

**NEW FOREST NATIONAL PARK AUTHORITY**

**PLANNING COMMITTEE MEETING – 20 DECEMBER 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 nominations have been reviewed by the Building Conservation team. It is important to emphasise that it is the Authority’s Planning Committee that decides whether sites should be added 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 New Forest National Park 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 – December 2022






3.1 The assets presented 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 parish of Sway has been a focus for recent work. It does not have a conservation area within the main residential areas and many heritage assets of interest were identified during a walking survey at the beginning of the project. A further 15 assets are proposed within Sway, with two former churches included in the 'Places of Worship' group.
- Places of Worship and Schools: Many old churches and school buildings within conservation areas were added to the Local List during the initial conservation area appraisals. We have looked for churches and schools outside of the conservation areas and present 11 churches and 6 schools for Local Listing due to their community/social value. Due to time constraints, this list is not exhaustive.
- Military Remains: The New Forest Remembers Project in 2012-2013 identified many significant WW2 sites, 11 of which are now proposed for Local Listing. We have also included WW1 and Cold War sites in this group. The 17 military sites and buildings proposed are the best examples or unique survivals in the New Forest.
- K6 Telephone Boxes: Designed by Sir Giles Gilbert Scott and installed nationally between 1939-1968 the red phone boxes are considered a British Icon. In many cases they are landmarks and many are now in community ownership. Five are nationally listed (Breamore – Upper Street, Beaulieu – High Street, Hale – Hatchett Green, Bucklers Hard – Car Park, Exbury & Lepe – Outside the old Post Office). Seven examples in Copythorne and Brockenhurst are presented here and work will continue to identify others in the National Park.







The following 62 assets are recommended for inclusion on the Local List:







No	Name of Asset	Image	Description	Criteria
	<b>Dwellings</b>			
1	The Thatched Cottage, Crow Hill. Ringwood		Visible on the 1896 map. A good example of a traditional New Forest thatched dwelling.	1, 2, 3
2	Brackenrigg Hangersley Hill. Ringwood		A good example of a large intact Arts & Crafts dwelling dating to c1935. Good architectural detailing including diminishing gables, crittall windows, cast iron guttering and pipes & decorative brickwork.	1, 2, 3
3	Spring Cottage, St Johns Road, Bashley, New Milton		Visible on the 1896 map. A good example of a traditional New Forest brick cottage.	1, 2, 3
4	The Hare and Hounds, Sway		A coaching inn believed to be over 200 years old. The oldest remaining public building in Sway, it is a landmark and a valued community asset.	1, 2, 6, 7, 8
5	Derrants, Durnstown, Sway		A cob dwelling visible on the 1867 map.	1, 2, 3

6	Newton Cottage, Durnstown, Sway		A cob dwelling visible on the 1867 map.	1, 2, 3
7	Hollies Farmhouse, Station Road, Sway		Origins are thought to date back to the C17th, extension is 1907. A good example of a traditional New Forest farmhouse, once part of the Hollies estate.	1, 2, 3
8	The White Cottage, Jordans Lane, Sway		A cob dwelling visible on the 1867 map.	1, 2, 3
9	Laburnum Cottage, Jordans Lane, Sway		A cob dwelling visible on the 1867 map.	1, 2, 3
10	Moulins, Coombe Lane, Sway		A cob dwelling visible on the 1867 map.	1, 2, 3
11	Cruse Cottage, 1 Anderwood Drive, Sway		A traditional brick New Forest Cottage, now entirely surrounded by modern buildings. Visible on the 1896 map.	1, 2, 3
12	Westfield, Middle Road, Sway		A traditional brick New Forest Cottage. Visible on the 1896 map (the adjoining border cottage was added in 2006).	1, 2, 3







13	Forest Side Cottage, Manchester Road, Sway		A single storey cob cottage visible on the 1867 map.	1, 2, 3
14-15	Wellow Rise and Oxford Cottage, Manchester Road, Sway		A good example of an unrendered brick New Forest Cottage with additional decorative brick detailing. Visible on the 1907 map.	1, 2, 3
16	The Old Bakehouse, Manchester Road, Sway		The Old Bakery is marked on the 1907 map. A traditional New Forest brick building with additional vernacular detailing including gables and hanging tiles.	1, 2, 3
17-18	Fox Glove and Laburnum Cottages, St James Road, Sway		Built in the 1920's these are a well preserved example of brick New Forest semi-detached houses.	1, 2, 3
<b>Agric/Commercial</b>				
19	Barn at Barn House, Crow. Ringwood		Visible on 1896 map. A rare survival of a large and intact timber agricultural barn. A good example of traditional construction techniques and local materials.	1, 2, 3







20	Granary at Bagnum Farm		A rare survival of a timber granary, located within the grounds of Grade II listed Bagnum Farm. Visible on the 1896 map.	1, 2, 3
<b>Places of Worship</b>				
21	Crow Hill Methodist Church, Ringwood		Built c.1890. An elaborate Methodist design with an active congregation.	1, 3, 8
22	Landford Methodist Church		Built 1871. A traditional Methodist Style church with an active congregation.	1, 2, 8
23	Nomansland Methodist Church		Built 1901, An elaborate Methodist design. The church is a landmark and has an active congregation.	1, 2, 3, 8
24	Brockenhurst Methodist Church		Visible on the 1907 map. This is a traditional Methodist design and has an active congregation.	1, 2, 8






25	Canada Common Methodist Church		Built in 1908, a Primitive Methodist Church with decorative brickwork. A landmark with an active congregation.	1, 2, 7, 8
26	St Jude's Sway		An unusual design of Methodist Church built in 1936, now a dwelling.	1, 3, 6
27	The Old Chapel, Longdown		A former Wesleyan Methodist Chapel visible on the 1869 map, now a dwelling. Interesting design and a reminder of a past religious community.	1, 3, 6
28	St Andrews Church, Tiptoe		Built 1906 replacing the earlier Baptist church. An active congregation.	1, 8
29	The Old Chapel, Sway		Marked as a Baptist chapel on the 1867 map. Now a dwelling. Historically interesting as a marker of the development of Sway and community value of graves belonging to old Sway families.	1, 6, 8
30	St Johns Baptist Church, Bashley, New Milton		Visible on the 1896 map. An active congregation and other community uses.	1, 8

31	The River of Life Church, Tiptoe.		Built 1906 replacing the earlier Baptist church. An active congregation.	1, 8
<b>Schools</b>				
32	The Old School House, Cadnam		Visible on the 1895 map. Similar design to other local schools. Now in use as a business premises, an indicator of population and educational change. Still has social and community value in the memories of former pupils.	1, 2, 6, 8
33	Bartley Junior School		Built in 1939. Civic buildings on this scale were rare in the inter-war period. The school has an interesting history and continues to play an important role in the local community.	1, 2, 6, 8
34	The Old School House, Tiptoe		The Old School house is marked on the 1896 map. A reminder of population and educational change.	1, 2, 3, 6
35	Tiptoe Primary School		Built in the early 1900s. Tiptoe schools is representative of a small village primary school and plays an important role in the community.	1, 2, 3, 8
36	The New Forest CofE Primary School, Landford		Marked on the 1871 maps as school for boys and girls. Interesting architectural features.	1, 2, 3, 6, 8



37	The New Forest CofE Primary School, Nomansland		Built-in 1867 as a national school, designed by Sir Gilbert Scott. The village grew around the school.	1, 2, 3, 6, 8
<b>Military Remains</b>				
38	Ashurst Railway Station WW2 Public Air Raid Shelter		Believed to be the largest and best-preserved civic air raid shelter in the New Forest.	1, 2, 3, 6
39	Beaulieu WW2 Pill Box		Believed to be one of the best preserved Pill Boxes in the New Forest.	1, 2, 6
40	The site of Setley WW2 POW camp		In use 1941-1947 for Italian and German POWs, then used for post-war temporary housing. The only POW camp in the New Forest. Parch marks outline the buildings in dry weather.	1, 2, 5, 6, 8
41	Lepe WW2 Remains		Rare survival of a Mulberry Harbour construction Site and Embarkation Hard.	1, 2, 4, 5, 6, 7, 8
42-43	WW2 Handcraft Huts (x2) at Dilton Farm, Beaulieu.		Rare survivals of this type of hut that provided officers accommodation to RAF Beaulieu. Escaped post-war clearance as they were then on private land. Now dwellings.	1, 2, 3, 4, 6

44	WW2 RAF Sopley Generator Block		The only remaining Generator Block on a New Forest Airfield. Now in use as FONFA Heritage Centre. In the 1970/80s the site was a reception centre for Vietnamese & Cambodian boat people.	1, 2, 6, 8
45	The New Forest Airfields Memorial		Unveiled 2002, this memorial commemorates the role of the 12 New Forest Airfields during WW2. Services throughout the year are well attended.	6, 8
46	WW2 Blister Hangar, Snooks Farm, Lymington		The only remaining Blister Hangar on a New Forest Airfield. Now used for agricultural storage.	1, 2, 3, 6
47	WW2 RAF Ibsley Group - 1) Bunker Command		In contrast to the other WW2 airfields, the airfield has been destroyed but support buildings survive: Control Tower (over NFNPA boundary).	1, 2, 5, 6, 8
48	2) Blast Shelters, Moyles Court School.		Several sets of blast shelters survive, but these are the best preserved.	1, 2, 6, 7
49	3) High Frequency Direction Finder site (HF-DF or "Huff Duff")		The only remaining HF-DF site in the New Forest. A well known landmark which attracts much historical and archaeological interest.	1, 2, 5, 6, 7, 8

50	<p>WW1 Eaglehurst Camp, RNAS Calshot. 1) St Georges Hall</p>		<p>Built as the Chaplains Hut in 1913. Used in WW2 and in the 1960s by evacuees from Tristan da Cunha. Still a community venue.</p>	1, 2, 4, 6, 8
51-53	<p>2) Castle Lane WW1 Military Huts (x3)</p>		<p>These huts would have been common throughout the forest in wartime, but these are now among the last survivors and now in private ownership.</p>	1, 2, 4, 6
54	<p>WW1? Feature in Marchwood Inclosure, referred to as The Ranging Station.</p>		<p>The exact purpose of this is unknown and no identical structures have been identified nationally.</p>	1, 3, 6
55	<p>Cold War Lepe Royal Observer Corps Post</p>		<p>Built during the 1960s. The only example in the New Forest. Recently restored with HLF funding. Part of Lepe's defensive landscape.</p>	1, 2, 4, 6, 8
<p><b>K6 Telephone Boxes</b></p>				
56-59	<p>4 owned by Copythorne Parish Council which are being converted into community information points (Pound Lane, Winsor Road, New Inn Road and Newbridge Road)</p>		<p>Designed by Sir Giles Gilbert Scott and installed nationally between 1939-1968 the red phone boxes are considered a British Icon. Often landmarks and many now in community ownership.</p>	2, 3, 7, 8

60-62	3 owned by Brockenhurst Parish Council (Tiptoe Road, Burley Road, Butts Lawn).		As above.	2, 3, 7, 8
-------	--------------------------------------------------------------------------------	-----------------------------------------------------------------------------------	-----------	------------

3.2 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 New Forest National Park Local List. All owners were invited to attend the Planning Committee meeting if they wish to make comment or representations. Nine property owners made contact. Two were entirely in support, the others sought reassurance that planned alterations such as new kitchens or replacement windows would still be allowed (which they are).

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, or indeed its demolition where justified (e.g. parts of the former Lyndhurst Park Hotel). 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 62 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 built heritage in the New Forest.

#### Recommendation:

**In line with the advice and guidance from Historic England, the 62 nominated assets are considered to be special and represent unique heritage assets and are added to the New Forest National Park Local List.**

**Contact:** Helen Wallbridge, Heritage Project Co-ordinator  
[helen.wallbridge@newforestnpa.gov.uk](mailto:helen.wallbridge@newforestnpa.gov.uk)

**Papers:** None

**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))