

Application No: 25/00760FULL Major - EIA

Site: Land off Fletchwood Lane, Totton, Southampton SO40 7DZ

Proposal: Installation of ground-mounted photovoltaic farm; associated infrastructure and engineering works; deer fencing, pole-mounted CCTV; community open space; landscaping and habitat enhancement for a temporary period of 25 years

Applicant: Trant Estates Ltd

Case Officer: Carly Cochrane

Parish: Netley Marsh Parish Council
Ashurst and Colbury Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Major Development

2. POLICIES

Development Plan Designations

None applicable

Principal Development Plan Policies

DP2 General development principles
 DP12 Flood risk
 DP18 Design principles
 SP1 Supporting Sustainable Development
 SP3 Major Development in the National Park
 SP6 The natural environment
 SP7 Landscape character
 SP14 Renewable energy
 SP15 Tranquillity
 SP17 Local distinctiveness
 SP55 Access

Supplementary Planning Documents

Design Guide SPD
 Ashurst & Colbury Village Design Statement SPD

NPPF

Sec 2 - Achieving sustainable development
 Sec 11 - Making effective use of land
 Sec 12 - Achieving well-designed places

Sec 14 - Meeting the challenge of climate change, flooding and coastal change

Sec 15 - Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Recommend refusal but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

Netley Marsh Parish Council: Recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

5. CONSULTEES

Archaeologist: No objection subject to conditions.

Ecologist: (Summarised) The proposal meets the requirements in respect of BNG and would provide enhancements. Does not consider these justify the proposal or outweigh the other policy conflicts.

Landscape Officer: (Summarised) Objection. The proposal does not conserve or enhance the character of the New Forest landscapes, and the intrinsic value and special qualities of the landscape would be deleteriously impacted.

Planning Policy Officer: (Summarised) Recommends refusal. While the provision of renewable energy is a benefit of the scheme, in itself it is not considered to outweigh the fundamental conflict with several key development plan policies. The proposal is not linked to individual households, businesses or local community use within the National Park. It is not considered that the proposals meet the exceptional circumstances required for major development to be permitted within the National Park, as per the tests in paragraph 190 of the NPPF, 2024.

Environment Agency: No objection. A Flood Risk Activity Permit would be required.

Esso Petroleum Company: No objection subject to the proposals adhering to the 'Special Requirements for Safe Working' guidance and the covenants contained in the Deed of Grant are adhered to.

Hampshire County Council Access Development: General advice provided, no comments made specific to the application.

Hampshire County Council Highways: (Summarised) Further details required in respect of visibility splays, availability of passing bays and

height of tree canopies. A condition survey of Fletchwood Lane should be undertaken prior to commencement of development and following construction.

Natural England: No objection subject to appropriate mitigation being secured.

New Forest District Council Environmental Protection: (Summarised) No adverse comments. Proposed development is not expected to generate any significant noise.

6. REPRESENTATIONS

Two letters of representation have been received from Interested Parties, summarised as follows:

The New Forest Association: Objection. Proposal fails major development test of the NPPF and does not further the purposes of the National Park. Contrary to Local Plan policies. Major detrimental effect on the landscape. Contests that there is a benefit to commoning.

The Trustees of the Barker-Mill Estates: Support. Proposal would provide environmental benefits. Consider the proposals to meet the main first purpose of the National Park.

17 letters of representation have been received from members of the public; five in support of the application; nine object to the application and three make comment. In summary, and in respect of the letters of support, the comments made relate to the provision of renewable energy and provision of ecological improvements.

In respect of the letters of objection, the concerns raised relate to concerns in relation to detrimental impact upon the landscape; loss of farmland; development not benefitting the National Park; inappropriate siting; concern with regard setting a precedent for this type of development; concern with regard to highway safety; and noise.

7. RELEVANT HISTORY

Replacement of existing barn with a barn of same footprint for flexible use as battery storage and agriculture (Application for a Non-Material Amendment to planning permission 23/00188FULL) (24/01263) Raise No Objection, 14 November 2024

Application for Scoping Opinion under regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for a solar park, associated infrastructure and landscaping (24/00440SCP) scoping response issued on 01 July 2024

Replacement of existing barn with a barn of same footprint for flexible use as battery storage and agriculture (23/00188) granted on 12 July 2023

Outline application for 6 affordable houses; demolition of existing agricultural buildings, access, layout and scale to be considered (21/00062) refused on 19 March 2021

Courtyard of Class B1 Business units; access drive & parking; demolish existing buildings (Outline planning permission with details of Layout & Access only) 08/93606) refused on 20 January 2009; Appeal dismissed 09 December 2009

8. ASSESSMENT

Application Site

8.1 The application site comprises a 13.5 hectare (ha) area of agricultural land used for the low-key grazing of livestock, to the south and east of the residential property of Great Fletchwood Farmhouse, and to the east and north of agricultural buildings at Great Fletchwood Farm, both of which are within the applicant's ownership. The site is divided by a track which runs east to west and provides access to the agricultural land, with that to the north of the track further subdivided into smaller parcels, and that to the south comprising two larger parcels. The site is bordered along all boundaries by trees and vegetation, with a Bartley Water tributary along the northern boundary and with further agricultural fields beyond, across which is a Public Right of Way (PROW). The eastern boundary is formed by the Bartley Water, with agricultural land beyond which slopes upwards to the main railway line running between Southampton and the South West. The Fletchwood Meadows Site of Special Scientific Interest (SSSI), owned by the Hampshire and Isle of Wight Wildlife Trust, adjoins the south-eastern boundary, and there are further agricultural fields to the south. The western-most boundary adjoins Fletchwood Lane, a single track, no-through road. The most eastern and northern areas of the site are located within either Flood Zones 2 or 3, following the Bartley Water.

8.2 By way of background, and of note as part of this application, is planning permission reference 23/00188, for the replacement of an existing agricultural building for a flexible agricultural and battery storage use. Relevant conditions were discharged in 2024, and the 2023 permission was then subject of a non-material amendment (reference 24/01263). Whilst this permission is extant, it has not yet been implemented.

Proposed Development

8.3 This application seeks permission for the use of the land as a solar park through the provision of 8,698 solar panels arranged across five 'parcels' of land to the north and south of the existing track, and with new tracks projecting north and south through the solar tables. The panels would project between two to three metres above ground level. The entirety of the area comprising the solar panels would be enclosed by 1.8 metre high deer fencing. The

'parcel' adjacent to the north-western site boundary, being that which would be retained as part of Great Fletchwood Farmhouse, would provide a new 'Community Nature Space', including native-species rich hedgerows, a pond, grassland and scrubland. A further community space is proposed to the south of the building to be used for the battery storage.

8.4 The solar park would generate a total output of 4.35 Megawatts (MW), and permission is sought for a period of 25 years. Via the aforementioned battery storage, the site would then be connected to the National Grid via a subterranean connection to the existing electricity substation at Fletchwood Lane, approximately 380 metres to the north of the building which would contain the battery storage. It is stated within the Planning Statement that the objective of the proposed development is to support the applicant, being Trant Estates Ltd, attain its targeted Climate Strategy Towards Carbon Net Zero, whilst also contributing to the local and national need for renewable energy.

8.5 Additionally, the development is subject to the requirement of providing measures for ecological enhancement, resulting in at least 10% biodiversity net gain (BNG). The proposal would involve habitat creation, resulting in the net gain of +24.69% of area habitats, +86.82% of linear habitat and +70.88% of watercourse habitat.

8.6 The application is accompanied by the following supporting documents:

- Archaeology Desk Based Assessment including Geophysical Summary and Archaeology Geophysical Survey Report
- Beekeeper Agreement
- BNG Metric and BNG Assessment and Habitat and Monitoring Plan
- Commoners Support Letter
- Design and Access Statement
- Environmental Statement
- Flood Risk Assessment and Drainage Strategy
- Ground Conditions and Agricultural Land Value Report
- Hampshire & Isle of Wight Trust Letter of Support
- Planning Statement
- Preliminary Ecological Appraisal
- Site Selection Report
- Smart Energy Appraisal
- Solar Voltaic Glint and Glare Study
- Statement of Community Engagement
- Transport Statement
- Trant Estates Climate Strategy Towards Net Carbon Zero and Trant Estates Renewable Energy Assessment
- Tree Inspection Report
- Wintering Birds Survey

Consideration

- 8.7 The key considerations in this case relate to the principle of major renewable energy development within the National Park, and the impact upon the nationally protected landscape. Other considerations comprise: the impact on trees and ecology; the impact on heritage assets; the benefits that would be delivered in terms of renewable energy and community uses; transport and access considerations; and the impact on residential amenity.

Policy Background

- 8.8 The protection afforded to National Parks through primary legislation, being the National Parks & Access to the Countryside Act 1949, is reflected in paragraph 11 of the 2024 National Planning Policy Framework (NPPF) in respect of the presumption in favour of sustainable development. This paragraph and its associated footnote (7), recognise the National Park designation as a policy that protects areas of particular importance, providing a strong reason for restricting the overall scale, type or distribution of development in the area. Paragraphs 189 and 190 of the NPPF establish the key principles of national planning policy for National Parks, namely:

- “Great weight” should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
- The conservation and enhancement of wildlife and cultural heritage should also be given great weight in National Parks.
- The scale and extent of development within National Parks “should be limited”.
- Permission should be refused for major development in National Parks “other than in exceptional circumstances”. Consideration of such applications should include an assessment of: (i) the need for the development; (ii) the scope for developing outside the National Park; and (iii) the extent to which any detrimental impacts can be moderated.

- 8.9 The national policy position in paragraphs 189 and 190 of the NPPF needs to be considered alongside paragraph 168. This sets out that when determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. The NPPG resource on ‘Renewable Energy’ confirms that in considering planning applications for renewable energy development “it is important to be clear that the need for renewable or low carbon energy does not automatically override

environmental protections” and that, “proposals in National Parks...and in areas close to them where there could be an adverse impact on the protected area, will need careful consideration” (paragraph 007). This Government guidance is pertinent to the consideration of this application, as is the National Park Authority's declaration of a nature and climate emergency

- 8.10 In respect of the relevant policies within the adopted New Forest National Park Authority Local Plan 2016-2036 (2019), Policy SP3 (Major Development in the National Park) and its supporting text set out the policy position in respect of such major development. Paragraph 4.9 outlines, “The NPPG states that it will be a matter for the relevant decision taker as to whether a proposed development within the National Park should be treated as major development, taking into account the proposal in question and the local context.” Paragraph 4.10 goes on to state, “major development is development of more than local significance (i.e. it would exceed the local-scale development needed to address the socio-economic needs of the National Parks 35,000 residents) which would have a long-term impact on the landscape, wildlife or cultural heritage of the National Park because of its scale and form. This can include major residential and commercial development, significant infrastructure projects and power generation.” The proposed development, with a site area of 13.5ha is considered to comprise major development within the New Forest National Park and therefore the requirements of Policy SP3 of the Local Plan (2019) and the tests of paragraph 190 of the NPPF (2024) are engaged.
- 8.11 Policy SP3 subsequently sets out that, where a proposal qualifies as major development, “planning permission will only be granted in exceptional circumstances *and* where it can be demonstrated to be in the public interest” (emphasis added). Considerations of such applications should include an assessment of the need for development; the cost of and scope for developing outside the National Park, or meeting the need for the development in some other way; detrimental effects on the environment, landscape and recreational opportunities, and the extent to which the effects could be moderated; detrimental effects on the special qualities of the National Park and whether they can be mitigated; and the cumulative impacts of the development when viewed with other proposals.
- 8.12 Throughout the adopted local planning policies for the New Forest National Park there is support for small-scale renewable energy schemes for households, businesses and local community facilities. Many appropriate proposals have received planning permission in the National Park, including the solar panels at the New Forest Centre in Lyndhurst, the solar panels integrated into the design of Woodgreen Village Shop, and the solar canopy on part of the car park at Paultons Park. Policy SP1 (Supporting sustainable development) states that sustainable development in the National Park is that which is resilient and responsive to the

impacts of climate change through improved energy efficiency and making appropriate use of small-scale renewable energy.

- 8.13 Policy SP7 (Landscape Character) requires the design, layout, massing and scale of proposals to conserve and enhance existing landscape character of the National Park and not detract from the natural beauty of the National Park. The policy also states that the character of largely open and undeveloped landscapes between and within settlements should not be eroded or have their setting harmed. Paragraph 5.30 of the supported text states, “an important aspect of national policy is its recognition that planning should recognise the ‘intrinsic’ character and beauty of the countryside. Landscape character cannot be solely determined by what is visible from a publicly accessible location. It is the combination of all the various elements and features of the landscape described in the Landscape Character Assessment that make the National Park’s landscape character special.”
- 8.14 Policy SP11 (Climate Change) states that the National Park Authority will support proposals to mitigate climate change through, “supporting small-scale renewable and low carbon energy generation.” Paragraph 5.67 of the supporting text states: “the potential for renewable energy generation within the National Park will need to be balanced against the potential adverse visual and amenity impacts on the landscape.” As outlined in paragraph 8.12 of this report, there are numerous examples of where the Authority has granted planning permission for small-scale renewable energy proposals that do not have adverse landscape impacts.
- 8.15 Policy SP14 (Renewable Energy) states that development proposals for renewable energy generation will be permitted where they, “are small-scale and provide energy for individual households or businesses, or small local community facilities.” Paragraph 5.68 of the supporting text states, “to avoid compromising the landscape character and beauty of the National Park, the policy emphasis is on supporting appropriate, small scale renewable energy developments that provide energy for an individual household or business use, or for a small local community facility within the National Park.” This policy position links to the Authority’s socio-economic duty to local communities within the National Park. The supporting text to policy SP14 is clear that “larger renewable energy developments to meet a wider-than-local need are not appropriate within the National Park.” This policy position represents a conscious shift from the previous development plan policies for the National Park area that existed until the adoption of the Local Plan in August 2019 and which was supported by the Government-appointed Planning Inspectors who independently examined the Plan.
- 8.16 Policy SP15 (Tranquillity) and supporting text highlights that the tranquillity of many parts of the New Forest is one of its valued ‘special qualities’. Tranquillity is described as the relative peace and naturalness, combined with the open and unfenced landscape

that gives a sense of space, remoteness and freedom. Impacts on tranquillity can be from man-made noise and visual disturbance in the natural environment. Policy SP15 states that new development should avoid, or provide mitigation measures, if the proposal will lead to noise, visual intrusion, nuisance and other unacceptable impacts on the National Park and its special qualities. Paragraph 5.76 of the Local Plan confirms, “tranquillity can be damaged by intrusive sights and sounds, particularly from man-made structures, highlighting that the perception of tranquillity relates to both visual and aural experiences.

Planning Case

8.17 The case submitted is that the proposed development would achieve “exceptional circumstances” in the public interest and would therefore accord with Policy SP3 of the Local Plan and paragraph 190 of the NPPF (2024) for major development to be permitted in the National Park. The asserted benefits of the scheme which are considered by the applicant to benefit and/or mitigate the proposal are set out within the Planning Statement, and are as follows:

- A shared site with a consented battery scheme which offers opportunities to maximise the solar energy output in a consistent delivery to the grid. This enables no loss of energy during high generation periods e.g. middle of a sunny day and output at times where there is no solar generation e.g., overnight.
- The site is in close proximity (300m) to a substation with capacity. The capacity has been secured by Trant Estates through a DNO connection offer.
- The Step-Up Transmission Substation is already permitted removing the need for this element within the landscape setting as it will be enclosed within an existing barn.
- Substantial biodiversity net gain of +24.69% of habitat, +86.82% of hedgerow and +70.88% of watercourse
- Enhancement of the setting of the adjacent Site of Special Scientific Interest (SSSI) where habitat provision is provided as a buffer to the core of the SSSI. This has been reviewed with Hampshire and Isle of Wight Wildlife Trust who are supportive of the ecological proposals.
- Provision of commoners grazing both amongst and adjacent to the panels.
- Retained agricultural use of the site in a layout more common with this part of the New Forest National Park (smaller fields).
- No use / loss of best and most versatile agricultural land.
- Farm diversification providing real local benefits through energy, honey, sheep and pollenating benefits.
- The proposed development is accompanied by swales which creates a betterment to the existing drainage of the site.

- The nature of the development is one of a temporary feature for 25 years.
- Generation 4.35 megawatts per year of renewable energy which over the lifetime of the project equates to 23,850 tonnes of carbon dioxide being offset.
- Access to renewable energy generation supporting local business (Trant) based in Totton in its climate strategy towards achieving carbon zero.
- Green credentials provided by this development, enhances Trant's ability to attract and retain staff through having strong green credentials as an organisation. This supports a local employer.
- Provision of jobs in both operation and construction.
- Creation of a community fund (similar to the solar scheme in Lymington) where a percentage of net profits of the development contribute to local projects in conjunction with the parish and local council.
- The solar panels are not visible from any public location except for glimpse views from the public right of way. The landscape views are benefited by the proposed planting at Year 15.
- Provision of community spaces including a nature space and a wild flower meadow. The wild flower meadow is provided based on consultation with Netley Marsh Parish Council who highlighted that there is a local community group which counts butterflies and would value the opportunity of a wild flower meadow community space to undertake their activities.
- Community spaces reducing the recreational impacts on the areas of the national park inside the perambulation boundary and adjacent special protection areas of Sites of Special Scientific Interest.
- Ecology enhancements including provision of new habitats (see Landscape Strategy Plan); provision of bird and bat boxes; provision of bee hives which would be supported by a local beekeeper.
- The solar panels are located in Flood Zone 1 and 2 and the proposed development is accompanied by a sustainable drainage strategy.
- There are no significant impacts in terms of glint and glare.
- There are no heritage impacts.
- Proposed development incorporates benefits to tree provision on site.
- The solar panels do not result in a noise, air quality or other form of pollution impact and can be recycled at the end of their life.
- Apart from rare maintenance visits the site there is little trip generation in operation which is less than the existing paddocks.

The Authority's consideration of this case is set out below.

Climate change and National Parks

- 8.18 The National Park Authority declared a climate and nature emergency in 2020. The Authority is working with partners to combat the effects of the climate and nature emergencies through mitigation, adaptation and education. The National Park Partnership Plan sets out the priorities for 'net zero with nature' and the contribution the New Forest can make towards addressing the impacts of climate change. The focus is on nature-based solutions and the restoration of habitats (including heathlands and wetlands) in the protected landscape of the New Forest, rather than large scale commercial solar developments.
- 8.19 The Government's online Planning Practice Guidance [Paragraph: 007 Reference ID: 5-007-20140306] sets out that, in shaping local criteria for inclusion in Local Plans and considering planning applications, it is important to be clear that:
- The need for renewable or low carbon energy does not automatically override environmental protections;
 - Cumulative impacts require particular attention, especially the increasing impact that wind turbines and large scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases.
 - Local topography is an important factor in assessing whether wind turbines and large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas;
 - Great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting;
 - Proposals in National Parks and Areas of Outstanding Natural Beauty, and in areas close to them where there could be an adverse impact on the protected area, will need careful consideration; and
 - Protecting local amenity is an important consideration which should be given proper weight in planning decisions.
- 8.20 The Authority supports appropriate renewable energy schemes which contribute towards achieving carbon net zero, and policies SP11 and SP14 are reflective of this. However, national and local planning policy is clear that the wider national policy support for the delivery of renewable energy schemes does not override the legal protections for National Parks.

Consideration against 'major development' tests

- 8.21 It is common ground between the National Park Authority and the applicant that the proposals represent 'major development'. In terms of the need for the development, the National Planning

Practice Guidance (NPPG) resource on 'Renewable Energy' is clear that the need for renewable or low carbon energy does not automatically override environmental protections. This is particularly relevant given the site's location within one of only ten National Parks in the country. The submitted Planning Statement states that the proposal "has the potential to produce significant renewable energy for consumption in the vicinity of the National Park." As the energy generated would be fed directly into the National Grid, it cannot be reasonably argued that the development would directly or solely benefit communities within the National Park. The scheme would not provide energy for an individual household or business within the National Park as per Policy SP14 and similarly is not for a small local community facility located within the National Park. Whilst the Planning Statement sets out that the proposals would include the creation of a 'Community Fund' where a percentage of the net profits would contribute to local projects in conjunction with the parish and local councils, the development is not a local community co-operative. Trant Estates Ltd, whilst broadly 'local' to the application site in that the office is based in Totton, is located outside of the National Park.

- 8.22 In respect of the scope for the development to be located outside the National Park, the Planning Statement sets out the 'Need Assessment Approach', informed by the Site Selection Report which ultimately identified the application site as the most appropriate site for the proposed development. The other sites which were considered to have potential for the same development but were ruled out following a Landscape Visual Impact Assessment (LVIA) were all located within 1 kilometre (km) of the application site, despite the search radius of 5km. This 1km radius has been dictated by the location and available capacity of the Fletchwood Lane substation. However, the requirement to explore the scope for developing outside the National Parks is a key element of national policy, and whilst the connection point to the electricity network, either at a distribution or transmission level, is a material consideration, this in itself cannot be determinative in deciding where new renewable energy developments take place, and must be weighed in the planning balance with the statutory protections afforded to National Parks in primary legislation. The radius for the alternative site search is very limited and focuses within and in very close proximity to the New Forest National Park.
- 8.23 In respect of effects on the environment, landscape and recreational opportunities and the extent to which they could be moderated, it is noted that in summary, the LVIA and Environmental Statement identifies an intrinsic landscape change, however, it is considered by the applicant that this change would result in an overall benefit to the landscape character. The Planning Statement comments that the landscape character of the application site and its immediate surrounds do not reflect the "intrinsic character of the more rural heart of the National Park within the Perambulation." When assessing landscape character,

the same considerations are applied across the entirety of the National Park, and therefore it is the whole of the National Park which benefits from the highest level of protection in relation to landscape and scenic beauty as set out in the NPPF. The application site was included within the designated National Park boundary in 2005 following an extensive landscape assessment and public enquiry because it met the statutory criteria for inclusion. Approximately 50% of the National Park lies outside of the perambulation boundary, however, it is of no lesser landscape importance or significance than the areas inside the perambulation boundary, which is what the Planning Statement infers.

- 8.24 Paragraph 6.35 of the adopted New Forest National Park Design Guide SPD (2020) (Design Guide SPD) states, “any application for large-scale solar PV arrays will be subject to rigorous examination and expected to clearly demonstrate that the special qualities of the National Park will not be compromised by the development, and that the intrinsic value of the landscape is retained.”
- 8.25 Whilst it is acknowledged that a detailed case has been submitted by the applicant, seeking to demonstrate that the development can be considered ‘exceptional’ and also not easily replicated elsewhere in the National Park due to the opportunities for enhancements both on and off site, it is not considered that the major development tests set out in national or local policy have been satisfied. Whilst the general need for the provision of renewable energy is recognised and indeed supported within the Local Plan, the need for the major development proposed to be specifically located within the National Park, as opposed to outside of the nationally protected landscape, has not been satisfactorily demonstrated. It is acknowledged that there is an extant permission for a battery storage on site, and that the location of the site can benefit from a direct connection point to the grid, however, it is considered that this has been afforded undue weight by the applicant. Further, the ownership of the site should not be a determinative factor when weighed in the planning balance with the statutory protection afforded to the National Park through primary legislation, as well as national planning policy.

Landscape Impacts

- 8.26 The site falls within Landscape Character Area (LCA)12: Hythe and Ashurst Forest Farmlands and the Landscape Type and is described as ‘Heath Associated Smallholdings and Dwellings’, with the relevant key landscape characteristics as follows: “...settled farmland on the edge of the forest heaths with large copses and some wood pasture. Small-medium scale pastures (from both formal and informal enclosure) bordered by hedgerows with hedgerow trees. The period of predominant character is 17th-18th century farmland. Major infrastructure, including the A35 and main line railway are in close proximity. Scattered farm houses and outbuildings are in the vicinity. Views are generally short, most usually to the next field boundary or woodland edge. The

landscape has a strong estate character.” The relevant key positive landscape attributes are as follows: “Small to medium sized Parliamentary enclosures are in evidence with some remaining areas of irregular assorted fields. Predominantly pastoral land use is exhibited, with paddocks used as commoner’s grazing. There is a traditional settlement pattern of dispersed farmsteads and hamlets.”

- 8.27 In respect of the Landscape Quality Objectives and Strategy, the vision for this area is for a “strong Forest-edge landscape with a legible separation in character from the surrounding and nearby urban fringe”, also with paddocks around small holdings used for the grazing of commoners’ stock. The overall landscape strategy is to protect the positive landscape attributes valued within it. The relevant future landscape management guidelines are to “protect and strengthen the historic small scale field patterns, enclosed by a well-managed hedgerow network. Protect the stock of paddocks used as traditional commoner’s grazing. Manage the grazing land use of the landscape’s fields to maintain the continuity of a pastoral landscape. Protect the agricultural land uses of the area, to minimise the development of alternative land uses.”
- 8.28 In addition, the New Forest National Park Authority's Landscape Action Plan (LAP) specifically considers renewable and low carbon technologies and identifies that “field scale solar PV development could potentially have a large landscape impact due to its large scale and unnatural, semi-industrial appearance. The LAP states that if free standing PV arrays are to be used, they should be small scale, sited within the domestic curtilage of a dwelling or associated with outbuildings close to the dwelling. This is reflected in Policy SP14 of the Local Plan.
- 8.29 The proposal includes a large number of purported mitigation and enhancement measures, as set out at paragraph 8.17 of this report. The changes to the intrinsic landscape character identified within the LVIA are considered by the applicant to be balanced by the maturing of the planting at Year 15. Whilst the additional planting, alongside the other biodiversity enhancements such as the introduction of beehives and bat boxes, and the wildflower meadow are indeed welcomed enhancements which, in isolation, would benefit the natural environment which in turn supports the landscape character, not only could these enhancements be implemented without the need for a planning permission, these are not considered to outweigh the negative effect and urban intrusion on the intrinsic landscape value of the site that the proposals, in their entirety, create.
- 8.30 The Environmental Statement asserts that there would be “very few views of the development proposals during its operation” and that “after 15 years the proposed landscaping would screen views of the panels, even in the winter”. These statements appear to, at best, not give the appropriate weight to, and at worst, disregard, the impact of the proposal on the intrinsic quality and value of the

landscape. There are many parts of National Park that cannot be seen from public vantage points due to, for example, changes in topography, absence of PROW, and boundary treatments, but that does not confer on that land a greater propensity to absorb development or that there will be no impact arising; the inability to view a site in a wider context does not equate to no harm arising as a result of a development. Should this logic of no public visibility equating to no harm be applied, large parts of the National Park would be vulnerable to development, and such an approach does not consider cumulative impacts of development on the intrinsic landscape character. Any views of the proposal, whether direct or glimpsed, could be considered harmful to the special quality and intrinsic landscape character of the National Park, and even in the absence of any public views of the development, the intrinsic landscape value of the site, such that the proposal would not conserve or enhance the landscape character. Overall, the proposed development would have a harmful effect on the character and appearance of the area and would fail to conserve and enhance the natural beauty of the National Park, being the first statutory National Park purpose. The proposal is therefore considered contrary to Policies SP7, SP14, SP15 and SP17 of the Local Plan.

Impact on Trees and Ecology

- 8.31 The proposal seeks to provide significant biodiversity enhancement and gains, however, it is noted that the majority of these enhancements could be delivered immediately without the provision of a solar array or any type of planning permission. The Authority's Ecologist, whilst broadly supportive of the development in respect of the biodiversity enhancements and whilst considering that the proposal is in general policy compliance, likely to meet and potentially modestly exceed the statutory 10% requirement for biodiversity, notes that the delivery of the scheme is not so significant in biodiversity habitat terms, for example, the delivery of especially rare habitat, to outweigh other relevant policy considerations.
- 8.32 There is a variety of mature tree species along the site boundaries, and the proposal would not compromise the long-term retention of any high-amenity landscape trees. The proposed additional tree planting would benefit the site, particularly given the inevitable loss of Ash trees suffering from Ash Dieback. However again, the appropriate and proper management of trees is not reliant upon or only facilitated by the proposed development and should be undertaken as part of the management of the land.

Heritage and Archaeology

- 8.33 Paragraph 207 of the NPPF sets out that, where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate

desk-based assessment and, where necessary, a field evaluation. An Archaeological Desk Based Assessment and Geophysical Survey have been submitted, and the Authority's Archaeologist has no objection to the details within these documents.

Transport and Access, including Public Right of Way

- 8.34 Fletchwood Lane is generally single-track, and the access to the site from Fletchwood Lane would require widening to allow access during the construction and delivery phase of the development. Hampshire Highways Authority have raised concerns in respect of user safety of Fletchwood Lane given the limited opportunity for safe passing points and it has not been demonstrated that the site could be accessed safely to the satisfaction of the Highways Authority.
- 8.35 The proposal would not have any direct impact on the PROW to the north of the site in that the development would not impede access. The impacts on users of the PROW relate to the physical changes in the character and appearance of the landscape which would be visible; these issues are covered at paragraphs 8.26-8.30 of this report. Views of the site are also possible from the main railway line between Southampton and the South West which passes to the east of the application site.

Impact upon residential amenity

- 8.36 Great Fletchwood Farmhouse is the closest residential property to the application site, and whilst currently in the control of the applicant, impacts upon residential amenity must be considered. A number of representations have been received from members of the public; however, the objections do not directly relate to impacts upon residential amenity. New Forest District Council's Environmental Protection Team does not anticipate that the development, once operating, would generate any significant levels of noise which could not be controlled by an appropriate condition. The location of the site and the nature of the development is not considered to result in any significantly adverse impact upon residential amenity.

Other Considerations

- 8.37 The applicant has positively engaged with a local commoner in respect of using the land for the grazing of sheep. The land is currently used for grazing, and the presence of the solar array would not alter the propensity of the land to be used for such purposes. This therefore holds no weight in the planning balance.
- 8.38 Despite the proximity of the site to the Bartley Water, the majority of the site is not within a flood zone, and those limited areas which are, would not result in the displacement of any flood water should a flood event occur. The Environment Agency have therefore raised no objection.

Planning Balance

- 8.39 The adopted development plan for the National Park confirms the focus is on renewable schemes that provide energy for an individual household or business use, or for a small local community facility within the National Park. The development plan is clear that larger renewable energy developments to meet a wider-than-local need are not appropriate within the protected landscape other than in exceptional circumstances where the major development tests are met. The development plan is at the heart of the planning system and clear conflict has been identified with Policies SP1, SP3, SP6, SP7, SP11, SP14, SP15, SP17, DP2 and DP18. In addition to Local Plan policy SP3, it is not considered that the proposals meet the high bar set for demonstrating 'exceptional circumstances' for major development within the nationally protected landscape of the New Forest National Park set out in paragraph 190 of the NPPF (2024). It is therefore necessary to consider whether there are material considerations which indicate otherwise.
- 8.40 As aforementioned, the site benefits from an extant permission for a battery storage, and proximity to the Fletchwood Lane electricity substation. The proposal could provide 4.35 megawatts of renewable energy per year, which over the proposed 25-year lifetime of the development, could equate to 23, 850 tonnes of carbon dioxide being offset. Biodiversity enhancements in excess of 10% could also be achieved.
- 8.41 Whilst the need for renewable and low carbon development is recognised, national planning policy and guidance emphasises that this does not automatically override environmental protections, and careful consideration is needed when considering proposals in National Parks. The proposed development is considered to result in a harmful impact upon the intrinsic landscape character of the National Park which cannot be mitigated, and which would fail to conserve or enhance the natural beauty of the protected landscape. The provision of renewable energy therefore cannot and does not outweigh the fundamental policy objection in that the scale of development is not appropriate in a National Park, and the adverse impacts upon the landscape are unavoidable and unacceptable

Conclusion

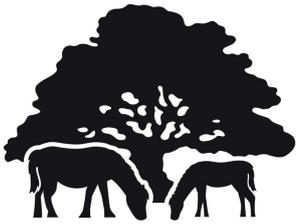
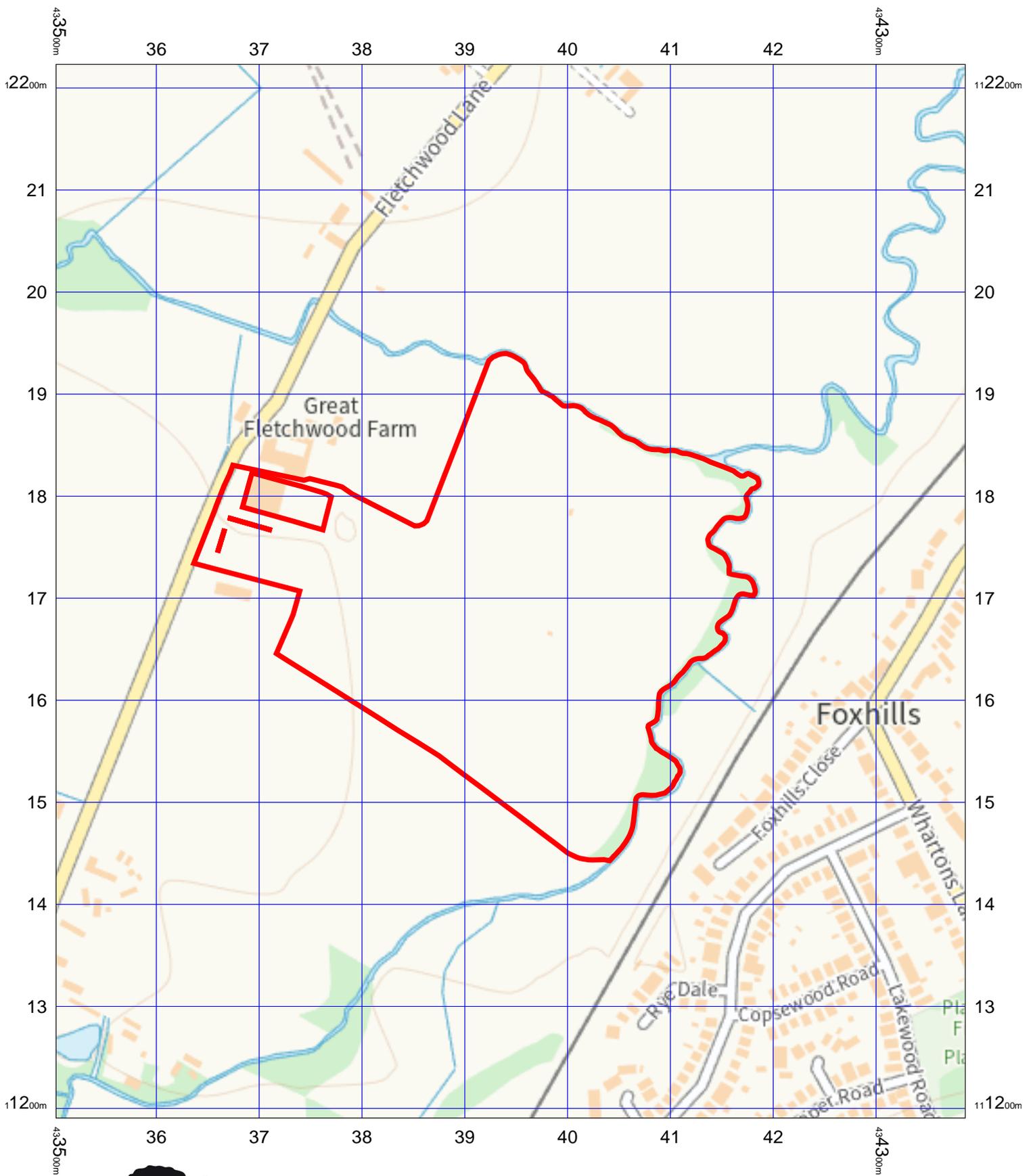
- 8.42 It is therefore recommended that permission be refused due to fundamental conflicts with both national and local planning policies.

9. RECOMMENDATION

Refuse

Reason(s) for refusal:

1. Development of the scale and nature proposed is not considered appropriate in the protected landscape of a National Park. The proposed development would result in unacceptable harm to the intrinsic landscape character of the National Park which cannot be mitigated or outweighed. The proposal would therefore conflict with Policies SP1, SP3, SP6, SP7, SP11, SP14, SP15, SP17, DP2 and DP18 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019); the first purpose for the designation of the National Park; and paragraphs 189 and 190 of the National Planning Policy Framework (2024). Furthermore, the proposed development would not seek to further the purposes of the National Park, contrary to the requirement of Section 245 of the Levelling Up and Regeneration Act 2023, which amended Section 11A of the National Parks and Access to the Countryside Act 1949.
2. It has not been demonstrated, on the basis of the submitted information, that the proposed development would not have an unacceptable impact on the safety of users of Fletchwood Lane, contrary to 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

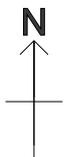
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Date: 05/03/2026

Ref: 25/00760FULL

Scale: 1:5000

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Application No: 25/00763FULL Major - Non EIA

Site: Brockenhurst Park House, Church Lane, Brockenhurst SO42 7UB

Proposal: Replacement of the principal dwelling (demolition of existing); demolition and relocation of existing cottage (Lime Tree Cottage), refurbishment and restoration of listed cottage (Park Cottage) and dairy (The Dairy), demolition of stables & storage barn and replacement with estate yard; landscaping scheme; car ports; hardstanding

Applicant: Mr & Mrs Wright

Case Officer: Liz Young

Parish: Brockenhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Departure from Development Plan

2. POLICIES

Development Plan Designations

Listed Building
 Tree Preservation Order
 Grade II Registered Park and Garden

Principal Development Plan Policies

DP2 General development principles
 DP18 Design principles
 DP35 Replacement dwellings
 DP36 Extensions to dwellings
 DP37 Outbuildings
 SP5 Nature conservation sites of international importance
 SP6 The natural environment
 SP7 Landscape character
 SP15 Tranquillity
 SP16 The historic and built environment
 SP17 Local distinctiveness
 SP19 New residential development in the National Park
 SP48 The land-based economy
 DP51 Recreational horse keeping
 DP52 Field shelters and stables

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 5 - Delivering a sufficient supply of homes

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend permission

5. CONSULTEES

Building Design and Conservation Officer: No objections subject to conditions

Ecologist: Support subject to conditions

Tree Officer: No objections subject to development being carried out in accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan

Archaeologist: No objections subject to appropriate conditions to secure an iterative program of archaeological investigation, monitoring and recording.

Hampshire County Council Surface Water Management (Lead Local Flood Authority): No objections subject to conditions securing sull details of drainage design

Hampshire County Council Highways: No objection subject to a condition ensuring development would be undertaken in accordance with the submitted construction traffic management plan

Hampshire County Council Countryside Services: No comment specific to the proposals but the Local Authority and applicant should be made aware of requirements of any development affecting or close to any public rights of way.

Natural England: No objections subject to appropriate mitigation being secured

NFDC Environmental Protection (Contaminated Land): No objections subject to conditions:

- Petroleum Officer records show an underground diesel tank in close proximity to the south east side of the existing main building.
- A site investigation to identify and remove the tank is required to be submitted to ensure the proposed development is safe and suitable for use.

Gardens Trust: General support for the refurbishment of the listed buildings, demolition and replacement of the Lime Cottage, the main house and insensitive modern structures, such as the agricultural buildings, together with the sympathetic restoration of the park. There are a few points of concern and on which clarification is required:

- Any ancillary domestic structures associated with the restoration of the listed buildings should be kept to a minimum so as not to result in the over-domestication of the park or its setting.
- Information should be sought regarding the proposed drainage systems for the buildings, to ensure that it does not negatively impact the landscape.
- New tracks are to be hoggins which should be conditioned but would query the suitability of the proposed track leading from Church Lane to the southwest to the proposed walled garden. This would cut across the open landscape and may negatively affect the character of both sections of the park and canal, which are at present void of such features. Need clarification on the type of track that is proposed and justification for its creation.
- The application does not provide details, such as a schedule of works or method statement as to how such features such as the Italianate garden, original water bodies, canal, steps and ha-ha are to be restored and this should be sought and the Gardens Trust reconsulted once details have been provided.

6. REPRESENTATIONS

Friends of Brockenhurst: Support the proposal, subject to justifying a departure from Policies DP35 and DP36:

- Raise concerns about the lack of a construction management plan, which given the potential for increased traffic and the narrow roads in the vicinity is essential to ensure that the use of Church Hill is kept to a minimum to protect the safety of walkers.

Twentieth Century Society: Objection of the following grounds:

- Regard the principal dwelling ('Brockenhurst Park House') as a non-designated heritage asset due to its high interest, historic value within the Grade II Registered Park and Garden that is Brockenhurst Park and unique relationship with the formal late-C19 Italianate garden.
- The Applicant's Heritage Statement does not address the heritage significance of the house and the full heritage impact of the demolition of Brockenhurst Park House is not assessed.
- Therefore, the application does not fulfil NPPF paragraph 216.

- Necessary to consider the benefits of retaining the existing building, from an embodied carbon perspective.
- Demolition of associated auxiliary buildings to the north of the house would allow the existing building to hold a stronger relationship to the wider landscape without requiring the high-carbon demolition of the existing dwelling and construction of a new building.
- Not convinced that NPPF 84e has been met as the design of the existing building is more relevant to the immediate formal garden than that of the proposed new house.
- Contrary to the Applicant's Assessment, the existing building has not been rejected for listing.

Comment by Church Warden of Brockenhurst Church: No objection:

- Raise concerns over increased traffic on Church Hill, which would conflict with the operation of St Nicholas Church.

One supporting third party comment received:

- Impressive imaginative design for the proposed replacement building.

7. RELEVANT HISTORY

Refurbishment and restoration of listed cottage (Park Cottage) and dairy (The Dairy), (Application for Listed Building Consent) (25/00762LBC)- pending decision

Refurbishment of existing dwelling for use in association with Brockenhurst Park and creation of domestic curtilage (02/74895) withdrawn on 05 December 2007

Internal alterations to form dwelling. Addition of conservatory (Listed Building Application) (02/74894) withdrawn on 05 December 2007

Conversion of redundant dairy to dwelling for use in association with Brockenhurst park, conservatory and creation of domestic curtilage (02/74893) withdrawn on 05 December 2007

Refurbishment of existing dwelling for use in association with Brockenhurst Park and creation of domestic curtilage (Listed Building Application) (02/74890) withdrawn on 05 December 2007

8. ASSESSMENT

Application Site

8.1 The Application Site (approximately 2.3 hectares in size) comprises Brockenhurst Park (a Grade II Registered Historic Park and Garden) originally laid out in the late 17th century by the Morant family. Much of the estate comprises areas of fields and woodland and a small lake lies towards its centre. The site does not lie within any defined

settlement and for the purposes of planning policy lies within open countryside. The majority of the site falls within a Site of Importance for Nature Conservation (SINC).

8.2 The main house itself dates from the 1960s and replaced an earlier building (likely to be of late 17th century construction). The existing building on site comprises two storeys with a flat roofed design. The external facing materials comprise dark brown brick with a copper roof.

8.3 A stable block and agricultural buildings (two storage barns) lie immediately to the north of the main house. These are arranged around a triangular yard area. The north-eastern extent of the main garden area is enclosed by a "ha ha". A formal water garden (including rectangular pond) laid out in an Italianate style lies to the south of the main house.

8.4 A small cottage (Lime Tree Cottage, a 1960's bungalow) lies approximately 60 metres north of the main dwelling's garden area. A further cottage (Grade II Listed Park Cottage, dating from the early 18th century) lies approximately 250 metres north-east of the main house. A cluster of agricultural buildings lie to the east of this cottage. A further grade II listed building, the Dairy (a mid-19th century ornamental dairy designed in a picturesque Tudor style) lies approximately 250 metres south-east of the farm complex (approximately 1km east of the main house). These buildings are also included within the Application Site – along with the wider estate, the private access roads which run between them and up to Mill Lane to the north (the northern access to the estate). The principal access to the site is obtained from Church Lane (to the west), adjacent to the principal dwelling.

8.5 There is a public bridleway extending south from Church Lane through the south-western part of the site.

8.6 In terms of wider context, the Lymington River (and corresponding flood zone designation) lies to the north and east, and Roydon Woods (with its associated Site of Special Scientific Interest (SSSI) and ancient woodland designations) lies to the south and west. The defined settlement area of Brockenhurst lies immediately to the north of Mill Lane. The site is directly adjoined by the Brockenhurst Conservation Area.

Proposed Development

8.7 Consent is sought to replace the existing principal dwelling with a larger two storey dwelling with attached garage block. The overall height would increase from just over 7 metres to just under 12 metres and the external footprint would increase from 340 square metres to just over 1000 square metres. The design of the proposed dwelling has been directly informed by the neo-classical Greek Revival house which is stated to have been on the site in the late 18th century. The facing materials would comprise Chicksgrove stone, copper roofing, painted hardwood windows and cast iron rainwater goods. The house would be re-oriented so as to address the formal Victorian gardens which lie to the

south. A walled garden and pool area would be introduced to the west, extending south from the proposed linked three bay garage. The facing materials to the garage (a low, single storey building) would comprise red brick in Flemish bond, slate roofing and painted hardwood windows and doors. It would be linked to the main house by a bike store and utility room.

8.8 The existing barns and stable block to the north-east are proposed to be demolished and the driveway would be re-aligned to form a sweeping curve on the approach to house from the north.

8.9 The planning application also proposes the demolition of 'Lime Tree Cottage' (with an external footprint of approximately 110 square metres and currently in use as a holiday let) and replacement with a new dwelling (with an external footprint of approximately 130 square metres) in a different location, creating a new 'East Gate Lodge' on the northern access of the estate with Mill Lane (approximately 600 metres east of its current position). The replacement building is also proposed to be used as a holiday let and would also be single storey with a low eaves line and traditional design incorporating red brick in Flemish Bond, clay roof tiles and painted hardwood windows. It would be served by two parking spaces, a modest garden area and would be accessed off the existing estate road.

8.10 The application also proposes the refurbishment and restoration of the grade II listed 'Park Cottage' (an existing dwelling in poor condition with only parts remaining) along with the erection of an associated incidental outbuilding to serve the dwelling once reinstated. As a minimum, a new roof and first floor structure would need to be constructed with existing ground floor brickwork repaired in situ. It would be rebuilt to its original plan form. The proposed outbuilding would comprise a single carport with adjoining store and a new hoggin driveway and turning area would be formed off the estate road. The cottage is also intended to be as a holiday let. A new curtilage of approximately 700 square metres would be formed.

8.11 The Applicant also proposes the refurbishment and restoration of the grade II listed former dairy (currently used for storage) for ancillary residential use (as a yoga studio). It is stated that the works would comprise a combination of repairs to historic fabric and replacement where this is not viable. This would include the replacement of non-original roof fabric alongside the raising of internal floor height through introducing a free-standing structure which the Applicant states can be removed at a later date if required. A new vehicular access road would be formed to access the building from the south.

8.12 The proposals also include the demolition of the redundant agricultural buildings towards the centre of the estate. These would be replaced by a new range of agricultural buildings constructed to the west of the main house off an existing field access from Church Lane. The new building would replace an existing modest structure. It would accommodate a combination of stabling, storage bays, hay storage, a tractor store, an office, a plant room, a mess area and some outdoor

covered areas. The overall external footprint would measure just over 900 square metres. A solar array is proposed on the southern roof slope.

8.13 The application has been accompanied by a landscape masterplan which indicates an intention to provide new tree planting across the estate including the boundary with Church Lane and in the north and eastern sections of the site (largely continuing with extensive tree planting which is already being undertaken). It is stated that a programme of replanting, thinning and coppicing is proposed to preserve the longevity of site character alongside an intention to reinstate the sweeping pathways and original drives.

8.14 A detailed lighting strategy (including lux spread) has been provided in respect of all the proposed buildings. This would include lighting to the front entrance of the main house and garage block, to its rear elevation and to the west. The Dairy, the East Gate Lodge and Park Cottage would each have one or two external lights. External lighting is also proposed to the barn. The lighting specification would comprise LED (downward facing) luminaires.

8.15 Alongside the main drawings the application is supported by the following documents:

- Archaeological Desk-Based Assessment (March 2024)
- Agricultural Need Statement (October 2025)
- Expert Design Review Assessment (November 2023)
- House Design Statement (May 2024)
- Other Buildings Design and Access Statement (January 2024)
- Flood Risk Assessment (August 2024)
- Preliminary Ecological Appraisal & Extended Phase 1 Survey Report (March 2024)
- Bat Survey (October 2024)
- Bat Hibernation Survey (March 2025)
- Nitrates Technical Note (August 2025)
- BNG Statement (May 2025)
- Heritage Report (February 2022)
- Heritage Impact Assessment (January 2024)
- Construction Management Plan (September 2025).

Background

8.16 This application has been submitted alongside a corresponding application for listed building consent for the refurbishment and restoration of Park Cottage and the dairy.

8.17 The overarching rationale for the application is centred primarily around the provisions of paragraphs 84(e) of the National Planning Policy Framework (NPPF, 2024). Specifically, the Applicant states that whilst not fully in accordance with the Development Plan, the proposal fulfils the criteria set out as a 'truly outstanding' work of design. Accordingly, the submitted Expert Design Review Assessment provides a detailed assessment of this issue.

Consideration

Development Principle

8.18 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the NPPF require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.19 With regards to the proposed replacement of the main house and Lime Tree Cottage, it is recognised that Policy DP35 supports the general principle of replacing dwellings within the New Forest National Park except where the existing dwelling to be replaced is the result of a temporary or series of temporary permissions or the result of an unauthorised use or where the existing dwelling makes a positive contribution to the historic character and appearance of the locality.

8.20 Both existing dwellings are lawful and are not the result of a series of temporary permissions. Lime Tree Cottage is a bungalow dating from the 1960s and is not considered to be of any particular historic or architectural merit. It is therefore not considered to make a positive contribution to the historic character and appearance of the locality. It is recognised that the Twentieth Century Society have submitted comments stating that they regard Brockenhurst Park House as a non-designated heritage asset, due to its high interest and historic value within the Grade II Registered Park and Garden. In response, the Applicant has provided a copy of a Draft Heritage Report dated 2021. This includes an assessment against non-designated heritage asset criteria and makes the following conclusions:

- The modern house (less than 60 years old) does not relate well to the 18th century park.
- It does not reflect any distinctive local characteristics or use local materials or reflect local styles.
- It replaced a building that evidenced an earlier phase of the history of the site and has erased that history.
- It fails to establish a relationship with the wider setting of the historic park by reason of its orientation and diminutive size - and does not reflect the principal historic relationship of a major Country House overlooking the surrounding park.
- It does not have the presence and status of the former house.
- No evidence that the Berry family (who built the existing dwelling) developed strong local links with Brockenhurst.

8.21 It is also recognised that Historic England have advised that the existing main house is not of national significance. They advise that its design is not innovative or of very high quality. The main dwelling at Brockenhurst Park is therefore not considered to make a positive contribution to the historic character and appearance of the locality. The Authority's Building Design and Conservation Team have raised no objections to this element of the proposals.

8.22 On this basis, the general principle of replacing both the main house and Lime Tree Cottage is in accordance with Policy DP35.

8.23 With regards to the issue of siting, Policy DP35 states that a replacement dwelling may be sited differently than the dwelling to be replaced, providing that there are clear environmental benefits. In this instance, the proposed replacement of the main house would be located largely on the footprint of the existing building.

8.24 Lime Tree Cottage is located within the foreground of the main house, and its proposed replacement dwelling ('East Gate Lodge') would be located close to the north access to the estate, adjacent Mill Lane (approximately 600 metres from the current location). The Applicant states that the environmental benefits of relocating the dwelling in this case *"relate to the positive effect on the parkland in both character and visual terms and to the setting of the replacement principal dwelling, all of which would be enhanced"*. The submitted Expert Design Review report refers to Lime Tree Cottage as being *"very conspicuously in the landscape"*. The submitted Landscape and Visual Impact Assessment (LVIA) refers to the impact that Lime Tree Cottage currently has upon the view looking eastwards via the gated access from Church Lane and secondly the view looking south eastwards from the narrow 'sunken' lane between Church Lane and Mill Lane (the historic parkland forming part of both of these views).

8.25 The Historic Landscape Assessment provided by the Applicant also considers the siting of the existing bungalow and states as follows:

"It intrudes in views from the drive towards the house; and due to the design failure of the existing house, it becomes the dominant element in these views. Where the visitor should see glimpsed or framed views of the house in its pleasure grounds on the crest of the ridge above the drive, the scene is exclusively dominated by a pedestrian mid-twentieth century bungalow and its domestic setting of garden and outbuildings.

The building and its setting are clearly a negative, detrimental and discordant element within the eighteenth and nineteenth century park landscape. They have no visual or spatial relationship with the late nineteenth century gardens, or the twentieth century house. Lime Tree Cottage can be concluded to cause harm to the nationally designated historic designed landscape".

8.26 The proposed location of the East Gate Lodge remains within the historic parkland setting, and it would be sited so as to avoid impact upon the main designated part of the landscape and would also largely replicate the form of the existing North Lodge. It would also relate closely to established boundary screening and would be sited so as to avoid visual intrusion. It is therefore considered that the proposed relocation of the replacement dwelling for Lime Tree Cottage would achieve clear environmental benefits as required by Policy DP35 (subject to imposing a condition to ensure the proposed replacement dwelling is not occupied until the existing cottage is completely demolished). It would also not conflict with the fundamental aim of Policy DP35 to ensure replacement

dwellings do not have an increased impact on the protected landscape of the New Forest.

8.27 With regards to the size of the proposed replacement dwellings, a further requirement of Policy DP35 is that (in the case of other dwellings outside the Defined Villages), the replacement dwelling should be of no greater floorspace than the existing dwelling. The supporting text clarifies that the fundamental aim of the policy is to reduce the loss of smaller homes in the National Park through replacement by substantially larger dwellings and to ensure replacement dwellings do not have an increased impact on the protected landscape of the New Forest. It is, however recognised that the general principle of enlarging existing dwellings (which have not previously been extended since 1982) is established through Policy DP36 which (in areas outside the Defined Villages) limits the extension of dwellings to no more than 30% (or up to 100 square metres in the case of small dwellings) based upon the dwelling as it existed in 1982). On this basis, it is considered that a floorspace increase to each dwelling within the limitations set out within Policy DP36 would not represent a conflict with the Development Plan.

8.28 The proposed internal floor area of the replacement unit for Lime Tree Cottage would fall within the 30% floorspace limit and therefore is considered acceptable in terms of its size. The proposed replacement of the main house would result in an overall floorspace increase of just under 150% and on this basis its size is not in accordance with Policies DP35 and DP36. The Applicant acknowledges this local planning policy conflict and states that the proposal is justified on the basis that it would deliver significant landscape restoration and biodiversity enhancements, including an enhancement to the setting of the site. Reference is made to the provisions within paragraphs 84e, 139 and 189 of the NPPF (December 2024).

8.29 As identified above, an Expert Design Assessment has also been provided which provides an assessment against former paragraph 80 of the NPPF (now paragraph 84 in the December 2024 version of the Framework). It is recognised that the reference to the need for innovation referred to in earlier versions of the NPPF is no longer included in the updated NPPF. However, this paragraph continues to advise against allowing isolated homes in the countryside unless one of the listed exceptions apply. However, neither the NPPF nor planning practice define the term *“isolated”*. The issue is therefore one which is essentially a matter of planning judgement having regard to the particular circumstances of the case. In this case, the Application Site lies adjacent to the built up residential area and defined settlement boundary of Brockenhurst and is readily accessible from the village centre. The Applicant also acknowledges the location of the site on the settlement edge and the submitted LVIA refers to an intention for the development design to take *“account of the site’s key characteristics including its sensitive, elevated location on the settlement edge and its rural context, which is so appreciated by the local residents.”* Given that the site forms part of the immediate setting of Brockenhurst, and having regard to its proximity to the settlement, it is considered that in this instance paragraph 84 of the NPPF is not triggered (based upon the fact that the

site is not isolated and so would not fall to be assessed against any of the listed exceptions).

8.30 It is recognised that the NPPF in paragraph 139 states that significant weight should be given to *“outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”* (amongst other things). Paragraph 189 states that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks”* and that the *“conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight”*.

8.31 These provisions are considered to be of direct relevance to the development proposal given the design intentions for the dwelling, the proposal to restore two listed buildings and the intended landscape / ecological enhancements. In particular, it is recognised that the proposed replacement of the main house could raise the overall design standard in the locality and harmonize with both the informal parkland and Italianate garden. However, detailed design and materials will need to be of a very high standard if this style is to be used successfully. Given the identified conflict with the Development Plan these matters would be key considerations in the overall planning balance.

8.32 With regards to the proposal to restore and refurbish Park Cottage, it is recognised that the original residential use of this building has been abandoned, having regard to the physical condition of the building, the period of non-use and the absence of any recent intention on the part of previous landowners to re-instate it. Therefore, to utilise the building as a holiday let following its restoration would be tantamount to the creation of a new dwelling in open countryside contrary to Policy SP19. With that in mind, it will be necessary to have regard to any wider benefits which might be achieved by this element of the proposal, particularly with regards to the objectives of Policy SP16 in relation to better revealing / enhancing the significance or special interest of the heritage asset and / or helping to secure its long term conservation. As part of this assessment, it would be necessary to have regard to paragraph 221 of the NPPF which states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from policy. This is considered further below in the overall conclusion.

8.33 The dairy once restored would be used for purposes incidental to the main house (as a yoga studio) and whilst not within the curtilage of the main house, the general principle of this is supported by Policy DP36, particularly given the modest size of the building and its established location within the estate. The use of the building as a yoga studio would also be aligned with the objectives contained within the NPPF in relation to sustaining and enhancing the significance of the heritage asset and putting it to a viable uses consistent with its conservation.

8.34 With regards to the proposed estate yard, it is intended that this would replace the existing stables and barns which lie adjacent to the main dwelling, providing a secure machinery store, hay and feed store, stables and farm office. The overall footprint of the proposed building would be smaller than that of the existing structures it would replace. The Agricultural Need Statement which has been submitted states that the dispersed layout of the existing facilities creates operational challenges and that there is a need to consolidate the buildings off Church Lane which is where the land management activities for the estate have historically taken place from. It is stated that the agricultural fields and woodland on the estate total 81.26 hectares, with the enclosed garden covering another 4.86 hectares and that managing the estate requires a skilled small full-time team along with machinery, tools, and equipment. Alongside the management of the estate activities will focus on high welfare, outdoor reared grass fed livestock. On this basis, it is considered that as required by Policy DP50 there is a functional need for the building and that its scale is commensurate with that need. The simple, functional form and design of the building would ensure it would be designed for the purposes of agriculture / the management of the land. Furthermore, its overall size in relation to existing structures is such that it would not be large or obtrusive or generate a harmful level of activity. The proposal is also in accordance with paragraph 88 of the NPPF which supports the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings.

8.35 In conclusion on the matter of development principle, it is considered that the proposed replacement dwellings, refurbishment of the Dairy, associated works and estate yard accord with the Development Plan. However, the overall size of the proposed main dwelling proposed would conflict with Policies DP35 and DP36 and the general principle of introducing new residential development to the site (Park Cottage) conflicts with Policy SP19. On this basis, it would be necessary to have regard to any relevant material considerations in the overall planning balance, in particular paragraphs 139, 189, and 221 of the NPPF.

Character and Landscape

8.36 With regards to visual impacts, Policy SP1 seeks to ensure new development enhances the landscape of the New Forest through high quality design and responds to the local distinctiveness of the area. Policy DP2 states that development should be appropriate and sympathetic in terms of scale, appearance, form, siting and layout incorporating materials and boundary treatments which are appropriate to the site and its setting. Policy SP7 requires the design, layout, massing and scale of proposals to conserve and enhance existing landscape character and do not detract from the natural beauty of the National Park. Policy DP18 seeks to ensure development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape. Policy SP15 states that development

proposals that seek to remove visually intrusive man-made structures from the landscape will be supported.

8.37 With regards to the existing buildings proposed for demolition, the Applicant's Design Statement describes the main house as a diminutive building for the grandeur of the setting. It describes it as being awkwardly close to its contemporary stables and staff cottage to the northeast, impacting upon views of the park to the north. It is also described as being visually detached from the wider context of gardens and parkland. The existing double garage (to be demolished) faces one of the most important parkland views in the wider 18th century landscape. Furthermore, as identified above, Lime Tree Cottage (to the north of the main house) is also very conspicuous placed in the landscape and currently impacts upon notable views within and across the site. The proposed removal of these existing incongruous elements of built form would therefore be in accordance with Policy SP15.

8.38 It is recognised that the proposed replacement of the main dwelling would be significantly larger than the existing building in terms of both height and footprint. Specifically, its overall height would increase from seven metres to 12 metres and the external footprint would increase from approximately 340m² to over 1000m². However, the nature of the topography across the site, the distance between the various proposed built elements and the presence of intervening natural features would limit opportunities for any significant cumulative visual impacts. Furthermore, the site of the existing main house is particularly well screened from views beyond the site boundary and the proposed replacement would remain largely within the footprint of the existing building.

8.39 Notwithstanding the increased size of the main house, it would comprise a distinctive unornamented neo-Classical design incorporating high quality materials (finely tooled Chicksgrove stone with copper roof). Whilst the use of stone on building exteriors in the New Forest is rare, the Design Guide SPD recognises that it does typically feature on high-status buildings such as churches, some barns and manor houses. In accordance with the principles contained within the Design Guide it would also incorporate symmetry and harmony in its design, through the use of geometric ratios which underpin the design of Georgian buildings. Given its context (within a grade II listed historic designated landscape) the general design approach of re-instating a country house on the site is considered acceptable, contextually appropriate and one which also responds appropriately to local distinctiveness as required by policy. Furthermore, the framing of vistas towards and from the building, coupled with the use of appropriate materials on the exterior of the building, would all act to create a strong connection between the building and its immediate rural setting.

8.40 Whilst the proposed replacement dwelling to Lime Tree Cottage (the proposed East Gate Lodge) would be positioned closer to the estate boundary and the highway, it would be set back from the roadside boundary by approximately 12 metres. However, it would also be orientated at an approximate 45-degree angle to this boundary. Whilst

the site of the proposed dwelling is currently elevated above the level of the highway and the estate track, the plans indicate that the proposed dwelling would be set down in the ground with a retaining wall enclosing the west section of the garden area. The existing trees and vegetation which lie between the site of the proposed dwelling and the highway would also be retained. Having regard to this, along with the modest overall height of the dwelling (six metres) and the use of traditional high-quality materials, it is considered that it would sit comfortably in its surroundings and would not lead to a significant harmful impact upon the rural street scene experienced along Mill Lane.

8.41 It is recognised that the proposed agricultural building range would lie close to Church Lane and the adjacent public bridle way. As such, it would be visible in public views. However, the proposal would be set back from the roadside boundary by approximately 45m and from the public right of way by just over 20m. Existing boundary vegetation to both of these receptors would be retained. Furthermore, the relatively modest roofline of the building (just under six metres), its simple / functional form and partially open design would ensure it be reflective of other rural buildings in the area. Its overall footprint would be more modest than the structures it is intended to replace and, on this basis, it would largely avoid cumulative impacts on the wider landscape. The facing materials would comprise corrugated steel roof cladding with timber cladding which accords with the Design Guide SPD – which promotes the use of simple corrugated metal sheeting and black painted timber on low key outbuildings and barns. Therefore, subject to ensuring the retention of existing boundary vegetation (and the removal of the existing barn and stable range adjacent to the main house) the proposed building would not result in a significant harmful impact upon local character.

8.42 With regards to tranquillity, once operational, the proposed development (amounting to a net increase of one dwelling, with an enlargement of the main house) would not give rise to a significant or harmful increase in overall levels of activity generated from the site. The proposed barns are required for the purposes of continuing agriculture, land maintenance and private stabling and can reasonably be conditioned so as to ensure this remains the case.

8.43 With regards to lighting impacts, the application has been accompanied by a Lighting Strategy which covers all built elements of the proposal. This specifies various technologies to minimise light spill and lighting to the cottages and dairy would be limited to one or two downlights on the main doorways. The main house itself has also been designed to as to minimise light spill. Non architectural uplighting or elevational “*light washing*” is proposed. On this basis, it is concluded that any additional impacts from external lighting would not be unacceptable subject to appropriate conditions being imposed in the event that consent is forthcoming.

8.44 With regards to construction impacts, the application has been accompanied by a Construction Management Plan (CMP) which states that no site clearance, preparation, or construction work shall take place outside the outlined working hours. It is stated that all temporary and

permanent lighting installations will be designed to avoid light spill and that any task lighting will be directional and shielded.

8.45 Having regard to the development design and various mitigation measures proposed, it is concluded that the proposed development would be in accordance with Policy SP15 and would adequately prevent artificial lighting from eroding rural darkness and tranquillity.

8.46 With regards to landscaping considerations, the application proposes to reintroduce a hierarchy of access with drives from each gate to the main house and a series of minor tracks to the Dairy and Watcombe Farm to ensure access and long-term maintenance of these structures is possible. All new tracks (and new parking and turning spaces) would be hoggins to match existing.

8.47 The proposed landscape strategy has been designed to enhance and safeguard existing plant species and the Applicant has proposed to undertake a long term re-stock and planting of parkland trees and specimens so as to restore the wood pasture character and age diversity. It is also proposed to reinstate "*the Gallop*" and avenue trees which run along the southern extent of the site. Management including thinning, removal of invasive species and new planting would also be undertaken within the arboretum. These various measures are set out within the Applicant's Landscape and Ecology Management Plan, Woodland Management Plan and Landscape Design Statement and would be secured through conditions.

8.48 It is considered that the high-quality design of the built elements of the scheme, together with the proposed detailed landscaping of its grounds would significantly enhance the immediate setting of the site in accordance with Policy SP7.

Natural Features / Trees

8.49 The majority of trees at Brockenhurst Park are not protected, as only those around North Lodge are within Brockenhurst Conservation Area (and adjacent Tree Preservation Order 100/03.) Alongside the Landscape and Ecology Management Plan, Landscape Design Statement and Woodland Management Plan, the application has also been accompanied by an Arboricultural Impact Assessment. This has been reviewed by the Authority's Tree Officer, and it has been observed on site that there are some fine specimen veteran, ancient and notable trees within the park and that these are all being managed properly. The Tree Officer advises that considerable new planting has taken place across the park over the past few years with some 150 parkland trees, and in excess of 600 whips with more proposed in 2026. The Tree Officer is satisfied with the submitted Arboricultural Impact Assessment Method Statement & Tree Protection Plan which identifies 14 trees and shrubs to be removed for the development. These have been assessed and either need to be removed on safety grounds or are shown to have no public visual amenity and are not worthy of protection. The Tree Officer is also satisfied that new planting far outweighs and mitigates these losses.

8.50 Accordingly, there are no arboricultural objections to the proposal subject to the development being carried out in accordance with the submitted Arboricultural Impact Assessment Method Statement (which can reasonably be secured through appropriate conditions).

Historic Environment

8.51 As identified above, Brockenhurst Park is a grade II registered park and garden. The Dairy and Park Cottage (which are proposed to be restored) are also grade II listed. The grade II listed North Lodge (located on the north east access to Mill Lane) lies within the estate but is not scoped into the Application Site.

8.52 With regards to heritage assets outside the site, the Brockenhurst Conservation Area (Character Area B) wraps around the western corner of the site. St Nicholas' Church, a Grade II* listed building (also within the Brockenhurst Conservation Area) lies adjacent to the main access to the site off Church Lane. An 18th century tomb chest lies within the church grounds. A grade II listed dwelling (Longbow) lies directly opposite the north-east access of the estate and the proposed location of the East Gate Lodge.

8.53 In accordance with Policy SP16 and paragraph 207 of the NPPF, the Application has been accompanied by a heritage assessment which describes the significance of heritage assets affected. It has also been accompanied by an Archaeological Desk-Based Assessment (March 2024) and a historic landscape assessment has also been undertaken. The dwelling design has been the subject of an independent review by a historic building consultant, and the scheme has been informed by on-going discussions with Historic England and the Local Planning Authority since 2021.

8.54 With regards to Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing their character or appearance. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The Brockenhurst Conservation Character Appraisal (CAC) states that views throughout the character area are generally restricted by the tree and hedge boundaries to the graveyard at St Nicholas Church and the historic trackway. It states that traditional boundary treatments include mature hedgerow, brick walls, picket fencing, metal estate fencing, timber palisade fencing and post and rail fencing. It also refers to the particularly decorative iron entrance gate into Brockenhurst Park in the vicinity of the church. The various features identified which contribute towards the character and appearance of the Conservation Area would not be directly impacted by the proposed development and the existing external boundary features which run around the perimeter of the estate would be retained. Furthermore, the proposal to replace and relocate Lime Tree Cottage would result in an overall improvement to views from the Conservation

Area into Brockenhurst Park. For this same reason the setting of St Nicholas Church would also not be impacted significantly as a result of the development.

8.55 With regards to the impact upon the significance of Brockenhurst Park itself, it is recognised that the parkland is appreciably 18th century in character and (based upon advice from Historic England), is a good example of an 'instant' park, which was created by removing hedges, enclosing farmland and retaining ancient trees. The gardens surrounding the house are set out in an Italianate style. However, following the Second World War, the estate fell into disrepair. The proposed removal of existing intrusive elements and re-instatement of a country house on the site will enhance the significance of the grade II registered historic garden. The Authority's Building Design and Conservation Officer raises no objections in relation to impacts upon the significance of Brockenhurst Park on the basis that the proposals would overall revive and enhance its historic landscape character.

8.56 Having regard to the layout and design of the various elements of the proposal, the presence of intervening features and the fact that the periphery and boundary treatments to the estate would not change, it is considered that the proposal would not lead to any significant impact upon the setting of listed buildings adjacent to the site (including St Nicholas' Church, the North Lodge and Longbow off Mill Lane).

8.57 With regards to the two grade II listed buildings within the site, the mid-19th century ornamental dairy, and the early 18th century Park Cottage both act as eye catchers within the historic landscape. The rescue and sympathetic restoration of both these buildings is welcomed and considered a heritage benefit. Furthermore, the proposed works are considered sympathetic in respect of both these buildings. This is subject to appropriate conditions being imposed to secure an appropriate repair schedule in respect of the Dairy and also a repointing methodology, lime specification, coursing, pointing technique, and replacement brick specification in relation to Park Cottage. No objections have been raised by the Building Design and Conservation Officer in relation to the mezzanine floor which is proposed to be introduced to Park Cottage.

8.58 With regards to below ground heritage interests, the Applicant has provided an Archaeological Desk-Based Assessment which has been reviewed by the Authority's Archaeologist. This establishes that due to a lack of previous archaeological investigation, the presence, location and significance of any archaeological remains within the site cannot currently be confirmed on the basis of the available information. On this basis, due to the size, scale and scope of the proposed development an iterative program of archaeological investigation, monitoring and recording will be required. Subject to this being secured through conditions, no significant adverse impact upon below ground heritage interests are anticipated.

8.59 Overall, it is concluded that the proposal would preserve the setting and significance of adjacent listed buildings as required by Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) along with the character and appearance of the adjacent

Conservation Area in accordance with Section 72 of the Act. The Building Design and Conservation Team do not raise concerns in relation to the proposal and overall, it is considered that the proposals would protect, maintain and enhance features of the historic and built environment, including archaeological sites and designed and historic landscapes, and that they would help secure a sustainable future for those heritage assets at risk as required by Policy SP16.

Amenity

8.60 Policy DP2 states that development should not result in unacceptable adverse impacts on amenity in terms of additional impacts, visual intrusion, overlooking or shading.

8.61 With regards to the living conditions of future occupants, the proposed main house, along with the two proposed holiday cottages (the proposed East Gate Lodge and Park Cottage) would be well distanced from each other so as to avoid any significant impacts. With the exception of the proposed East Gate Lodge, the majority of the development as a whole would be set well back within the estate grounds so as to avoid impacts upon neighbouring residents outside the site. The East Gate Lodge would be located adjacent to the north boundary of the estate and just over 30 metres from Long Bow, a detached dwelling which lies across North Lane. Whilst the proposal would be visible from this property, it is considered that due to the distance between, the presence of intervening features and the orientation of the two dwellings, the proposal would not give rise to significant additional impacts, through visual intrusion, overlooking or shading. The scale and layout of the development and also the proposed lighting design would ensure the proposal would not give rise to significant noise or light pollution once occupied.

8.62 With regards to impacts during the construction phase, the Applicant's Construction Management Plan (CMP) proposes various measures to mitigate impacts upon local residents. Subject to these measures being secured, it is concluded that in accordance with policy DP2 the proposal will not result in unacceptable adverse impacts associated with noise or light pollution.

Highways

8.63 With regards to highway safety considerations, in this instance, no changes are proposed to the existing vehicular access points to and from the site. Given that the development would result in a net increase of one dwelling, the proposal would not give rise to a significant increase in vehicular activity over and above the current situation. The Highways Authority have advised that, on this basis, they raise no objections to the proposed development.

8.64 With regards to parking provision, the proposed main dwelling would have six bedrooms and would include parking for at least four cars. The proposed East Gate Lodge would have two bedrooms and would include two parking spaces and Park Cottage (one bedroom) would be

served by at least two parking spaces. Overall, the proposed parking provision would meet the relevant standards contained within Annex 2 of the adopted Local Plan.

8.65 Whilst the proposed estate barn would necessitate the creation of a new access point off Church Lane, the Highways Authority raise no objections to this aspect of the proposals. Furthermore, it is evident that the point of access proposed would benefit from a good standard of visibility. It is also recognised that the proposed vehicular access to the estate barn would lie adjacent to an existing public bridleway. However, the two routes would be separated from one another and, once operational, the proposal would not impact upon the safety or enjoyment of people using the right of way. HCC Countryside Services also raise no objections to the development.

8.66 It is recognised that third party concerns have been raised in relation to impacts associated with construction traffic. However the development is proposed to be carried out in phases, which will in itself limit the overall daily volume of traffic movements for what will be a temporary impact. The CMP states that construction traffic will not be allowed to access from the Brockenhurst side of Church Lane and that, a detailed Construction Traffic Routing Plan will be included within the Construction Traffic Management Plan (CTMP) to avoid sensitive areas and ensure safety for pedestrians, cyclists, and horse riders. It is stated that no obstruction or alteration will occur to any existing public right of way. The proposed CTMP would be secured through conditions.

8.67 Overall, it is concluded the proposal would not result in unacceptable adverse impacts associated with traffic and will comply with required standards for parking. The development as a whole is also sustainably located within close walking distance of the settlement of Brockenhurst. The proposal is therefore in accordance with Policies SP55 and DP2 along with paragraph 110 of the NPPF.

Ecology

8.68 Policy SP6 requires proposals to protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment. It also states that development which is likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) will not be permitted. This closely reflects the requirements of paragraph 193 of the NPPF which states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

8.69 With regards to local biodiversity interests, the majority of the site (excluding the area where the proposed estate building is to be located) falls within a Site of Importance for Nature Conservation (SINC) designation. The reason for notification (wood pasture/parkland) is

present within the site and would be directly impacted as a result of the development footprint leading to direct loss of habitat. Wood pasture typically comprises mosaic habitats valued for their trees, especially veteran and ancient trees. Specifically impacts would result from the increased size of the dwelling, the proposed relocation of Lime Tree Cottage, and the additional driveway, parking and turning areas proposed. The submitted ecological assessment also identifies that there is also potential for small areas of grassland and woodland to be lost or temporarily disturbed as a result of the restoration of cottages. However, these impacts would largely be mitigated and compensated for through the Landscape and Ecology Management Plan (LEMP) and Biodiversity net gain (BNG) measures. Enhancements would include native planting through the existing parkland. Additionally, the proposed drainage design would avoid conflict with root protection areas of parkland trees and minimise surface runoff. The most significant additional built footprint (the proposed estate building along with its associated access and internal trackway) would be located outside the SINC designation.

8.70 With regards to potential impacts upon protected species, the bat surveys which accompany the application indicate that the proposed restoration of the grade II listed buildings Park Cottage and the Dairy would impact upon bat roosts of District level importance. Additionally, the demolition of Lime Tree Cottage would result in the destruction of a common pipistrelle day and mating roost (as well as the potential to kill, injure or disturb bats using the roosts at the time of the works). On this basis a protected species licence will therefore be required, and the Authority must therefore address the three derogation tests contained within the Conservation of Habitats and Species Regulations 2017 in deciding whether to grant planning permission. The three tests are that:

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative
- Conservation Status Test: the proposed activity must not harm the long-term conservation status of the species population in their natural range.

8.71 With regards to the issue of public interest, it would be necessary (given the nature of the proposed development) to have regard to the acknowledgement contained within both the Local Development Plan and also the General Permitted Development Procedure Order of the right for occupants to carry out improvements and enlargements to dwellings and associated incidental buildings to ensure their viability in the longer term. Furthermore, the proposal to refurbish and reinstate the two grade II listed buildings would represent a significant public benefit. The demolition of Lime Tree Cottage would also enhance the significance of the historic parkland. As identified in the submitted bat survey, both of the listed buildings are currently in a poor state of repair, dangerous and likely to fall into further disrepair if works are not carried out soon, which would result in the loss of all bat roosts present. The proposed works would ensure that all bat roost opportunities have been secured, and additional opportunities provided with monitoring to ensure that they are successful or to make further recommendations where required.

8.72 With regards to there being no other satisfactory alternatives – the two listed buildings need to be restored and used to be able to finance the repairs. This means that the features that are currently being used by bats need to be sealed and insulated to meet current building standards. Mitigation has been included to ensure that there are suitable alternative roosts in close proximity to the original roosts, as well as multiple enhancement features to provide a variety of roosting provisions in the retained and newly created buildings. Furthermore, Park Cottage is a building at risk and any proposal to re-instate this building would inevitably impact upon bat roosts. The alternative of retaining Lime Tree Cottage in its current position would significantly temper the overall estate wide design approach and the objective of re-instating the significance of Brockenhurst Park.

8.73 With regards to the third test, the submitted bat report identifies that the proposed works would be timed to avoid the most sensitive periods (hibernation and mating). Bespoke provision is being provided for each roost lost with multiple enhancement features being provided for the low numbers of each bat species present. Monitoring will be undertaken to ensure that the features provided are suitable. Given the low numbers of each species present, the features used by the bats and the occasional use of the roosts present, and that the hibernation period for a low number of common and widespread bat species will be avoided (with mitigation in place six months prior to destruction), it is considered that the proposed development will not affect any of the bat species present in their ability to breed, hibernate or disperse.

8.74 The ecology report also puts forward various mitigation, compensation and enhancement measures including the installation of a bat loft within the carport to Park Cottage (which would be implemented prior to the conversion of the Dairy). Various bat features would be installed across the other buildings and also on nearby trees.

8.75 Overall, it is concluded that the proposal would meet the requirements of the Conservation of Habitats and Species Regulations 2017. The proposal would also be in accordance with to Policy SP6 which seeks to ensure proposals protect, maintain and enhance features of the natural environment, including habitats and species of biodiversity importance.

8.76 With regards to statutory nature conservation sites, the Roydon Woods SSSI, lies to the south of the site and the Lymington River SSSI lies to the east (falling partly within the eastern edge of the estate). However, the proposed development footprint lies outside this designation, and the proposed layout would also ensure a sufficient degree of separation (a minimum of approximately 250 metres) so as to avoid any significant indirect impacts (subject the appropriate mitigation being in place). There are no other significant proposals in the locality with the potential to impact upon the above designations and it is therefore considered that the current proposal would not lead to a significant adverse effect on the adjacent SSSI land (either individually or in combination with other developments) as required by Policy SP6.

8.77 With regards to Nature conservation sites of international importance (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites) the Application Site lies in an area where foul water is distributed into the European designated areas Solent SPAs/Ramsar sites. In accordance with advice from Natural England a net increase in housing development (overnight accommodation) within this part of the New Forest National Park is likely to result in impacts to the integrity of those sites through a consequent increase in Nitrogen. The proposed development would result in a net increase of one dwelling unit (Park Cottage). Therefore, the proposed development will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites. However, in this instance it is proposed that the two existing septic tanks will be decommissioned and replaced with a new (more efficient) package treatment plant. These elements of the development would be secured with conditions along with a management and monitoring plan for the PTPs to ensure they would operate efficiently for the lifetime of the development and would ensure the development would be nitrate neutral. This is a recognised form of mitigation for water quality impacts on the Solent's internationally designated sites adopted by local planning authorities within nutrient affected catchments.

8.78 In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that prior to mitigation the proposed development (a net increase in residential development) would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites. Adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Solent Recreation Mitigation Strategy (through the approved Bird Aware Solent scheme) or mitigation to at least an equivalent effect. The development would also be required to address in-combination recreational impacts on the New Forest's internationally designated sites. Adopted mitigation schemes exist for both of these designated sites and therefore the National Park Authority - as competent authority - is confident that mitigation for in-combination recreational impacts can be secured.

8.79 It is recognised that biodiversity net gain is now required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

8.80 The proposed development would result in a net gain of 3.98 habitat units (+10.07%). On this basis, it is concluded that subject to the agreed measures being secured through an appropriate mechanism, the proposal would secure 10% BNG as required by the Environment Act

2021. Accordingly, subject to conditions and the securing of the necessary monitoring and management, development would have a positive impact upon biodiversity.

8.81 It is also recognised that Policy SP6 and Planning Practice Guidance promotes wider environmental net gain in order to reduce pressure on and achieve overall improvements in natural capital, ecosystem services and the benefits they deliver. In this case, alongside native planting to be implemented across the estate, bat features are proposed to be installed in the Dairy, Park Cottage and the main house. Additionally, bird nesting boxes will be placed in locally occurring semi-mature or mature trees to replace and enhance nesting bird habitat in close proximity to the buildings. Artificial swallow nest cups would also be installed in retained buildings to replace the nesting resource for this species. These various measures are outlined within the submitted Bat Survey and would be secured through conditions.

8.82 Overall, having regard to the above assessment and the various measures put forward by the Applicant it is concluded that the proposal would adequately avoid unacceptable adverse impacts upon biodiversity, and would maintain and features of the natural environment, including habitats and species of biodiversity importance. The development would therefore be in accordance with Policies SP5 and SP6 and along with paragraph 193 of the NPPF.

Sustainability

8.83 With regards to sustainability and climate considerations, the application has been accompanied by an energy and sustainability statement which states that the development design is intended to aim for Passivhaus Premium certification which essentially means the development once built would generate more energy than is required to operate the building. It is stated that if this standard is to be achieved it would result in 91,200 tonnes of whole life carbon savings over the life of the building compared to the existing building. Various sustainability measures are proposed and these would include:

- Built fabric (including Limecrete floor and foundations) designed to reduce embodied carbon and increase efficiency.
- Low carbon concrete alternatives.
- Thermally efficient windows, doors (Achieving Class 4 airtightness), walls and roof.
- Roof mounted solar array.
- Underfloor heating (UFH) system and Air Source Heat Pump (ASHP).
- Sustainable Urban Drainage Systems.
- Free EV charging to visitors.
- Water efficiency measures.
- Measure to prevent overheating.

8.84 Having regard to the various measures proposed, it is concluded that the proposal would ensure sustainable design and construction including improved water efficiency, would incorporate small scale renewable energy and would support the transition to net zero by 2050.

The proposal would therefore be in accordance with Policies SP11, DP18 and also paragraph 161 of the NPPF.

Flood Risk and Drainage

8.85 With regards to flood risk and surface drainage considerations, in this case the Application Site does not lie within a designated flood zone and therefore in accordance with Policy SP11 avoids development in areas subject to high flood risk. However, it is recognised that the proposal is classed as major development and in accordance with paragraph 181 of the NPPF it has been accompanied by a site specific flood risk assessment.

8.86 The submitted assessments indicate that ground conditions around the main house and estate yard are suitable for infiltration based drainage which is the preferred approach within the drainage hierarchy and also Policy DP8. However, because the site of the proposed East Lodge is unsuitable for infiltration drainage it is likely to discharge to a ditch to the north of the site. Rainwater harvesting, filter strips, and pervious surfaces are proposed on all buildings. The drainage design would also incorporate rain gardens.

8.87 The Lead Local Flood Authority's initial comment requested further clarification in relation to infiltration testing and also further information on how drainage design would respond to the highly perched water table (identified in the Applicant's assessment). Following on from further discussions, however, they have since confirmed that full details of drainage design can reasonably be secured through conditions.

8.88 With regards to foul drainage, it is proposed that the existing package treatment plant (PTP) (stated to be functioning inefficiently) to the dwelling will be upgraded to a more efficient PTP. The proposed East Gate Lodge will be connected to mains sewer (the most sustainable option in terms of foul drainage) and Park Cottage will also be served by a new PTP. A performance certificate and specification has been provided in respect of both PTPs.

8.89 It is recognised that aside from the nutrient issues referred to above, any discharge from the new domestic sewage associated with the development would either be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 – or the permitting system and it is recognised that it is not role of the Local Planning Authority to focus on controlling pollution where it can be controlled by other pollution regulations (such as Environment Agency permitting). The NPPF also makes it clear that it should be assumed that these separate pollution control regimes will operate effectively.

8.90 Overall, it is concluded that subject to appropriate conditions being imposed, the proposed development would implement appropriate Sustainable Drainage Systems (SuDS), would avoid significant harm to the quality and yield of water resources and would not lead to a significant increase flood risk. On this basis, no conflict with Policies DP8

and DP12 (or the relevant provisions within the NPPF) have been identified.

Conclusion

8.91 In conclusion, the proposed replacement of Lime Tree Cottage, the refurbishment of heritage assets, the estate yard and the various associated works are considered to be in accordance with the Development Plan. Furthermore, the development design as a whole has sought to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and its special qualities whilst also respecting the natural, built and historic environment, landscape character and biodiversity as required by Policies SP1 and DP2. It has also been demonstrated that, subject to appropriate mitigation being in place, the development would not give rise to significant adverse impacts upon local amenity or highway safety.

8.92 However, the overall size of the proposed main dwelling proposed would conflict with Policies DP35 and DP36 and the general principle of introducing a new residential development to the site (through the refurbishment and re-instatement of Park Cottage) conflicts with Policy SP19.

8.93 It is therefore necessary to have regard to any relevant material planning considerations in the overall planning balance, as required by Section 38(6) of the Planning & Compulsory Purchase Act 2004.

8.94 The Applicant makes the case the proposed development would be of an outstanding quality of design and, and in addition embraces significant landscape restoration and biodiversity enhancements. On this basis, it is stated that it is promoted more specifically under the provisions of the development plan and paragraphs 84e, 139, 189 and 212 of the NPPF.

8.95 As identified above, however, given that the site is not considered to be isolated for the purposes of NPPF paragraph 84, it is concluded that this would not be a relevant consideration for the purposes of this application. Notwithstanding this, it is agreed that, having regard to the design approach, the sustainability credentials of the development (which aims for Passivhaus Premium certification), the proposal to restore the various historic elements of the grade II listed park and garden (including the two grade II listed buildings within its grounds) and the proposed ecological enhancements, the proposal accords with NPPF paragraphs 139, 189 and 212. Specifically, the proposal would:

- Represent an outstanding and innovative design which would achieve a high levels of sustainability, and responds appropriately to the overall form and layout of its surroundings;
- Conserve and enhance landscape and scenic beauty within the New Forest National Park; and
- Conserve and enhance wildlife, cultural heritage and heritage assets.

8.96 For the same reasons, the proposal accords with the strategic objectives contained within the Local Plan, particularly with regards to protecting and enhancing the natural environment, local distinctiveness, cultural heritage and the historic environment of the National Park. The proposal also accords with the Local Plan's strategic objectives of planning for the likely impacts of climate change and encouraging land management that sustain the special qualities of the National Park.

8.97 With regards to the identified conflict with Policy SP19 (the introduction of a new residential use into open countryside), this would need to be weighed against the benefits of restoring and refurbishing the Grade II listed building (Park Cottage). Consideration has been given to the poor condition of the building, its national importance, the proposal to sensitively restore its built form and to re-instate its historical use. Having regard to these considerations, it is concluded that, in accordance with Policy SP16 and NPPF paragraph 210, this element of the proposal would enable the appreciation of the significance and special interest of the heritage asset, would secure its optimum viable use (consistent also within its historical use), would, and would help secure its long term restoration.

8.98 It should also be recognised that the NPPF (paragraph 210) states that local planning authorities should take account of the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. Paragraph 221 states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies. Alongside the fact that re-instating the original residential use within the building will ensure its retention and upkeep in the long term, its intended use as a holiday let will generate income which is to be re-invested into the building and Brockenhurst Park Estate more widely.

8.99 The location of Park Cottage (within close walking distance of Brockenhurst, its associated public transport links and local amenities) also accords with NPPF paragraph 110 and Policy SP11 in relation to locating development so as to reduce the need to travel by car.

8.100 Overall, it is concluded that the material considerations in this case significantly outweigh the identified conflict with the Development Plan (specifically Policy DP35). This is due to the substantial benefits which would be delivered by the development, the fact that the proposal when taken as a whole would be in accordance with the overarching objectives contained within the Local Plan alongside key policies which relate to conserving and enhancing the cultural heritage, historic environment and natural environment of the New Forest alongside planning for the likely impacts of climate change,

8.101 It is also considered that the proposal would not set a precedent for similar departures from policy because the development (and its context) is unique in that it seeks to re-instate a country house where one stood previously and also due to the extensive benefits to be achieved

across Brockenhurst Park more widely both in the short term and through ensuring its viability in the long term. These circumstances are unlikely to be replicated on other sites in the National Park.

8.102 It is therefore recommended that planning permission should be granted subject to conditions and legal agreement.

9. RECOMMENDATION

Approve Conditionally (Legal Agreement)

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 the following plans and documents:

Plans:

Proposed Site Plan – Reference P-001 Rev P2

Proposed Main House Site Plan – Reference P-002 Rev P1

Proposed Main House Ground Floorplan – Reference P-100 Rev P2

Proposed Main House First Floor Plan – Reference P-101 Rev P2

Proposed Main House Roof Plan – Reference P-102 Rev P2

Proposed Main House North Elevation – Reference P-200 Rev P3

Proposed Main House East Elevation (1 of 2) – Reference P-201.1 Rev P3

Proposed Main House East Elevation (2 of 2) – reference P-201.2 Rev P2

Proposed Main House South Elevation – Reference P-202 Rev P3

Proposed Main House West Elevation (1 of 2) – Reference P-203.1 Rev P3

Proposed Main House Section A-A – Reference P-250 Rev P3

Proposed Main House Section B-B – Reference P-251 Rev P3

Proposed Site Plan Dairy – Reference 23-010 Rev C

Proposed Floorplan Dairy – Reference 23-011 Rev D

Proposed Elevations Dairy – Reference 23-012 Rev C

Proposed Sections Dairy – Reference 23-020 Rev C

Proposed Site Plan Park – Reference 23-013 Rev D

Proposed Floorplan Park – Reference 23-014 Rev D

Proposed Elevations Park – Reference 23-015 Rev D

Proposed Section Park – Reference 23-021 Rev B

Proposed Park Car Port – Reference 23-019 Rev C

Proposed East Lodge Site Plan – Reference P-030 Rev P1
Proposed East Lodge Ground Floorplan – Reference P-110 Rev P2
Proposed East Lodge Elevations – Reference P-210 Rev P2
Proposed east Lodge Roof Plan – Reference P-111 rev P1

Block and Roof Plan – Reference A-SX-103
Estate barns – Ground Floor Plan, Elevations – Reference A-S3-104 Rev B
Lighting Strategy – References 1272-LB-EX-XX-DR-E-7080-31 P06, 1272-LB-EX-XX-DR-E-7080-32 P06, 1272-LB-EX-XX-DR-E-7080-33 P05, 1272-LB-EX-XX-DR-E-7080-34 P05, 1272-LB-EX-XX-DR-E-7080-35 P05, 1272-LB-EX-XX-DR-E-7080-36 P05

Documents:

Flood Risk Assessment Version 4 (5 December 2025, Fairhurst)
Construction Management Plan (Uploaded 16 September 2025 PAD Studio)
Nitrates Technical Note (Holbury Consultancy Service 28th May 2025)
Landscape and Ecology Management Plan (Uploaded 12 August 2025 Leof Landscape)
Bat Hibernation Survey 2024-25 (David-Watts Ecology 31 March 2025)
Bat Survey (David-Watts Ecology 10 October 2024)
Sustainability Statement (Ecospheric June 2024)

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 site and its surroundings in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

3. The Biodiversity Gain Plan, to be submitted and agreed in writing by the New Forest National Park Authority in accordance with paragraphs 13 and 14 of Part 2 of Schedule 7A of the Town and Country Planning Act 1990, shall be prepared broadly in accordance with the approved BNG Metric and draft BNG Plan.

Reason: to ensure delivery of the requisite biodiversity net gain and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

4. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
 - (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s)

delivering the HMMP;

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: to ensure delivery of the requisite biodiversity net gain and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

5. No development shall take place on either the approved main house or the approved East Gate Lodge 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 DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. No development shall take place on the approved main house until an Energy Assessment for the building has been submitted to the Local Planning Authority and has been approved in writing. The Energy Assessment shall include the following details:

- A. Passivhaus Certification
- B. Whole life cycle carbon assessment
- C. Resource and waste strategy
- D. Carbon Emission factors
- E. Water efficiency measures
- F. Renewable energy technologies

The assessment should demonstrate how onsite energy demand and emissions have been addressed in accordance with the energy hierarchy approach.

Development shall be carried out fully in accordance with the approved details and the agreed measures shall be retained for the lifetime of the approved development.

Reason: To ensure the development incorporates sound sustainable design, good construction principles, good environmental practices, improved water and energy efficiency, small scale renewable and low carbon energy generation as required by Policies DP18 and SP11 and paragraph 161 of the NPPF.

7. No development shall take place on each phase of the development (as outlined in Condition 26) until a scheme of landscaping for that phase has been 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, timetable 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 DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

8. No development shall take place above slab level on the approved estate barn until samples or exact details of the facing and roofing materials 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 DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

9. No development shall take place until a surface water drainage scheme for the site has been submitted to the Local Planning Authority and has been approved in writing. The drainage scheme shall be informed by the approved Flood Risk Assessment (August 2024, Fairhurst Consulting) and shall include the following information:

- a. Site specific infiltration testing
- b. Rationale for proposed soakaway design having regard to existing ground conditions / water table
- c. Final drainage design including Sustainable Urban Drainage Features along with a timetable for implementation and measures for maintenance in the long term

The approved drainage measures shall be implemented fully in accordance with the approved details and implementation scheme and shall be retained for the lifetime of the approved development.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and paragraph 182 of the NPPF.

10. Prior to the commencement of the development of the approved estate building / barn (as identified on Drawing A-S3-104 Rev B) (including site and scrub clearance), measures for ecological enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity in accordance with the approved details. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

11. Prior to any of the approved works being undertaken on the Dairy and Park Cottage, a barn owl survey shall be undertaken in respect of these buildings and full details of nesting bird mitigation, compensation and enhancement (including barn owls, swallows and other species where necessary) to be informed by suitable survey work shall be submitted and agreed in writing. These details shall include the location, position and specification of the proposed measures alongside a timetable for their implementation.

Development shall proceed in fully in accordance with the agreed details and maintained for the lifetime of the approved development unless otherwise agreed in writing.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

12. No demolition or development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme investigation which has

been submitted by the applicant and first approved in writing by the New Forest National Park Authority.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP2 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

13. No development shall commence on site until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP must address the following matters:

- Routing and Access
- Site Logistics
- Vehicle Management
- Operational Hours
- Community Liaison
- Safety and Environment

Development shall be carried out in strict accordance with the approved CTMP throughout the construction period.

Reason: To avoid unacceptable adverse impacts associated with traffic and access as required by Policy DP2 of the New Forest National Park Local Plan (2019).

14. Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's adopted Mitigation Strategy and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019), the Authority's Mitigation Strategy and the SRMP.

15. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions relating to contamination have been complied with.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 19 relating to the reporting of unexpected contamination has been complied with in relation to that contamination.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP2, SP6, DP8 and paragraph 187 of the NPPF

16. No development shall take place until an investigation and risk assessment to assess the nature and extent of any contamination on the site of the proposed Main Building (whether or not it originates on the site) has been submitted to and approved in writing by the Local Planning Authority.

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments

- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's technical guidance, Land Contamination Risk Management (LCRM).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP2, SP6, DP8 and paragraph 187 of the NPPF

17. Where contamination has been identified within the approved investigation and risk assessment, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing before development commenced on the site. The scheme must include all works to be undertaken, proposed remediation objectives and remediation

criteria, timetable of works and site management procedures.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The approved remediation scheme shall be implemented in full and in accordance with the approved details. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP2, SP6, DP8 and paragraph 187 of the NPPF

18. Within 2 months following the completion of measures identified in the approved contaminated land remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried shall be submitted to an approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP2, SP6, DP8 and paragraph 187 of the NPPF

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified an investigation and risk assessment must be submitted to and approved in writing by the Local Planning Authority.

Where the assessment identifies the need for a remediation scheme, the scheme shall be submitted to the Local Planning Authority and approved in writing. The remediation scheme shall be implemented fully in accordance with the approved details.

Within two months following the completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with condition 18.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely

without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP2, SP6, DP8 and paragraph 187 of the NPPF.

20. Prior to their first use on the main house, details of the following construction materials shall be submitted to and approved in writing by the Local Planning Authority:

- Facing and roofing materials;
- Rainwater goods;
- Treatment of verges and bargeboards;
- Windows and doors;
- Rooflights;
- External lighting;
- Extracts, vents or flues; and
- Gates.

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 DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

21. Prior to their first use on the East Lodge, details of the following construction materials shall be submitted to and approved in writing by the Local Planning Authority:

- Facing and roofing materials;
- Rainwater goods;
- Treatment of verges and bargeboards;
- Windows and doors;
- External lighting;
- Extracts, vents or flues.

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 DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

22. Prior to their first use on the outbuilding associated with Park Cottage details or samples of the following construction materials shall be submitted to and approved in writing by the Local Planning Authority:

- Facing and roofing materials;
- Rainwater goods; and
- External door details.

Development shall then proceed in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

23. The development hereby permitted in respect of Park Cottage (Drawing Reference 23-013 Rev D) shall not be occupied until:

a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority;

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

The development shall be carried out in accordance with and subject to the above details.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy SP5 of the adopted New Forest National Park Local Plan (2016 - 2036).

24. The approved works to the Dairy as identified on Drawing Numbers 23-010 Rev C, 23-011 Rev D and 23-012 Rev C shall not commence until:

a) the car port to Park Cottage has been built as per the design and specifications in Figure 4 and paragraph, Paragraph 6.2.4 of the Bat Hibernation Survey 2024-25, Davidson-Watts Ecology, 31 March 2025 and Drawing 23-019 Rev C and;

b) Three crevice and three cavity woodcrete bat boxes have been placed on nearby semi-mature or mature trees at a height of 3 to 5 metres facing west or south as set out in paragraph 6.2.5 of the

Thereafter these features shall be retained for the lifetime of the approved development.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

25. No external lighting shall be introduced to the site other than in accordance with the Approved External Lighting Strategy, Ben Pentreath Ltd as set out within the following drawings:

1272-LB-EX-XX-DR-E-7080-31 P06
1272-LB-EX-XX-DR-E-7080-32 P06
1272-LB-EX-XX-DR-E-7080-33 P05
1272-LB-EX-XX-DR-E-7080-34 P05
1272-LB-EX-XX-DR-E-7080-35 P05
1272-LB-EX-XX-DR-E-7080-36 P05

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).

26. The development hereby approved shall be carried out in accordance with the following phasing of works, unless otherwise agreed in writing by the Local Planning Authority;

- Demolition and replacement of the main dwelling
- The development of Park Cottage shall be begun within 3 years of the demolition of the main dwelling and;
- completed in accordance with approved plans 23-013 rev D, 23-014 Rev D and 23-015 Rev D within 6 years of the demolition of the main dwelling
- The restoration works to the Dairy shall be completed in accordance with approved plans 23-010 Rev C, 23-011 Rev D, 23-012 Rev C and 23-020 Rev C no later than 8 years following the demolition of the main dwelling
- The existing barns and stables as shown on drawings S-220 P1, S-120 P1, S-221 Rev P1 shall be demolished within 9 years of the demolition of the main dwelling.

The Authority shall be notified of the demolition of the main dwelling in writing within 14 days of demolition taking place.

Reason: To help secure the long term conservation and viable use of designated heritage assets and to sustain and enhance their significance as required by Policy SP16 of the New Forest National Park Local Plan 2019 and paragraph 210 of the NPPF

27. Within 6 months of completion of the approved East Gate Lodge, Lime Tree Cottage shall be completely demolished and the land reinstated to a condition which has been agreed in writing by the Local Planning Authority.

Reason: To ensure the proposal would not result in a net increase in residential dwellings in open countryside as required by Policy SP19 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

28. The dairy shall only be used for purposes incidental to Brockenhurst Park and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms or for any form of commercial activity.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

29. The estate building the subject of this permission shall only be used for the purposes of private stabling, agriculture and the maintenance of the Brockenhurst Park estate and for no other purposes whatsoever.

Reason: The building is only justified on the basis that it is necessary for agriculture, private stabling and the upkeep of the estate and in accordance with Policies DP50, DP51 and DP52 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

30. The garage building to the main house the subject of this permission (as identified on Drawing P-100 P2) shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

31. The carport to Park Cottage the subject of this permission (Drawing 23-019 Rev C) shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the

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

32. All works (including site clearance, demolition and construction) shall be carried out fully in accordance with the approved Construction Management Plan (Pad Studio).

Reason: To ensure the proposed development would not result in unacceptable adverse impacts on amenity, impacts associated with traffic or pollution or adverse impact upon local ecological interests as required by Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

33. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the approved Arboricultural Impact Assessment Method Statement & Tree Protection Plan (Trevor Heaps Arboricultural Consultancy Ltd, 1st December 2023, Date: 1 st December 2023 Ref: TH 3502).

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

34. 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 recommendations contained within Section 6 of the Bat Hibernation Survey 2024-25, Davidson-Watts Ecology, 31 March 2025 and Section 7 of the Bat Survey 10 October 2024, Davidson-Watts Ecology, 31 March 2025.

The specified measures shall be implemented and retained at the site for the lifetime of the approved development.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

35. 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, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out in respect of the main house or the East Gate Lodge without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park

Informative(s):

1. Where Public Rights of Way are close to application sites or are used for access to the development site, they must be shown on the submitted plans with details of how they will be accommodated within the proposals. Government guidance requires that applications should not be validated unless such information has been submitted.

Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way (PROW), which must always remain available for safe public use at all times. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.

The grant of planning permission does not entitle developers to obstruct a public right of way. The diversion or stopping up of footpaths, bridleways and restricted byways is a separate process, which must be carried out before the paths are affected by the development. It cannot be assumed that because planning permission has been granted that an Order under section 257 of the TCPA (1990) will invariably be made or confirmed.

Development, in so far as it affects a PROW, must not be started and the PROW should be kept open for public use, unless or until the necessary order has come into effect.

All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highways Authority prior to any approval by the Planning Authority, and prior to commencement, to ensure the protection of public safety.

There must be no surface alterations to a Public Right of Way without the consent of Hampshire County Council as Highways Authority. Planning permission under the Town and County Planning Act (1990) does not provide this and separate consent is required. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).

No works to the surface of the Public Right of Way shall be carried out without prior approval of the HCS Area Countryside Access

Manager. Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.

2. With regards to Condition 12, please be advised that the appropriate course of action to meet the terms of the above conditions would be to commission an archaeological contractor with a proven track record to provide a written scheme of investigation/s for an iterative program of archaeological investigation, monitoring and recording on the site.
3. With regards to Condition 23, please be advised that for the purposes of discharging this condition, if a package treatment plant is proposed as on site mitigation sufficient information will be required to demonstrate that the installation will operate effectively for the lifetime of the development (and deliver mitigation over the in perpetuity period) a Management Plan must be submitted which demonstrates that management and maintenance regimes can be guaranteed over the lifetime of the mitigation.
 - Management arrangements to ensure the system is properly maintained and operates correctly
 - Natural England guidance states that mitigation should be in place in perpetuity i.e. a period of between 80 to 125 year.
 - The Management Plan will need to include the following information:
 - Interannual/annual servicing e.g., pipe blockages
 - Interannual/annual desludging of PTP/ST and associated (specific) disposal requirements
 - Monthly checks of drainage field for water logging
 - Annual monitoring of influent and effluent to make assumptions about TP loading to the drainage field
 - A detailed sampling strategy incl. testing of filter material to determine max P saturation
 - Replacement of filter material once max P saturation is reached
 - Sampling programme will need to be reactive to rainfall events where possible in order to sample runoff entering and exiting the drainage field
 - Robust design and maintenance and monitoring to ensure correct dosing in perpetuity, in the rare instances where chemical dosing is accepted
 - Pre- and post-implementation monitoring outputs to gain credits for P (only for PTP/ST orchards)
4. With regards to Condition 11, in this instance the use of condition is appropriate as professional survey work has to some extent scoped the likely impacts and the Authority can be confident that there are measures such as seasonal working and provision of alternative opportunities that would sustain the local population of the species affected.

5. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

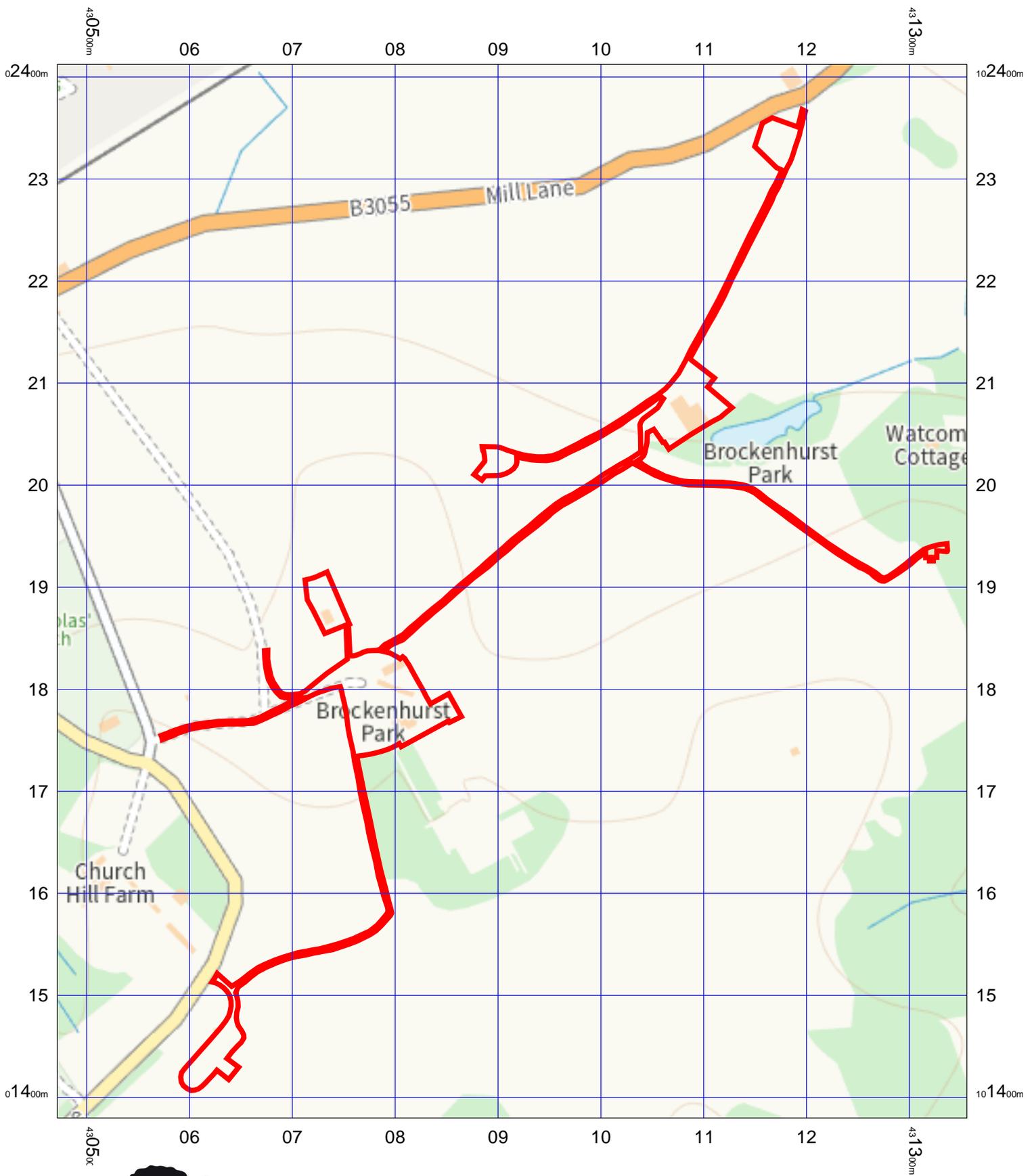
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the New Forest National Park Authority.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.



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

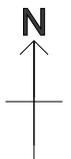
Tel: 01590 646600 Fax: 01590 646666

Date: 05/03/2026

Ref: 25/00763FULL

Scale: 1:5000

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Application No: 25/01388FULL Full Application

Site: Oak Cottage, Pikes Hill Avenue, Lyndhurst SO43 7AX

Proposal: One and two storey extensions; dormer window; solar panels; rooflight (demolition of existing single storey elements & outbuilding)

Applicant: Dr S Eve

Case Officer: Liz Young

Parish: Lyndhurst Parish Council
Minstead Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Development Plan Designations

Defined New Forest Village

Principal Development Plan Policies

Policy SP1 Supporting sustainable development
 Policy DP2 General development principles
 Policy SP4 Spatial strategy
 Policy SP6 The natural environment
 Policy SP14 Renewable energy
 Policy SP16 The historic and built environment
 Policy SP17 Local distinctiveness
 Policy DP18 Design principles
 Policy DP36 Extensions to dwellings

Supplementary Planning Documents

Design Guide (2022)

National Planning Policy Framework (2024) (NPPF)

Sec 2. Achieving sustainable development
 Sec 4. Decision-making
 Sec 12. Achieving well-designed places
 Sec 14. Meeting the challenge of climate change, flooding and coastal change
 Sec 15. Conserving and enhancing the natural environment
 Sec 16. Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend refusal:

- The proposed extensions to the property are out of character for the semi-rural edge of settlement location and the adjacent conservation area and heritage assets.
- Not subservient to the existing dwelling and form an over dominant feature.
- The proposed extensions will be visible from neighbouring properties due to their size and bulk.

Minstead Parish Council: Happy to accept the decision reached by the National Park Authority's Officers under their delegated powers providing the extended area is not greater than 30%.

5. CONSULTEES

None required.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

8.1 The application site (approximately 0.2 hectares in size) comprises a detached residential dwelling and its residential curtilage. The site lies at the end of a large cul-de-sac which consists of a number of large, detached dwellings set within spacious, mature plots. The rear (west) boundary adjoins the Forest Central (South) Conservation Area and the western extent of the defined settlement of Lyndhurst and the immediate locality has a predominantly semi-rural character. The north boundary adjoins the grounds of the former Fenwick Hospital (currently vacant and subject to two pending planning applications for residential development). This neighbouring building (along with its associated staff accommodation and the residential property immediately to the west) is a non-designated heritage asset.

Proposed Development

8.2 Consent is sought to add a single-storey extension to the side (west) elevation of the dwelling and a two-storey extension to the rear. A rear dormer window is also proposed (to the rear roof slope) to facilitate additional second floor accommodation within the roof space. The single-storey side extension would replace an earlier lean-to addition and would incorporate a flat roofed design, stepped down on two levels, with a combination of vertical timber cladding and facing brickwork. The proposed rear two-storey extension would incorporate a crown roof form set lower than the main house. Facing materials on the two-storey element would comprise timber cladding with metal profile roofing. The rear dormer would have a flat roofed design and would be clad in zinc.

8.3 Solar panels are also proposed to be introduced to the front (south) roof slope of the dwelling.

Consideration

8.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.5 Policy DP36 supports the general principle of extending existing lawful dwellings within the New Forest National Park. In the case of dwellings within the defined villages which are not small dwellings (applicable in this case), this policy does not set out specific limitations in terms of floor area. However, in all instances there is a requirement to ensure extensions are appropriate to the existing dwelling and its curtilage. Subject to ensuring this requirement would be met, the general principle of the proposed development (which relates to a lawfully established dwelling) is acceptable.

8.6 With regards to design and character considerations, Policy SP1 seeks to ensure new development enhances the landscape of the New Forest through high quality design and responds to the local distinctiveness of the area. Policy DP2 states that development should be appropriate and sympathetic in terms of scale, appearance, form, siting and layout incorporating materials and boundary treatments which are appropriate to the site and its setting. Policy DP18 seeks to ensure development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape. Policy SP17 states that built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be permitted.

8.7 With regards to the defined villages, in particular Policy DP34 requires development to conserve and enhance the built heritage of the Defined Villages, and states that development proposals must be informed by consideration of the character of the local area.

8.8 It is recognised Lyndhurst Parish Council raises concerns in relation to the design and scale of the development along with the impact it would have upon the adjacent conservation area designation. Whilst the proposed extensions would be sizeable, incorporating a contemporary, contrasting design, they would be sensitively sited to the side and rear of the main building and would not interfere with its principal elevation. They would also not impact significantly upon public views. Both the side and rear extensions would read as later, subordinate additions to the dwelling and their form, design and scale (and set back from the site boundaries) would ensure they would not dominate or completely obscure the western and northern aspects of the building (which is not in itself considered to be of notable historical or architectural interest).

8.9 The proposed dormer window would be positioned very high in the roofline and close to the main ridge and as such would appear relatively prominent in the roofslope. However, its impact would largely be limited to the side and rear elevations and its overall degree of projection from the plane of the roof would be modest. In this context, the proposed dormer would be considered acceptable in design terms and would largely avoid significant harmful impacts upon the wider area.

8.10 The proposed solar panels would be set relatively low down on the southern roofslope and would be relatively modest in terms of overall scale. On this basis it is considered that they would not give rise to an unacceptable visual impact as required by Policy SP14, which supports the incorporation of renewable energy on small-scale residential schemes..

8.11 Whilst the application submission does not appear to have been informed by any detailed contextual analysis, it is evident from visiting the site that the general form and scale of the development would be sympathetic to development within the immediate locality (which comprises a variety of existing forms and earlier enlargements).

8.12 It is recognised that the application primarily seeks to incorporate contrasting materials in this case. However, the Design Guide recognises that if used carefully, contemporary materials (including zinc and structural glazing) can be used effectively to improve a building's energy efficiency while also sitting comfortably alongside traditional buildings in the landscape. The Design Guide also states that zinc and aluminium can be used as suitable alternatives to lead roofing – and that when used sensitively they can also be used effectively as cladding. The use of natural timber in this instance is also supported subject to ensuring an appropriate section and finish.

8.13 Overall, it is concluded that the development would be appropriate to the existing dwelling and its immediate context in terms of scale, appearance, form, siting and layout and materiality, that it would be contextually appropriate and that it would adequately preserve the character of the built heritage of the area. The proposal would therefore be in accordance with Policies DP2, DP18, DP35, DP34, and SP17 and,

as required by paragraph 89 of the NPPF the development design would be sensitive to its surroundings.

8.14 With regards to impacts upon the historic environment, as identified above the application site lies directly adjacent to the Forest Central (South) Conservation Area. Furthermore, the former Fenwick Hospital and other non-designated heritage assets lie immediately to the north.

8.15 Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

8.16 Policy SP16 is consistent with the above requirements and requires development to conserve and enhance the significance or special interest of designated or non-designated heritage assets. It also states that proposals that would harm the significance or special interest of a heritage asset will be resisted unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance.

8.17 It is evident from visiting the site that views towards the development would be possible from the adjacent conservation area which lies immediately to the west. However, there would be a distance of over 30 metres between the development and the conservation area, and the proposal would not significantly alter the degree of separation between the dwelling and this designation. Having regard to this and the presence of intervening vegetation (including a number of notable trees), it is considered that the proposal would have a neutral impact upon this designation.

8.18 There is a distance of approximately 10 metres between the boundary of the application site and the former Fenwick Hospital to the north. However, the southern aspect of the non-designated heritage asset has already been significantly impacted by previous development within its grounds. The staff cottages (and also the neighbouring dwelling to the west) are set further back from the application site than the main hospital and would not be significantly impacted by the development having regard to the degree of separation and presence of intervening features. Furthermore, the application site is set down on a lower level than the Fenwick Hospital with fairly robust boundary screening between. Whilst there is intervisibility between the two sites, it is considered that, having regard to the scale and form of the proposal, and also the scope to secure an appropriate external finish, the development would not lead to a significant harmful impact upon the non-designated heritage assets to the north.

8.19 Overall, having regard to the above assessment, it is concluded that the proposal would preserve and enhance the setting, character and appearance of the conservation area and non-designated heritage assets in accordance with Policy SP16 and Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

8.20 With regards to impacts upon local amenity, Policy DP2 states that development should not result in unacceptable adverse impacts in terms of visual intrusion, overlooking or shading. The existing dwelling already includes upper floor windows which enable oblique views toward the rear boundary of the site (mainly towards the internal access roads and parking areas to the former hospital building) and the overall extent of upper floor glazing would not change significantly. Whilst this land is proposed to be developed for residential use, the proposed new dwellings (if approved) would be positioned side on to this boundary with their private rear gardens set towards the western extent of the site. Any future occupants of the proposed development would therefore not experience a significant harmful impact as a result of visual intrusion, loss of light or overlooking, particularly when having regard to the change in ground levels. Whilst it is recognised that Lyndhurst Parish Council raise concerns that the development would be visible from neighbouring properties, this would not in itself amount to any demonstrable harm to the living conditions of the occupants of any neighbouring dwellings. On this basis, it is concluded that no conflict with Policy DP2 has been identified on the matter of local amenity.

8.21 With regards to potential impacts upon trees and natural features, there are a number of trees within the site and whilst these are not subject to any statutory protection, they nevertheless are considered to be of notable landscape / amenity value and provide valuable screening to the site. The proposed development would not encroach within the root protection areas of these trees and is unlikely to compromise their retention in the long term. However, it would be appropriate to secure tree protection measures during the construction phase of the development so as to avoid any indirect impacts and ensure compliance with Policy DP2.

8.22 With regards to impacts upon biodiversity, the application site does not lie within or directly adjacent to any statutory nature conservation sites. It is recognised that the site lies within a high risk zone for great crested newts. However, in this instance, there is no pond onsite or within 50m of the red line boundary. Furthermore, the proposal (which would be contained within the residential curtilage of the dwelling) would not impact upon any suitable habitat such as rough grassland, meadows, woodland, scrub, log piles, rubble piles, hedgerows, ponds and ditches etc. Whilst the proposal would impact upon the roof space of the dwelling, the application has been accompanied by a bat survey which concludes that the dwelling (and also the outbuilding to be demolished to accommodate the rear extension) has negligible potential for roosting bats. On this basis, it is concluded that the development would not give rise to significant harmful impacts upon local biodiversity interests.

8.23 It is recognised that biodiversity net gain is now required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. In this instance, it has been established that the proposal would be exempt from mandatory BNG under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as it comprises a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

8.24 It is also recognised that Planning Practice Guidance promotes wider environmental net gain in order to reduce pressure on and achieve overall improvements in natural capital, ecosystem services and the benefits they deliver. The Bat Survey Report also identifies areas of high-quality foraging habitat in the wider landscape and suitable habitat for nesting birds. Accordingly, it recommends the installation of integrated bat boxes and also two swift boxes. These measures (alongside precautionary working methods over the construction phase) would be secured through conditions.

8.25 Having regard to the above assessment and the various measures put forward by the Applicant, it is concluded that the proposal would adequately avoid unacceptable adverse impacts upon biodiversity, and would maintain and features of the natural environment. The development would therefore be in accordance with Policy SP6 and along with paragraph 193 of the NPPF.

Conclusion

8.26 In conclusion, the general principle of the proposed development is established through Policy DP36. The site is within the defined village boundary of Lyndhurst and is not classed as a 'small dwelling'. Furthermore, the proposal would be appropriate to the existing dwelling, and the development design would ensure any potential adverse impacts upon the local environment would be minimized as far as practicable, having particular regard to the historic environment, local amenity and ecological interests.

8.27 It is therefore recommended that planning permission should be granted subject to conditions.

9. 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 the following plans and documents:

Site Location Plan – Drawing Reference 238-10 Rev A
Proposed Site Plan – Drawing Reference 238-16 Rev A
Proposed Ground Floor Plan – Drawing Reference 238-30 Rev A
Proposed First Floor Plan – Drawing Reference 238-31 Rev A
Proposed loft floor plan – Drawing Reference 238-32 Rev A
Proposed Roof Floorplan – Drawing Reference 238-33 Rev A
Existing and Proposed Section AA – Drawing Reference 238-40 Rev A
Existing and Proposed Section BB – Drawing reference 238-41 Rev A
Existing and Proposed Section CC – Drawing Reference 238-42 Rev A
Existing and Proposed Section DD – Drawing Reference 238-43 Rev A
Existing and Proposed West elevation – Drawing Reference 238-50 Rev A
Existing and Proposed North Elevation – Drawing Reference 238-51 Rev A
Existing and Proposed South Elevation – Drawing Reference 238-52 Rev A
Existing and Proposed East Elevation – Drawing Reference 238-53 Rev A
Bat Survey Report (Hampshire Ecological Services Ltd, October 2025)

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 development shall take place above slab level until samples or exact details of the facing and roofing materials 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 DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

5. Development shall not be brought into use until the Enhancement Measures specified in section 5.6 of the approved Bat Survey report (Hampshire Ecological Services Ltd October 2025) have been implemented in full. The specified measures shall be implemented and retained at the site for the lifetime of the approved development.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

Informative(s):

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

Stop all works immediately and leave the area

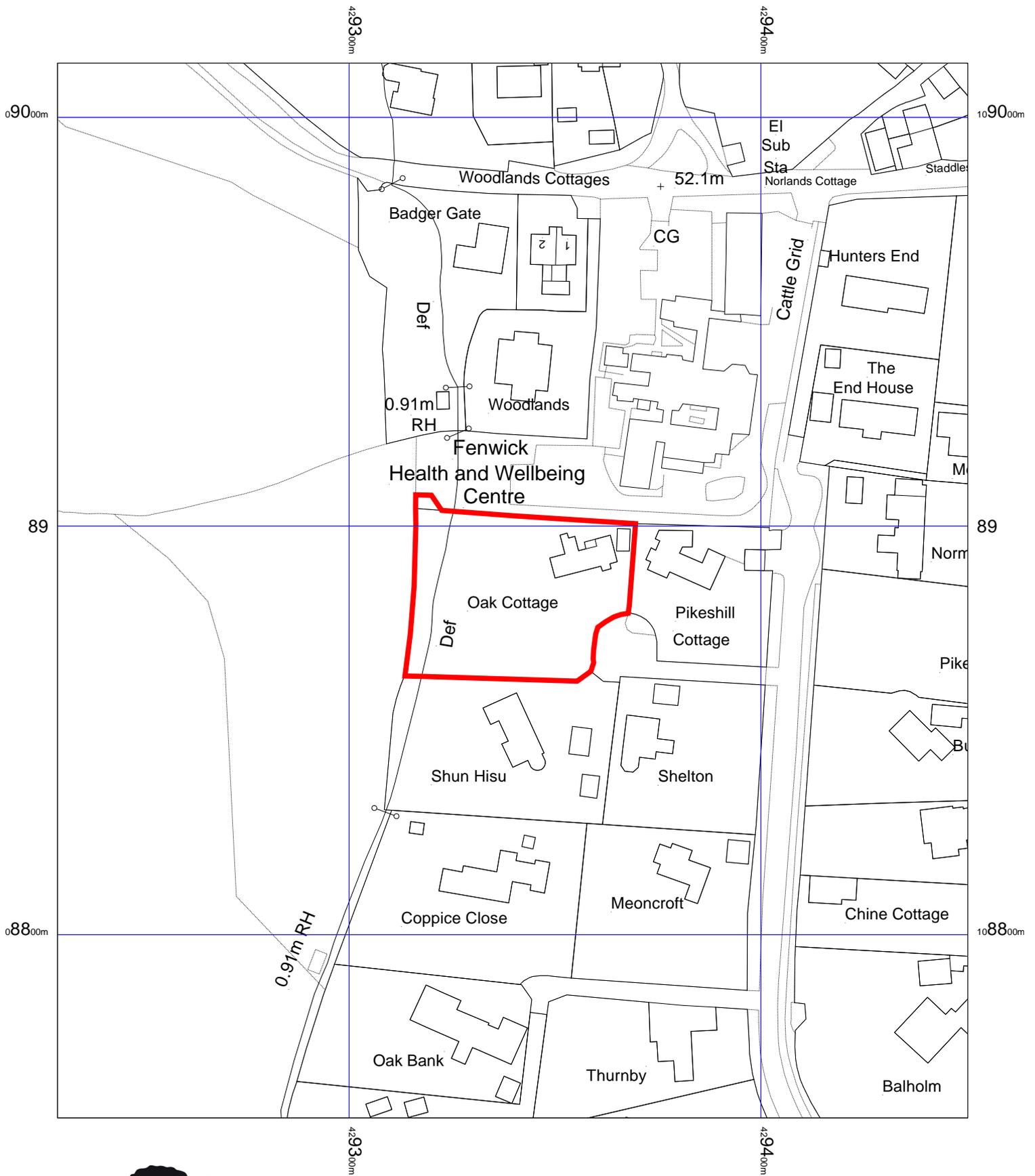
Inform an ecologist immediately who will provide further guidance / instructions

Do not try to handle or rescue a great crested newt

Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the New Forest National Park Authority's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at <https://naturespaceuk.com/>



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

Tel: 01590 646600 Fax: 01590 646666

Date: 05/03/2026

Ref: 25/01388FULL

Scale: 1:1250

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Application No: 25/01405FULL Full Application

Site: Field West of Treehouse Study Centre, Hartford Wood,
Beaulieu SO42 7YL

Proposal: Change of use to car park with access track, including
surfacing, to serve Treehouse Study Centre

Applicant: Beaulieu Settled Estate

Case Officer: Julie Blake

Parish: Beaulieu Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Called in by New Forest District Councillor

2. POLICIES

Principal Development Plan Policies

DP2 General development principles
SP6 The natural environment
SP7 Landscape character
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness
SP39 Local community facilities

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Beaulieu Parish Council: Recommends permission for the following reasons but would accept the decision reached by the National Park Authority's Officers under their delegated powers:

1. The proposal is not considered to have a detrimental effect on the character and visual appearance of the landscape, especially once the proposed trees screening the site have matured. The proposed site is in a field that has a Lawful Development Certificate for 28 days overflow car parking so parking in this area has already been established.
2. The impact on the ancient woods adjacent to the site is unlikely to be material as confirmed by the National Park Authority's Tree Officer who raised no objection to the proposal. The National Park Authority has confirmed that at the pre-application stage no other significant adverse ecological issues were raised.
3. The impact on neighbouring properties is considered to be modest as only one property has a distant view of the site which should be well screened over time and will have no lighting.
4. Beaulieu Parish Council recognises that the Countryside Education Trust, a well-respected local charity, is under considerable financial pressure following cuts in State educational funding which is necessitating a change in the way the Charity operates. To help the Charity to attract new sources of revenue to enable it to remain viable it is considered that this application for increased accessible car parking providing better accessibility to the site is justified to help secure its future.
5. Local residents' concern that the proposed new car park would result in an increase in non- educational events being run at the Tree House Study Centre has been fully taken into account. However, it is considered that, on balance, the Beaulieu Estate's assurance that these events will remain limited to the current permitted level offers reassurance that the proposed car parking will be used primarily to support the Trust's educational purposes.

Suggested Condition:

To safeguard the local ecology and reduce disturbance for neighbouring properties, no lighting on the site should be a condition of approval.

5. **CONSULTEES**

Landscape officer: Support.

Comments:

It is considered that the proposals do not harm the quality of the landscape character or natural beauty of the immediate and wider location and that the proposed intermittent use will not harm the tranquillity of the location.

Trees: No objections.

Comments:

The proposal will have little or no impact on the health and condition of the ancient trees.

Archaeology: No objections

Comments:

Due to the likely disturbance already caused by mineral extraction, there is likely minimal potential for surviving belowground archaeology.

Ecology: Support subject to conditions

Comments:

The proposal is unlikely to have significant effects on feature interests of the North Solent SSSI, the Solent and Southampton Water RAMSAR site, Solent and Southampton Water SPA, North Forest SPA, New Forest SAC and Sites of Importance for Nature Conservation (SINC) will not be harmed and groundwater resources are unlikely to be impacted. Supports the approach to Biodiversity Net Gain (BNG).

NatureSpace UK: No comments received.

Natural England: No objection.

Comments:

- The proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
- The proposed development will not have likely significant effects on statutorily protected species.
- The proposed development will not have likely significant effects on statutorily protected sites.
- We recommend the size of the ancient woodland buffer zone should be calculated on a case-by-case basis.

6. REPRESENTATIONS

Councillor Poole: Referred application to NPA's Planning Committee due to concerns raised by local residents and considers this warrants a Committee decision.

19 objections received raising the following issues (summarised):

- Inappropriate change of use from agricultural use.
- Unproven need for additional parking.
- No consideration given to the use of less damaging alternative sites.
- Major urbanising development.
- No public consultation before submission of application.

- No discussion of alternative solutions such as a walking path.
- Use of the car park for additional commercial enterprises not related to educational activities.
- Setting a precedent for commercial expansion and intensification.
- Harm to residential amenity, dark skies and light pollution, impacts on ecology.
- Harm to residents' mental health and wellbeing.
- No obligation to provide parking.
- Recent legislation strengthens protection of National Parks.
- Car park is unnecessary and disproportionate in size.
- Already adequate parking for less able patrons, others could easily walk.
- The Levelling Up and Regeneration Act 2023 impose a duty on the Planning Authority to 'seek to further' conserving and enhancing the natural beauty of the area of outstanding natural beauty.
- Parish meeting did not discuss planning policy only the financial advantages to the study centre.
- The National Park's first purpose would be breached.
- Unproven business need for more parking facilities.
- Insufficient capacity at the Treehouse to increase commercial activity.
- The car park will not save the CET, If the study centre fails it will revert back to the Beaulieu Estate leaving it with a third large unrestricted event venue in ancient woodland.
- Not used solely for the Treehouse Study Centre and no way of enforcing this.
- Not solely for school use.
- Intensification of wedding events unrelated to charitable work.
- Current 17 spaces is adequate according to application 07/91713, they have not been needed.
- Spaces should be designated as disabled if it for accessibility requirement.
- 40 new spaces are only needed for large scale events.
- Expansion of car park goes against their green credentials
- The study centre has operated with its current arrangement for over 25 years and the underlying activities have not changed.
- Continuous development on agricultural land causing permanent harm.
- Application is made by a separate organisation.
- Not in keeping and contrary to Policies SP3 (Major development in the National Park), SP5(Nature conservation sites of international Importance), SP7 (Landscape Character) SP15 (Tranquillity), SP17 (Local Distinctiveness), SP46 (Sustainable tourist development) of the Local Plan 2016 – 2036.
- The car park is a major development with no exceptional circumstances or public interest in a car park of this size.
- Existing Treehouse permission has conditions concerning parking provisions to prevent 'creep' in the area.
- If permitted, the proposal ignores guarantees not to increase development of the Treehouse site and restrictions regarding operating in darkness.

- The following conditions must be applied:
- Parking in association with the Treehouse only
- Car park not to be used by the Beaulieu Estate or Motor Museum for event days.
- Car park not to be used for commercial activity e.g. Parking, operating fast food wagons, provision of temporary toilet facilities.
- No lighting and no night-time car park movements.
- No overnight parking.
- In breach of condition 7 of application 07/91713.
- Erosion of landscape character, no conservation or enhancement of the character of the landscape.
- Increased visitors and visitor activity would have adverse impacts.
- CET has no legal interest in the land, does not own it nor has any interest by way of lease or licence.
- Site is bound by Ancient Woodland.
- Light pollution, increased traffic and noise would affect neighbour amenity.
- Lighting will affect Bats and dark skies of the National Park.
- Increase in litter.
- Proposed BNG and its new planting will greatly reduce the open aspect of Hides Field.
- Land contamination caused by oil spillage and other vehicle residue is inevitable.
- Additional car parking encourages car dependency and undermines efforts to reduce emissions in line with the Climate Change Act 2008.
- Transport could be provided by the CET minibus.
- Beaulieu Estate have tried to introduce non-agricultural and non-forestry operations on Hides Field with other enterprises in operation without planning permission. The land known as 'Event fields' operates non-agricultural use on this land for 90 days per year. Planning breaches in the near vicinity are clear and have increased commercial activity

14 representations in support (summarised):

- The proposal is not about convenience, but about inclusion, opportunity and sustainability.
- New car park keeps an elegant separation between the woodland area and treehouse site, enhancing the woodland setting.
- Treehouse is an amazing facility built with public money and their usage is restricted by difficult and narrow access.
- The proposal enhances access, safety, and inclusivity while supporting the Trust's important work.
- Current parking facilities are inadequate, unsuitable and dangerous on a road that serves commercial and residential properties.
- Better access will help the survival of a charitable organisation and venue.
- There is a need to support countryside education and remove physical barriers excluding those with physical disabilities.

- Lack of access restricts education events.
- CET providing excellent education for schools and the local community in all aspects of conservation and biodiversity.
- Parking already has permission.
- Car park would be well screened in a discrete area causing no impact on neighbours.
- New car park will divert traffic away from the single track serving neighbouring properties.
- Biodiversity Net Gain target is met.
- No negative environmental impacts.
- Currently has inadequate access, as a result, many are unable to attend at all, meaning they are excluded.
- Access to nature, significantly improves mental health and wellbeing which is vital.
- Better access to the treehouse would also safeguard the future of the charity.
- Will not cause any noise, harm or disruption to the immediate area.
- Proposal delivers one of the purposes of the National Park: to promote opportunities for the public to enjoy and understand the special qualities of the parks.

7. RELEVANT HISTORY

Application for a Certificate of Lawful Development for Existing use of land for events and parking (14/00415) – certificate issued (lawful) on 16 December 2014

Tree House Study Centre; demolish existing (07/91713) approved on 23 August 2007

8. ASSESSMENT

Application Site

8.1 The application site is land within the Beaulieu Estate and National Motor Museum, situated to the north of the main attraction. The Treehouse Study Centre is accessed through the main entrance of the museum, through the route towards the museum parking areas and continuing along to a private gravelled track which provide vehicular access to several residential dwellings. The site comprises a grass field currently used as overflow parking for events. The wider site known as Hides Field is used for camping on an occasional basis. Centrally within Hides Field is a gravel extraction pit and the wider surroundings comprise of woodland, some of which are ancient trees forming the boundary on the eastern edge of the site. There is an existing pedestrian footpath from the fields, through the ancient woodland directly adjacent and leading to the Treehouse Study Centre.

Proposed Development

8.2 The proposal is for a change of use to permanent car park with access track, including surfacing, to serve the Countryside Education Trust Treehouse Study Centre.

8.3 The application site includes the proposal and an area dedicated to planting to provide onsite biodiversity net gain (BNG). The car park, new access track and extended footprint alone would be around 1562sqm (0.15 Hectares) comprising of permeable gravel surfacing. The area that would accommodate 46 unmarked vehicle spaces alone would be around 996sqm.

8.4 The site is adjacent to a private road west of the Treehouse Study Centre and a new section of footpath would join an existing footpath which already runs through Goswell Coppice which forms an ancient tree lined boundary on the eastern side of the site exiting immediately adjacent to the study centre. The change of use would only affect the site area as outlined leaving the remainder of Hides Field as grassland used in connection with an agricultural use.

8.5 The route of the new vehicle access would join an existing gravelled route surrounding one of the museum overflow carparking areas and an estate works compound, finally joining a tarmac road linking the wider site to the main route through to the motor museum parking areas and eventually the main entrance onto the B3056.

8.6 The purpose of the car park is to provide safe and accessible off-road car parking, together with minibus and coach access and turning for school visits suitable for year-round use. The car park would be used in association with the Treehouse Study Centre only and would increase the number of parking spaces from 17 existing spaces within the separate site of the Treehouse.

8.7 The application site would provide the only alternative land for additional parking as the study centre itself is surrounded by dense woodland.

Consideration

8.8 The key considerations are the principle of the proposed development; the impact of the proposal on the character and visual appearance of the landscape, trees, ecology and biodiversity; the impact on amenities of the nearby dwellings; and highway/ traffic considerations.

8.9 By way of background under application 2014/00415/LDCE, the wider site known as Hides Field as outlined on the map which accompanied the certificate, benefits from a lawfulness certificate granting the use of the land for the parking of cars and any other purpose permitted by virtue of Part 4, Class B of the Town and Country Planning (General Permitted Development) Order 1995. The location plan that accompanied planning application 07/91713 indicates that area of the land subject to this application was a former gravel pit that has since

been restored to its current grassland. This application is a standalone proposal, the site as outlined does not seek to change the use of Hides Field in its entirety.

Principle of Development

8.10 Linked to the delivery of the Authority's statutory duty to foster the socio-economic well-being of communities within the National Park, Local Plan Policy SP39 sets out that the Authority will support the retention of existing community facilities and prevent their loss or redevelopment where they contribute to the sustainability of local communities. It further sets out that the Authority will support the development of essential community facilities where the proposal is of clear and direct benefit to the local village or rural community; the scale of the proposed facility is proportionate to local areas; and they are accessible to the local communities they serve. The proposal is not a new facility as such but is proposed in connection with an existing facility. The Treehouse Study Centre provides education for schools and a wide range of local community groups in all aspects of conservation and biodiversity and provides event facilities to a wide range of users in all demographic profiles. It is a facility that promotes opportunities for the public to enjoy and understand the special qualities of the National Park in line with the second statutory National Park purpose. The current parking provisions and accessibility arrangements are unsuitable and can act as a barrier, excluding those with physical disabilities. Although there is no obligation for the applicants to provide car parking facilities, this is considered to be a reasonable requirement for the facility to support its users. The proposal seeks to improve the facilities to offer better, safer and closer alternatives to all users within the local community. In this respect, it would accord with the aims of Policy SP39 and the principle of development is considered acceptable subject to the other policy considerations set out below.

Impact on the Landscape

8.11 Paragraph 189 of the National Planning Policy Framework (NPPF, 2024) sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. The application is not considered to be 'major development' and therefore the tests set out in paragraph 190 of the NPPF (2024) and the policy requirements of Policy SP3 in the adopted Local Plan are not engaged.

8.12 The proposal is a site located sensitively within its landscape. General characteristics of the Hides Field Landscape comprise of grassland which gently sloping on the south-east side towards the

proposed site. Land levels continue to gently slope towards land on the north-east side between the gravel extraction site which is at the highest point of Hides Field and towards two dwellings known as Hides Close Cottage and Hides Close. The car park would be sited on level ground at the lowest point of Hides Field, and lower than an existing bank surrounding the estate works compound. There is an established tree line boundary on its eastern side and the car park would be predominantly remain accessed through an international tourist attraction. Being in close proximity to the tourist attraction, adjacent to a well-used road and the study centre development, the site is not visually intrusive and the use would be appropriate with its landscape setting. There is no wider landscape impact on the New Forest National Park given the site's location.

8.13 In terms of materials, gravel sourced from the extraction pit to the north of the site would be used and would not require material to be brought onto the site from unknown sources, which is a particularly sustainable approach. Permeable gravel would not increase the risk of flooding and is an appropriate material in a rural setting. The expanse of the permeable gravelled surface would not result in a major urbanising development, and it should also be noted that, being constructed on the site of the former gravel pit, the car park could be restored again to grassland again if no longer required. To enhance the landscape and to achieve biodiversity net gain, the proposals include the planting of perimeter hedgerows along the north-west side of the car park. Planting would comprise a mix of native species (Beech, Hawthorn, Holly, Blackthorn and Hornbeam). The proposal does not include fencing, lighting or signage of any description therefore the landscape would not be detrimentally affected by artificial light sources or unnecessary structural clutter. There is no objection from the Authority's Landscape Officer.

8.14 Overall, subject to conditions, it is concluded that the proposal would accord with Policies SP7 (Landscape Character) and SP15 (Tranquillity) and accords with paragraph 189 of the NPPF.

Impact on Trees

8.15 The Authority's Tree Officer has noted that there are no Tree Preservation Orders affecting this site. It is considered that the gravel car parking area will have little or no impact on the health and condition of the ancient trees in this part of Goswell Coppice. It was agreed at the pre application site meeting that a 6m exclusion zone from the woodland edge would be acceptable. At this distance, the car park is now proposed at a lower land level than initially presented. There are no changes to existing footpath through Goswell Coppice, thus protecting the trees within the existing Ancient Semi-Natural Woodland and their root systems. There is no objection from the Tree Officer.

Impact on Ecology

8.16 The proposal triggers statutory BNG requirements. Initial BNG metric calculations indicate that site enhancements and mitigation would

exceed the minimum 10% gain required and this provision would be subject to future monitoring. This would be secured through conditions and an appropriate mechanism.

8.17 In relation to impacts on designated sites (SPA, SAC, Ramsar and SSSI), the Authority's Ecologist is satisfied that there will be no detrimental impacts. In respect of locally designated sites, the Ecologist is minded that the Site of Interest for Nature Conservation (SINC) will not be harmed and that proposals for habitat enhancement will offer some potential enhancement of habitats on its edge.

8.18 In relation to impacts on protected species, the field has been used for grass cutting. The Preliminary Ecology Report concludes that the proposal will be capable of achieving BNG, the application site provides no habitat for roosting bats, and the main car park site has poor habitat for feeding bats and no habitat for nesting birds and there is no evidence of badger sets. The 6m buffer zone between the site and the woodland strip will be managed to conserve and extend the narrow strip of more species rich grassland found along this woodland edge and manage the woodland edge scrub to maintain its ecological value. The report makes no recommendations or further mitigation or enhancements to the site than are already proposed for BNG purposes, however, having regard to the advice of the Authority's Ecologist, there is potential for the Authority to seek enhancements as required by Policy SP6. The Ecologist has no objection subject to securing addressing ancient woodland standing advice in any decision and securing details of a Construction Environment Management Plan to ensure construction activities avoid impacts and plan for control of unforeseen events e.g. liquid/dust pollution; reptile good practice avoidance methods and enhancement being secured via a suitable condition; and advice being obtained from NatureSpace UK and great crested newt avoidance measures being secured prior to decision.

Impact on Heritage Assets

8.19 The Authority's Archaeologist has noted that historic mapping shows that the area of the proposed development is likely to have been subjected to mineral extraction. Due to the likely disturbance already caused by this, there is likely minimal potential for surviving belowground archaeology. Any encountered remains would likely be of limited significance, such as not to require the imposition of an archaeological condition. The proposal would comply with Policy SP16.

Impact on Neighbour Amenities

8.20 As summarised in section 6 above, objections concerning neighbour impact have been received. From the nearest points of the rear boundaries of neighbouring properties, Hides Close Cottage is around 324m away from the surfaced car park area and 240m from the planting boundary; Hides Close would be 250m away from the surfaced spaces and around 170m from the planting area. Oldways House is one of two nearest neighbours with around 85m between the property and the site, however, this dwelling has the estate works compound, an existing bank

and a high tree screening it from the proposal. Vineyards Cottage would be around 60m with comparable screening and visibility with Oldways. At these distances, with current screening provisions and subject to conditions, the proposal would not have a significant adverse impact on neighbour amenity in accordance with Policy DP2. Suggested conditions have been reviewed in light of the relevant tests contained within the NPPF.

8.22 Whilst the car park would raise the level of activity and some instances of noise beyond its current 28 day use, no lighting is proposed, and the lighting of vehicles at night time would be a significant distance away from the dwellings. The applicant has also put forward a car park management plan in relation to the use and management of the car park. Subject to this and appropriate conditions, it is considered that the levels of additional activity and associated impacts are unlikely to be so significant as to merit the refusal of the scheme. The adopted local planning policies for the New Forest National Park recognise the need to support facilities that benefit local communities in and around the New Forest National Park, in line with the second statutory Park purpose.

Highway/ Transport Considerations

8.23 The site is well away from a main road and some existing access arrangements will be utilised. The car park will be used in conjunction with treehouse events and activities. The new access joining the existing route would divert traffic away from the private road used by residents for their own vehicle access to their dwellings and for deliveries to these dwellings as well as to the study centre. The creation of a new car park removes the potential for overspill parking along the roadside and potential off-road parking that has a damaging effect on the root system of the ancient trees and on the verges along the roadside when the layby is full. Overall, unacceptable highway impacts are not anticipated as the proposal relates to the existing tree house facility. A condition would be imposed limiting the use of the car park to events and activities associated with the study centre. As set out above, a car park management plan has been received [This was requested in relation to the original Green Transport Policy Statement from 2007 and has provided additional information and clarifications].

Conclusion

8.24 The site already benefits from a lawful development certificate permitting car parking on the wider site known as Hides Fields for 28 days of the year for use by the Beaulieu Estate. The current parking facilities are inadequate and the provision of this designated and permanent car park, to be used in connection with the Treehouse Study Centre, would allow a safe and all-inclusive means of drop off and parking away from the roadside and would be of benefit to this community and educational facility. The proposal would meet biodiversity net gain requirements and subject to conditions, would comply with Policies DP2, DP18, SP6, SP7, SP15, SP16, SP17 and SP39 of the adopted local plan and the NPPF.

9. RECOMMENDATION

Subject to no adverse comments from NatureSpace UK and the prior completion of a legal agreement to secure the BNG monitoring fee or the prior completion of a conservation covenant, the Interim Head of Planning and Place be authorised to grant planning permission subject to conditions, including any additional conditions requested by the consultee.

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 the following drawings and documents: PA23-135:01 Rev K, DR1, DR2, DR3, Car Park Management Plan (dated February 2026).

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. The surface materials to be used in the development shall be as those set out on Drawing PA23-135:01 Rev K. 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 development in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park

Local Plan 2016- 2036 (August 2019).

5. No development shall take place until a construction management plan, informed by ecological professionals, has been submitted to and approved in writing by the National Park Authority. The plan shall include:
 - details of a compound to be provided for the storage of materials,
 - machinery, waste materials and spoil
 - details of the disposal of any spoil from the site
 - measures that will be implemented to avoid or mitigate constructional impacts and a plan for the control of unforeseen events such as dust and liquid pollution on the adjacent SSSI during the construction phase.

All materials, machinery, waste materials and spoil shall be stored within the approved compound.

Development shall take place in accordance with the approved plan.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved plan shall be formed to the site.

Reason: In the interests of the protection of the Ancient Trees which runs along the east of the site and highway safety and to comply with Policies SP6 and SP55 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

7. The Biodiversity Gain Plan, to be submitted and agreed in writing by the New Forest National Park Authority in accordance with paragraphs 13 and 14 of Part 2 of Schedule 7A of the Town and Country Planning Act 1990, shall be prepared broadly in accordance with the BNG Metric and draft BNG Plan, dated 28 November 2025, prepared by Jonathan Cox.

Reason: to ensure delivery of the requisite biodiversity net gain and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

8. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: to ensure delivery of the requisite biodiversity net gain and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

9. No development shall take place until details of avoidance and enhancements measures associated with reptile good practice are submitted to and agreed to by the Authority. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: In the interests of ecology and in accordance with Policy SP6 of the New Forest National Park Local Plan 2016- 2036 (August2019).

10. 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. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

11. 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).

12. No parking shall take place on the site in connection with any other events or activities other than those held in connection with the Treehouse Study Centre.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

Informative(s):

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.
2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

Stop all works immediately and leave the area

Inform an ecologist immediately who will provide further guidance / instructions

Do not try to handle or rescue a great crested newt

Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence

(EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the New Forest National Park Authority's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at <https://naturespaceuk.com/>.

3. In considering this application it has been noted that protected trees are within close proximity of the proposed development. You are therefore advised to contact the Authority's Tree Team on 01590 646620 for further advice as legal proceedings can be pursued if unauthorised works to protected trees (including root damage) occur.
4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the New Forest National Park Authority.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.



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