

**Application No: 22/00240/FULL Full Application**

**Site:** Oak Cottage South, Lyndhurst Road, Burley Lodge, Burley, Ringwood, BH24 4HS

**Proposal:** Creation of hardstanding

**Applicant:** Mr Goldfinch

**Case Officer:** Claire Woolf

**Parish:** BURLEY

---

**1. REASON FOR COMMITTEE CONSIDERATION**

Applicant related to a member of staff.

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP7 Landscape character  
DP2 General development principles  
SP17 Local distinctiveness  
DP18 Design principles  
SP48 The land-based economy  
DP50 Agricultural and forestry buildings  
SP15 Tranquillity

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Burley Parish Council: Happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 None received.

## **10. RELEVANT HISTORY**

10.1 Application under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 in respect of proposed hardstanding, (21/00741) withdrawn on 31 August 2021.

10.2 Application under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 in respect of proposed hardstanding, (21/00847) determined planning permission required 15 October 2021.

## **11. ASSESSMENT**

11.1 Oak Cottage South is a semi-detached dwelling located outside of the National Park's conservation areas and defined villages. It is accessed from a long gravel track from the Lyndhurst Road in Burley. The application site is located to the north of the associated property and the field amounts to 3 hectares. It is bound by mature hedging on the western boundary. The application field comprises grazing land and is not subject to any environmental designations.

11.2 Permission is sought for a hoggin access track measuring 4 metres in width and 30 metres in length, leading to a hoggin yard measuring 20 metres by 25 metres. Amended plans were sought reducing the hardstanding area from 35 metres by 20 metres, and reducing the access track from 10 metres in width to a width of 4 metres. The hardstanding would be hoggin at a depth of 3 inches with 8 inches of hardcore below to allow the applicant to bring forest run stock out of the wet and onto dry ground to be fed and cared for. The yard would be fenced to contain the stock. The area submitted would allow sufficient space for storage of forage, a turning circle for a tractor and trailer and a sufficient size for animal handling. The area is also required to accommodate the applicant's field shelters which are used for animal handling and medical treatments (not the subject of this application). No lighting is proposed.

11.3 The application follows prior notification applications requiring assessment against Class B, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) which were determined to require planning permission. The key issues to assess are:

- The need for the proposal and the impact upon the New Forest landscape; and
  - The impact upon residential amenity;
- 11.4 The supporting statement indicates that the hardstanding is required for the purposes of commoning. The proposed development is required for the sorting of cattle and New Forest ponies, foot trimming, worming and other medical procedures. The animals are held at the site to allow this work to be carried out before being turned out onto the Forest. The property is let to the applicant on the basis of him carrying out commoning on the land as detailed in a letter from Forestry England. The application is accompanied by a letter of support from Celtic Equine Veterinary Practice Limited. Policy DP50 of the adopted local plan sets out that agricultural development will be granted where there is a functional need for it and where the scale of the proposal is commensurate with its need and setting in the landscape. In addition, Policy SP48 supports the land-based economy including the future viability of commoning. There are no other suitable yard areas within the applicant's control which would suit these purposes.
- 11.5 The track and area of hoggin are considered to be reasonable, given the commoning activity described within the supporting statement. The area of hard surfacing has been reduced to the minimum required for the applicant to access their land safely and use it for the proposed commoning activities. The area of hoggin would be located within the site and screened from public vantage points by the existing boundary hedging. Fencing is required to contain the livestock. Additional hedging is proposed to screen the boundary fence of the proposal, creating a wildlife corridor from the existing mature hedge. A landscaping condition is recommended requiring the submission of details, including the location of existing and new planting, type of fencing and maintenance. It would be sufficiently far from the mature hedge and trees as to have no adverse impact. The development would be closely related to the associated property, existing access to the field and located adjacent to a field boundary. The proposal would ensure the land at Oak Cottage South can continue to support commoning practices. It would therefore accord with Policy DP50 and SP48 of the Local Plan which relates to agricultural development and the land-based economy.
- 11.6 The application site is located at an appropriate distance from the properties to limit noise, odour and activity from the hardstanding yard. The development is considered to result in an acceptable impact upon residential amenity in accordance with Policy DP2.
- 11.7 It is recommended the application is granted subject to conditions relating to landscaping and restricting external lighting.

## 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 Development shall only be carried out in accordance with drawing numbers: 9907.101 Rev P2, W16713-04.  
  
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 SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 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 DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 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.

If any part of the hedgerow is removed, dies or becomes seriously damaged or diseased, the plant shall be replaced in the next planting season with another or similar size and species, unless the National Park Authority gives written consent to any variation.

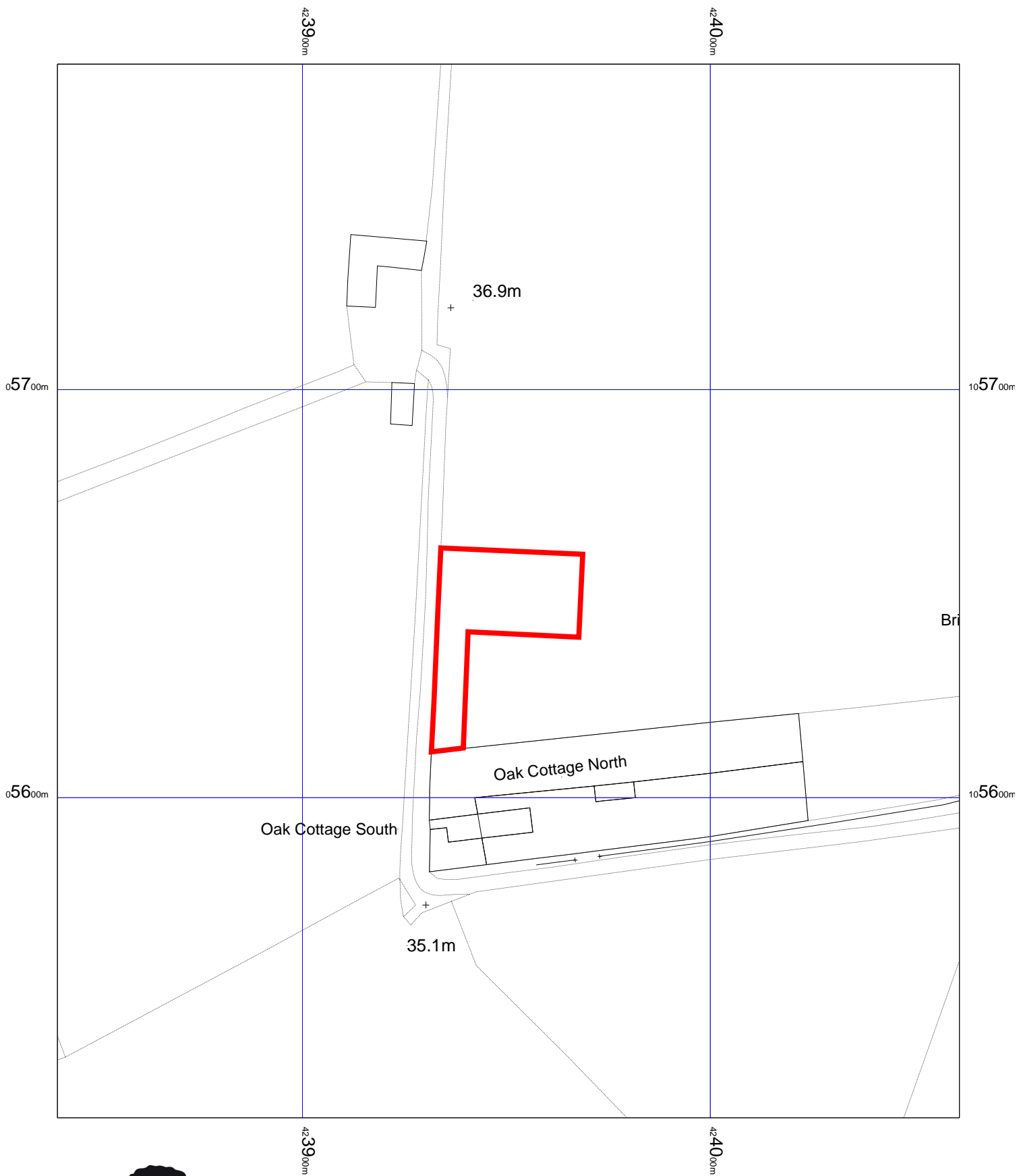
No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 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 DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 02/08/2022

Ref: 22/00240

Scale: 1:1250

© Crown copyright and database rights 2022 Ordnance Survey 100014703

