

Application No: 17/01077/FULL Full Application

Site: Rockford Farm Barns, Rockford Road, Rockford, Ringwood, BH24 3NB

Proposal: 2 No new Commoners Dwellings; 2 No. new stables; 2 No. new barns; associated access, fencing and hardstanding; demolition of existing barns

Applicant: Mr W Ziegler, New Forest Trust

Case Officer: Liz Young

Parish: ELLINGHAM HARBRIDGE AND IBSLEY

1. REASON FOR COMMITTEE CONSIDERATION

All planning applications for commoners' dwellings are reported to the Planning Committee

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
 DP13 Agricultural, Forestry & Other Occupational Dwellings
 CP2 The Natural Environment
 CP1 Nature Conservation Sites of International Importance
 CP19 Access
 CP8 Local Distinctiveness
 CP7 The Built Environment
 CP11 Affordable Housing
 DP20 Agricultural and Forestry Buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Delivering a wide choice of high quality homes
 Sec 7 - Requiring good design
 Sec 11 - Conserving and enhancing the natural environment
 Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ellingham, Harbridge & Ibsley Parish Council: No further comments to make on latest amended details and additional information. Comments submitted on 19 March 2018 still stand.

Recommend refusal. With the scale of the proposed development, being possibly too large for this site, foresee a negative impact in several areas. Concerns were expressed as to:

- The impact on an already inadequate highway system being the Rockford Loop Road. This is a poorly maintained road and drainage system which needs to be addressed to cope with further traffic.
- There should be an environmental impact statement to assess the effect of the development on the rural landscape and on this important conservation area. The ecology statement does not adequately address the ground damage in the valley which is already considerable and further pressure may lead to a loss of habitat and species.
- There is insufficient clarity on the 'Commoners Rights' relating to the holding and what licence is required from the National Trust in order for the commoners to access the Crown Lands in order to exercise such rights as they might have. Also insufficient evidence of what 'back-up' grazing is required and can be provided.
- Similarly, the application does not clarify the 'need' for dwellings in the context of stocking levels for the Forest as a whole.
- There is no drainage assessment although we were reassured the wet areas would have their own management plans. This should be detailed in the application.
- Possible noise and light pollution needs to be addressed, given its prominent position on the western escarpment.
- The described 'stable buildings' raised concerns as to whether this would lead to a more horse/pony enterprise and how this could be controlled?
- The barns have been noted as of vernacular interest. It was with regret that no effort has been made to maintain them.

8. CONSULTEES

- 8.1 Ecologist: No objection. The Authority has liaised with the applicant's ecological consultants during the spring to ensure that further work was undertaken to better inform and assess the application and further information was made available in June. The Report by Arcadian Ecology provides an appropriate basis to inform the Authority's decision in respect of the balance of impacts and benefits for the natural environment, including the contribution to the management of the SSSI and other protective designations.

The further information in relation to protected species is appropriate and confirms that impacts are likely to be low and capable of mitigation through a variety of method statements and management practices so that harm does not result. In addition measures of compensation and enhancement are capable of being agreed and bought forward to ensure there are net gains/enhancement for biodiversity.

In respect to the local wildlife site the further information submitted establishes that the area lost to development is overall of lower value than other areas of the site where qualifying features still exist and provided that benefits accrue from future site management and maintenance of systems providing management of the nearby SSSI, it can be viewed that on balance biodiversity value is offset and enhanced. The ecology report recommends that future management of the blue line area is undertaken under ecological guidance and has identified various requirements.

Future management of the blue line area should be agreed through an Ecological Management Plan. Details of drainage would also be important. The above requirements should be secured by appropriate conditions.

- 8.2 Landscape Officer: Comments received in relation to fencing, runoff, boundary vegetation and external lighting.
- 8.3 Building Design & Conservation Area Officer: The proposal takes account of earlier pre-application advice in regard to building composition and design. The loss of the existing barns are regretted but it is apparent that their retention and reuse would not be viable due to the very poor condition of the buildings. Suggest conditions on materials, sample panels, windows, doors and joinery details.
- 8.4 Tree Officer: No objections subject to conditions.
- 8.5 Highway Authority (HCC): No objections subject to conditions.
- 8.6 Natural England: No objections raised.
- 8.7 HCC Access Development Officer (Planning): No comments received.

9. REPRESENTATIONS

- 9.1 Objections raised:
 - Existing buildings are locally listed and demolition of other buildings of local interest have been resisted close by.
 - It is unclear what back up grazing is to be provided and whether herd numbers would be restricted.
 - No attempt has been made to maintain the existing buildings.

- Evidence of great crested newts close to the site.
- Previous commoning activities have led to loss of habitat and degraded the right of way which has become impassable in places.
- Increase in traffic movements.
- Increased hardsurfaces will lead to increased risk of flooding.
- Survey work undertaken has not be impartial.
- Forest grazing is already overstocked due to agricultural subsidies.
- Commoning could take place on the site without any form residential use.
- Harmful impact upon conservation area.
- Poor design and choice of materials.
- Harm to setting of listed building.
- Overdevelopment.
- Intensive farming in this location is inappropriate.
- Collusion between Hampshire County Council, the National Park Authority and the New Forest Trust.
- Concerns over the proposed mitigation measures set out within the ecology report.
- Excessive parking provision.
- The involvement in the application of the Chair of the New Forest National Park represents a significant conflict of interest.
- There is no specific commoning justification in relation to the application site which supports the proposed introduction of a residential use and the objectives of the applicant could clearly be met in other ways.
- The application has not been accompanied by a heritage statement, drainage report or flood risk assessment.
- Light pollution.
- It is vital for commoners to have enough land to support their commoning activity and the introduction of two dwellings onto the site would not ensure this requirement would be met.
- It is not clear from the application what criteria proposed occupants would have to meet. It is not clear who would occupy the building (this being different to the approach adopted for other commoners dwelling schemes.
- One commoners dwelling would be more appropriate in terms of scale and justification.
- Submitted ecology report does not assess the implications for increased commoning or the impact upon the Site of Importance for Nature Conservation.

9.2 Support (including letters from the Verderers, New Forest Association, Commoners Defence Association and New Forest Young Commoners Committee):

- The declining availability of holdings in suitable locations represents a major threat to the sustainability of commoning,

an issue recognised by the government. This proposal would make an important contribution towards mitigating against this threat.

- The benefits of commoning in terms of landscape, ecology and local community are well documented.
- Recommend appropriate occupancy restrictions.

10. RELEVANT HISTORY

- 10.1 Installation of new timber post and four strand barbed wire fence (15/00591) approved on 7 September 2015

11. ASSESSMENT

- 11.1 This application relates to a parcel of agricultural land which falls within the Western Escarpment Conservation Area. The site comprises a large, dilapidated L-shaped barn (specifically noted within the Conservation Area Character Appraisal for its vernacular interest) and the access (served by five bar gates) lies on the southern corner. With the exception of the land immediately in front of the barns, much of the site is a designated Site of Importance for Nature Conservation. An area of woodland and public right of way adjoin the southern boundary. These woods fall within the New Forest Site of Special Scientific Interest. The land rises steeply up to east away from the site and towards the open forest. Open fields lie to the east and north of the site and these also fall within the same ownership, with the total area amounting to just over 6 hectares.

Proposal

- 11.2 Consent is sought to demolish the existing barns and to construct two semi-detached commoners dwellings. Each of the dwellings would be served by a barn and a stable block clustered to the south and north. A small enclosed garden area is proposed to the rear of each unit and hardstandings are proposed over the front of the site comprising a combination of concrete and hard core / scalpings. Additional planting is proposed to the front of the site including wild flowers, hedgerows and grassland. Additional fencing is also proposed around the site (as this also requires permission due to the existence of an Article 4 Direction restricting means of enclosure). Fencing would include post and rail to the front of the cottages, panel fencing between the two private rear garden areas and stock fencing with five bar gates enclosing the application site from the adjoining fields.

Background

- 11.3 The New Forest Commoning Review (2007) identified poor access to suitable affordable housing as possibly the single largest threat to sustaining commoning in the future. A

recommendation of the Review was that the relevant authorities and landowners should look to develop rental schemes to help commoners access affordable housing. In 2015 the New Forest Trust acquired a 99 year lease from Hampshire County Council (the landowner) for 6 hectares of land at Rockford for use *"in connection with the support and management of the lawful depasturing of commonable animals on the Crown Lands"*. This application has been submitted following pre-application discussions which have focused on the site layout, dwelling size and building composition.

- 11.4 Having regard to the background referred to above, the main issues to assess would relate to the extent to which the proposal would be justified in terms of enabling a viable commoning activity to take place from the site and providing essential accommodation to serve the functional needs of the commoning enterprise. In addition to this the impact the development would have upon the character and built heritage of the New Forest National Park (having regard to the conservation area designation and the proximity to a Grade II listed building, Rockford Farm) would need to be assessed along with any highway considerations and implications for the ecology and natural features of the site.

Consideration of Issues

- 11.5 The application has been submitted on behalf of the New Forest Trust and the site falls within the ownership of Hampshire County Council. One of the main objectives of the Trust is to build up a stock of land and housing to be let out to young commoners. The Trust identifies a need for back up land and housing. It is proposed that the rental agreement would be conditional on the occupants continuing the practice of commoning. The Landowner, Hampshire County Council has granted the Trust a long term lease on 15 acres of land at the site specifically to benefit commoning (this being a condition of the lease). The intention is that the properties would be built using the existing dispensation for commoners housing.
- 11.6 Whilst at this stage there are no named occupants for the buildings, these unique circumstances would ensure, along with appropriately worded occupancy conditions (and the significant availability of back up grazing land), the properties would benefit rural workers involved with commoning, meeting the objectives of the New Forest National Park Core Strategy in terms of benefiting the ecology, landscape and cultural heritage of the New Forest. The proposal would accord with the general thrust of Policy DP13 in terms of there being an identified need to further commoning activities from the site and enabling the viability of the activity to continue. Whilst concerns have been raised in representations that the site does not include sufficient back up grazing, the fields associated with the site would amount to over 3 hectares per unit (significantly greater than the minimum land required under the

Commoners Dwelling Scheme). The site also benefits from direct access onto the open forest.

11.7 Whilst the concerns raised by neighbouring representations in relation to built heritage are noted and the loss of the existing barns is regrettable, options to retain and convert these buildings was explored during the early stages of the pre-application process. It became apparent that this would not be viable due to the very poor condition of the buildings. Pre-application discussion was then focussed around replacing the barns with two new dwellings. The application has also been accompanied by a condition survey for the buildings. Key findings set out within this survey are as follows:

- The majority of the roof is in poor condition due to the decline of the supports and roof spread. The roof has also become distorted due to movement of the external walls.
- The timber frame is in a state of disrepair.
- The wall plates, columns and timber infills are also beyond repair.
- Masonry walls are not vertically aligned.
- Repair and remediation would not be viable or practical and the structures have exceeded their serviceable life.

Based upon this it would be unreasonable to oppose the loss of the existing buildings subject to ensuring an appropriate form of redevelopment.

11.8 The design and layout of the proposed dwellings, barns and stabling is also the result of extensive pre-application discussion. The simple, terraced design of the proposed dwellings, the modest scale and the traditional fenestration and materials (facing brickwork, clay tiles, timber cladding and natural slate) would ensure the buildings would preserve the character and appearance of the conservation area. The proposed ancillary buildings would be clustered close to the proposed dwellings incorporating a relative traditional layout arranged around open yard areas. The extent of hardsurfacing has also been reduced since the application was originally submitted in order to avoid an overly urban character. Landscaping would (subject to additional planting information) be appropriate to the rural context.

11.9 In terms of wider impacts, the proposal would be readily visible from the public right of way to the south. However the proposed dwellings would be well distanced from this boundary. Whilst the stables and barn would lie close to the south boundary the roofs would slope away from the edge of the site and the boundary trees would offer partial screening. These buildings would also be cut into the sloping ground, mitigating their impact further. It is also noted that concerns have been raised in relation to the setting of Rockford farm. However this property lies approximately 60 metres from the site and across the road. The two sites form

two distinct and visually separate building groups and it is therefore considered that there would not be any visual harm to the setting of the listed building, particularly when having regard to the rural design and scale of the dwellings and the agricultural appearance of the ancillary buildings. No objections have been raised by the Building Design and Conservation Officer with regards to the setting of Rockford Farm or the character of the wider area and the proposal would therefore preserve the character and appearance of the conservation area in accordance with Policies CP7 and CP8 of the New Forest National Park Core Strategy.

- 11.10 A number of representations received raise concerns over the impact the development would have upon the ecology of the New Forest in terms of designated sites, the Site of Importance for Nature Conservation and protected species. Additional survey work has been submitted whilst the application has been under consideration in order to address these concerns (Arcadian Ecology, May 2018). The report notes the potential within the site for bats, nesting birds, invertebrates and common reptiles. Whilst the site has been colonised by grassland and herbs it is considered likely that this habitat would re-establish itself after the development. The report considers that during the construction phase water flow, spoil management, waste and discharge from septic tanks would need to be managed in terms of their proximity to spring heads and flushes. The position of field boundaries would also influence grazing and browsing and the impact this would have upon the structural diversity of the site. The report also recommends the use of hoardings during construction to manage access, overnight mammal ladders in excavated areas, timing works outside nesting season and undertaking searches (by a qualified ecologist) prior to certain phases. Other recommendations include suitable lighting to avoid disturbance to bats, provision of bat roosts, additional planting, hedgerow management, nest boxes and continued management of wet flush.
- 11.11 Although representations raise concerns in relation to grazing densities, the ecological survey indicates that the designated SSSI around Rockford has been associated with insufficient numbers of livestock to suppress non-native vegetation. Recent commoning from the site has brought about some benefit, however, in terms of opening up bracken swards through trampling together with tree and shrub regeneration. The report concludes that the establishment of two holdings at Rockford would enable a secure commoning use by two commoning families addressing the identified risk of reduced stock numbers. Based upon this additional survey work (and the implementation of appropriate mitigation) the proposal would preserve the ecology of the site and the wider area in accordance with Policies CP1 and CP2 of the New Forest National Park Core Strategy.

- 11.12 Due to the conservation area status of the site the trees are protected. The loss of the self-sown trees within the site are not considered to have any implications for wider amenity. The small copse of mainly Willow trees to the west offer screening from the road but the Tree Officer considers that these are far enough away from the development to not be adversely affected. The woodland to the south forms part of the SSSI, although the footpath offers reasonable protection against harm to these trees. However, there would be potential implications for harm to their rooting area and it would therefore be appropriate to impose conditions ensuring the implementation of tree protection measures. In terms of the planting scheme, it is noted that no new trees have been proposed and the tree team considers that there is the potential for new tree planting that will soften the appearance of the site, contribute positively to the character of the area and public amenity value. The applicant has indicated that they would be happy to accept a condition ensuring additional planting. Subject to these requirements being met the proposal would be in accordance with Policy CP2 of the New Forest National Park Core Strategy.
- 11.13 Whilst concerns raised in relation to flood risk and drainage are noted, the site does not lie within a designated flood zone. Furthermore, it is evident that many of the drainage issues referred to already exist and would not be directly associated with the proposals. Notwithstanding this, a drainage report has been submitted in order to address concerns. This report concludes that the proposed development would increase the total impermeable area by 755 square metres. The right of way and also the highway adjacent to the site currently contribute to a significant amount of runoff and significant runoff has been observed both into and from the site, much of which enters the existing ditch. The report recommends the use of soakaways and a piped water system if necessary.
- 11.14 More recently, a joint statement from the Environment Agency and Natural England advises that any new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. In response to this statement, the Authority, together with New Forest District Council and Wiltshire Council, has adopted an Interim Strategy on Phosphate Neutral Development which requires the imposition of a pre-commencement condition as set out in condition 13 below.

Conclusion

- 11.15 This application provides for two new commoners holdings’ that would uniquely be made available to practicing New Forest commoners on a sustainable rent giving them a secure base from which to develop their commoning activities. The scheme has been designed to take full account of its sensitive surroundings and the terms of condition 2 below, together with the existing

agreements that already govern the use of the land for New Forest commoning, would ensure that the development can only be occupied by qualifying applicants.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The occupation of the dwellings and associated development hereby permitted shall be limited to persons solely or mainly working in the locality in commoning. Furthermore, the occupation of such dwellings shall be for rental purposes only, such tenancies to be managed solely by the New Forest Trust in perpetuity. The associated farm buildings and grazing land shall only be used in association with the occupation of the dwellings and shall at no time be severed from the holdings or sublet to another third party.

Reason: The dwellings and associated development are only justified on the basis that they are necessary to sustain the practice of commoning in the New Forest and to provide more affordable accommodation for New Forest commoners in accordance with Policy CP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials for the dwellings, barns and stabling have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A or C of Part 1 of Schedule 2 to the Order, shall be erected or carried out on the approved dwellings without express planning permission first having been granted.

Reason: To ensure the dwellings remains of a size which is appropriate to their location within the countryside and to comply with Policies DP11 and DP13 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 9 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report hereby approved (Arcadian Ecology, May 2018). The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 10 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site and works shall be carried out fully in accordance with the submitted Construction Method Statement (14 December 2018) unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 11 The stables and barns subject of this permission shall only be used for commoning or agricultural purposes and for no other commercial, business or storage purposes whatsoever.

Reason: The buildings are only justified on the basis that it is necessary for agriculture and in accordance with Policy DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

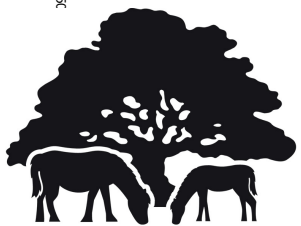
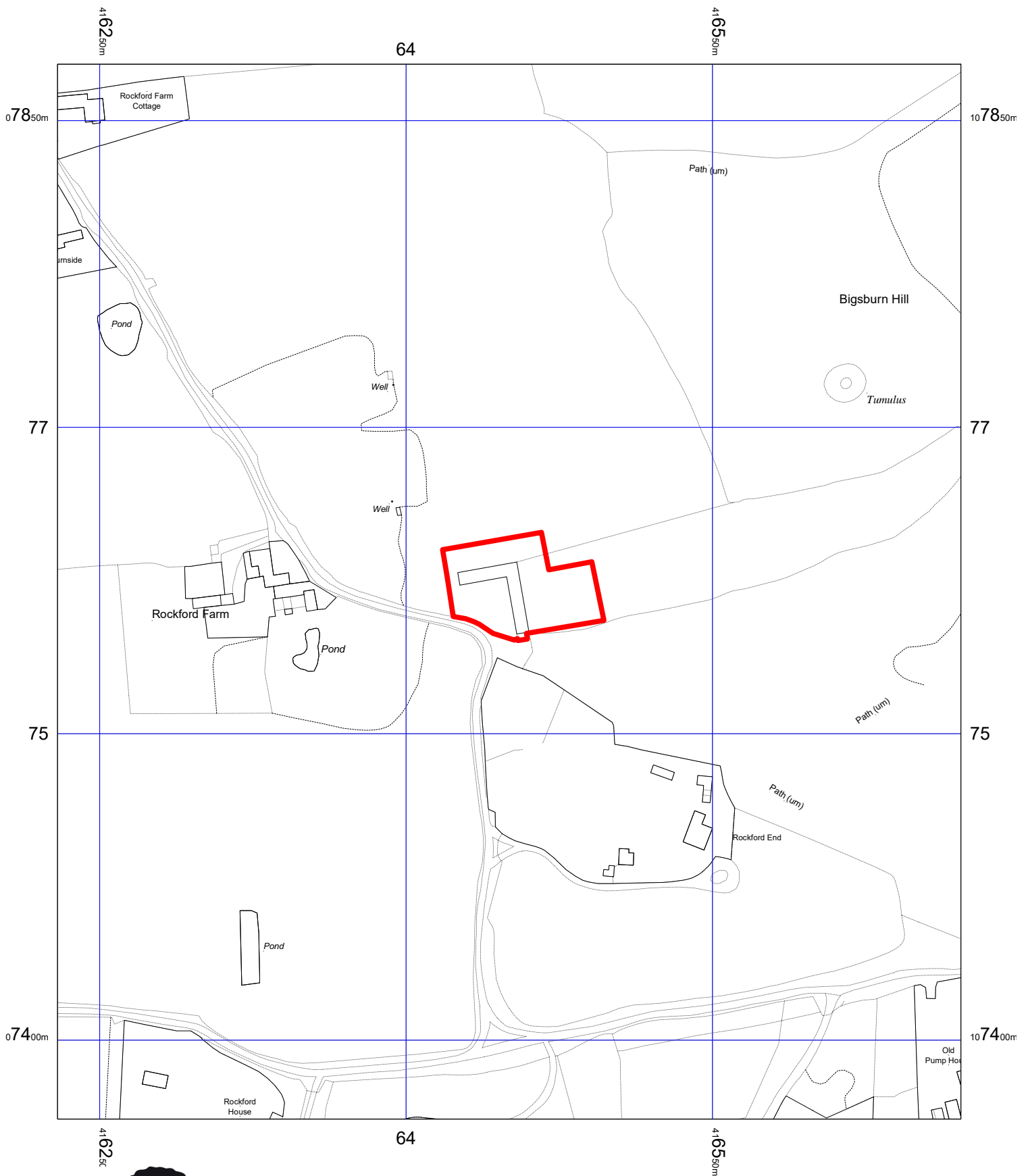
- 12 Development shall only be carried out in accordance with drawing nos: 5517-03-AC-001a, 5517-03-AC-001b, 5517-03-AC-002 A, 5517-03-AC-003, 5517-03-AC-004, 5517-03-AC-011, 5517-03-AC-100, 5517-03-AC-101 A, 5517-03-AC-102, 5517-03-AC-200 A, 5517-03-AC-201, 5517-03-AC-202 A, 5517-03-AC-203 A, 5517-03-AC-300 A, 5517-03-AC-301, 5517-03-AC-302 A, 5517-03-AC-303, 80353-02. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 13 No development shall be carried out until proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the New Forest National Park Authority. Such proposals must:

- a) Provide for mitigation in accordance with the Authority's Interim Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
- b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.
- c) The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC), in accordance with the Authority's Interim Phosphorus Mitigation Strategy.



NEW FOREST
NATIONAL PARK

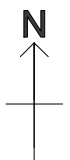
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Date: 27/06/2018

Ref: 17/01077/FULL

Scale: 1:2500



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Application No: 18/00221/VAR Variation / Removal of Condition

Site: Hall And Former Scout Hut, Brookley Road, Brockenhurst, SO42 7RB

Proposal: Application to vary condition 2 of appeal reference APP/B9506/W/15/3139150 to planning permission 15/00342 to allow minor material amendment

Applicant: Mr R Govier

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP12 New Residential Development
CP7 The Built Environment
CP8 Local Distinctiveness
CP2 The Natural Environment
CP1 Nature Conservation Sites of International Importance
CP19 Access

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Development Standards SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 6 - Delivering a wide choice of high quality homes
Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal;

- Object on the basis that the originally approved plans and the development as built is significant and this does therefore not constitute a minor material amendment.
- Would like to see a change to NFNPA compliance arrangements to allow confirmation that developments are constructed in accordance with agreed plans.
- Recommend that guidance is issued to applicants to encourage them to annotate key dimensions on submitted plans for universal ease of reference.

8. CONSULTEES

8.1 Environment Agency: Previously commented that the proposal accords with Standing Advice.

8.2 Tree Officer: No objections raised.

8.3 Ecologist: No objections raised.

8.4 Building Design & Conservation Area Officer: No objections raised in respect of application 18/00022 (no further comments received in relation to current application).

8.5 Landscape Officer: No objections raised in relation to previous application subject to the approved landscaping scheme being implemented (no further comments received).

8.6 Highway Authority (HCC): No objections raised.

9. REPRESENTATIONS

9.1 Five letters of objection received from neighbouring residents:

- Request that the National Park serve a stop notice.
- A minor material amendment should be one which is not substantially different from that which has been approved.
- The original consent was permitted on appeal and concerns were raised at this time relating to the cramped layout and a harmful impact upon neighbours.
- The conditions previously imposed have not been enforced and development has not been carried out in accordance with the approved plans.
- The increased size of the properties would increase their value.

- The new plans do not correspond with those permitted on appeal.
- The new application is lacking in information.
- The changes on plan are significantly different from the approved scheme and should therefore not be classed as a minor material amendment.
- Window sizes and dimensions have increased and will lead to a further loss of privacy to neighbouring properties.
- The re-positioning of the building will lead to a further overshadowing of the bowls club playing area.
- A benefit to the local community in the form of a CIL (Community Infrastructure Levy) payment should be paid due to the increased size of the buildings.
- All upper floor windows should also be subject to the restrictions imposed under Condition 10 of the original consent.
- Loss of privacy to dental surgery.

9.2 One letter of support:

- Previous building was an eyesore.
- The proposed three homes would be an asset to the village.
- The applicant has been sympathetic to neighbouring properties.

10. RELEVANT HISTORY

- 10.1 Application to Vary Condition 2 of Appeal Reference APP/B9506/W/15/3139150 to Planning Permission 13/00342 to allow minor material amendment (18/00022) withdrawn 15 March 2018
- 10.2 Application to Vary Section 106 Agreement to waive financial contribution towards affordable housing, public open space and transport to Planning Permission 15/00342 (16/00556) Approval without conditions on 24 August 2016
- 10.3 3 dwellings, associated car park, bike storage, demolition of existing building (15/00342) refused on 21 July 2015 (Appeal against refusal allowed with conditions on 26 April 2016)

11. ASSESSMENT

- 11.1 This application relates to the site of a former hall and scout hut which had fallen out of use. Permission was granted on appeal in 2016 to replace the hall with a terrace of three properties and associated parking. Works are now well underway on the 0.1 hectare site which is situated within the Defined Village of Brockenhurst, behind the public car park off Brookley Road and adjacent to the bowling green. A small lane adjacent to the site

provides access to a dental surgery and there are residential properties nearby.

- 11.2 Consent is now sought to vary Condition 2 of the approved development. Condition 2 reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at scale 1:1250 and Drg Nos 703:25 A, 703:27 B, 703:28 D, 703:29 A and 703:30 B.

The reason for applying to vary the condition is to enable minor material amendments to the approved plans to regularise the fact that development has not been carried out fully in accordance with the approved details.

- 11.3 Members will recall that this application was previously deferred from the May Planning Committee due to concerns over the lack of clarity in the submitted plans, as these did not enable a clear comparison with the approved scheme. Additional elevations along with a site plan have now been submitted which include an overlay with the approved scheme.

Based upon these latest plans the main changes are summarised as follows:

- A slight increase in depth and length of the building has resulted in an overall footprint increase from 114 square metres to 120 square metres (length increased from 21 metres to 21.8 metres and depth increased from 6.2 metres maximum to 6.5 metres maximum).
- The building has been re-positioned slightly closer to the north boundary with a separation of 1.5 metres now at the closest point compared with 2.8 metres in the case of the approved scheme.
- The overall depth of the application site has increased by approximately 1.2 metres on the western end (the applicant having previously indicated that the approved site plan was inaccurate).
- The number of rooflights on the north elevation have been increased from four to six (with four of these openings now slightly larger than those on the predecessor scheme).

As noted previously overall design, materials and parking layout remain unchanged from the approved scheme.

- 11.4 As noted by the Planning Inspector prior to allowing the appeal, the provision of three new homes within the boundary of Brockenhurst, as defined within Core Strategy Policy CP9, would conform to part a) of Core Strategy Policy CP12 which deals with the location and type of new residential development required within the New Forest National Park over the development plan

period. Amended plans submitted during the course of the application confirm that the same number of parking spaces are now proposed compared with that of the approved scheme and Highways have confirmed that they raise no objections to the proposal. The main issues to assess would therefore be the impact that the amendments to the scheme would have upon the character of the area, any potential loss of amenity to neighbours and also the conditions of the bowling club green which lies immediately to the north (which was a key issue raised at the time of the previous appeal). The National Park Authority is not in a position to reconsider the issue of the principle of the residential development on the site, given the outcome of the planning appeal.

- 11.5 With regards to the views from across the public car park to the south and also the dental surgery, it is considered that the slight re-positioning of the building would ensure there would be no detrimental impact upon the character of the area. The repositioning to the north and away from the southern boundary would result in a greater degree of separation from the boundary with the car park. This increased separation and the landscaping scheme approved under condition 4 (incorporating woven willow fencing and native hedgerow planting) would ensure the proposal would not appear overly cramped when viewed from the public car park.
- 11.6 Whilst the distance between the north elevation of the dwellings and the bowling green to the north would be reduced by 1 metre, it is considered that this would not lead to an unacceptably harmful additional impact in light of the Inspector's previous findings. It has been established previously that the proposal would lead to shadows being cast over the playing surface during winter months. It has also been established that the pre-existing fence, building, dental surgery and numerous trees led to a degree of loss of light over the playing surface. However, the Inspector allowed the application on appeal. Having regard to this, along with the fact that the height of the three dwellings remains unchanged from the approval and the fact that there would still be a separation of over a metre between the bowling club boundary and the development, it is considered that the proposal in its amended form would not lead to an unacceptably harmful impact upon the bowling green to the north.
- 11.7 With regards to the reference by the Parish Council to a visit by an Enforcement Officer and checking measurements on site, the Parish have been asked to comment specifically on the application submission and plans. Any enforcement issues on site and the manner in which the development progresses is a separate matter for consideration. Notwithstanding this, the development has been checked on site by an Enforcement Officer and it is the case that the plans now under consideration do accurately reflect the building works.

- 11.8 Whilst concerns raised in relation to the additional window openings are noted, none of these openings would encroach any closer towards neighbouring residential properties than those on the approved scheme. The proposed additional openings would overlook the bowling green to the north. The window configuration to the south would remain unchanged and there would be no additional overlooking towards the dental surgery in comparison to the approved scheme. It would therefore be appropriate to impose the same conditions on this current scheme as those on the earlier appeal decision in the event that consent is forthcoming. With regard to the reference made to financial contributions for affordable housing, there is no requirement for affordable housing contributions for housing schemes of five units or less. This follows on from the outcome of the Court of Appeal on 11 May 2016 where the Court found in favour of the Government in their appeal against the previous High Court decision in the case of *West Berkshire District Council & Reading Borough Council v Secretary of State for Communities and Local Government*. The consequence of this was that Local Authorities are no longer able to collect "tariff style contributions" on proposals for five dwellings or less. In this case, it means that contributions towards affordable housing, open space and transport can no longer be collected.
- 11.9 With regard to the concerns previously raised by the Parish Council and also representations made in relation to the current application, the submission relates to a minor *material* amendment as it has already been determined that the amendments are material and would therefore not be approved through the non-material amendment procedure. The removal of permitted development rights from the original consent would prevent any further development from being carried out without planning consent. However, it does not remove the right to apply formally to regularise changes from the approved plans (or future alterations and extensions). Based upon this, along with the fact that there would be no additional harm to the character of the wider area (as set out above) it is recommended that planning consent should be granted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 Development shall only be carried out in accordance with drawing nos: A266-411 Rev B, A266-410 Rev B, A266-111, A266-110. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 2 All Joinery details shall be in accordance with the details approved under Condition 3 of planning consent 15/00342.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 All landscaping on the site shall be implemented fully in accordance with the details approved under Condition 4 of Consent 15/00342 (drawing no: A266-402). The landscaping shall be implemented in full prior to the occupation of the development.

Any trees or plants which within a period of 5 years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The development shall be carried out in accordance with the Tree Survey Schedule, Tree Protection Plan and Arboricultural Method Statement, drawing no. TSS/TPP/AMS/18/06/01, and the recommendations of the Tree Report dated 18 June 2015, Ref TR/18/06/15.01 (as approved under Consent 15/00342).

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No dwelling unit shall be occupied until the parking and cycle parking facilities have been provided in accordance with drawing no. A266-411 Rev B (surfaced in gravel). These areas shall thereafter be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the

interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 6 The means of disposal of surface water shall be carried out in accordance with the details approved on 09 August 2017 under Condition 8 of Consent 15/0042.

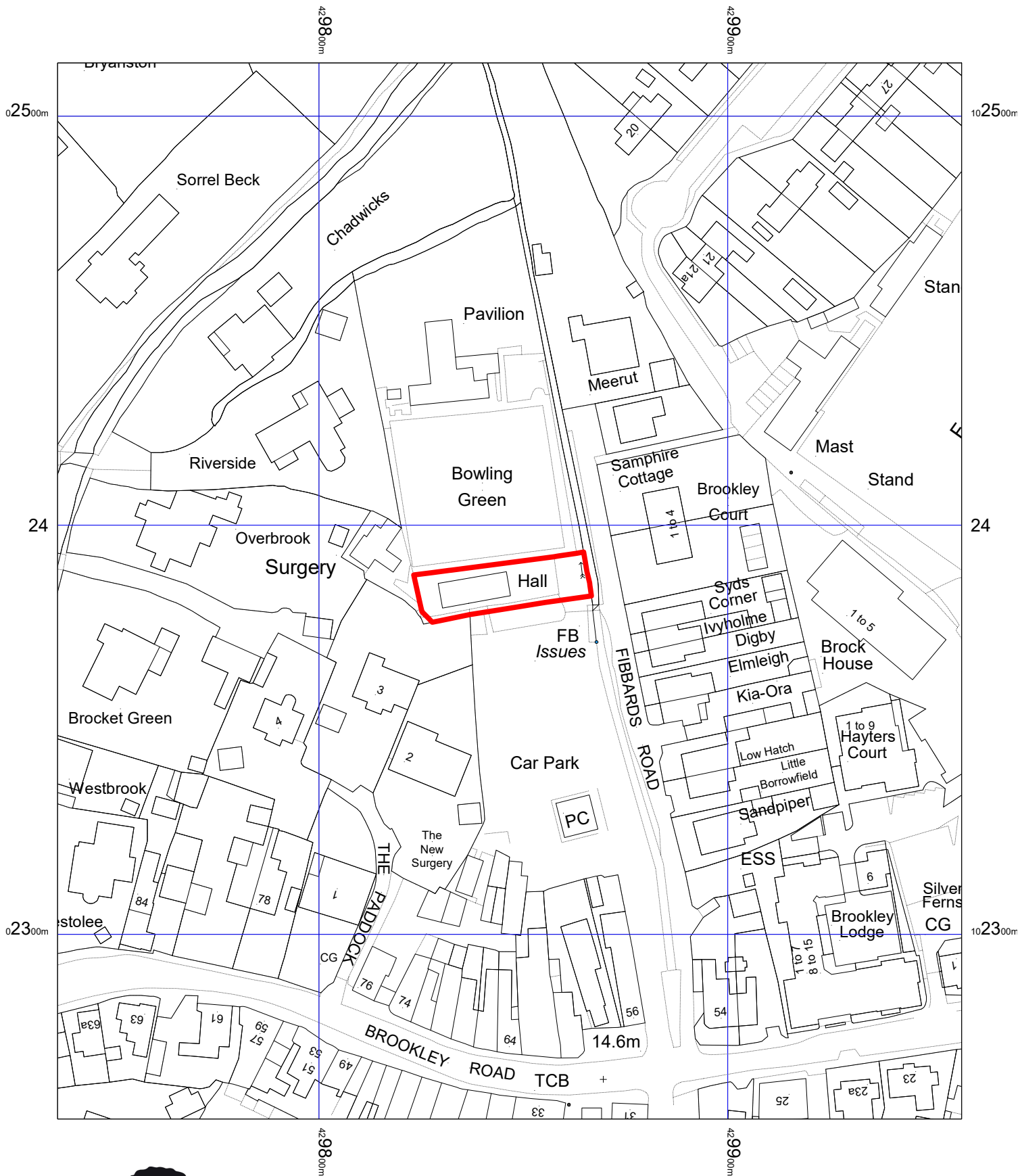
Reason: To ensure development would be carried out in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, alterations, outbuildings or enclosures as permitted under Schedule 2, Part 1, Classes A, B, C and E of the Order, or means of enclosure, other than those expressly authorised by this permission, as permitted under Schedule 2, Part 2, Class A of the Order, shall be undertaken or constructed in relation to the dwellings hereby permitted.

Reason: To ensure the dwellings remain of a size which is appropriate to its location within the countryside and to comply with Policies DP10 and DP11 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 8 The three first floor windows indicated to be obscurely glazed on the west elevation, as shown on drawing no: A266-111, shall at all times be obscurely glazed and fixed shut. No further windows shall be added to the west or south elevations of Unit 3 at first floor level or above.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 27/06/2018

Ref: 18/00221/VAR

Scale: 1:1250



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Application No: 18/00333/FULL Full Application

Site: Thorn, Butts Lawn, Brockenhurst, SO42 7TE

Proposal: Retention of conservatory

Applicant: Ms C Oh

Case Officer: Katie McIntyre

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
 Defined New Forest Village
 Flood Zone

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
 CP7 The Built Environment
 DP11 Extensions to Dwellings
 CP8 Local Distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
 Sec 11 - Conserving and enhancing the natural environment
 Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal: object to this application on the basis of light pollution to the open forest as per Policy CP6.

8. CONSULTees

No consultations required

9. REPRESENTATIONS

- 9.1 3 representations of comment received:
- No objections to the conservatory but the lighting is very bright.
 - Is there any opportunity for blinds to be fitted?
- 9.2 Representation received from the agent:
- The applicant was unaware of the concerns with regards to lighting.
 - The owner has written to the neighbours and has stated that blinds will be installed in the roof as soon as possible.

10. RELEVANT HISTORY

- 10.1 98/63307 - replacement detached garage - granted 01.04.1998

11. ASSESSMENT

- 11.1 The application site is an attractive detached cottage which is sited within the defined village of Brockenhurst and the designated conservation area. The property is set back within its plot and is sited at 90 degrees. The cottage does not front the road and does not appear prominent from the surrounding lanes. This application seeks consent for the retention of a rear conservatory.
- 11.2 By way of background, the conservatory was constructed in 2014 by the current owners. Planning permission was not sought as the owners believed it could be constructed under permitted development rights. The property is currently up for sale and it has been established that planning permission should have been sought for the structure and as such this application seeks to regularise the development.
- 11.3 The relevant issues which need to be considered are:
- The impact upon the character and appearance of the Brockenhurst Conservation Area and whether the addition is appropriate to the existing dwelling.
 - The potential impact upon the neighbouring properties' amenities.

With regards to the floorspace restriction contained within Policy DP11, the property in question is not classified as a small dwelling

and therefore, as the property lies within the defined village of Brockenhurst, it is not subject to the 30% floorspace limit.

- 11.4 The conservatory is sited on the side elevation of the dwelling and faces into the main garden area. It is constructed of uPVC and has a hipped form. The structure appears as a light weight addition to the cottage and it is not considered it detracts from the character of the property or the surrounding conservation area. With regards to neighbour amenity, due to the scale and siting of the structure it is not considered there is undue loss of light, outlook or privacy to the neighbouring dwellings.
- 11.5 Several representations have been received raising concerns with regards to the bright lighting and the Parish Council have also recommended refusal due to the impact upon the dark skies of the National Park, contrary to Policy CP6. The property does not directly front onto the open forest and it appears relatively secluded with the plot being surrounded by other residential properties, some of which also have conservatories similar in nature to that the subject of this application. The row of properties which front onto Meerut Road screen the site and these properties have glazing to the upper levels. Although it is recognised that, due to the glass construction of the structure, there will be light spillage from the site, for the latter reasons, it is not considered that this would be to a degree that would be harmful to the wider landscape.
- 11.6 The applicant's agent has submitted comments in relation to the concerns raised by the local residents and the Parish Council during the course of the application. It is understood that the applicant is intending to install blinds to limit the light spillage. The installation of blinds would be welcomed, however, it is not considered it would be suitable to attach a condition requiring their installation or retention in perpetuity. This is because internal fixtures are exempt from planning control and a condition of this nature would not meet the condition tests as set out by the Government's Planning Practice Guidance.
- 11.7 The site does lie within flood zone 2, however, the floor levels of the addition are no lower than the floor levels of the host dwelling in accordance with the Environment Agency's standard advice for minor extensions.
- 11.8 It is therefore recommended planning permission is granted for the addition.

12. RECOMMENDATION

Grant Subject to Conditions

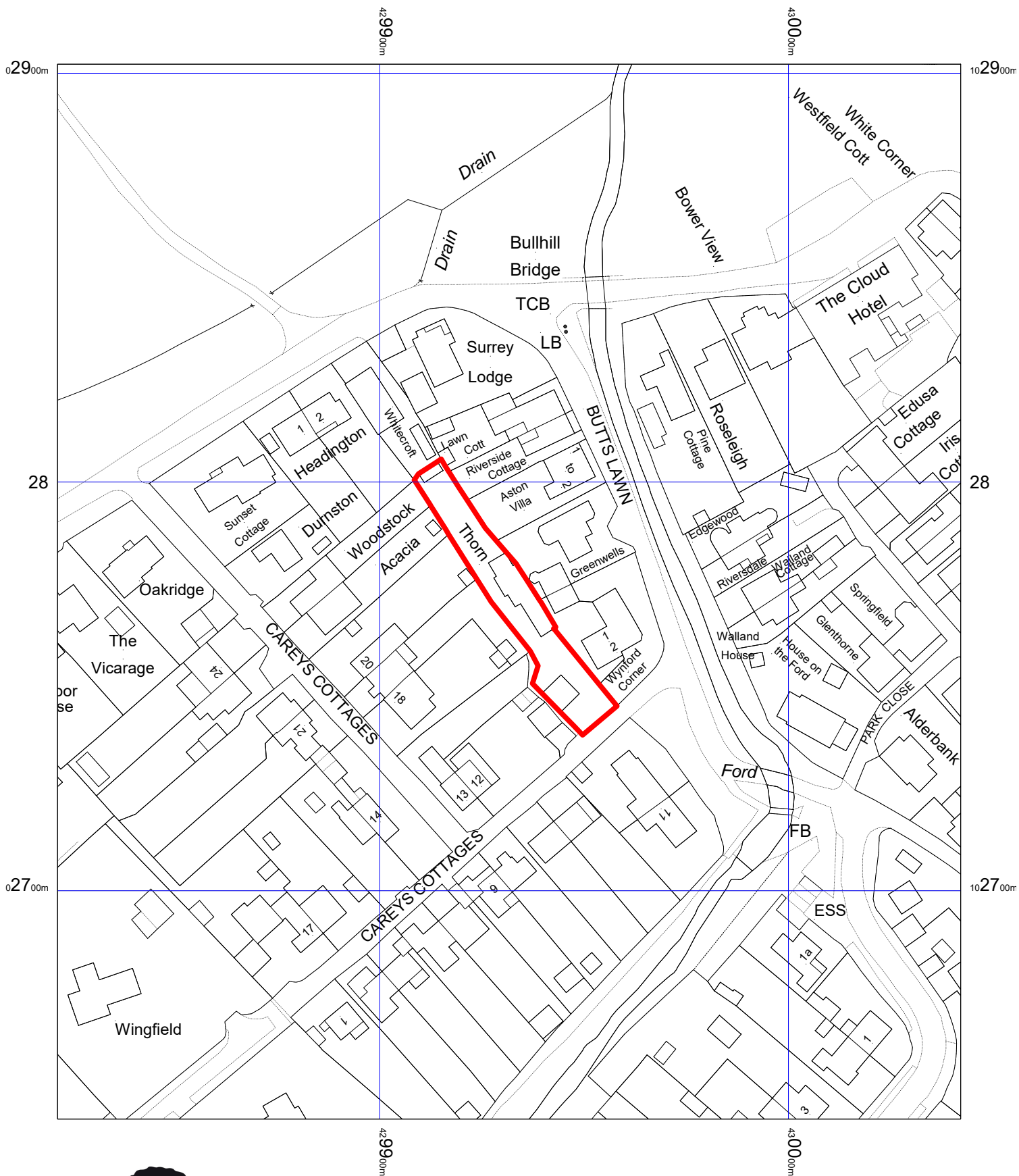
Condition(s)

- 1 Development shall only be carried out in accordance with drawing nos: 01, 02, CY02, CY07, CY09, CY010, CY012. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

Informative(s):

- 1 The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant material planning consideration and has confirmed to the applicant or their agent that the development is compliant and does not harm the character and appearance or amenities of the area.



NEW FOREST
NATIONAL PARK

New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 06/07/2018

Ref: 18/00333/FULL

Scale: 1:1250

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Application No: 18/00354/FULL Full Application

Site: Willow Green, Seamans Lane, Minstead, Lyndhurst, SO43 7FU

Proposal: Single storey rear extension; raised terrace; demolition of existing conservatory

Applicant: Mr & Mrs Melin-Stubbs

Case Officer: Ann Braid

Parish: MINSTEAD

1. REASON FOR COMMITTEE CONSIDERATION

Application from Officer.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP7 The Built Environment
 CP8 Local Distinctiveness
 DP11 Extensions to Dwellings
 DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
 Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Minstead Parish Council: Support the application in agreement with the Officer's comments.

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 2No outbuildings (17/00615) granted on 19 September 2017

10.2 Replacement conservatory roof (09/93773) granted on 30 April 2009

10.3 Summer house (07/91947) granted on 21 December 2007

10.4 Garage (07/91190) granted on 10 April 2007

10.5 Two-storey dwelling (05/85562) granted on 14 October 2005

11. ASSESSMENT

11.1 The site is occupied by a two storey, detached dwelling built in red brick with a tiled roof and a single storey garage. The property is accessed via a gravel track which serves several residential properties. There is an existing summerhouse located towards the south west corner of the garden, and two recently approved garden sheds, one on the northern boundary and one in the south west corner of the rear garden.

11.2 The property was given planning permission as a replacement dwelling in 2005. The design included a conservatory on the rear elevation, located in the corner between the main body of the house and a rear projection. In 2009 consent was granted to replace the roof of the conservatory with tiles. The original shape was retained, which has resulted in an awkward appearance, and the structure is beginning to fail. Consent is now sought to replace the existing extension with a lean to extension of the same floor area. The proposal would be timber clad, and would be tiled to match the house, using tiles reclaimed from the existing structure.

11.3 The issues to assess are:

- Whether the proposal would appear appropriate to the house and its curtilage;
- Whether the proposal would have any adverse impacts on the Conservation area or the wider National park; and
- Whether there would be any adverse impacts on neighbouring amenity, trees or protected species.

- 11.4 The original conservatory was subject to a condition which sought to retain it as a conservatory, and required consent for any alterations. Normally, the existence of such a condition would direct officers to recommend that no subsequent alterations should be made. In this case, however, the replacement dwelling, including the conservatory, fell within the floor area limits imposed by policy and the restrictive condition was judged to have been unnecessary. The replacement roof was recommended on this basis.
- 11.5 As there would be no increase in the overall floor area of the property, the current proposal would also accord with the floor area limitations of Policy DP11. The lean to design would be simpler and more appropriate to the house than the existing extension, appearing entirely appropriate to the existing dwelling and its curtilage, in accordance with Policy DP11. The original consent for the dwelling was subject to a condition removing permitted development rights so there is no necessity now to impose such a condition.
- 11.6 With regard to the wider conservation area, the proposal would have minimal visual impact and, as it would be an improvement in design terms, would enhance the character of the conservation area and the wider National Park in accordance with Policies CP7 and CP8.
- 11.7 With regard to neighbouring amenity, the proposal would have no impact on any neighbours as the plot is generous, and the intervening distances are such that there would be no adverse visual impact, shading or loss of outlook. No trees or protected species would be affected by the proposal.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

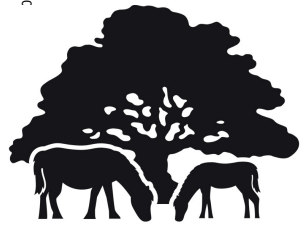
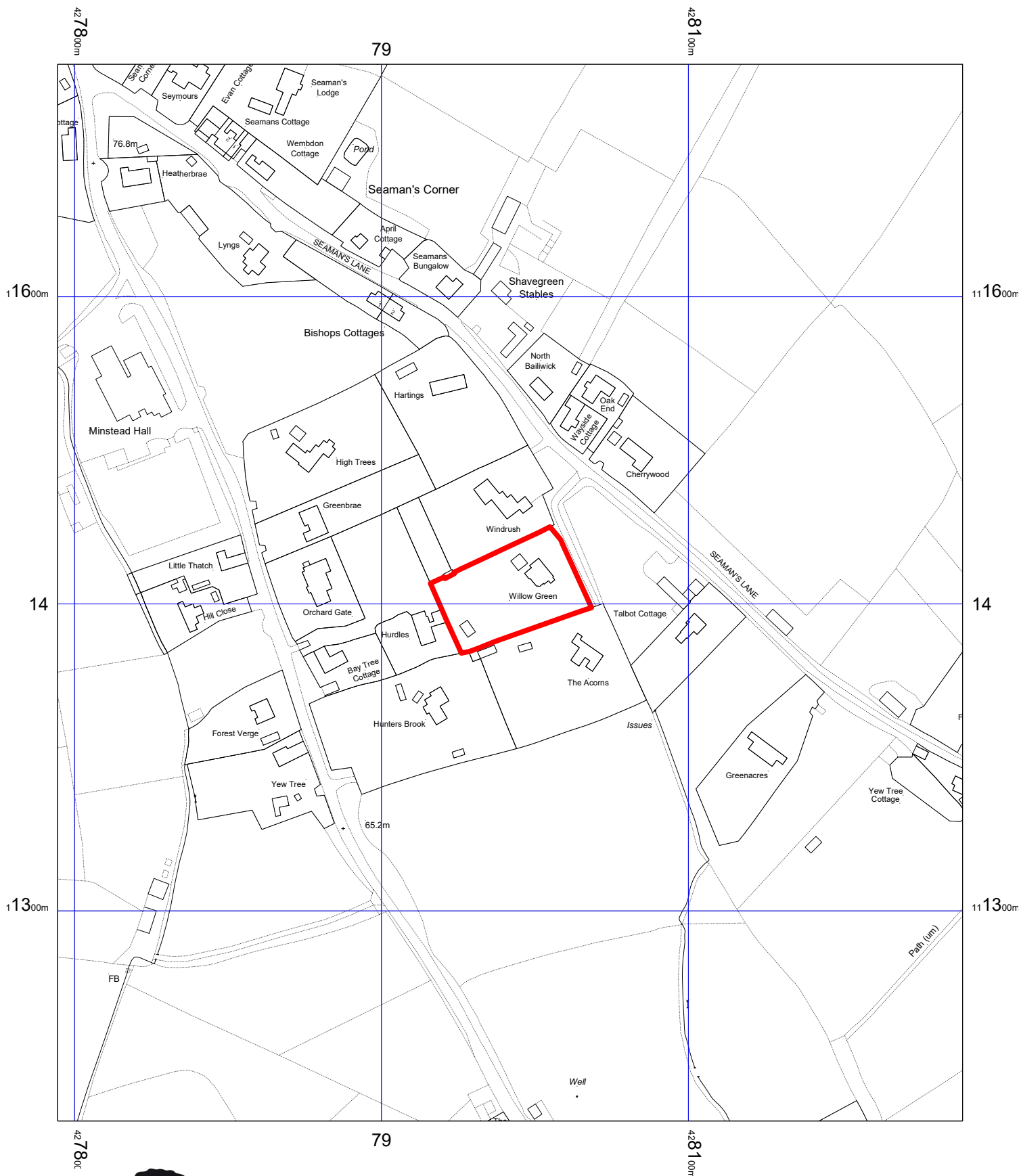
- 2 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park

Core Strategy and Development Management Policies (DPD)
(December 2010).

- 3 Development shall only be carried out in accordance with drawing numbers: ADP/1809/P/00A, ADP/1809/P/03, ADP/1809/P/04 and ADP/1809/P/05. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



**NEW FOREST
NATIONAL PARK**

New Forest National Park Authority
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Tel: 01590 646600 Fax: 01590 646666

Date: 27/06/2018

Ref: 18/00354/FULL

Scale: 1:2500

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Application No: 18/00403/FULL Full Application

Site: Land At Bourne Lane, Woodlands, Southampton, SO40 7GW

Proposal: Stable block; hardstanding; sewage treatment plant

Applicant: Mr J Allen

Case Officer: Liz Young

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
 CP2 The Natural Environment
 CP8 Local Distinctiveness
 DP22 Field Shelters and Stables

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
 Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend permission; No impact upon neighbouring properties.

8. CONSULTEES

8.1 Tree Officer: No objections.

9. REPRESENTATIONS

- 9.1 One letter received (comment only) raises concerns over the narrow width of Bourne Lane and the implications of increased vehicle movements along with the impact of horse waste from the site.

10. RELEVANT HISTORY

- 10.1 None.

11. ASSESSMENT

- 11.1 The application site forms part of a network of open fields located within the Forest North East Conservation Area. The site is not directly adjoined by any other properties and slopes up towards the north. The roadside boundary is enclosed by established trees and hedgerows and these include a group Tree Preservation Order.
- 11.2 Consent is sought to erect a stable block of just over 112 square metres and 5.2 metres in height adjacent to the west boundary of the site. A substantial area of hardsurfacing (gravel) is also proposed, incorporating an access track towards the front of the building. This would amount to an area of approximately 320 square metres. Because the stable would include a toilet and sink area a septic tank is also to be installed and this would be positioned below ground level and immediately south of the track.
- 11.3 The proposal would not have any direct or harmful implications for the amenities of neighbours and the Tree Officer raises no objections to the development. The main issues to assess would be the size and scale of the proposed development and the impact upon the character and appearance of the conservation area.
- 11.4 The New Forest National Park is subject to the highest status of protection in relation to landscape and scenic beauty. The fact that the site also lies within the Forest North East Conservation Area also brings about the duty of the New Forest National Park Authority to preserve or enhance the character and appearance of the area, which is an attractive rural setting of agricultural fields, hedgerows and trees. The site (classed as ancient forest farmland) lies within the Copythorne Forest Farmlands character area. The Landscape Character Assessment describes the locality as comprising small-scale, irregular fields with well treed boundaries forming part of the distinctive character of the locality. The document also notes how the open hilltops allow rare long views across the surrounding area (such as those immediately

north of the application site). The pattern of fields is noted as having historic origins and the medieval land divisions are also noted within the Conservation Area Character Appraisal.

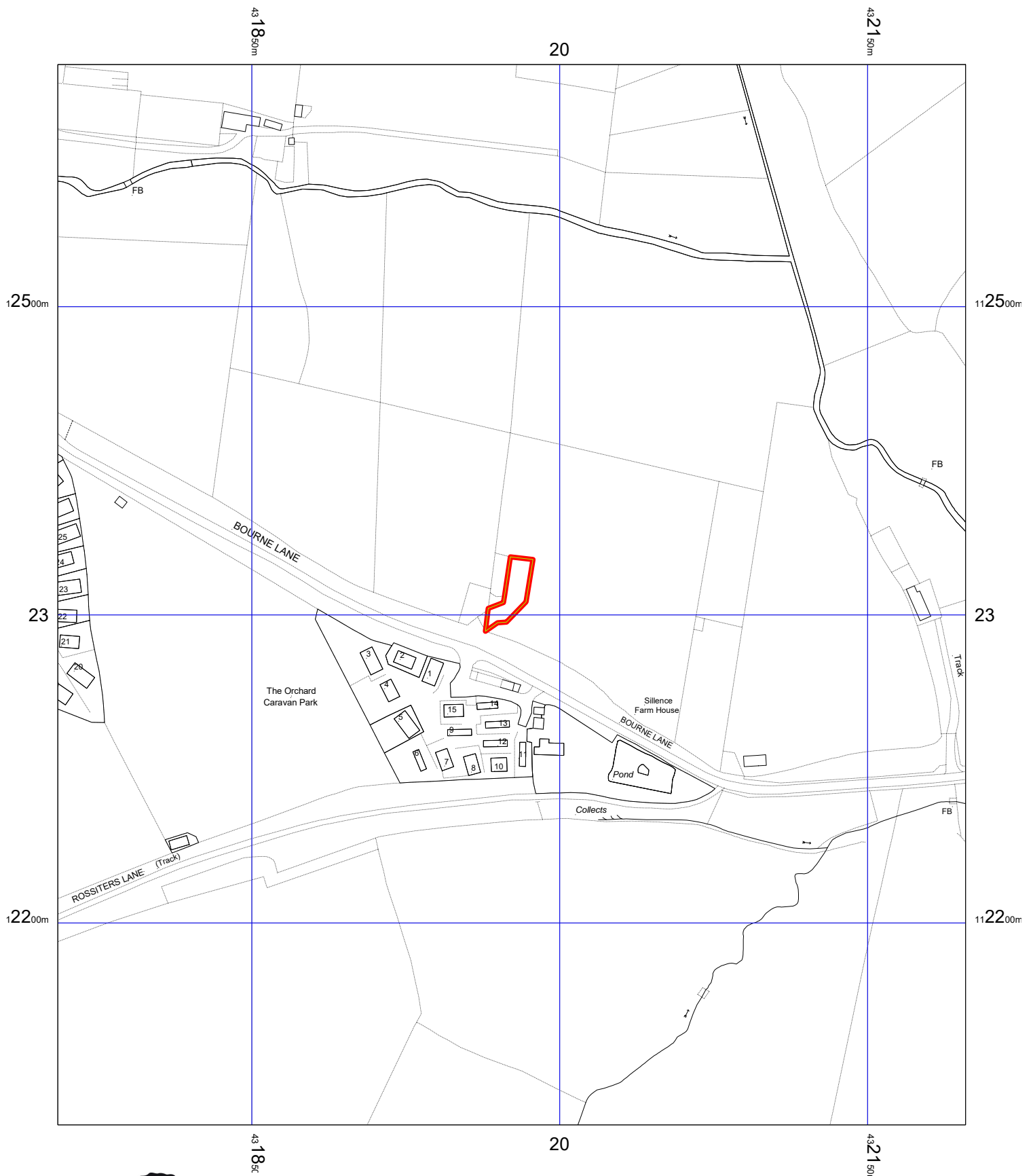
- 11.5 In terms of policy context, Policy DP22 (along with the Supplementary Planning Document, Horse Related Development) seeks to ensure stables and field shelters would be sensitively sited, unobtrusive in the landscape and modest in scale and appearance. The Supplementary Planning Document states that new stables and other structures should be kept to a minimum. The document also states that new accesses and roadways are unlikely to be permitted due to the urbanising impact they can have.
- 11.6 The proposed stable block and hardsurfacing would introduce a significant element of built development into open countryside when viewed from land to the north. This area is not currently occupied by buildings and therefore the proposal would visually encroach upon the openness of this part of the application site and the land to the north. Furthermore, the scale of the building is such as to detract from the special character and appearance of the National Park and the conservation area. Whilst a stable structure has been introduced on the adjoining field, this is significantly more modest in size with a roof of less than 3 metres in height. It is comparable in size and form with a typical mobile shelter and is also not associated with any hardsurfacing. In contrast, the significant height and footprint of the proposal and the urbanising impact of the proposed hard surface would significantly undermine the special rural qualities of the site and would fail to meet the criteria set out in Policy DP11 along with the requirements of the Supplementary Planning Document.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed stable block and substantial hardstanding would, by virtue of its size, form, prominence and encroachment onto open countryside, fail to preserve the character and appearance of the Conservation Area and the wider New Forest landscape. The development would therefore be contrary to Policies DP1, DP22 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD along with the requirements of the Supplementary Planning Document, Horse Related Development.



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Tel: 01590 646600 Fax: 01590 646666

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