

## NEW FOREST NATIONAL PARK AUTHORITY

### PLANNING COMMITTEE MEETING – 15 NOVEMBER 2022

#### NEW FOREST NATIONAL PARK - LOCAL LIST UPDATE

**Report by:** Helen Wallbridge, Heritage Project Coordinator

#### 1. Introduction

- 1.1 National planning policy and Historic England guidance encourages all local planning authorities (including national park authorities) to maintain an up-to-date list of locally important ‘assets’ in their areas. These ‘[Local Lists](#)’ recognise the positive role buildings, structures, sites, monuments and other features play in reinforcing local character and the distinctiveness of areas. The Local List is also a valuable tool for planners to help protect assets from major change or demolition when planning applications are submitted.
- 1.2 Following the receipt of nominations from the public, parish councils and others, the Local List Review Panel met for the second time in September to review the nominations. The role of this panel is to undertake an initial review of the nominations but is important to emphasise that it is the Authority’s Planning Committee that decides whether sites should be added. The panel agreed that the nominations should be presented to the Planning Committee for inclusion onto the Authority’s Local List of non-designated heritage assets.
- 1.3 Section 2 of this report sets out the criteria for assessing an asset for inclusion on the Local List. The criteria are based on Historic England’s guidance, adjusted to reflect the unique characteristics of the New Forest.



#### 2. Assessment criteria for inclusion on the Local List

Criteria	Description
<b>1. Age</b>	An asset that displays national or local trends/practices/way of life that is representative of a historic period or changes over time. Broadly speaking the older the asset is, the rarer it is likely to be.
<b>2. Rarity/Representativity</b>	An asset that is characteristic of the New Forest. Or a rare survival of an asset type less commonly found in the New Forest e.g., encroachment cottage or a commemorative monument.
<b>3. Architectural/Artistic Interest</b>	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics. This could be an example of outstanding modern design.
<b>4. Group value</b>	Multiple assets meeting the criteria that are linked by design or historic association. Related or designed landscapes that directly contribute to the setting of other assets should also be included under these criteria e.g., boundary walls or railings, or groups of estate buildings, terraces of cottages etc.






<b>5. Archaeological Interest</b>	The potential for evidence of past human activity above or below ground or in the wider landscape to add archaeological knowledge e.g., Barrows, WW2 military remains etc.
<b>6. Historic Interest</b>	The asset has links to nationally or locally notable people, events, economic trends, or social/cultural history e.g., architects such as Heywood Sumner, or Arthur Hugh Clough, munition works, or Jubilee/Millennial commemorations.
<b>7. Landmark Status</b>	An asset that is recognised as a landmark or a communal gathering point in the local area e.g., a village green, railway station, clock tower or memorial etc.
<b>8. Community/Social Value</b>	An asset that creates a sense of belonging and/or shared identity and is valued by its local community or other interested communities. This could be because of the history, the spiritual association or how it is/was used within the community e.g., village hall or meeting room.






### 3. The Assets presented for adoption onto the Local List






3.1 The 37 assets presented below (some are grouped), include a wide range of buildings, structures and sites which celebrate and highlight the variety of heritage assets in the National Park, and which are intrinsic to the local history of the area. The following assets are recommended for inclusion on the Local List:





No.	Name of Asset	Image	Description	Criteria
<b>Agric/Commercial</b>				
1	Barn at Arch Farm, Woodgreen Road, Breamore. Parish: Breamore		A now rare timber barn with corrugated tin roof. The Forge at the same address is already on the Local List. Both visible on the 1871 map.	1, 2, 3, 4, 6
2	Cuckoo Barn & Granary, Hamptworth Lane, Landford. Parish Landford.		A rare survival of a barn with C17th origins, extended in the C19th. Brick and timber frame. Granary in the grounds. Should be considered in association with neighbouring Grade II Cuckoo Farmhouse.	1, 2, 3, 4






3	<p>Boost Bike Hub (Brockenhurst Island Shop) Brookley Road, Brockenhurst. Parish: Brockenhurst</p>		<p>Built in 1915 and in continuous use as a shop, Brockenhurst Chambers is an historic landmark.</p>	1, 6, 7
<b>Dwellings</b>				
4	<p>Hazelmere, Southampton Road, Cadnam. Southampton Parish: Copythorne.</p>		<p>Early C20th. A large and unusual style of traditional New Forest Cottage</p>	1, 3
5	<p>Christopher Robin Cottage (previously Blue Gates) Nouale Lane Poulner. Parish: Ringwood.</p>		<p>Dates to C17th. Representative of a traditional New Forest cob and thatch cottage.</p>	1, 2
6	<p>Fairfields (previously Lane Bank) Narrow Lane, Poulner. Parish: Ringwood.</p>		<p>Built 1903. Edwardian formal country house with stable block and sunken garden.</p>	1, 3, 4
7	<p>Brackenrigg Hangersley Hill. Ringwood. Parish: Ringwood.</p>		<p>A good example of a large intact Arts &amp; Crafts dwelling dating to c1935. Good architectural detailing including diminishing gables, crittall windows, cast iron guttering and pipes &amp; decorative brickwork.</p>	1, 2, 3

<p>8</p>	<p>Beaulieu River Farm, Beaulieu Road (formerly Decoy Pond Farm). Denny Lodge Parish</p>		<p>An Edwardian house with good architectural detailing and built in the local style.</p>	<p>1, 2, 3</p>
<p>9</p>	<p>Burley Villa Farm, Bashley Common, New Milton BH25 5SH Parish: New Milton</p>		<p>Early C20th traditional New Forest Cottage with embellishments.</p>	<p>1, 2, 3</p>
<p>10</p>	<p>Whiteways, St John's Road, New Milton, BH24 4SA Parish: New Milton</p>		<p>An unusually large cob cottage with origins dating to the 1860s. The front porch is currently being removed.</p>	<p>1, 2, 3</p>
<p>11</p>	<p>Miranda Gate, Broadlands Road, Brockenhurst SO42 7SX Parish: Brockenhurst.</p>		<p>An Edwardian Villa, characteristic of Brockenhurst with good architectural detailing.</p>	<p>1, 2, 3</p>
<p>12</p>	<p>The Watch House, Lepe, Exbury SO45 1AD Parish: Exbury &amp; Lepe.</p>		<p>An iconic landmark and rare survival of an early coastguard station dating to 1828 built to combat smuggling in the Solent.</p>	<p>1, 2, 6, 7</p>

<b>SWAY</b>				
13	West View Station Road, Sway.		Built 1896-1907. One of the original houses built here after the arrival of the railway.	1
14	2 Station Road, Sway.	 	Built as Post Office 1896-1907. Also incorporated the village telephone exchange. The shop front was extended in the 1950's. The shop is currently empty and the maisonette above is for sale.	1, 6
<b>Heathey Close Group</b>				
15	The Manor at Sway, Station Road, Sway.		Originally known as Heathey Close. Built 1896-1907. Home of Mr. Herbert Moser, a benefactor of the village of Sway. Heathey Close included the adjacent buildings, Heathey Cottage and Heathey Lodge.	4, 6
16	Heathey Cottage & Heathey Lodge.		Now two dwellings, this building was originally the garage and chauffeurs accommodation.	4, 6

<b>Back Lane, Sway</b>				
17	Tops Cottage, Back Lane, Sway.		Cob cottage dating to the 1890s.	1, 2, 3, 4
18	Honeysuckle Cottage		Cob cottage dating to the 1890s.	1, 2, 3, 4
19	Gorse Cottage		A traditional brick New Forest Cottage dating to 1896-1907	1, 2, 3, 4
20	Brick Cottage		A traditional brick New Forest cottage dating to the early 1900s.	1, 2, 3, 4
21	Forest Croft		A traditional brick New Forest cottage dating to 1890s.	1, 2, 3, 4

	<b>Monuments</b>			
22	Portuguese Fireplace, Millyford Bridge. Minstead Parish.		The chimney from the cookhouse was retained as a memorial to the 100 Portuguese men who volunteered here in WW1	1, 2, 5, 6, 7
23	Fire Call Bell, Rosetta Cottage, Sway Road, Brockenhurst.		Public fire call bell erected to commemorate the coronation of King George V in 1911. Believed to be the only public bell remaining. Brockenhurst Fire Fighters still ring the bell on Remembrance Sunday.	1, 2, 6, 8
24	Water trough Boltons Bench, Lyndhurst.		Installed 1912 as a memorial to all animals who have died in the service of mankind.	1,2
25	The Carter Stone, Kings Hat. Denny Lodge		Commemorates Samuel Carter who died here in a hunting accident in 1883. Has become a focus for modern anti-hunting graffiti.	6

	<b>Railway Group</b>			
26	Station House, Lyndhurst Road, Ashurst, Southampton. SO40 7AA		The Former Station House (1847) at Ashurst Station (now in use as a dwelling)	1, 2, 3, 6
27	Brockenhurst Railway Station and Signal Box (soon to be decommissioned)		Representative of a large Victorian Railway Station with largely unaltered Platform Canopies, Waiting Rooms, and Ticket Office. Although of a later date, the signal box is the only one remaining in the New Forest.	1, 2, 3, 4, 6, 7, 8
28	Enzee Ristorante, Station Approach, Brockenhurst SO42 7TW		1847 A former Goods Shed associated with Brockenhurst Station - the only one in the New Forest.	1, 2, 3, 6
29	Beaulieu Road Stationmaster's House		1847 Station Masters House - now a dwelling.	1, 2, 3, 6
30	Beaulieu Road Station Cottages (5)		A terrace of 5 railway cottages next to the railway line.	1, 2, 3, 6



31	Sway Station		Representative of a small Victorian Railway Station with largely unaltered Platform Canopies, Waiting Room, and Ticket Office.	1, 2, 3, 4, 6, 7, 8
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3.1 The owners or their agents, where possible, of all the assets nominated, have been informed about the proposal to include the building or structure on the Local List. The feedback has been entirely positive. They have all been invited to attend the Planning Committee meeting if they wish to make comment or representations.

3.2 The benefit of including the asset on the Local List is that when works are proposed which require planning permission, the application will be given greater consideration in view of the heritage significance of it. Historic England confirms that the production of up-to-date local lists, “...enables the significance of any building or site on the list to be better taken into account in planning applications affecting the building or site or its setting.”<sup>1</sup> The inclusion of a site on the local list does not preclude changes, extensions or alterations (e.g., the former Lyndhurst Park Hotel), or indeed its demolition where justified (e.g., The Squirrels, Brockenhurst). Many works will not actually require planning permission, such as interior changes or work allowed under permitted development rights.

3.3 The Local List can be viewed [here](#) and all assets appear on the [Planning Maps](#) viewed through the New Forest National Park website. We have produced a ‘Frequently Asked Questions’ document which is also available online to aid understanding around the positive role local listing plays in celebrating the built heritage of the National Park.

#### 4. Conclusion

4.1 In conclusion, it is recommended that members approve the inclusion of the 37 assets listed in section 3 of this report to the New Forest National Park Local List. The assets proposed for inclusion cover a variety of sites and features and highlight the diversity of heritage in the New Forest.

#### Recommendation:

**In line with the advice and guidance from Historic England, the 37 nominated assets are considered to be special and represent unique heritage assets and are added to the New Forest National Park Local List.**

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**Papers:** PC 410/22

**Equality Impact Assessment:** No impacts have been identified.

<sup>1</sup> Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition, 2021 – see [Local Heritage Listing: Identifying and Conserving Local Heritage \(historicengland.org.uk\)](https://www.historicengland.org.uk))