be located where there are appropriate local facilities (e.g. shops, schools and public transport); and
- e) the site does not detrimentally affect the amenities of surrounding occupiers.

► *Where else to look:*

- Circular 01/2006 – Planning for Gypsy and Traveller Caravan Sites
- Circular 04/2007 – Planning for Travelling Showpeople

Infrastructure Provision

- 7.51 New development, even on the limited scale planned for in the National Park, may place extra demands on existing infrastructure within the National Park, such as recreational facilities and highways. In such cases where it is not possible to make the necessary provision on site, a developer's contribution will be sought depending on the scale, type and location of the proposal and the particular needs of the development concerned. Within the context of the small-scale development that takes place within the National Park, developer contributions may be required towards highway works; affordable housing; education provision

(from larger development sites); recreation provision (including public open space enhancements); and nature conservation mitigation measures.

- 7.52 The Government's Community Infrastructure Levy also enables local planning authorities to apply a levy to most new developments in order to provide funding for the infrastructure requirements arising specifically from development in the area. The Community Infrastructure Levy will be taken on board in implementing Policy DP15 below.
- 7.53 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.

Policy DP15: Infrastructure Provision and Developer Contributions

Development proposals shall make provision, through planning contributions, for the infrastructure necessary to secure that the development is acceptable in planning terms. Where appropriate, financial contributions for the provision of infrastructure off-site will be sought.

The mechanism by which developers' contributions are achieved will be reviewed in the light of changes in national policy.

In implementing this policy regard will be had to economic viability considerations at the site specific level.

► *Where else to look:*

- Circular 05/2005 - Planning Obligations, CLG, July 2005



Chapter 8

A Sustainable Local Economy

- 8.1 This chapter takes forward the strategic objectives for a sustainable local economy, land management and tourism.
- 8.2 A healthy local economy is essential in maintaining the life and vibrancy of the National Park, providing local employment and sustaining its rural communities. This Core Strategy aims to achieve a sustainable local economy which provides business and employment opportunities that benefit the National Park's communities without compromising the special qualities and rural character of the area. This approach will help to deliver the National Park Authority's duty³⁶ to foster the social and economic well-being of its local communities.
- 8.3 It is recognised that maintaining a high quality natural environment can contribute substantial economic benefits by supporting tourism and helping to attract high value employees and businesses. Research suggests that National Park designation brings economic benefits for businesses both within a National Park and in the wider region³⁷. By successfully pursuing its two statutory purposes, therefore, the National Park Authority can make a positive contribution to economic prosperity both locally and in surrounding areas.
- 8.4 The economic approach of this Core Strategy also takes into consideration some key aspects of the economic and employment characteristics of the Park. These include a forecasted decline in the economically active and overall population, a history of relatively low levels of unemployment in recent years, and the fact that lower skill jobs are over represented in the area. Furthermore, within relatively short distances, the National Park is surrounded by local employment centres, such as Lymington, Ringwood and Totton, and large urban areas that provide significant employment opportunities. It is, therefore, not surprising to find that there is net out-commuting by residents to these larger centres, and given their proximity it is likely that some of the employment needs of Park residents in the future will continue to be met beyond the Park's boundaries.
- 8.5 With strong economic expansion planned in the surrounding employment centres in South Hampshire, Southern Wiltshire and South East Dorset the task for the local economy will be to find ways of benefiting from the National Park's advantages whilst retaining its special character. Taking into account the forecasted decline in the economically active and overall population, lower skilled jobs, competition from surrounding areas, and the environmental constraints, supporting the economic well being of the Park's communities will be best served by focusing on small businesses,

36 See Chapter 1: Introduction and the Environment Act 1995.

37 Prosperity and Protection: The economic impact of National Parks in the Yorkshire and Humber region. Council for National Parks 2006

with locally distinctive, higher value and low impact types of businesses being most appropriate. Increasing small businesses and the economic benefits derived from local distinctiveness are economic priorities for the New Forest District Sustainable Community Strategy.

- 8.6 In relation to sustainable development in a nationally designated area, the Core Strategy will support the re-use and extension of existing buildings, the redevelopment of existing business use employment sites and farm diversification throughout the Park, together with small scale employment development also using new buildings in the defined villages, but without allocating land specifically for employment development.
- 8.7 None of the Local Plans prepared by the predecessor planning authorities and inherited by the Authority in 2006 included employment land allocations within the National Park, in recognition of the protection afforded to the landscape and the high proportion of internationally protected habitats within the New Forest. This approach will be continued, particularly in light of the forecast decline in the economically active and overall population. This approach has not meant, however, that employment opportunities have not been created. Indeed, past trends of development show that employment opportunities have been generated for local communities in the National Park area, even though the level of development has been lower than in surrounding areas. Given the long history of business development that spans a wide range of economic environments ³⁸, it is anticipated that employment development will continue to support the well being of the Park's communities.

Business and employment development

Strategic Objective for a Sustainable Economy:

Develop a diverse and sustainable economy that contributes to the well-being of local communities

Policy CP14: Business and Employment Development

Small scale employment development will be permitted within the four defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway.

Outside these defined villages, small scale employment development that helps the well-being of local communities will be permitted through the re-use or extension of existing buildings, the redevelopment of existing business use employment sites, farm diversification schemes and through home-working.

Particular encouragement will be given to businesses that help to maintain the land-based economy and cultural heritage of the National Park, or contribute to the understanding and enjoyment of the National Park's Special Qualities. Providing local communities with a variety of employment opportunities will also be supported where these do not have an adverse impact on the Special Qualities of the National Park.

- 8.8 It will be important to support new small scale business development throughout the National Park to provide the employment and services needed by local communities. The priority will be to locate such services within the defined villages to take advantage of existing facilities and transport links within these villages. However a considerable number of current employment sites are already located outside the defined villages and it will be important to enable some further business development of an appropriate scale where this helps improve the long term sustainability of the more rural communities.

³⁸ See Background Paper 9 : Economy and Employment.



High Street, Lyndhurst

- 8.9 Greater use of technological and communication advances that aid employment development will be supported as these can improve efficiency and productivity, raise value added, and are consistent with the South East's Regional Economic Strategy priority for rural areas to exploit the potential of the knowledge economy. Businesses that use such technology tend to have less environmental impacts and can also support home working to provide more employment opportunities.
- 8.10 Taking advantage of local distinctiveness will also be particularly important for the local economy. Many existing producers and entirely new businesses related to the rural economy are benefiting from this through the local produce and products market. There is widespread recognition of the New Forest Marque and an increasing number of small businesses, farmers markets and farm shops are using this New Forest brand. Proposals for retail development, including farm shops, will be considered under Policy DP7 and DP8 in Chapter 7.
- 8.11 The Core Strategy recognises the importance of increasing the skills of the local workforce to improve their employment prospects. The National Park Authority will support the role of the New Forest District Council, Test Valley Borough Council and Wiltshire Council in co-ordinating the provision of skills training for the workforce. It will also support the provision of training facilities through the re-use and extension of existing buildings and the redevelopment of existing business use employment sites.
- 8.12 The use of sustainable technologies and practices in new and existing businesses will also be encouraged. The Authority will support sustainability projects through the grant scheme from the National Park's Sustainable Development Fund. The grant scheme aims to encourage sustainable living within the National Park, and to support projects that will bring environmental, economic and community benefits as well as furthering at least one of the Park's purposes.

Policy CP15: Existing Employment Sites

Existing employment sites will be retained throughout the National Park to contribute to the sustainability of local communities.

- 8.13 In addition to supporting business development to sustain the well-being of local communities, it is important to recognise that existing employment sites are under pressure from higher value land uses such as housing, particularly given the high level of house prices in the National Park. With concerns about declining facilities and services in communities, and competition from surrounding towns and urban areas, it will be important to retain existing employment sites to ensure the provision of future employment opportunities³⁹.

³⁹ The importance of retaining existing employment sites was supported in the Future Matters consultation (2007) and the New Forest District's business needs survey 2005 - New Forest District Council Submitted Core Strategy background document 19.



New Forest Centre, Lyndhurst

Policy DP16: Redevelopment of Existing Employment Sites

The redevelopment of established employment sites for industrial, office, business and low key storage uses will be permitted where:

- a) there would be environmental benefits such as a reduction in the visual impact of the site in the landscape, an improvement to the amenities of nearby properties, or a reduction in traffic or other disturbances from the site; and
- b) where feasible, the redevelopment scheme deals comprehensively with the full extent of the site; and
- c) the replacement buildings would not materially increase the existing floorspace of displaced buildings or materially increase the level of impact of the activity generated in terms of employment, visitors and traffic, and
- d) the replacement buildings would be appropriate to their surroundings in terms of scale, design and materials; and
- e) the redevelopment scheme would be contained within the existing site boundary.

- 8.14 The redevelopment of existing employment sites should help to support the economic well-being of communities throughout the Park. However, the redevelopment of existing employment sites for general warehousing purposes will not be encouraged as this type of development does not generate significant employment opportunities relative to the space required, and typically results in additional traffic.

Extensions to Non Residential Buildings and Uses

Policy DP17: Extensions to Non Residential Buildings and Uses

The limited extension of existing non residential buildings and uses will be permitted where it:

- a) would not materially increase the level of impact of the activity on the site; and
- b) is contained within the existing site boundary.

- 8.15 This policy applies to a range of non residential buildings and uses including agricultural, business, community and tourism uses (excluding holiday parks and camp sites). It seeks to maintain existing non residential buildings and uses while avoiding adverse impacts on the National Park arising from additional activity, such as increased visitors and traffic.
- 8.16 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.

Tourism

Strategic Objective for Tourism:

Support development which encourages sustainable tourism and recreation, and provides opportunities for enjoying the Park's special qualities.

- 8.17 The New Forest National Park's unique environment attracts many visitors and the tourism industry is of considerable importance to the National Park's economy. Spending associated with leisure trips to the National Park is significant, supporting the accommodation, retail and other business sectors, providing employment, and thus supporting local communities.
- 8.18 The development and implementation of sustainable tourism in the New Forest involves a wide range of partners and stakeholders. The District Council has the key destination management role, and works with a wide range of partners such as the New Forest Tourism Association, National Park Authority and Tourism South East to promote and market the New Forest, encourage sustainable tourism, and provide interpretation and information services. The Authority is supportive of the delivery of sustainable tourism and recognises the important contribution it makes to the National Park's communities and its economy.
- 8.19 In addition to developing the competitiveness and economic success of the tourism sector, a great deal of work has been undertaken to promote sustainable tourism in the New Forest, based on bringing together the interests of visitors, the tourism industry, local communities and the environment. This approach aims to support the local tourism economy, whilst ensuring that the special qualities and local distinctiveness of the New Forest are conserved. There is still, however, a need to raise the profile of tourism businesses as examples of good environmental practice and be bolder in developing the image of the National Park as a sustainable tourism destination focusing on the special qualities of the area.

- 8.20 With regard to tourism related developments, national planning policy⁴⁰ suggests that there should be scope for these in National Parks, but they should be subject to appropriate control over the number, form and location to ensure the conservation of the particular qualities of the Park.

Policy CP16: Tourism Development

Tourism development will be supported where it provides opportunities for the understanding and enjoyment of the special qualities of the National Park in a way that either enhances, or does not detract from, the special qualities. This will be facilitated by:

- a) supporting small scale development of visitor facilities and accommodation using new or existing buildings in the four defined villages or through the re-use or extension of existing buildings as part of a farm diversification scheme outside these villages;
- b) retaining existing serviced visitor accommodation where it contributes to the sustainability of local communities; and
- c) supporting opportunities to relieve visitor pressures where this would assist the conservation or enhancement of internationally or nationally designated nature conservation sites.

Extensions to existing tourism developments will be considered in accordance with Policies DP17 and DP18.

- 8.21 Small scale development of new visitor facilities and accommodation will be supported within the four defined villages. These villages already provide many restaurants, shops and other services used by visitors and together with their access by public transport make them sustainable locations for tourism developments⁴¹. Elsewhere throughout the National Park development of visitor facilities and accommodation will be supported through

40 Planning Policy Statement 4, Planning for Sustainable Economic Growth, 2009.

41 Consistent with paragraph 5.1, the Good Practice Guide on Planning for Tourism, DCLG 2006.



Commoners feeding ponies

the re-use or extension of existing buildings as part of well conceived farm diversification schemes.

- 8.22 It is also important to recognise that existing serviced accommodation is under pressure from higher value forms of development, such as housing. Given that serviced accommodation makes a significant contribution to the local economy by providing employment and supporting business services and local produce markets, retaining the existing stock is considered important. Outside the National Park, the adjacent towns (including Ringwood, Lymington, Fordingbridge and New Milton) are likely to continue to perform a particular role as centres for accommodation and visitor information and in providing a greater range of services and cultural facilities.

Policy DP18: Extensions to Holiday Parks and Camp Sites

Extensions to existing holiday parks, touring caravan or camping sites will only be permitted to enable the removal of pitches from sensitive areas by the relocation of part of a site to a less sensitive area adjoining an existing site, providing:

- a) there would be overall environmental benefits;
- b) there would be no increase in the overall site area or site capacity;
- c) the area where pitches or other facilities are removed from would be fully restored to an appropriate New Forest landscape, and any existing use rights are relinquished.

- 8.23 Holiday parks and campsites are well provided for in and around the New Forest. Although many sites are seasonal they can have a significant impact on the New Forest environment, particularly those located in areas of designated nature conservation importance. In the longer term, it would be of benefit to the New Forest environment to reduce the overall number of camping and caravan pitches in the most sensitive areas. DP18 carries forward an earlier policy from the New Forest District Local Plan First Alteration.

- 8.24 Access and use of the New Forest will be carefully managed under measures outlined within the Authority's Recreation Management Strategy (RMS) which will include strategies to avoid adverse impacts on the most sensitive parts of the forest including internationally designated conservation areas. The RMS approaches will be informed by up-to-date information on recreational usage of the National Park.

The land-based economy

Strategic Objective for the land-based economy

Encourage land management that sustains the special qualities of the National Park

- 8.25 The land-based economy in the New Forest encompasses agriculture, forestry, commoning and other traditional rural businesses. These have all generally declined in economic importance, and now provide only a small proportion of local jobs. However, farming, commoning, forestry and woodland management remain vital in maintaining the land use management

practices that help conserve the landscape character and cultural identity of the National Park.

Policy CP17: The Land-based Economy

Land-based businesses that help maintain the overall character and cultural identity of the National Park will be supported by:

- a) working with key organisations to ensure the future viability of commoning through:
 - (i) enabling affordable housing for commoners, that includes land suitable for holdings; and
 - (ii) maintaining the supply of land available for back-up grazing on the enclosed lands; resisting the loss of back-up grazing through development or change of use.
- b) Supporting farming and forestry that would be beneficial to the Forest through:
 - (i) the provision of agricultural and forestry buildings subject to Policy DP 13;
 - (ii) farm diversification where this would help to sustain the existing farm business and would be:
 - agricultural diversification based on an extensive system of land management, or
 - non-agricultural diversification, through the re-use of redundant farm buildings, where the new use would have a low environmental impact; and
 - (iii) helping to support markets for local produce and products.

- 8.26 In relation to rural activities, the National Park's Management Plan outlines the important role that agriculture, commoning and forestry play in supporting the rural economy and maintaining the characteristic New Forest habitats and landscapes. Moreover, one of the priorities for rural areas in the South East Regional Economic Strategy is to assist the food and farming sectors and support the development of premium local products and the land-based products supply chain.

- 8.27 National planning policy ⁴² states that agricultural development that enables farm businesses to be more competitive and sustainable, adapt to changing markets, legislation, and technologies, and diversify into new agricultural opportunities should be supported. It also supports the important role that agriculture plays in maintaining and managing the countryside and landscape, and outlines that the best and most versatile agricultural land should be considered alongside other sustainability issues when determining planning applications on agricultural land.
- 8.28 In the National Park the practice of commoning is particularly recognised as being integral to the maintenance of the essential landscape character and cultural heritage of the area. Commoners' animals remain part of the identity of the Forest and are a major attraction for visitors. Whilst commoners have rights to graze their animals in the historic area of common grazing, they also require back-up grazing areas in the enclosed agricultural lands. Consequently it is important that agricultural land, which is used for these purposes, is not developed or lost to other uses.
- 8.29 Farming and farm diversification will be given particular support to enhance or reinstate the characteristic landscapes and habitats, provide local produce, encourage greater public access or provide local employment in rural businesses. Diversification which replaces the farm business or which entails intensive production methods will not be supported.
- 8.30 Forestry has become an important feature of the New Forest over the past 150 years, providing local employment and training and enabling much of the timber to be sourced and processed locally. It will be important for the industry to adapt to changing markets for forestry products, including wood fuel, and continue to champion sustainable production in the local context.

⁴² Planning Policy Statement 7, Sustainable Development in Rural Areas, 2004.

Re-Use of Existing Buildings

- 8.31 The re-use of existing buildings is important for business and employment development to ensure the provision of future employment opportunities for local communities in the Park. 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.

Policy DP19: Re-use of Buildings outside the Defined Villages

The re-use of buildings outside defined villages will be permitted provided that:

- a) the proposal would not result in the loss of an employment use or community facility; and
- b) the proposal would not involve a residential use (other than in accordance with policy CP12); and
- c) the building is 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 must be structurally sound and capable of re-occupation without re-building; and
- d) 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.

- 8.32 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.

- 8.33 Given the importance that land management practices have in maintaining the landscape, the Authority will support farm diversification schemes which re-use existing farm buildings in accordance with Policy DP19, 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.

- 8.34 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 commoner's 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.

- 8.35 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.

Agricultural and Forestry Buildings

- 8.36 This policy seeks to enable development necessary to sustain agricultural activity, including forestry and commoning. However, 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.

Policy DP20: Agricultural and Forestry Buildings

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

- a) there is a functional need for the building and its scale is commensurate with that need;
- b) the building is designed for the purposes of agriculture or forestry;
- c) 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
- d) they do not involve large or obtrusive structures or generate a level of activity which would have a detrimental effect on the National Park.

8.37 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. In the case of buildings required in connection with the turning out of stock onto the Open Forest, the Authority will also need to assess the associated impacts of any additional grazing pressures on the Open Forest.

8.38 A planning condition will normally be imposed requiring the building to be removed and the land restored to its former condition should the building no longer be required for agricultural purposes. In assessing the functional need for a building, first consideration will be given to the conversion of any existing building under the terms of Policy DP19.

Horse riding and horse keeping

8.39 Horse riding and horse keeping have a long history in the New Forest and are part of the New Forest scene. In the region of 3,500 horses are kept within and immediately surrounding the National Park⁴³. Together

with horses kept by farmers and commoners, the local equine community makes a valuable contribution to the local economy.

- 8.40 When it is done well, horse keeping can make a positive contribution to the management of the New Forest and assist farmers and commoners seeking to diversify their activities. But also in the few cases when it is done badly there can be problems associated with overgrazed fields, poor fencing and inappropriate lighting, all of which can lead to a negative impression of horse keeping. There are examples of both within the New Forest.
- 8.41 Planning permission is usually required for most horse related development. However, under the General Permitted Development Order 1995, there may be some scope to provide buildings or enclosures associated with the keeping of recreational horses, incidental to the enjoyment of the dwelling house, in the garden of a domestic dwelling. It will be advisable to seek the advice on the need for planning permission for such buildings from the Authority.

Policy DP21: Recreational Horse Keeping

Permission will be granted for recreational horse keeping provided that the proposal does not:

- a) have an adverse impact on the landscape or any nature conservation interests;
- b) harmfully increase riding pressures on the open Forest; or
- c) result in the loss of back-up grazing land.

- 8.42 The Authority cannot control the use of land for grazing. However, the keeping of recreational horses involves a more intensive use of land which is subject to planning control. The distinction between grazing and keeping is not always clear although a judgement can normally be made on the basis of the area of grazing land available per animal. As a guideline, the keeping of horses generally occurs when there is less

⁴³ Recreational Horse Keeping in the New Forest. Update of grazing survey 2007.

than 0.5 ha of land per horse⁴⁴. Other key indicators can include the existence of stables and other facilities, and the condition of the land.

- 8.43 Planning applications should be accompanied by sufficient information to demonstrate that the associated impacts of any new recreational horse keeping use is positive rather than negative, for example by including details of fencing and landscaping.
- 8.44 The high demand in land for horse grazing and keeping can reduce the amount of back-up grazing available for commoners' animals and there is a need to maintain an adequate supply of back-up grazing land available to commoners⁴⁵.
- 8.45 This policy also seeks to ensure that horse keeping does not impinge on the New Forest by adding to riding activity in the area and/or contributing to the erosion of the Open Forest.

Policy DP22: Field Shelters and Stables

Permission will be granted for field shelters provided that the building is:

- a) sensitively sited to be unobtrusive in the landscape; and
- b) simple in appearance and modest in scale; and
- c) constructed of appropriate materials.

The same considerations apply to stables although these should be located close to existing buildings.

- 8.46 The Authority seeks to limit the proliferation of buildings in the New Forest, primarily because of their impact on the landscape. However, the need for field shelters (which are commonly characterised by one side of the building being left open) is recognised and therefore they will normally

be permitted providing they are sensitively designed and can be accommodated without being obtrusive in the landscape. The same considerations apply to stables although these should be located close to existing buildings.

Policy DP23: Maneges

The development of outdoor maneges will be permitted provided that:

- a) they do not result in any detrimental impact on the landscape and ecology of the New Forest; and
- b) they do not involve the installation of lighting.

The development of indoor maneges will not be permitted other than in accordance with policy DP19 (Re-use of buildings).

- 8.47 Maneges are all-weather riding arenas used for the schooling of animals and the training of riders. While the Authority recognises that the availability of maneges may reduce the use of the open Forest, particularly by riding schools, there are concerns about the physical impact of their development on the New Forest landscape and ecology. The Authority wishes to minimise the environmental impact of these proposals and considers that this form of development is likely to be acceptable only where it is contained within or closely related to an existing group of buildings and makes use of materials that blend in well with the New Forest landscape.

► Where else to look:

- Planning Policy Statement 7: Sustainable Development in Rural Areas
- Planning Policy Statement 4: Planning for Sustainable Economic Growth

⁴⁴ Defra Consultation on Code of Practice for the Welfare of Equines November 2008 reports that as a general rule, a horse will require a minimum of 0.4 to 0.6 hectares (one to one and a half acres) of good grazing if no supplementary feeding is being provided.

⁴⁵ New Forest Commoning Review 2007 Full Report identified the need to protect backup grazing land from competing land uses such as private horse keeping.



Chapter 9

Transport and Access

- 9.1 The National Park has an extensive road network, with several major trunk routes and a number of A-roads that carry high volumes of traffic from commuters, residents and visitors alike.
- 9.2 National predictions of an increase of 30% in total car travel by 2025⁴⁶, combined with the impacts of 110,000 additional dwellings proposed in South Hampshire and South East Dorset, will generate additional demands on the road network within the National Park.
- 9.3 However, unlike many National Parks, the New Forest is easily accessible by train through four railway stations at Ashurst, Brockenhurst, Sway and Beaulieu Road, which are on the London Waterloo to Weymouth line. Therefore, there are real opportunities to encourage arrival by train, although these stations are currently poorly connected to other forms of public transport. Whilst a number of bus routes cross the Forest the services are greatly reduced in the evenings and at weekends.
- 9.4 The New Forest Tour, a seasonal open top bus, is aimed primarily at visitors and operates during the summer months, on a circular route between Lyndhurst, Lymington and Beaulieu, stopping at major attractions within the National Park.

46 Compared with 2003 figures.

Transport

Strategic Objective for Transport:

Reduce the impacts of traffic on the special qualities of the National Park and support a range of sustainable transport alternatives within the Park.

- 9.5 Across the National Park traffic volumes are high, especially during the summer months, and trends indicate a general increase each year on a number of routes. The National Park receives an estimated 13.5 million visitor days each year, with the vast majority of both staying and day visitors using the car to reach their destination⁴⁷.
- 9.6 In addition to residents and visitors, there are high levels of commuter traffic crossing the Park, particularly from the surrounding areas. A significant proportion of the local workforce is either self-employed and work from home (about 11%) or commute to work outside the area, particularly to Southampton. Overall there is a significant net outflow of people from the National Park travelling to work in urban areas such as Southampton (providing employment for 15% of the National Park's working population) and Bournemouth (providing employment for 8% of the National Park's working population).
- 9.7 The increase in traffic within and around the National Park raises a number of significant

47 Tourism South East visitor survey 2004-2005.



Pigs on road, Bramshaw

issues. Campaigns in recent years have seen a reduction in the numbers of commoner's livestock (ponies, cattle, pigs, sheep and donkeys) killed or injured on the Forest's unfenced roads, but the figure still remains relatively high with 94 animals killed or injured during 2008.

- 9.8 Traffic speeds can be a concern to local communities and can contribute to human and animal accidents. Hampshire County Council has introduced 30 mph speed limits in many New Forest villages and advisory 20 mph limits in the vicinity of many schools.
- 9.9 Traffic also detracts from the tranquillity of the New Forest, and can conflict with other recreational users, especially on more minor roads and increases the carbon footprint of the Forest. Over the coming decades, with a potential increase in recreation pressure on the New Forest, it will be important to develop further education and traffic management initiatives to ensure quality of life, environmental quality and experience of visitors is not undermined.
- 9.10 The principles of this transport objective are also carried through in a number of other policies in this Core Strategy. In particular the Spatial Strategy (set out in Chapter 4) is based on the objective of reducing the need to travel and therefore the location of development is based on the most sustainable settlements in the National Park, which have the best access to public transport, including rail, and existing community facilities and services.

Policy CP18: Transport Infrastructure

Further development of the strategic transport network will only be supported where:

- a) it is an integral part of a longer term strategy to address traffic congestion on the A31; or
- b) alternative solutions including potential traffic demand management measures have been explored and are not feasible or appropriate.

- 9.11 Only a limited amount of small scale housing and associated development is proposed for the National Park. Additional new or improved transport infrastructure is not needed to service this level of development. Consequently the expansion of the existing road network will not be supported within the National Park, other than in exceptional circumstances.
- 9.12 Working in partnership with Hampshire County Council and Wiltshire Council, the Authority aims to use the transportation contributions it collects on schemes under Policy DP15 to help mitigate the likely effects of increased levels of trip generation within the National Park by addressing accessibility, road safety, air quality and traffic congestion.
- 9.13 Of greater concern is the impact of increased trip generation on the National Park arising from development outside the National Park boundary; some 110,000 dwellings are proposed for South Hampshire and South East Dorset up to 2026. It is important that the likely impacts are

researched and fully understood to allow the development of measures which will mitigate the impact on the special qualities of the National Park.

- 9.14 The National Park Authority will take account of national transport policy and the Hampshire and Wiltshire Local Transport Plans with regard to the consideration of any major new traffic or demand management measures over the longer term of this Core Strategy. Any such measures will not be considered without further detailed research and public consultation.

► *Where else to look:*

- Planning Policy Guidance Note 13: Transport
- Hampshire Local Transport Plan
- Wiltshire Local Transport Plan

Access

Policy CP19: Access

The Authority will promote safer access and more sustainable forms of transport to and within the National Park for enjoyment, health and well-being, where appropriate by supporting:

- a) local transport initiatives such as the New Forest Tour;
- b) community transport initiatives such as the Lymington to Brockenhurst Community Rail Partnership;
- c) improvements to make existing paths, tracks and roads safer and more user friendly; and
- d) opportunities for the creation of a more joined-up network of core routes for non-motorised transport.

- 9.15 Government advice in Planning Policy Guidance Note 13: Transport and the conclusions of the Sustainable Community Strategies covering the National Park all emphasise the need to reduce the reliance on the car, improve public transport and access to a range of services and community

facilities. This will prove beneficial to both residents and visitors alike.

- 9.16 The dispersed nature of settlements in the National Park, seasonal congestion, and a limited public bus network, can create barriers to accessibility. In recent years, there have been reductions in some less well-used public bus services which have added to the problem. The National Park Authority recognises the importance of maintaining an effective network of public transport and the added value that community transport initiatives can bring.
- 9.17 Seasonal traffic congestion in Lyndhurst causes local pollution problems and affects local residents' quality of life. It can also create accessibility issues for local people and reduce the quality of experience for visitors. In 2007 Hampshire County Council undertook a scrutiny review of the transport situation in Lyndhurst, considering evidence from a wide range of stakeholders. The review groups conclusions included:
- prioritisation of New Forest-wide approaches to traffic management with a view to known hot spots such as Lyndhurst benefitting from such measures;
 - demand management measures, such as junction improvement, within the village; and
 - not supporting the prioritisation of a Lyndhurst focused bypass at the present time.
- 9.18 The Authority will support Hampshire County Council, and other stakeholders, in progressing the review recommendations over the plan period.
- 9.19 Although there are more than 300 km of rights of way within the National Park, outside of the Crown Lands, the New Forest and South West Hampshire Countryside Access Plan 2008-2013 identifies a number of gaps in the provision of access into the National Park in some areas, especially in the southern area of the Park. On the eastern boundary of the Park the A326 is a barrier to pedestrian and cyclist movements and causes significant severance, affecting Waterside residents accessing the New Forest.

- 9.20 The Countryside Access Plan together with the Rights of Way Improvement Plan for Wiltshire both highlight the need for a joined-up network of routes, with particular emphasis on encouraging suitable routes for less mobile people. This is important for the New Forest given the forecast ageing population, and reflects the objectives of Planning Policy Guidance Note 13: Transport which promotes accessibility by public transport, walking and cycling.
- 9.21 Under the Countryside and Rights of Way (CROW) Act 2000 the National Park Authority is the statutory access authority. However, responsibility for the maintenance of rights of way remains with Hampshire County Council and Wiltshire Council as the relevant highway authorities.
- 9.22 The Marine and Coastal Access Act 2009 introduced new powers to improve public access to and enjoyment of the coastline of England. Natural England will be responsible for developing a suitable route in consultation with local communities and organisations, which will be subject to restrictions in certain areas for nature conservation or land management purposes.



Chapter 10

Monitoring and Implementation

- 10.1 As the local planning authority the National Park Authority is required to produce an Annual Monitoring Report to assess the effectiveness of the Core Strategy and Development Management policies and assess whether they are achieving the intended objectives and targets, or if trends indicate an early review of one or more policies is necessary. Reference is also made to the relevant organisations that influence the implementation of these policies, particularly where these are taken forward in other plans and strategies
- 10.2 In addition the Authority is required to publish a State of the Park Report every five years, describing any changes to the condition of the National Park through the monitoring of indicators relating to objectives in the New Forest National Park Management Plan.
- 10.4 Although the Core Strategy anticipates a limited level of development in the National Park up to 2026 the detailed assessment of infrastructure needs are set out in the Authority's Delivery Plan. This will be updated regularly to review the social and physical infrastructure needs for the National Park.
- 10.5 The National Park covers a relatively small geographical area and therefore the importance of cross-boundary partnership work is critical to its functioning. The land use of the surrounding areas provides its visual setting, including links to Southampton Water.
- 10.6 Closer working relationships with neighbouring authorities should be developed in order to facilitate a more integrated approach to a number of cross boundary issues such as provision of green infrastructure, and consideration of coastal issues.
- 10.7 In particular, Chapter 5 clarifies that the Authority will work with Natural England and other local authorities, as well as a range of relevant stakeholders to develop a strategic approach to prevent adverse effects on internationally designated nature conservation sites from recreational pressures. As part of any strategic approach, it will be important to monitor potential effects, such as air pollution and recreational disturbance, to ensure that any mitigation measures are effective.

Cross boundary issues

Implementation and Delivery

- 10.3 There are about a dozen key organisations involved in the day-to-day administration and management of the National Park. Many are statutory agencies with responsibilities covering a wider geographical area (such as the county councils, Natural England, the Forestry Commission and the Environment Agency), others are local land managers or service providers (including the district and borough councils). Parish and Town Councils also have an important role in many aspects of management at a local level and in reflecting the wider views of their communities.

Monitoring

INDICATOR	TARGET	DATA SOURCE
OBJECTIVE 1: Protect and enhance the natural environment of the National Park, including the natural beauty of the landscape and the range of habitats and species.		
Housing permitted within 400m of the New Forest SPA	Not to allow adverse impacts on the sensitive European nature conservation site	NFNPA
Change in areas and populations of biodiversity importance, including: (i) change in BAP priority habitats and species; and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	Net increase in areas of biodiversity importance	Natural England, Hampshire Biodiversity Information Centre
% of new development meeting BREEAM and CSH standards	Achieve zero carbon rating by 2016	NFNPA, development industry
Public open space standard of 3.5 hectares per 1000 population	In line with the Authority's Open Space Standards No net loss of existing open space	NFNPA
Condition of watercourses	Percentage of river length achieving water quality rating of 'good' or above (chemical and biological grading)	Environment Agency
Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Core Indicator E1)	Zero applications	NFNPA, Environment Agency

OBJECTIVE 2: Conserve and enhance the wealth of individual characteristics that contribute to the local distinctiveness of the built environment of the New Forest.

Numbers of pre-application discussions which led to satisfactory schemes	Not to allow development that would be incompatible with the character of the area	NFNPA
Planning applications refused on design grounds	Not to allow development that would be incompatible with the character of the area	NFNPA
Planning applications refused on the basis of the impact on the historic environment	Not to allow development that would have adverse impacts on the Park's historic environment	NFNPA
Planning applications refused due to inadequate access provision for disabled and less mobile	Not to allow development that has inadequate access for the disabled	NFNPA
Housing quality – Building for Life Assessments (Core Indicator H6)	To promote housing that supports an ageing population	NFNPA

OBJECTIVE 3: Plan for the likely impacts of climate change on the special qualities of the New Forest and reduce the overall environmental footprint of the National Park.

The environmental footprint of the National Park	A year on year reduction in the Park's footprint	NFNPA, local authorities, Environment Agency, development industry, landowners
Planning permissions granted contrary to Environment Agency advice on flooding (Core Indicator E1)	Zero applications	NFNPA, Environment Agency
Applications refused on the basis of incompatibility with the Shoreline Management Plans and Coastal Defence Strategies	Not to allow development in areas at risk of coastal erosion or flooding	NFNPA
Level and type of renewable energy permitted	Increase in numbers of applications permitted	NFNPA
Areas subject to Air Quality Management Action Plans (Lyndhurst)	Improvement in air quality levels in Lyndhurst – in line with Government's Air Quality Strategy Objectives	Local authorities, Environment Agency

INDICATOR	TARGET	DATA SOURCE
OBJECTIVE 4: Strengthen the well-being, identity and sustainability of rural communities and the pride of local people in their area.		
Proportion of new employment development, dwellings, retail uses and community facilities in the four defined villages	To ensure defined villages remain the focus for development	NFNPA, Hampshire County Council
Planning applications permitted for change of use from retail in the four defined villages.	Retain retail uses in 50% of the shopping frontages in Lyndhurst and Brockenhurst, and 40% in Ashurst and Sway shopping frontages	NFNPA, Hampshire County Council Land Supply Schedules
Location and type of new / enhanced community facilities	Net gain in facilities / improved facilities	NFNPA, town and parish councils, health care providers, recreation and leisure industry
Location and type of new housing permitted and completed (Core Indicator H2)	To meet the Core Strategy requirement of 220 dwellings between 2006 and 2026	NFNPA, Hampshire County Council Land Supply Schedules
Density of dwellings completed	Not to allow development that would be incompatible with the character of the area	NFNPA, Hampshire County Council
Applications refused on the grounds of over enlargement	Not to allow development that would be incompatible with the character of the area	NFNPA
Applications permitted for agricultural or forestry workers dwellings	-	NFNPA
Net additional pitches permitted for gypsies, travellers and travelling showpeople (Core Indicator H4)	Target to be identified through the Authority's Sites and Designations DPD	NFNPA

OBJECTIVE 5: Promote affordable housing to meet local needs and maintain the vibrant communities of the National Park.

Location and type of affordable housing permitted and completed (Core Indicator H5)	At least 50% in defined villages; rural exception sites elsewhere	NFNPA, Hampshire County Council Land Supply Schedules
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OBJECTIVE 6: Develop a diverse and sustainable economy that contributes to the well-being of local communities throughout the Park.

Type and location of employment land available (Core Indicators BD1-BD3)	No loss of existing employment sites	NFNPA, Hampshire County Council Land Supply Schedules
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OBJECTIVE 7: Encourage land management that sustains the special qualities of the National Park.

Numbers of practising commoners and stock depastured	-	Verderers of the New Forest, Defra
Number and size of farms in the National Park	-	Defra
Farm diversification schemes permitted	-	NFNPA, Defra
Applications permitted for agricultural and forestry buildings	-	NFNPA
Applications permitted for recreational horse keeping and associated development	-	NFNPA
Numbers of planning applications resulting in back up grazing land lost to other uses	no net loss	NFNPA
Number of applications permitted for farm diversification which replace the farm business or which encourages intensive production methods.	zero	NFNPA

INDICATOR	TARGET	DATA SOURCE
OBJECTIVE 8: Support development which encourages sustainable tourism and recreation, and provides opportunities for enjoying the Park's special qualities.		
Numbers and type of visitor facilities and accommodation permitted in the defined villages	To ensure defined villages remain the focus for visitor facilities and accommodation	NFNPA
Numbers of visitors coming to the National Park (data not collected annually)	-	NFNPA, NFDC, Tourism South East, Forestry Commission, recreation and leisure industry
Numbers of pitches relocated from holiday parks and camp sites in sensitive areas	-	NFNPA, Forestry Commission, landowners, recreation and leisure industry

OBJECTIVE 9: Reduce the impacts of traffic on the special qualities of the National Park and support a range of sustainable transport alternatives within the Park.

Level of road traffic in the Forest, especially on A31	Hampshire LTP 2006-2011 sets out targets to 2020: - reduce traffic growth County-wide by 50%	Department for Transport daily flow statistics Hampshire County Council
Implementation of safeguarded transport schemes	Target not appropriate	Hampshire County Council, Wiltshire Council
Length / location of and enhancements to public rights of way	Increase / improve footpaths, cycleways and bridleways	Hampshire County Council, Wiltshire Council
Traffic accidents causing death or personal injury	Hampshire LTP 2006-2011 sets out targets to 2020: - reduce fatalities or serious injuries by 40% - reduce child fatalities or serious injuries by 50% - reduce slight injuries by 10%	Hampshire County Council, Wiltshire Council
Numbers of people using the New Forest Tour Bus	Year on year increase	NFNPA

Annex 1: Policies superseded by Core Strategy and Development Management Policies

NEW FOREST LOCAL PLAN FIRST ALTERATION 2001-2011 (adopted August 2005)

Policy Index / Section	Description	Saved Sept 2007	Saved August 2008	Which DPD will replace policy
AH-1	Affordable Housing in Defined Villages		Saved	CS
AH-2	Affordable Housing in rural areas and small settlements		Saved	CS
DW-E1	General development criteria		Saved	CS
DW-E3	Infrastructure	Saved		CS
DW-E5	Recycling	Saved		Deleted
DW-E6	Requirement for landscape scheme		Saved	Deleted
DW-E7	Content of landscape scheme		Saved	Deleted
DW-E8	Trees		Saved	CS
DW-E9	Hedgerows		Saved	CS
DW-E10	Private open space		Saved	CS
DW-E11	Areas of special character		Saved	Deleted
DW-E12	Protection of landscape features	Saved		CS
DW-E13	Protection of historic street and footpath patterns	Saved		Deleted
DW-E14	Crime prevention	Saved		CS
DW-E15	Access for impaired or restricted mobility	Saved		CS
DW-E16	Shopfronts	Saved		Deleted
DW-E17	Advertisements	Saved		Deleted
DW-E18	Alterations, extensions and repairs to listed buildings	Saved		Deleted
DW-E19	Demolition of listed buildings	Saved		Deleted
DW-E21	Change of use of listed buildings	Saved		Deleted
DW-E22	Exceptional development to retain listed buildings	Saved		Deleted
DW-E23	New development in Conservation Areas	Saved		Deleted
DW-E24	Demolition in Conservation Areas	Saved		Deleted
DW-E25	Shopfronts in Conservation Areas	Saved		Deleted
DW-E26	Advertisements in Conservation Areas	Saved		Deleted
DW-E27	Development affecting archaeological sites	Saved		CS
DW-E28	Archaeological field assessment	Saved		Deleted
DW-E29	Historic landscapes	Saved		CS
DW-E32	Strategic Gaps	Saved		Deleted
DW-E35	River valleys		Saved	CS
DW-E38	Locally designated sites		Saved	CS
DW-E39	Nature Conservation Interest		Saved	CS
DW-E40	New sites of nature conservation value and enhancement of existing		Saved	CS
DW-E41	Protected Species		Saved	CS
DW-E43	Control of Pollution		Saved	CS
DW-E44	Minimising conflicts with polluting sources	Saved		CS
DW-E45	Developments involving hazardous substances		Saved	CS
DW-E47	Development on other safeguarding consultation zones		Saved	Deleted

DW-E49	River and coastal flooding		Saved	CS
DW-E50	Drainage		Saved	Deleted
DW-T1	A326 improvements		Saved	Deleted
DW-T2	A35 Totton/Redbridge	N/A	Saved	Deleted
DW-T3	Totton western bypass	N/A	saved	Deleted
DW-T4	Roadside facilities		Saved	Deleted
DW-T5	Public Transport infrastructure		Saved	CS
DW-T6	Freight sites and routes		Saved	Deleted
DW-T7	Location of new development		Saved	CS
DW-T8	Access, safety and traffic management requirements		Saved	CS
DW-T9	New car parking provision on development sites and elsewhere		Saved	CS, SPD
DW-T10	New and improved footpaths and cycleways		Saved	CS, SD
DW-T11	Safeguarding proposed footpaths and cycleways		Saved	Deleted
DW-T12	Protection of existing and proposed public rights of way		Saved	CS
DW-T13	Contributions to footpaths, cycleways and bridleways		Saved	Deleted
DW-T14	Improvements to footpaths, cycleways and bridleways		Saved	CS
DW-R1	Protection of public open space		Saved	CS
DW-R2	Protection of private or education authority recreational facilities		Saved	CS
DW-R3	Open space contributions		Saved	CS
DW-R4	Retention of recreational buildings		Saved	CS
DW-P1	Water and waste water infrastructure		Saved	CS
DW-C1	Coastal development	Saved		CS
DW-C2	Restricted uses on coastal sites	Saved		CS
DW-C4	Coastal protection works	Saved		CS
DW-C5	Development requiring coastal works	Saved		CS
DW-C6	Coastal erosion		Saved	CS
DW-C7	Coastal land reclamation	Saved		CS
DW-C8	Pedestrian and vehicular coastal access		Saved	CS
DW-C9	Coastal car parks	Saved		Deleted
DW-C10	Beach huts		Saved	CS
DW-C11	Marinas and moorings	Saved		CS
DW-F1	Developers' obligations	Saved		CS
NF-E1	Control of development	Saved		CS
NF-E2	Defined New Forest villages		Saved	CS, SD
NF-E3	Loss of grazing land	Saved		CS
NF-E4	Landscape character of the New Forest		Saved	CS
NF-E5	Design of new development in the New Forest		Saved	CS
NF-E6	Advertisements in the New Forest	Saved		Deleted
NF-H1	New residential development in the New Forest	Saved		CS
NF-H2	New housing within the defined New Forest villages		Saved	CS
NF-H3	Extensions to dwellings in the New Forest		Saved	CS
NF-H4	Replacement dwellings in the New Forest	Saved		CS
NF-H5	Outbuildings in the New Forest	Saved		CS
NF-H6	Dwellings for agricultural or forestry workers in the New Forest		Saved	CS
NF-H7	Removal of agricultural occupancy conditions in the New Forest		Saved	CS
NF-H8	Affordable housing for local needs in the New Forest		Saved	CS
NF-H9	Caravans in the New Forest	Saved		CS
NF-H10	Replacement of residential caravans or mobile homes in the New Forest	Saved		CS
NF-B1	Agricultural development in the New Forest	Saved		CS

NF-B2	New employment uses in the New Forest (including farm diversification)		Saved	CS
NF-B3	New employment development in defined New Forest villages		Saved	CS
NF-B4	Redevelopment of established employment sites in the New Forest	Saved		CS
NF-B5	Extensions to employment premises in the New Forest	Saved		CS
NF-B6	Retention of existing employment sites in the New Forest	Saved		CS
NF-TM1	New Hotels in the New Forest	Saved		CS
NF-TM2	Retention of existing hotel accommodation in the New Forest	Saved		CS
NF-TM3	Bed and breakfast accommodation in the New Forest	Saved		CS
NF-TM4	Extension to hotels in the New Forest	Saved		CS
NF-TM5	Holiday parks and camp sites in the New Forest	Saved		CS
NF-TM6	Relocation of camp sites in the New Forest	Saved		CS
NF-TM7	Extensions to holiday parks and camp sites in the New Forest	Saved		CS
NF-TM8	Up grading of holiday park facilities in the New Forest	Saved		Deleted
NF-TM9	Up-grading of touring caravan and camps site facilities in the new Forest	Saved		Deleted
NF-TM10	Visitor attractions in the New Forest	Saved		CS
NH-TM11	Farm diversification schemes		Saved	CS
NF-S1	Retail development in the defined New Forest villages	Saved		CS, SD
NF-S2	Non-retail development in shop premises in defined New Forest villages	Saved		CS, SD
NF-S3	Retail development outside the defined New Forest villages		Saved	CS
NF-S4	Shop extensions outside the defined New Forest villages	Saved		CS
NF-S5	Loss of rural shops in the New Forest	Saved		CS
NF-S6	Amusement centres in the New Forest	Saved		Deleted
NF-F1	Food and drink premises in defined New Forest villages	Saved		CS, SD
NF-F2	Food and drink premises outside defined New Forest villages	Saved		CS
NF-F3	Loss of public houses in the New Forest	Saved		CS
NF-R1	Recreational uses in the New Forest	Saved		CS
NF-R2	Development ancillary to recreation uses in the New Forest	Saved		Deleted
NF-R3	Outdoor recreation facilities for local needs in the New Forest	Saved		Deleted
NF-R4	Indoor recreation facilities for local needs in the New Forest	Saved		Deleted
NF-R5	Commercial riding establishments in the New Forest	Saved		CS
NF-R6	Recreational horse keeping in the New Forest	Saved		CS
NF-R7	Stables and field shelters in the New Forest	Saved		CS
NF-R8	Maneges in the New Forest	Saved		CS
NF-P1	Schools in the defined New Forest villages	Saved		CS
NF-P2	Schools outside the defined New Forest villages		Saved	CS
NF-P3	Redundant schools in the New Forest	Saved		Deleted
NF-P4	Health and social services facilities in the New Forest		Saved	CS
NF-P5	Care homes in the defined New Forest villages		Saved	Deleted
NF-P6	Care homes outside the defined New Forest villages		Saved	Deleted
NF-P7	Community facilities in the New Forest		Saved	CS
NF-P8	Loss of community facilities in the New Forest		Saved	CS
NF-P9	New utility infrastructure in the New Forest	Saved		CS
NF-P10	Telecommunications in the New Forest		Saved	Deleted
NF-RB1	Re-use of buildings in the New Forest		Saved	CS
BE-1	Beaulieu Village	Saved		Deleted
CA-1	Calshot Activities Centre	Saved		Deleted
PP-1	Paultons Park	Saved		Deleted
TA-1	Tatchbury Mount	Saved		Deleted
HD-18	Dibden Distributor Road		Saved	Deleted

SALISBURY DISTRICT LOCAL PLAN 2001-2011
(adopted June 2003)

Policy Index	Description	Which DPD will replace policy
G1	General principles for development	CS
G2	General criteria for development	CS
G3	The Water Environment	CS
G5	Water Services	CS
G7	Development Restraint Areas	Deleted
G8	Groundwater Source Protection Areas	CS
G9	Planning Obligations	CS
G10	Enabling development	CS
G12	Ministry of Defence land	Deleted
G13	Ministry of Defence land	Deleted
D1	Extensive development	Deleted
D2	Infill development	CS
D3	Extensions	CS
D4	Development in the Chequers, Salisbury City	Deleted
D5	Salisbury Central Area	Deleted
D6	Salisbury Central Area roofscape	Deleted
D8	Public Art	Deleted
H1	Future house building	CS
H2D	Mixed development allocation – Old Sarum	Deleted
H2E	Key worker housing allocation – Salisbury District Hospital	Deleted
H2F	Housing allocation – Duck Lane	Deleted
H3	Housing allocation – Old Manor Hospital Salisbury	Deleted
H4	Housing allocation – Eastern Chequers	Deleted
H5	Housing allocation – Salt Lane Car Park	Deleted
H6	Residential development – Brown Street Car Park	Deleted
H7	Salisbury Central Area	Deleted
H8	Housing policy boundary - Salisbury	Deleted
H9	Housing allocation – Boscombe Road, Amesbury	Deleted
H10	Residential development – Raf Baverstock site, Dinton	Deleted
H11A	Residential development – Wick Lane, Downton	Deleted
H12	Residential development – Netheravon Road, Durrington	Deleted
H14	Mixed development, Weaveland Road, Tisbury	Deleted
H15	Residential development, Wilton	Deleted
H16	Housing policy boundaries	Deleted
H17	Protection of important open spaces within Housing Policy Boundaries	Deleted
H18	Amenity open space within Housing Policy Boundaries	Deleted

H19	Housing Restraint Areas	Deleted
H20	Special Restraint Areas	Deleted
H21	Special Restraint Areas	Deleted
H22	Application of Housing Policy Boundaries	Deleted
H23	Land outside Housing Policy Boundaries	CS
H24	Housing for the Elderly	Deleted
H25	Affordable Housing	CS
H26	'Exception' housing sites	CS
H27	Housing for rural workers	CS
H28	Housing for rural workers	CS
H29	Occupancy conditions	CS
H30	Replacement dwellings in the countryside	CS
H31	Extensions to dwellings in the countryside	CS
H32	Mobile homes	CS
H33	Accommodation for dependent persons	Deleted
H34	Gypsy sites	CS
E1	Land at Old Sarum	Deleted
E2	Land at London Road	Deleted
E3	Office development within Salisbury Central Area	Deleted
E4	Small and medium sized offices within the Salisbury Chequers	Deleted
E5	Office development, Brown Street Car Park	Deleted
E6	Office development at Old Manor Hospital	Deleted
E7	Constraints on employment development, Southampton Rd	Deleted
E8A	Land to the east of Porton Road, Amesbury	Deleted
E8B	South Wiltshire Science Park - Boscombe and Porton Down	Deleted
E10	Employment redevelopment at RAF Baverstock	Deleted
E12	Employment development, Mere	Deleted
E14A	Employment development, Tisbury	Deleted
E14B	Small scale employment uses, Tisbury	Deleted
E16	General Employment	CS
E17	General Employment	CS
E18	Special Restraint Areas	Deleted
E19	Employment in the countryside	CS
E21	Employment in the countryside	CS
CN1	Demolition of Listed Buildings	CS
CN2	Re-erection of dismantled Listed Buildings	Deleted
CN3	Setting of a Listed Building	Deleted

CN4	Change of use of Listed Buildings and in Conservation Areas	Deleted	C18	Water quality, amenity, visual quality	CS
CN5	Development within curtilage of Listed Buildings	Deleted	C19	Best agricultural land	Deleted
CN6	Changes of Use – Listed Buildings	Deleted	C20	Development essential to meet the need of agricultural, forestry and horticulture	CS
CN7	Change of use of listed agricultural buildings	Deleted	C21	Farm diversification	CS
CN8	Development in Conservation Areas	Deleted	C22	Change of use of buildings in the open countryside	CS
CN9	Demolition of buildings in Conservation Areas	Deleted	C23	Change of use of large houses in the countryside	Deleted
CN10	Open spaces in Conservation Areas	Deleted	C24	Extensions to buildings in the countryside	CS
CN11	Views from and into Conservation Areas	Deleted	HA1	Development in the New Forest	CS
CN12	Enhancement of Conservation Areas	Deleted	HA2	Housing within the New Forest villages	CS, SD
CN13	Shopfronts in Conservation Areas	Deleted	HA3	Commoner's dwellings	CS
CN14	Shopfronts in Conservation Areas	Deleted	HA4	Replacement of existing dwellings in the New Forest	CS
CN15	Illuminated signs in Conservation Areas	Deleted	HA5	Small-scale business development in the New Forest	CS
CN16	External grilles in Conservation Areas	Deleted	HA6	Extensions or redevelopment of existing business premises	CS
CN17	Tree Preservation Orders	CS	HA7	Change of use of buildings	CS
CN18	Historic parks and gardens	CS	HA8	Indoor sports and recreation facilities	Deleted
CN19	Environmental improvements	CS	HA9	Outdoor recreation facilities	CS
CN20	Scheduled Ancient Monuments	CS	HA10	Golf courses in the New Forest	Deleted
CN21	Areas of Special Archaeological Interest	Deleted	HA11	Riding establishments	CS
CN22	Archaeological remains	CS	HA12	Private non-commercial stables	CS
CN23	Archaeological implications of development	CS	HA13	Tourist attractions	CS
CN24	Development affecting the Stonehenge World Heritage Site	Deleted	HA14	New hotels in the New Forest	CS
C2	Development in the countryside	CS	HA15	Change of use of buildings to hotel, B&B, guest house or self-catering accommodation	CS
C3	Public utility infrastructure in the countryside	CS	HA16	Holiday chalet accommodation	CS
C4	Cranborne Chase and West Wiltshire Downs AONB	Deleted	S1	Primary frontages	Deleted
C5	Cranborne Chase and West Wiltshire Downs AONB	Deleted	S2	Secondary shopping areas	Deleted
C6	Special Landscape Area	Deleted	S3	Location of retail development	CS
C7	Landscape setting of Salisbury and Wilton	Deleted	S5	Retail development at Brown Street car park	Deleted
C8	Tree and hedges	CS	S6	Retail development at The Maltings, Salisbury	Deleted
C9	Loss of woodland	CS	S7	Retail allocation, London Road	Deleted
C11	Areas of High Ecological value, County Wildlife Sites	CS	S9	Local shops	CS
C12	Development affecting protected species	CS	S10	Shopfronts	Deleted
C13	Enhancement of retained wildlife habitat sites in developments	CS	S11	Farm shops	CS
C14	Features of geological or geomorphological importance	CS	TR1	Tation Strategy for Salisbury	Deleted
C15	Nature Conservation	CS	TR2	Salisbury Market Place car park	Deleted
C16	Local Nature Reserves	CS	TR3	Coach strategy for Salisbury	Deleted
C17	Rivers and River Valleys	CS	TR4	Eastern Goods Yard – freight-passenger interchange	Deleted
			TR5	Commuted T payments	Deleted
			TR6	Private non-residential car parks	Deleted

TR7	Resident's car parking schemes	Deleted
TR8	Park and Ride car parks	Deleted
TR9	Park and Ride car parks	Deleted
TR10	The Brunel Link	Deleted
TR11	Parking standards guidelines	CS
TR12	New development	CS
TR13	Walking cycling and traffic management	CS
TR14	Secure bicycle parking	Deleted
TR15	Traffic and pedestrian safety measures in villages	Deleted
TR16	Support for existing bus and rail services	CS
TR17	Support for the provision of rail infrastructure	Deleted
TR18	Measures to assist motorcycling	Deleted
TR20	Shaftesbury Eastern Bypass	Deleted
R1A	Sports and leisure facilities	Deleted
R1C	Countryside recreation	CS
R2	Provision of outdoor sport and recreation facilities in association with new development	CS
R3	Accommodation for the elderly – open space requirement	Deleted
R4	Indoor community and leisure provision	Deleted
R5	Protection of existing outdoor facilities	Deleted
R6	Urban Parks	Deleted
R7	Dual use of educational facilities	Deleted
R8	Public open space allocation – Amesbury	Deleted
R9	Public open space allocation – Downton	Deleted
R10	Public open space allocation – Durrington	Deleted
R11	Public open space allocation – West Knoyle	Deleted
R12	Public open space allocation – Winterslow	Deleted
R13	Public open space allocation – Wilton	Deleted
R14	Leisure facilities allocation, London Road, Salisbury	Deleted
R15	Golf course development	Deleted
R16	Development with river frontages and public access	Deleted
R17	Public rights of way	CS
R18	Public rights of way	CS
R20	Allotments	CS
PS1	Community facilities	CS
PS2	Rest or nursing homes	Deleted
PS3	Facilities and services within smaller settlements	Deleted
PS4	Education provision – Landford and Shrewton	Deleted

PS5	New education facilities	CS
PS6	Proposals for playgroups, child minding facilities and day nurseries	CS
PS7	Telecommunications	CS
PS8	Renewable Energy	CS
PS9	Cemeteries	Deleted
T1	General tourism policy	CS
T2	Tourism development in the countryside outside the New Forest	Deleted
T3	Stonehenge World Heritage Site	Deleted
T4	Tourist accommodation in urban areas	CS
T6	Conversion of existing dwellings to tourist accommodation	Deleted
T7	Static holiday caravans and permanent holiday accommodation	CS
T8	Camping and caravan sites in the Cranborne Chase and West Wiltshire Downs AONB	Deleted
T9	Camping and caravan sites	Deleted

TEST VALLEY BOROUGH LOCAL PLAN REVIEW 2001-2011 (adopted 2006)

Policy Index	Description	Which DPD will replace policy
Set 1	Housing within settlements	Deleted
Set 2	Residential areas of special character	Deleted
Set 3	Development in the countryside	CS
Set 4	Strategic Gaps	Deleted
Set 5	Local Gaps	Deleted
Set 6	Frontage infill policy areas in the countryside	Deleted
Set 7	Existing employment sites in the countryside	CS
Set 8	Farm diversification	CS
Set 9	The reuse of buildings in the countryside	CS
Set 10	Expansion of existing employment sites in the countryside	CS
Set 11	Replacement dwellings in the countryside	CS
Set 12	The alteration or extension of existing dwellings in the countryside	CS
Set 13	Buildings in domestic curtilages in the countryside	CS
Env 1	Biodiversity and geological conservation	CS
Env 3	Sites of Special Scientific Interest	CS
Env 4	Sites of Importance for Nature Conservation	CS
Env 5	Protected Species	CS
Env 6	New Forest National Park	CS
Env 7	North Wessex Downs AONB	Deleted
Env 9	Water resources	CS

Env 10	Groundwater source protection zones	CS	Esn 23	Formal recreation facilities in the countryside	CS
Env 11	Archaeology & cultural heritage	CS	Esn 24	Noisy sports	Deleted
Env 12	Demolition of Listed Buildings	Deleted	Esn 25	The keeping of horses	CS
Env 13	Alterations to Listed Buildings	Deleted	Esn 27	Tourist facilities in the countryside	CS
Env 14	Demolition in Conservation Areas	Deleted	Esn 28	Tourist accommodation in the countryside	CS
Env 15	Development in Conservation Areas	Deleted	Esn 29	Touring caravan and camping sites	Deleted
Env 16	Historic parks and gardens	Deleted	Esn 30	Infrastructure provision with new development	CS
Env 17	Settings of Conservation Areas, Listed Buildings, archaeological sites & historic parks & gardens	CS	Esn 31	Telecommunications	Deleted
Haz 2	Flooding	CS	Esn 32	Renewable energy developments	CS
Haz 3	Pollution	CS	Tra 1	Travel generating development	CS
Haz 4	Land contamination	Deleted	Tra 2	Parking standards	CS
Haz 5	Hazardous installations	Deleted	Tra 3	Public Transport infrastructure	CS
Haz 6	Safeguarded aerodromes and technical sites	Deleted	Tra 4	Financial contribution to Transport infrastructure	CS
Esn 1	Retention of existing housing stock	Deleted	Tra 5	Safe access	CS
Esn 2	Conversion to residential use	Deleted	Tra 6	Safe layouts	CS
Esn 3	Housing types, density and mix	CS	Tra 7	Access for disabled people	Deleted
Esn 4	Affordable housing in settlements	Deleted	Tra 8	Public rights of way	CS
Esn 5	Rural exception affordable housing	CS	Tra 9	Impact on the highway network	CS
Esn 6	Rural development	CS	Des 1	Landscape character	CS
Esn 7	Agricultural workers' dwellings	CS	Des 2	Settlement character	CS, SPD
Esn 8	Removal of agricultural occupancy conditions	CS	Des 3	Transport corridors	Deleted
Esn 9	Housing for key workers in the countryside	Deleted	Des 4	Route networks	Deleted
Esn 12	Change of use or redevelopment of nursing or residential care homes	Deleted	Des 5	Layout and siting	CS, SPD
Esn 13	Sites for gypsies and travellers	CS	Des 6	Scale, height and massing	CS, SPD
Esn 14	Sites for travelling showpeople	CS	Des 7	Appearance, details & materials	CS, SPD
Esn 15	Retention of employment land	CS	Des 8	Trees and hedgerows	CS
Env 16	Historic parks and gardens	CS	Des 9	Wildlife and amenity features	CS
Esn 17	Major retail development and other key town centre uses	Deleted	Des 10	New landscaping	CS
Esn 18	Retention of existing local shops and public houses	CS	Des 11	Shop fronts	Deleted
Esn 19	Retention of local community facilities	CS	Des 12	Signs	Deleted
Esn 20	New local shops and local community facilities	CS	Des 13	Shutters	Deleted
Esn 21	Retention of recreational areas and facilities	CS	Ame 1	Privacy and private open space	CS, SPD
Esn 22	Public recreational open space provision	CS	Ame 2	Daylight and sunlight	CS, SPD
			Ame 3	Artificial light intrusion	CS, SPD
			Ame 4	Noise and vibration	CS
			Ame 5	Unpleasant emissions	CS

AND 01.1	New community east of Icknield Way	Deleted
AND 01.2	Landscape features east of Icknield Way	Deleted
AND 01.3	Recreational facilities east of Icknield Way	Deleted
AND 01.4	Community facilities east of Icknield Way	Deleted
AND 01.5	On-site transport measures east of Icknield Way	Deleted
AND 01.6	Off-site transport measures east of Icknield Way	Deleted
AND 02.1	New community at Picket Twenty	Deleted
AND 02.2	Landscape features at Picket Twenty	Deleted
AND 02.3	Recreational facilities at Picket Twenty	Deleted
AND 02.4	Community facilities at Picket Twenty	Deleted
AND 02.5	On-site transport measures at Picket Twenty	Deleted
AND 02.6	Off-site transport measures at Picket Twenty	Deleted
AND 03.1	Extension to Walworth Estate	Deleted
AND 03.2	Landscape features at Walworth Estate	Deleted
AND 03.3	On-site transport measures at Walworth Estate	Deleted
AND 03.4	Off-site transport measures at Walworth Estate	Deleted
AND 04.1	Employment land at Andover Business Park	Deleted
AND 04.2	New Landscape features at Andover Business Park	Deleted
AND 04.3	On-site transport measures and Andover Business Park	Deleted
AND 04.4	Off-site transport measures and Andover Business Park	Deleted
AND 05.1	New recreation ground at London Road	Deleted
AND 05.2	New landscape measures at London Road	Deleted
AND 05.3	On-site transport measures at London Road	Deleted
AND 05.4	Off-site transport measures at London Road	Deleted
AND 06.1	Open space at Ladies Walk	Deleted
AND 07.1	Ground floor uses in the Andover Town Centre Shopping areas	Deleted
AND 07.2	Ground floor uses in the Andover Primary Shopping areas	Deleted
AND 07.3	Chantry centre extension	Deleted
AND 07.4	Off-site transport measures at Chantry Street	Deleted

AND 07.5	Andover bus station	Deleted
AND 07.6	Off-site transport measures at West Street	Deleted
STV 01.1	University of Southampton Science Park policy area	Deleted
STV 03.1	Safeguarded employment land at Adanac Park	Deleted
STV 03.2	Landscape features at Adanac Park	Deleted
STV 03.3	On-site transport measures at Adanac Park	Deleted
STV 03.4	Off-site transport measures at Adanac Park	Deleted
STV 04.1	Safeguard site for a park and ride facility at Junction 1 of the M271	Deleted
STV 06.1	Housing at Romsey Brewery	Deleted
STV 06.2	Landscape features at Romsey Brewery	Deleted
STV 06.3	Recreation facilities at Romsey Brewery	Deleted
STV 06.4	On-site transport measures at Romsey Brewery	Deleted
STV 06.5	Off-site transport measures at Romsey Brewery	Deleted
STV 07.1	Reserve housing site at Abbotswood	Deleted
STV 07.2	Landscape features at Abbotswood	Deleted
STV 07.3	Nature Conservation at Abbotswood	Deleted
STV 07.4	Recreation of Abbotswood	Deleted
STV 07.5	On-site transport measures at Abbotswood	Deleted
STV 07.6	Off-site transport measures at Abbotswood	Deleted
STV 08.1	Ground floor uses in the Romsey Town Centre shopping areas	Deleted
STV 08.2	Ground floor uses in the Romsey Primary shopping area	Deleted
STV 09.1	Sports pitches at Ganger Farm	Deleted
STV 09.2	Sports pavilion at Ganger Farm	Deleted
STV 09.3	Landscape features at Ganger Farm	Deleted
STV 09.4	On-site transport measures at Ganger Farm	Deleted
STV 09.5	Off-site transport measures at Ganger Farm	Deleted

Annex 2:

New Forest National Park Core Strategy and Development Management Policies DPD – Objectives

Links between the New Forest National Park Core Strategy and the Sustainable Community Strategies		Objective 1: Protect and enhance the natural environment of the National Park	Objective 2: Conserve the wealth of features that contribute to local distinctiveness	Objective 3: Plan for the likely impacts of climate change on the special qualities of the New Forest	Objective 4: Strengthen the well-being and sustainability of local communities	Objective 5: Promote affordable housing to meet local needs and maintain vibrant communities	Objective 6: Develop a sustainable local economy that contributes to the well-being of local communities	Objective 7: Encourage land management that sustains the special qualities of the National Park	Objective 8: Support development which encourages sustainable tourism and recreation	Objective 9: Reduce the impacts of traffic and support a range of sustainable transport alternatives
Key:										
✓✓✓ major direct links										
✓✓ moderate links										
✓ minor or indirect links										
Summary of the relevant objectives from the Sustainable Community Strategies (abbreviated)	1 Conservation and enhancement of the natural environment	✓✓✓						✓✓		
	2 Protection and enhancement of the built environment	✓	✓✓✓		✓✓					
	3 Adaptation to climate change			✓✓✓						
	4 Increased supply of affordable housing					✓✓✓				
	5 Support for a strong local economy	✓		✓	✓✓	✓	✓✓✓	✓✓✓	✓✓✓	
	6 Improved access to services and facilities				✓✓		✓✓			✓✓✓

Annex 3: Glossary

Adjacent commons

Commons in a variety of ownerships outside the Crown Lands, but included within the Perambulation by the New Forest Act, 1964.

Affordable Housing

Housing provided to specified eligible households whose needs are not met by the market. As defined in the Government's Planning Policy Statement 3 affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices;
- include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable provision.

Ancient and Ornamental (A&O) Woodlands

A local term applied to pasture woodlands within the Crown Lands that are grazed by deer and commoners stock. They are ancient in origin (they have been woodlands continuously since 1600, and probably much earlier) and are of very high nature conservation and cultural heritage value.

Ancient Woodland

A general term used for woodlands which have had a continuous history since at least 1600, and probably much earlier. They are of very high nature conservation and cultural heritage value.

Back-up grazing / back-up land

Enclosed pasture land which forms an integral part of the commoning economy. Generally it is located close to a commoner's holding. Its uses include overwintering of stock, raising store cattle, making hay or silage, tending sick animals and young stock, finishing ponies for riding, and preparing stock for market.

BREEAM standards

The Building Research Establishment Environmental Assessment Method (BREEAM) provides a comprehensive standard for reporting on the environmental performance of non-residential buildings, which includes energy efficiency, waste and water management of buildings.

Code for Sustainable Homes

The Code is a six star rating system used to measure the overall sustainability performance of new dwellings in relation to specific standards for energy / carbon dioxide emissions, water, materials, surface water run-off, waste, pollution, health and well-being, management and ecology.

Commons

Defined areas of land which are subject to rights of common. The present Perambulation of the New Forest (New Forest Act, 1964) includes both common land owned by the Crown and public bodies and privately owned commons and manorial wastes. There are also a few registered commons outside the Perambulation (such as Whiteparish and Pennington Commons).

Commoners of the New Forest

Those people eligible to use rights of common. In the New Forest this is based on the occupation of specific land to which common rights are attached. Practising commoners are those who exercise their rights and pay marking fees to the Verderers.

Common rights

The New Forest Atlas of Common Rights was prepared under the 1949 New Forest Act, using the register of New Forest Claims published in 1858. The 1964 New Forest Act extended the Perambulation to include the adjacent commons. A further Atlas of Rights was prepared defining land to which rights are attached in added areas. There are six different rights of common in the New Forest. Common of pasture (the right to turn out ponies, horses, cattle and donkeys) and common of mast (the right to turn out pigs in the pannage season in autumn to feed on acorns and beech nuts) are the most used today.

Conservation Areas

Conservation Areas are established under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which imposes a duty on local planning authorities to designate as conservation areas, any “areas of architectural or historic interest the character or appearance of which it is desirable to preserve”.

Crown Lands

The land owned by the Crown vested in the Secretary of State for the Environment, Food and Rural Affairs. Crown Land in the New Forest is managed on behalf of the Secretary of State by Forest Enterprise (part of the Forestry Commission), overseen locally by the Deputy Surveyor.

Defined Villages

The four main villages within the National Park – Ashurst, Brockenhurst, Lyndhurst and Sway - which provide a range of facilities and services for their surrounding communities.

Depastured stock

Commoners’ stock which are turned out to graze on the Open Forest.

Enclosed land

Fenced land from which the commoners’ stock are excluded, both in Crown and private ownership.

Forest lawns

Grassland which is relatively rich in nutrients (often due to winter flooding of streams). The lawns are important for the grazing of stock and frequently have a rich and distinctive flora.

Fragile

Areas whose special qualities and features are easily damaged.

Habitats Regulations

The European Habitats Directive has been transposed into national law through The Conservation (Natural Habitats, &c.) Regulations, 1994 (as amended), commonly known as the ‘Habitats Regulations’.

Inclosure woodland

Those areas of the Crown Land enclosed under earlier statutes and retained by the New Forest Act 1877 for the purpose of growing timber and trees. Many of the Inclosures are still fenced to prevent grazing of stock, but now have wider recreational, amenity and nature conservation uses.

Intermediate Housing

Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products, other low cost homes for sale and intermediate rent. (As defined in the Government’s Planning Policy Statement 3).

Listed building

A building recognised to be of national historic importance, designated and protected under Planning (Listed Buildings and Conservation Areas) Act, 1990.

Local community facilities

Facilities of direct benefit to the immediate local community that provide a service, including village shops, pubs and village halls as well as small-scale health and educational services, sports and social facilities.

Main community facilities

These include a wide range of facilities and services that benefit the local communities of the defined villages and surrounding smaller villages, encompassing small scale leisure, sports and social uses, such as community centres, local museums and libraries, as well as health and educational facilities and utility infrastructure services. New Forest villages will continue to look to the towns outside the National Park for larger scale community services and facilities of district, county and region-wide importance.

Manege

An area specifically designed or used for the training of horses and riders.

Market housing

Houses for sale or rent on the open market.

National Nature Reserves (NNRs)

Nationally important sites for nature conservation, where conservation is the primary land use. Designated under the National Parks and Access to the Countryside Act, 1949.

Open Forest

The unenclosed Crown Lands and adjacent commons which are subject to common rights.

Perambulation

The historic term for the boundary of the area governed by Forest law. It is now the area within the cattle grids over which commoners' stock are able to roam freely. It is defined in the New Forest Act 1964 and encompasses Crown Land, adjacent commons and certain areas of road verge and unenclosed land outside the Open Forest.

Permitted development rights

Planning permission is not required for certain minor development. These are called 'permitted development rights' and are more restrictive in certain areas such as National Parks.

PPG

Planning Policy Guidance notes set out the government's detailed planning guidance for particular topics. In all there are 13 PPGs, each referred to by a number.

PPS

Planning Policy Statements are gradually replacing PPGs as formal guidance. They provide a framework for local policies and are less prescriptive than PPGs. There are currently 12 PPSs, each referred to by a number.

Ramsar site

A wetland of international importance, especially for wildfowl, designated under the Ramsar Convention on Wetland of International Importance.

Robust

Sensitive areas are defined as being those most at risk of damage by recreational activity. They typically have nature conservation and cultural heritage designations and fragile habitats such as bogs or are the most tranquil and remote.

More robust areas are those that have greater physical resilience and capacity to absorb recreational activities.

Scheduled Ancient Monument

A designated archaeological site, building or structure of national importance that is protected from destruction or change under the provisions of the 1979 Ancient Monuments and Archaeological Areas Act.

Section 106 agreement

This refers to the benefits or safeguards, often for community benefit, secured by way of a legally binding agreement between the local planning authority and a developer as part of a planning approval. These are usually provided at the developer's expense; for example, affordable housing, community facilities or mitigation measures.

Semi-natural habitats

Habitats such as ancient woodland, heathland and meadows, which are rich in wildlife and appear 'natural', but have been created to a greater or lesser extent by the influence of long-term human management. This applies to virtually all habitats in the UK.

Sensitive sites

Sensitive areas are defined as being those most at risk of damage by recreational activity. They typically have nature conservation and cultural heritage designations and fragile habitats such as bogs or are the most tranquil and remote.

More robust areas are those that have greater physical resilience and the capacity to absorb recreational activities.

Site of Importance for Nature Conservation (SINC)

Non-statutory sites of local importance for nature conservation, identified by county councils and wildlife trusts and given some level of protection by local planning policies.

Site of Special Scientific Interest (SSSI)

Nationally important sites for nature conservation designated under the Wildlife and Countryside Act 1981.

Social Rented Affordable Housing

Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. This may also include rented housing owned or managed by other persons and provided under equivalent rental agreements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant. (As defined in the Government's Planning Policy Statement 3).

South East Dorset

The urban areas including Christchurch, Poole, Bournemouth and parts of East Dorset.

South Hampshire sub-region

The urban areas encompassing the Waterside, southern Test Valley, Southampton, Eastleigh and other settlements west to Portsmouth, represented by the PUSH authorities (Partnership for Urban South Hampshire).

Special Area of Conservation (SAC)

Areas designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (The Habitats Directive) 1992 as being of European importance for habitats and species.

Special Protection Area (SPA)

Areas of European importance for birds, designated under the EC Directive on the Conservation of Wild Birds 1979 (the Wild Birds Directive).

Tranquillity

A state of peace, quiet and calmness – usually used in the context of artificial intrusions (such as noise and the presence of visual disturbance) into the relatively natural environment of the national park.

Verderers of the New Forest

The Court of Verderers is a statutory body reconstituted under the New Forest Act 1877. The jurisdiction of the Verderers extends over the areas within the Perambulation which is subject to rights of common. They have duties and powers under the New Forest Acts for the protection and administration of the rights of common, the welfare of the commoners animals and the regulation of development which affects commonable land.

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