

Application No: 25/00416FULL Full Application

Site: Red Barns, Hamptworth Road, Hamptworth, Salisbury SP5 2EA

Proposal: Change of use; cladding; alterations

Applicant: Mr A Mittal

Case Officer: Carly Cochrane

Parish: Landford Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
SP6 The natural environment
SP7 Landscape character
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness
SP46 Sustainable tourism development

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 11 - Making effective use of land
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

Landford Parish Council: Whilst the local distinctiveness may be retained in the distinctive appearance of the barns, recommend refusal on the following grounds:

- Fails to comply with the criteria of relevant policies:
 - Loss of tranquillity through noise and disturbance and light pollution.
 - Adverse impact on neighbouring property which has no screening.
 - Increased traffic could result in highways safety issues.
- Insufficient information provided about:
 - Means of safe access to the buildings and transport of luggage and golf equipment between the clubhouse and the accommodation.
 - Monitoring of car parking.
 - Sewage treatment facilities.
 - Opening hours.
 - Sustainable insulation methods, renewable energy or heating.
 - Hospitality facilities.
 - Provision for emergency services.

5. CONSULTEES

Highways Authority: Wiltshire Council consulted on the previous application for the prior approval application and raised no specific objections to the proposed use based on the increase in vehicle movements.

Environmental Protection: Wiltshire Council consulted on the application for prior approval and raised no objections subject to conditions requiring an investigation of the likelihood of contamination, including asbestos and the implementation of the noise management plan submitted with that application.

Natural England: No objection subject to appropriate mitigation.

6. REPRESENTATIONS

One letter of objection on the following grounds:

- Adverse impact on wildlife.
- Lack of information about means of access to the golf club and increased use of the existing access which is on a dangerous bend.
- Adverse impact on the amenities of adjacent property through increased noise and disturbance from holiday makers and loss of tranquillity to this rural area and the potential for light pollution.
- Lack of privacy to neighbours as no screening provided.
- Adverse impact on the setting of the listed building.

7. RELEVANT HISTORY

2no. replacement buildings for overnight accommodation (use class C1); demolition of existing 2no. buildings (23/01427) withdrawn on 18 August 2025.

Determination as to whether Prior Approval is required for proposed Change of Use of agricultural barns to guesthouse (Use class C1) (AMENDED PLANS) (23/00433PAFL)- Details not required on 31 August 2023.

8. ASSESSMENT

Application Site

- 8.1 The application site is located to the northern side of Hamptworth Road and comprises two former agricultural buildings ('barns'). The larger building is an 'L' shaped structure clad in timber and red corrugated metal, with a corrugated metal roof of the same colour; this building forms the western site boundary. The smaller building is located to the north east of the larger building and is constructed of concrete block with a mono-pitched roof of corrugated sheeting. The buildings back onto Hamptworth Golf Course, which is within the same ownership as part of the Hamptworth Estate. The land to the rear slopes away from the site towards the River Blackwater. The adjacent dwelling at the residential property of Hamptworth Farmhouse is Grade II listed.

Proposed Development

- 8.2 By way of background, it was determined in 2023 that the Prior Approval of the Authority was not required for the conversion of the barns to a C1 hotel under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (herein referred to as the "GPDO"), in association with Hamptworth Golf Course. Development permitted by Class R does not involve associated operational development, as this Class only deals with the conversion of buildings. The GPDO sets out that any associated operational development in relation to the same building or land which is reasonably necessary to use the building or land for the use proposed under Class R must be applied for.
- 8.3 The application seeks to convert the buildings to a C1 use as per the Prior Approval, through retaining and reinforcing the existing framework, insulating the interior, recladding the elevations and with new roofs. Whilst these works are extensive, the GPDO does not limit the scope of any associated operational development other than to what is considered 'reasonably necessary'; this must be determined on a case-by-case basis, dependent on the constraints of the site, however, would not generally include the replacement of buildings.

Consideration of the Proposal

Key considerations

- 8.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework 2024 (herein referred to as the 'NPPF') require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.5 The key considerations are therefore whether the proposed development would be appropriate to the buildings and their surroundings and the potential impact on neighbouring properties.

Policy Background

- 8.6 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 NPPF in respect of the presumption in favour of sustainable development. This paragraph and its associated footnote (7), recognises 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”. The National Parks Circular (2010), cross-referenced at footnote 66 of the Framework, confirms that the limited development that takes place within National Parks should be focused on meeting the needs arising from within the local communities of the National Park, rather than catering for external demands.
- 8.7 Paragraphs 88 and 89 of the NPPF set out that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, through the conversion of existing buildings and the provision of well-designed new buildings, as well as specifically enabling sustainable rural tourism and leisure developments which respect the character of the countryside. Where such development is beyond existing settlements, as is the application site, it is important to ensure that development is sensitive to its surroundings. Paragraph 187 sets out that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

- 8.8 Paragraph 197 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (criterion c). This is relevant to the consideration of this application, given the site's location in one of the more tranquil areas of the New Forest National Park, as confirmed by the Tranquil Area Mapping. The site is located within Tranquil Area Level D on the New Forest National Park Tranquil Area Map; the levels run from A to E, with E being the most tranquil, and therefore the ability for the site to accommodate development visually, aurally and in terms of lighting impacts is limited.
- 8.9 Policy SP15 (Tranquillity) of the adopted New Forest National Park Authority Local Plan 2016-2036 (2019) (herein referred to as the 'Local Plan') and its 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.
- 8.10 Policy DP2 (General development principles) requires all new development and uses of land to uphold and promote the principles of sustainable development, demonstrating high quality design and construction which enhances local character and distinctiveness, ensuring development is appropriate and sympathetic in terms of scale appearance, form, siting and layout, respecting the natural environment and landscape character and biodiversity, and without resulting in unacceptable impacts in respect of noise and light pollution, or upon amenity of occupiers of nearby residential properties.
- 8.11 Policy DP18 (Design principles) sets out that all new development will be required to achieve the highest standards for new design, with particular regard to enhancing the built and historic environment of the New Forest, and ensuring development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape, and enhances these where appropriate. This policy is supplemented by the Authority's Design Guide SPD.
- 8.12 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."

- 8.13 The first National Park purpose, together with national planning policy, recognises the importance of conserving and enhancing an area's local character. Policy SP17 (Local distinctiveness) therefore sets out that built development which would individually or cumulatively erode the Park's local character, or result in a gradual suburbanising effect, will not be permitted.

Principle of development

- 8.14 As mentioned, the barns in their current state benefit from prior approval for their conversion to a C1 hotel use under Class R and as such, the policy considerations relating to new tourist accommodation as set out in Policy SP46 (Sustainable tourism development) of the Local Plan are not applicable insofar as they relate to the principle of the development.

Design and Impact on Landscape and Character of Area

- 8.15 However, it is recognised that there are significant works that are required to the buildings to enable their use for the approved purpose as hotel accommodation, together with ancillary requirements including access, parking and foul waste disposal. It is proposed to retain the timber frame of the larger barn but effectively replace the walls and roof and provide the required insulation to make them habitable. The materials to be used would be similar to those existing, which would retain the distinctive appearance of the building, with the addition of small open porches. The existing modest fenestration openings would be retained, except for a larger glazed window in the gable end on the northern elevation, which would overlook the golf course. The smaller barn would be timber clad and the roof replaced with composite panels of a similar colour to the existing. Overall, the design and appearance of the buildings would be acceptable and would accord with Policies DP2 and DP18 of the Local Plan.
- 8.16 In terms of impact on the character and appearance of the surrounding area and the setting of the adjacent listed building, except for the small porches, there would be no extension or enlargement to the buildings, which would remain the same size and height as they are currently. With the use of similar materials on the larger and more visually prominent building, it is not considered that it would have a significant or detrimental impact on the visual amenities of the surrounding area or the setting of the listed Hamptworth Farmhouse. The smaller barn is set further back from the highway and is partially obscured and therefore less visually prominent from public vantage points and, whilst the addition of timber cladding to the

smaller barn would have a greater impact on its appearance, it would not be inappropriate or detrimental to this rural location. No conflict with Policy SP16 has been identified.

- 8.17 No external lighting is proposed. As set out in paragraphs 8.8 and 8.9 of this report, the site is within an area of high tranquillity, and therefore there is propensity for this to be significantly compromised through the introduction of an inappropriate lighting scheme. As such, any proposal for external lighting must be submitted to and approved by the Authority and this can reasonably be secured via condition. Subject to condition, the proposal would accord with Policy SP15.

Neighbouring Amenity

- 8.18 It is considered reasonable to suggest that the use of the site for C1 hotel purposes would have the potential to result in increased noise and disturbance to the occupants of the nearest neighbouring property, being Hamptworth Farmhouse. This property currently has no treatment along its western boundary facing the application site and therefore users of the application site would have direct views of the private amenity area to the rear of the dwelling. In respect of the boundary treatment, an application for a post and wire deer fence was refused in 2017 (reference 17/00613) on the grounds that its design would have an adverse impact on the setting of the listed building, however, this would not preclude the introduction of more appropriate boundary treatment. However, in the absence of any such treatment, it must be considered whether the impact would be so harmful as to warrant a reason for refusal. The nature of the accommodation, being directly linked to the use of the golf course, is such that it is envisaged that during the daytime hours the occupants would be using the recreation facilities at the golf course, and then the clubhouse in the evenings, thereby reducing the hours when they would be at the accommodation, however this cannot be guaranteed. There would be no outdoor amenity space provided to serve the C1 rooms, ensuring that no formal outdoor gatherings would not take place. An indoor communal area would be provided, and with the improved insulation to the walls, any noise from this area would be attenuated to an acceptable level. A noise impact assessment was submitted with the prior approval application (and has been included with the current application) and the Environmental Protection Officer at Wiltshire Council raised no objection to the proposal, subject to a condition ensuring that the measures recommended in that report were implemented and retained thereafter.

Highways, Access and Parking

- 8.19 Concern has been raised over the use of the access and lack of parking or information as to how the users of the site would move between the accommodation and the golf club, located approximately 550 metres to the east. The intention of the development is to provide accommodation for users of the golf club, enabling players to come from further afield and enjoy the hospitality of the club, including the bar and restaurant. Guests' cars will

be parked at the club and transportation between the accommodation, and the club would be via golf buggies, along an existing buggy path through the course to an area where they can be parked off the course and to the rear of the barns. From this location, it would be a short (albeit steep) walk up to the accommodation along a mown path. In addition, there would be a backup, concierge taxi service, run by the golf and country club, available on request, if required. The Highways Authority (Wiltshire Council), in commenting on the prior approval application, did not object to the proposed use, but did require an improvement to the access to allow for increased usage, which comprised the use of tarmac to the first five metres from the road, and a plan showing parking spaces for guests and staff. However, with the proposed provisions for transport in place, it would not be necessary to park vehicles at the application site, and there would therefore be no material increase in the use of the existing access.

Contamination

- 8.20 The issue of potential contamination due to the presence of asbestos in the existing buildings has been raised in the submitted Refurbishment and Demolition Survey Report. The Environmental Protection Officer confirmed that this would need to be addressed through further investigation work and appropriate remediation measures. Conditions to secure these works can reasonably be imposed.

Natural Environment

- 8.21 The proposal does not include additional areas of hard surfacing and does not therefore require the provision of statutory Biodiversity Net Gain (BNG). However, in accordance with Policy SP6 all development should provide mitigation and enhancement measures to ensure a net gain in biodiversity. An Extended Phase 1 Ecological Assessment and Preliminary Roost Assessment was undertaken in August 2025 (the need for the applicant to commission this assessment is one of the reasons behind the delay in determining this application). As the larger building was identified as having moderate suitability for roosting bats, Phase 2 surveys were undertaken in May and June 2026. These surveys confirmed no evidence of bats roosting within the building, however, several species were recorded foraging within the surrounding area. As the development would, by reason of the upgraded buildings, result in the loss of foraging habitat for the bat species, a mitigation strategy is provided within the Phase 2 report which would minimise impacts during construction and operation and provide suitable compensatory habitat to support the continued presence of these species on the site. These measures can reasonably be secured via condition.
- 8.22 Prior to mitigation, the Habitat Regulations Assessment of the Local Plan could not rule out the recreational impacts of any new residential and overnight visitor accommodation throughout the National Park having a likely significant in combination effect on the New Forest SPA and SAC sites. Consequently, mitigation is required for all proposals of these types of development for their recreational impacts on these New Forest designated

sites. The site lies in close proximity to the New Forest European designated sites and therefore it would be necessary to mitigate the adverse effects of new residential development on these sites as a result of increased recreational pressures. Policy SP5 of the Local Plan explains that a contribution to the Authority's Habitat Mitigation Scheme will enable developers to ensure that mitigation measures are secured for the recreational impacts of their development. The applicant has confirmed a willingness to make a financial contribution of the agreed amount via a Unilateral Undertaking (UU) to secure the mitigation.

- 8.23 Natural England have advised that there is uncertainty as to whether future housing and visitor accommodation development will adversely impact the protected habitats of the Solent due to increased levels of nitrates entering the system. In accordance with Natural England's advice to local planning authorities along the Solent coast, the potential impacts from nitrates have been considered in an appropriate assessment in assessing this application. In this case, the site has no access to mains drainage and a package treatment plant is therefore proposed and details of the system have been provided. A nutrient 'budget' has been submitted, based on the specific details and efficiency of the proposed system, and the applicant has indicated a willingness to accept a condition to secure an avoidance and mitigation package in respect of the impacts of the development. Subject to securing appropriate mitigation in order to achieve a nutrient neutral scheme, the Authority's obligations as a 'competent authority' under the Conservation of Habitats and Species Regulations 2017 are met. This mitigation may take the form of the purchase of off-site nutrient credits, and these must be secured prior to occupation for legal compliance.

Conclusion

- 8.24 The principle of the development to use the buildings as a hotel has been established through the prior approval application, which is in line with national permitted development rights which apply within the National Park. The current proposal can be accommodated without harm to the character and appearance of the buildings, the surrounding area or neighbour amenity and is therefore in accordance with Policies DP2, DP18, SP6, SP7, SP15, SP16 and SP17 of the adopted Local Plan. Permission is recommended 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 plans: 2023/03 F, 2025-01.

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 commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: To reduce the risks associated with land contamination.

4. Prior to the commencement of development ecological mitigation for the New Forest Special Protection Areas, Special Areas of Conservation and/or 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 Habitat Mitigation Scheme.

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 Habitat Mitigation Scheme.

5. The development hereby permitted 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).

6. 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).

7. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation, compensation and enhancement which are set out in the Phillips Ecology Phase 2 Bat Emergence Survey Report dated June 2026 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).

8. Upon completion of the development, confirmation of the installation of the ecological mitigation, compensation and enhancement measures as set out within the Phillips Ecology Phase 2 Bat Emergence Survey Report dated June 2026, shall be submitted to the Authority. This should be undertaken by a professional ecologist, and can be in the form of an email/photos.

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).

9. The measures set out in the Noise Management Plan as detailed in Section 5.2 of SLR Noise Assessment Report (Ref No: 402.064725.00001 dated March 2023) shall be implemented in full and maintained at all times thereafter.

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).

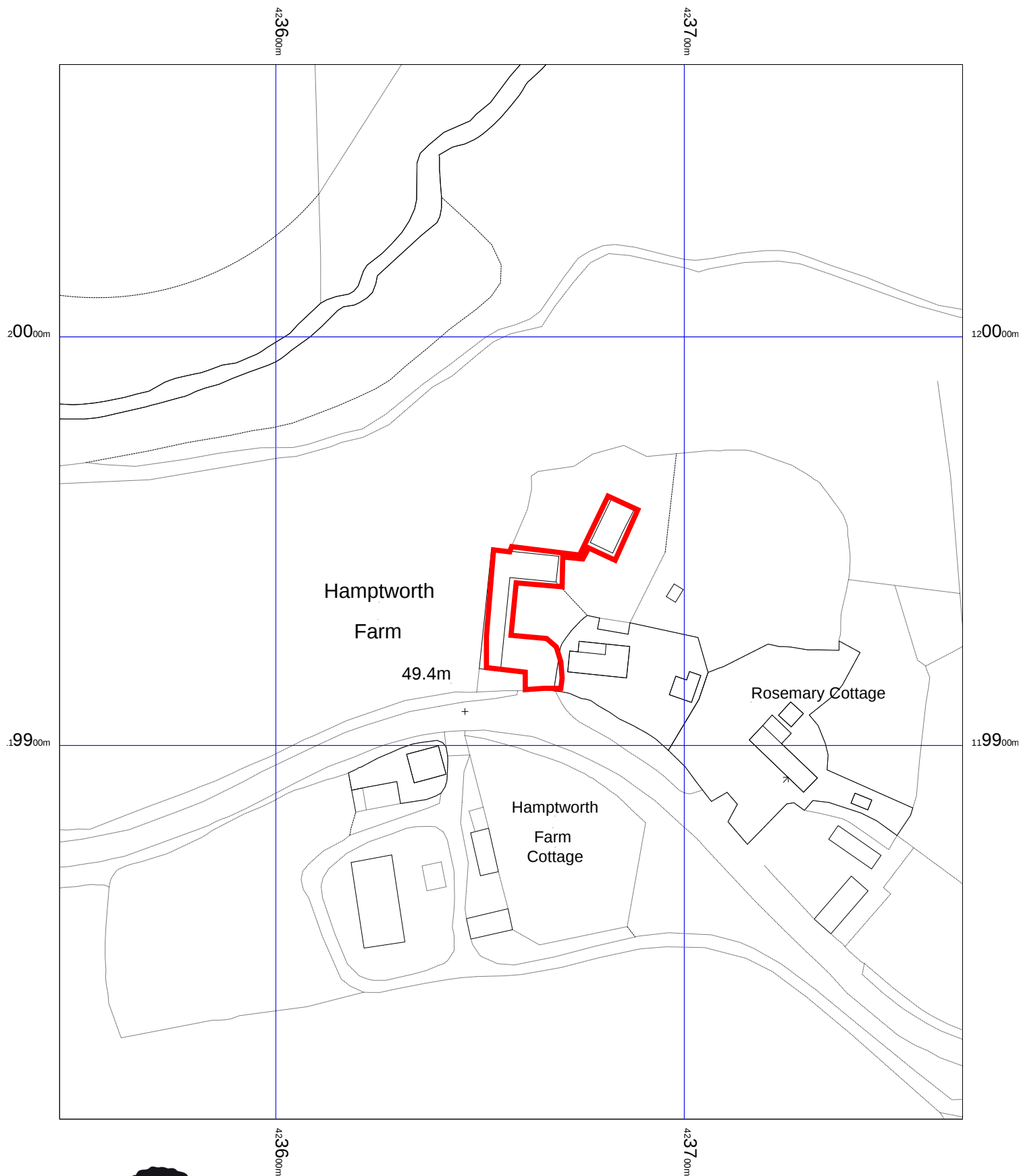
10. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by

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).

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.



NEW FOREST
NATIONAL PARK

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

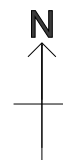
Tel: 01590 646600 Fax: 01590 646666

Date: 09/07/2026

Ref: 25/00416FULL

Scale: 1:1250

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Application No: 25/00866FULL Full Application

Site: R S Recovery Limited, Holbury Cottage, Lime Kiln Lane,
Holbury, Southampton, SO45 2HE

Proposal: Change of use from scrapyard to vehicle recovery site;
reconfiguration of site to include erection of 1no. workshop, 6no.
shipping containers, 4no. portacabins & 1no. toilet & shower
unit; replacement and new hardstanding; external lighting;
erection of electric entrance gate and perimeter fence; removal
of 1no. portacabin (ADDITIONAL INFORMATION)

Applicant: RS Recovery Ltd

Case Officer: Liz Young

Parish: Fawley Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view.

2. POLICIES

Principal Development Plan Policies

Policy SP1 Supporting sustainable development
Policy DP2 General development principles
Policy SP4 Spatial strategy
Policy SP5 Nature conservation sites of international importance
Policy SP6 The natural environment
Policy SP7 Landscape character
Policy SP9 Green infrastructure
Policy SP11 Climate change
Policy SP15 Tranquillity
Policy SP16 The historic and built environment
Policy SP17 Local distinctiveness
Policy DP18 Design principles
Policy SP42 Business and employment development
Policy SP43 Existing employment sites
Policy DP44 Redevelopment of existing employment sites

Policy SP55 Access

Supplementary Planning Documents

Design Guide (2022)

National Planning Policy Framework (2024) (NPPF)

Sec. 2. Achieving sustainable development
Sec. 4. Decision-making
Sec. 6. Building a strong, competitive economy
Sec. 9. Promoting sustainable transport
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
Sec. 16. Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Fawley Parish Council:

Comment received 27 May 2026:

- Concerns relating to drainage, the close proximity of the cess pit to the stream and the risk involved.

Comment received 22 January 2026:

- Recommend refusal; the parish council agrees with the key issues raised in the officer's report.

5. CONSULTEES

Tree Officer: No objection.

- There are currently no protected trees on or overhanging this site and there are no important amenity trees threatened by the development that should be included in a new TPO
- There are no objections to this application on tree grounds.

Ecologist: No comments received.

Archaeologist: No objection subject to conditions:

- A suggested route of a Roman road passes within 35m of the site where significant occupation deposits have been discovered.
- Therefore, there is potential, despite past and existing development on the site, for the proposed development area to contain archaeological deposits related to and/or connected with the Roman road.
- Due to earlier gravel extraction any archaeological deposits, if present, are likely limited to the northern half of the proposed development area.
- The proposed removal of current ground surfaces, installation of a concrete slab, drainage works (including an oil separator and large soakaway) and additional services are likely to give rise to further ground disturbances.
- Recommend that all ground works are subject to archaeological monitoring, a watching brief (the latter to be secured via a Written Scheme of Investigation (WSI)).

Landscape Officer: Comment received 13 March 2026:

- Request clarification of changes to ground levels.
- Require a darker finish to perimeter fence.
- Rooflights should be avoided on the warehouse building to avoid light pollution.
- Applicant assessment should have regard to relevant landscape policies and Landscape Character Assessment.
- Concerns over extent and specification of external lighting.
- Intervisibility between the scheduled ancient monument and the application site during winter should be considered.
- Concerns over increase surface runoff from the site.

New Forest District Council Environmental Protection (Noise) – Initial comment:

- A noise assessment alongside any necessary noise management measures should be provided.
- All proposed activities be clearly specified and clarity provided regarding the proposed operating hours/ days.

Follow up comment (received 28 May 2026):

- Given that the current assessment relies on preliminary assumptions rather than site-specific data, the predicted noise levels and conclusions within the submitted noise assessment should be treated with appropriate caution until an updated and verified assessment is provided.
- Recommend condition securing the submission and approval of a post-installation noise assessment.

New Forest District Council Environmental Protection (Contaminated Land): No objections:

- The proposed use is considered suitable for the site.
- The site has been cleared of waste and a proposed 300mm thick concrete slab will effectively act as a capping layer, preventing direct contact with underlying soils.

Hampshire County Council (Highways): No objections raised:

- Will not lead to a significant increase in trip generation.
- No concerns regarding overspill parking on the local highway.
- Unlikely to impact upon the adjacent public right of way.
- The lighting strategy is considered acceptable.

Naturespace UK: No objections subject to informatives.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Application under part 16 of the Town & Country Planning (General Permitted Development) Order in respect of the siting and appearance of a generator, cabinet, panel and all ancillary development (26/00411PATC)- details not required (prior) on 01 June 2026

Replacement of 3no. antennae and 1no. 600mm dish; 2no equipment cabinets (15/00610) granted on 21 October 2015

Erect a 25 metre lattice tower, antennae, equipment cabinet and compound (02/75054) refused on 03 July 2002 (Subsequent appeal allowed on 05 February 2003)

8. ASSESSMENT

Application Site

- 8.1 The application site (just over 0.6 hectares in size) comprises a former scrapyards and is currently occupied by areas of concrete hard surfacing along with a telecommunications mast. The site is accessed from Park Lane (an unclassified, adopted highway) to the east of the site. The north east corner of the site is adjoined by a large, detached residential property, Holbury Cottage. A waste transfer station adjoins the southern boundary. A public right of way runs past the north east corner of the site.

- 8.2 The site backs onto an area of woodland and beyond this lies a designated Site of Special Scientific Interest (SSSI) (approximately 30 metres from the site boundary). The woodland to the south east of the site (across Park Lane) is a Site of Importance for Nature Conservation (SINC) and also forms part of Holbury Manor (a scheduled ancient monument).
- 8.3 The boundary with the planning administrative area of New Forest District Council (and associated built up residential area of Holbury) lies approximately 15 metres to the east of the site across Park Lane.
- 8.4 For the purposes of planning policy, the site lies within open countryside.

Proposed Development

- 8.5 Planning permission is sought to change the use of the site from its former scrapyards use (sui generis) to vehicle recovery site (sui generis). It is stated that this change of use is already taking place and so the application is (in part) retrospective in nature. Planning permission is also sought for the following works:
- Workshop building (just over 10 metres in height with an external footprint of just over 580 square metres).
 - Staff break room / office units (just under 30 square metres).
 - Toilet and shower block (20 square metres).
 - 40ft shipping container (29 square metres).
 - Four 20ft shipping containers (each 14 square metres).
 - 10ft shipping container (seven square metres).
 - Installation of electric entrance gate and perimeter fence (retrospective).
 - Installation of external lighting (lighting to be retained in current position with additional mitigation measures introduced).
 - Replacement of existing damaged concrete hardstanding for use for parking, internal access routes and vehicle training area (retrospective).
- 8.6 The workshop building would be constructed from an aluminium frame with galvanised steel connections, dark green steel cladding walls and a dark green PVC-coated polyester roof. It is stated that the overall gross external floorspace created by the development would measure just over 800 square metres and that the use would amount to 16 full time equivalent employees. The additional hardsurfacing introduced (in the north section of the site) amounts to just over 800 square metres.
- 8.7 The applicant states that the vehicle recovery use would operate 24 hours a day, although “core operational hours” (in respect of the workshop use) would run between 07:30 - 18:00 Monday to Friday and 08:00 - 12:00 on Saturdays.

Background

8.8 By way of background, additional information was submitted on behalf of the Applicant to address concerns raised by the Case Officer and consultees. This additional information was formally re-publicised on 14 May for a period of 21 days. The additional information provided consisted of the following:

- Drainage Assessment;
- Lighting Assessment (including revised lighting design);
- Clarifications on site layout; and
- Noise Impact Assessment.

8.9 The further comments received in response to the additional information have informed the assessment within this report.

Consideration

Development Principle

8.10 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.

8.11 The proposed development relates to the redevelopment of an established employment site and would therefore fall to be assessed primarily against Policy DP44 of the adopted New Forest National Park Local Plan 2016-2036 (2019) (herein referred to as the 'Local Plan'). This policy states that the redevelopment of established employment sites (including industrial uses) will be permitted where there would be minimal additional effect on the visual impact of the site in the landscape, or on the amenities of nearby properties, or on traffic or other disturbances from the site. It states that where feasible, the redevelopment scheme should deal comprehensively with the full extent of the site, that any replacement buildings would be appropriate to their surroundings in terms of scale, design and materials and that the proposal should be contained within the existing site boundary. As the adopted New Forest National Park Local Plan (2019) does not include any employment site allocations, the redevelopment of existing sites is an important source of local employment.

8.12 In this instance, the application site encompasses the entirety of the former scrapyards compound but would also not encroach beyond the site boundaries. On this basis, the general principle of the proposed development accords with the Development Plan subject to further assessment of impacts upon landscape, the development design and impacts upon amenities of nearby properties and traffic. These matters are considered separately below.

- 8.13 With regards to any relevant material considerations, paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings. Paragraph 89 states that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. In this instance, the development relates to previously developed land and is aligned with both paragraphs 88 and 89 of the NPPF. The development will also generate 16 full time jobs and makes effective use of a vacant employment site, bringing the employment site back into active use. The Applicant also states that the proposed workshop building will improve working conditions for employees by providing a dry and secure area to carry out maintenance and repairs.
- 8.14 Overall, it is concluded that the general principle of the development is acceptable having regard to the Development Plan and material considerations. This is subject to ensuring compliance with all other relevant development plan policies.

Character and Landscape

- 8.15 The New Forest was designated as a National Park in 2005, giving the area the highest status of protection in relation to landscape and scenic beauty. Accordingly, 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.
- 8.16 The west and north sections of the site are not readily visible from the public realm. The majority of the site is occupied by hard surfacing and it is understood that it was previously occupied by portacabins and sheds (essentially low-key structures) when the former use was operational. As it stands, the site does not make a positive contribution to the character of the area, but equally it does not significantly detract from the character of the locality on account of its high degree of containment and limited influence of any built form within the site (with the exception of the external lighting which has recently been introduced).
- 8.17 The proposed development would result in an increase in the overall spread, and amount of built form across the site, as well as giving rise to

an increase in external lighting and also levels of activity (as a result of both activities within the site and vehicular activity to and from the site). The proposed workshop would be the most significant element of built form and would impact upon views from outside the site on account of its height. However, it would occupy a fairly central position and would be set well back from the roadside boundary. Whilst filtered views towards the workshop would be possible from the public right of way to the north, the degree of set back from the boundary and presence of intervening vegetation would ensure the proposal would not appear overly obtrusive (subject to ensuring appropriate use of external facing materials). The overall height of the workshop is also not considered disproportionate to the height of other structures in the immediate area including the telecommunications tower (25 metres) and the waste transfer station to the south (ten metres). The other various structures proposed would typically not exceed three metres in height and would not appear overly prominent. The character of the immediate area is already influenced by the presence of various suburbanising features including fencing, hardsurfacing, telecommunications equipment, vehicular activity and waste processing and, having regard to this context, the development as a whole is not considered to give rise to a significant harmful increased in visual intrusion over and above the pre-existing situation.

- 8.18 With regards to impacts upon tranquillity, the development has resulted in the introduction of additional external lighting and also an increase in vehicular activity across a 24-hour period. However, it should be recognised that tranquillity levels in the immediate locality are already impacted by the waste transfer station to the south, traffic along Lime Kiln Lane and also the adjacent built-up residential area. This is reflected within the local tranquillity mapping which places the site within “Level A” (Least Tranquil). Additionally, the Noise Impact Assessment and updated Lighting Assessment include measures to mitigate additional impacts arising from noise and lighting in accordance with the requirements of Policy SP15. The various measures proposed would be secured through conditions.
- 8.19 Policy SP7 requires landscape schemes to reinforce local landscape or seascape character. It states that where planting is appropriate, this should be consistent with local character and native species are used. Whilst the application has not been accompanied by any form of landscaping plan, the submitted layout plan indicates the introduction of a significant concrete hardsurface. No new planting details are included within the site plan, although the submitted ecological assessment indicates an intention to plant 14 trees on the roadside boundary, and a mixed scrub area at the rear of the site. These measures can reasonably be secured through conditions (along with agreeing an appropriate external finish to the perimeter fence and its current silver finish is not considered appropriate).
- 8.20 Overall, it is concluded that, subject to conditions being imposed, the development would be appropriate and sympathetic in terms of scale,

appearance, form, siting and layout, would incorporate materials and boundary treatments that are appropriate to the site and its setting and that it would be contextually appropriate (having regard to the historical use of the site, adjacent land uses and the scale of built form in the locality). The development also does not unacceptably harm key visual features, the landscape setting or other valued components of the landscape and adequately avoids a significant harmful suburbanising effect and loss of tranquillity. On this basis, the development is considered to be in accordance with Policies SP1, DP2, SP7, SP15, SP17 and DP18 of the Local Plan.

Trees and Ancient Woodland

- 8.21 With regards to impacts on trees, the Authority's Tree Officer advises that no important amenity trees are threatened by the development that should be included in a new tree preservation order.
- 8.22 It is recognised that the south-west corner of the site is adjoined by an area of ancient woodland. Ancient woodland, by definition, requires hundreds of years to establish and is an irreplaceable ecologically valuable habitat, which is only found in a small percentage of land within the UK. Paragraph 193 c) of the NPPF states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, (such as infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists. Standing Advice from Natural England on this matter is that, to ensure that they are adequately protected from direct and indirect impacts associated with new development, a buffer zone of a minimum of 15m should be provided between the new development and the ancient woodland to provide protection to the root zone from direct impacts.
- 8.23 Whilst the existing yard area (and associated hardsurface) lies within the 15 metres buffer zone, the proposal would not introduce any new development within this area. The updated lighting design would also minimise the scope for any light spill onto the ancient woodland area and a detailed drainage design would also be secured through conditions so as to mitigate any potentially harmful impacts in relation to drainage and hydrology. The main noise generating activities would also be focused in the north of the site and would be well-distanced from the ancient woodland. Having regard to these considerations along with the presence of the former scrap yard use and waste transfer station to the south, it is concluded that the proposal would not give rise to significant adverse impacts upon ancient woodland over and above the present situation.
- 8.24 Overall it is concluded that the proposed development would adequately protect the setting of trees and woodland and would not result in the loss or deterioration of irreplaceable habitats as required by Policy DP2 and paragraph 193 of the NPPF.

Historic Environment

- 8.25 As identified above, the site is located within approximately 45 metres of a scheduled monument described as a 'Moated site, fishponds and associated settlement site, 200m west of Holbury Manor' (Reference 1013073).
- 8.26 Local Plan Policy SP16 states that proposals should not harm the significance or result in the loss of scheduled monuments.
- 8.27 Ancient monument protection is provided by the Ancient Monuments and Archaeological Areas Act 1979 (as amended by the National Heritage Act 1983). The NPPF glossary defines scheduled monuments as designated heritage assets. The NPPF in paragraph 205 requires that when considering the impact of a proposed development, great weight to be given to the conservation of designated heritage assets, and that the more important the asset, the greater that weight should be. Paragraph 213 of the NPPF state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 8.28 As identified above, the proposal would lie wholly within the existing site boundary and would not encroach any closer towards the scheduled monument (which is separated from the site by Park Lane, perimeter fencing and also the existing waste site to the south). Having regard to the scale of the development and the presence of these intervening features, no significant harmful impacts upon the historic significance of the heritage asset are anticipated. However, as identified by the NPA Archaeologist, there are potential archaeological deposits related to and/or connected with a Roman road which could be impacted by further ground disturbance associated with the development. To this end, it would be necessary to ensure all further ground works would be subject to an Archaeological Watching Brief. The full scope of the Watching Brief would be secured via a Written Scheme of Investigation (WSI). The applicant has agreed to the relevant conditions in this case and, on this basis, it is concluded that the development would adequately protect, and maintain archaeological sites in accordance with Policy SP16 alongside the relevant provisions within the NPPF.

Amenity

- 8.29 With regards to impacts upon neighbouring amenity, Local Plan Policy DP2 states that development should not result in unacceptable adverse impacts on amenity in terms of visual intrusion, overlooking or shading. There is only one residential property which directly adjoins the site boundary (Holbury Cottage). Beyond this, the nearest residential development lies to the east across Lime Kiln Lane and having regard to the degree of separation from the application site and the presence of

intervening features, no significant adverse impacts towards the occupants of these properties as a result of visual intrusion, overlooking or shading are anticipated.

- 8.30 The boundary between the application site and Holbury Cottage is enclosed by tall fencing and vegetation. The submitted plans indicate that three containers and two parking spaces would be positioned directly adjacent to the boundary. However, these elements of the scheme would not give rise to a materially greater impact over and above that of the former scrapyards use. The most substantial of the proposed buildings (the proposed workshop at just over 10 metres in height) would be positioned less than four metres from the north west corner of the neighbouring dwelling's plot. Having regard to this proximity and the size of the workshop, it would be readily visible from within the rear garden area of this dwelling and also from the dwelling itself. However, it would not include any upper floor accommodation (being designed to accommodate large vehicles) and be slightly offset from boundary to the neighbour and positioned at an angle to the north west corner of the rear garden area. The full scale and bulk of the building would therefore not be readily appreciated from within the grounds of the neighbouring property and, on this basis, it is considered that the building would not give rise to a significant or harmful increase in visual intrusion towards the occupants of this dwelling.
- 8.31 It is also recognised that Policy DP2 states that development should not result in unacceptable adverse impacts associated with traffic or pollution (including air, soil, water, noise and light pollution). With regards to noise impacts in particular, the NPPF in paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise (and other). It also states that development should, wherever possible, help to improve local environmental conditions.
- 8.32 Paragraph 198 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so the NPPF states that proposals should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development. In assessing proposals against these requirements, the NPPF states that Local Planning Authorities are required to have regard to the Explanatory Note to the Noise Policy Statement for England (NPSE) (Department for Environment, Food & Rural Affairs, 2010) (see NPPF Footnote 72). This guidance sets out a requirement for proposals to "*minimise noise as far as reasonably practical*". It refers to Significant Observed Adverse Effect Level (SOAEL) as the level above which significant adverse effects on health and quality

of life occur, and on this basis sets out an aim of ensuring noise impacts lie somewhere between Lowest Observed Adverse Effect Level (LOAEL) and SOAEL. It also requires that all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development.

- 8.33 It is recognised that uses based on motor vehicles have a great propensity to create problems for neighbours. Furthermore, it is inevitable that the change from a scrapyards to a vehicle recovery site and workshop will result the potential for additional noise impacts both from within the workshop and also from large vehicles frequently accessing / leaving the site and also manoeuvring in close proximity to the neighbouring dwelling (along with idling engines). The application has been accompanied by a Noise Impact Assessment. This assessment considers the potential noise impact from the HGV recovery vehicles and their use on site, which necessitates a 24-hour operation, seven days per week. It also considers the potential noise impacts from workshop operations, which would occur between 07:30 and 18:00 Monday to Friday and 08:00 to 12:00 on Saturdays.
- 8.34 It is recognised that the existing noise environment during the daytime is already influenced by the adjacent waste recycling operation to the south. However, background noise levels at nighttime would be lower.
- 8.35 The Noise Assessment states that as part of the noise management strategy for the site, no reversing sounders or alarms are permitted on site, nor are vehicle horns permitted on entry/exit. This is reinforced through signage and intended to minimise the potential for noise disturbance.
- 8.36 It is recognised that the vehicle recovery use is already operational. Information submitted indicates that to date only four recovery vehicle movements were logged during night-time hours throughout 4-day survey period. This indicates that whilst the night-time movements could potentially present some adverse impacts, the actual frequency of the movements is low, with the vast majority of movements occurring during daytime hours when the nearby waste recycling centre is also in operation, inherently reducing the potential noise impacts.
- 8.37 With regards to impacts arising from the workshop use, these would only be operational during daytime hours when background noise levels would typically be higher.
- 8.38 The Environmental Protection Officer at New Forest District Council has reviewed the proposal and is satisfied that subject to conditions controlling the level of noise arising from all fixed plant and equipment associated with the vehicle repair workshop, along with a post-installation noise assessment, no significant adverse impacts upon the living conditions of neighbouring residents would arise. These conditions would

ensure the development would adequately mitigate, and reduce to a minimum, potential adverse impacts as required by the NPPF (and accompanying guidance) and would also ensure the development would not result in unacceptable adverse impacts associated with noise pollution as required by Local Plan Policy DP2.

- 8.39 With regards to impacts arising from external lighting upon the living conditions of neighbouring residents, whilst the lighting is likely to be readily visible from the closest neighbouring dwelling, the updated lighting design includes hoods to ensure light spill would mainly be directed into the development site. This is considered to be sufficient to avoid any significant adverse impact.

Highways

- 8.40 With regards to highway impacts, Local Plan Policy SP55 seeks to promote safer access and more sustainable forms of transport to and within the National Park for access to services and amenities and for enjoyment, health and well-being. Policy DP2 states that development should not result in unacceptable adverse impacts associated with traffic and states that new development must also comply with required standards for parking.
- 8.41 Feedback received from the Highways Authority indicates that the proposal would not give rise to any significant adverse impacts in relation to trip generation in comparison with the previous use.
- 8.42 With regards to parking provision, the development proposes just over 800 square metres of industrial floorspace. Annex 2 of the Local Plan states that this would give rise to a requirement to provide 18 parking spaces.
- 8.43 In this instance, 25 spaces are proposed (alongside six truck bays). Two cycle parking stands are also proposed which also accords with the NPPF objective of exploiting opportunities to make developments more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).
- 8.44 Paragraph 116 of the NPPF recognises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this instance, it has been demonstrated that the proposed development would not result in any significant harmful impact upon highway safety in comparison with the existing access and traffic conditions. Alongside satisfying the relevant provisions within the NPPF, it is also concluded that the development is in accordance with Local Plan Policies DP2 and SP55.

Ecology

- 8.45 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. With regards to nature conservation sites of international importance (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites) Policy SP5 states that development which may affect their integrity will not be permitted unless there are imperative reasons of overriding public interest for the development, and there are no alternatives. 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 the nationally-important Sites of Special Scientific Interest will not be permitted.
- 8.46 With regards to potential impacts upon European Sites, the proposed development would not involve any additional overnight accommodation, would not necessitate the provision of connections to the foul water drainage network and would therefore not increase nutrient load on the Solent water environment. The development also does not lie within or close to any European Nature Conservation Sites and would not materially increase recreational pressure upon these designations. Therefore, the development would not cause a significant effect upon the Solent European Sites protected as Special Protection Area and Special Area of Conservation under European law and it is not necessary to undertake an Appropriate Assessment in this instance.
- 8.47 As identified above, the site lies within 30 metres of a designated SSSI. The views of Natural England have been sought. They have advised that in order to mitigate any adverse impact upon off site nature conservation interest, a construction environmental management plan should be provided. This would be secured through conditions.
- 8.48 With regards to local ecological interests, as identified above, the woodland to the south east of the site (across Park Lane) is a Site of Importance for Nature Conservation (SINC). The majority of the site itself is open bare ground and gravel hardstanding or concrete. Furthermore, the proposal would also not result in impacts upon an on or off site features of any notable ecological potential.
- 8.49 With regards to impacts from external lighting, an updated lighting specification has been submitted so as to address initial concerns raised in relation to the specification, operation and intensity of lighting associated with the development. The lighting now proposed would comprise a warmer 3000K colour temperature. All lights would be fitted with hoods so as to minimise light spill onto habitats beyond the site

boundaries. Controls would also be implemented to ensure lighting would only be operational when needed. Subject to these various measures being secured with conditions, it is considered that the external lighting impacts upon local ecological interests would not be unacceptable in this case.

- 8.50 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. However, given that the major aspects of the application are retrospective, the statutory net gain condition could not be applied appropriately. Therefore, there would not be scope in this case to secure mandatory BNG.
- 8.51 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 submitted ecology assessment does not propose any on site enhancement measures and therefore to ensure compliance with both local and national policy it would be appropriate to impose conditions to secure these measures as part of the overall development design.
- 8.52 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 Policy SP6 along with paragraph 193 of the NPPF.

Flood Risk and Drainage

- 8.53 With regards to flood risk and surface drainage considerations, Policy DP12 states that new development will not be permitted where it would lead to increase flood risk, or would fail to comply with the sequential / exception test contained within the NPPF. NPPF paragraph 164 states that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change.
- 8.54 In this case, the application site does not lie within a designated flood zone. In accordance with Policy SP11 avoiding development in areas at highest risk of flooding.
- 8.55 Notwithstanding this, it is recognised that the proposed development has led to a significant increase in built form and impermeable surfaces across the site.

- 8.56 The application has been accompanied by a Drainage Assessment which incorporates a Sustainable Drainage Scheme (SuDS) strategy. This recommends infiltration testing to confirm the depth to groundwater and to confirm the feasibility of an infiltration SuDS scheme. Accordingly, full details of final drainage design would be secured through conditions.
- 8.57 It is recognised that Fawley Parish Council raise concerns in relation to the impact of foul drainage upon the local water environment in relation to potential contamination. The location of the site is such that connection to the mains sewer would not be viable. The Applicant states that subject to agreement by the water authority, the primary strategy is to discharge wastewater to the identified surface water feature via the existing connection and a package treatment plant.
- 8.58 It should be recognised that any discharge from the new 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. 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. The concerns raised by Fawley Parish Council would therefore not justify a planning reason for refusal.
- 8.59 Overall, it is concluded that subject to conditions being imposed, the proposed development would not unacceptably increase flood risk or give rise to unacceptable adverse impacts associated with pollution of the water environment. The development is therefore in accordance with Local Plan Policies DP2 and SP11, along with NPPF paragraphs 181, 182 and 187.

Conclusion

- 8.60 The general principle of the development (which relates to an established employment site) is established though Local Plan Policy DP44. Furthermore, the NPPF (in paragraph 86) states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The location of the development on previously developed land is also aligned with paragraphs 88 and 89 of the NPPF. It is also recognised that paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings. This is a further material consideration which weighs in favour of granting planning permission.
- 8.61 Having regard to the amended development design, the additional assessments undertaken and the scope to secure appropriate mitigation measures through conditions, it is also concluded that the development

would not give rise to significant adverse impacts upon the local environment, having particular regard to local amenity, highway safety, ecology, drainage and local heritage.

8.62 It is therefore recommended that planning permission should be granted.

9. RECOMMENDATION

Grant subject to conditions

Condition(s)

1. Development shall only be carried out in accordance with the following Plans and Documents:

Location Plan – 3000 P04

Proposed Site Plan – 3001 P11

Proposed Warehouse – 3002 P05

Base Materials – Proposed Base (uploaded 5 December 2025)

Additional Buildings – 3003 P04

Boundary Treatments – 3004 P02

External Lighting Report (JCC 12 February 2026)

Drainage Report (Geosmart 21 April 2026)

Tricel Novo Wastewater Treatment Specification (uploaded 2 June 2026)

Package Treatment Plant Performance Certificate (PIA uploaded 2 June 2026)

Environmental Noise Impact Assessment Report (ES Acoustics 11 March 2026)

Ecological Appraisal Update (Aluco Ecology Ltd August 2025)

Transport Statement (Prime Transport Planning July 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).

2. Within three months of the date of this decision a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park Authority. This scheme shall include:
 - (a) the existing trees and shrubs which have been agreed to be retained;
 - (b) a specification for new planting (species, size, spacing and

location);

(c) other means of enclosure / external finish to existing means of enclosure;

(d) a timetable, method and programme for its implementation and the means to provide for its future maintenance.

No further 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).

3. No development shall take place above slab level on the approved workshop 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. Within three months of the date of this decision 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 Sustainable Drainage Assessment (Geosmart 21/04/2026) 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.

5. No further development (including any site clearance and demolition) shall take place until a Construction Environmental Management Plan (CEMP) (to be informed by the recommendations contained within the approved Ecological Appraisal, Aluco Ecology Ltd, August 2025) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details in respect of the following:
- A - Measures to minimise noise/vibration
 - B - Measures to mitigate chemical leaching/run-off/dust spill
 - C - Measures to ensure vegetation clearance / tree pruning and works take account of potential presence of protected species
 - D - Measures to avoid impacts on nocturnal species
 - E - Siting of site welfare facilities.
 - F - Stockpiling of materials
 - G - Measures to protect retained habitats including the surrounding woodland and ditches

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

Reason: To ensure development would not result in unacceptable adverse impacts on amenity, would not give rise to pollution and so as to protect and maintain features of the natural environment, including trees, habitats and species of biodiversity importance as required by Policies DP2 and SP6 of the New Forest National Park Local Plan 2016 – 2036.

6. Prior to the commencement of any further development (including site and scrub clearance), measures for ecological mitigation and 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. 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).

7. Within two months of the date of this decision, a post-installation noise assessment shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with this condition. Any mitigation measures identified shall be implemented in full within one month of their written approval and shall be retained for the lifetime of the approved development.

Reason: To ensure the proposed development would not result in unacceptable adverse impacts associated with noise

pollution as required by Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

8. 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).

9. Within three months of the date of this decision all specified measures contained within the lighting assessment (JCC Lighting Design 12.02.2026) shall be implemented in full.

All external lighting which is not included within the approved lighting scheme shall be removed from the site within three months of the date of this decision.

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).

10. The rating level of noise arising from all fixed plant and equipment associated with the vehicle repair workshop, including but not limited to air conditioning units, ventilation systems, extraction equipment, and compressors, shall not exceed the existing background sound level (LA90) at the nearest noise-sensitive premises, when assessed in accordance with BS 4142:2014+A1:2019.

The assessment shall include any appropriate acoustic character corrections, including for tonality, impulsivity, and intermittency.

Reason: To ensure the proposed development would not result in unacceptable adverse impacts associated with noise pollution as required by Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019)

11. No activity shall take place within the workshop in connection with the approved use other than between the hours of 07:30 and 18:00 Monday to Fridays, and 08:00 and 12:00 pm Saturdays not including recognised public holidays.

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).

12. The approved parking and cycle parking measures (Drawing 3001 P11) shall be introduced within four months of the date of this

decision.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

13. No further demolition/development shall take place/commence until a programme of archaeological work has been secured, including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Development shall proceed fully in accordance with the details as approved.

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)

14. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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)

15. Other than those approved in Drawing Number 3001 P11, no other containers shall be sited within the red line of the application site.

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).

Informative(s):

1. The appropriate course of action to meet the terms of conditions 13 and 14 would be to commission an archaeological contractor with a proven track record to provide a written scheme of investigation for an archaeological watching brief of groundworks in the northern half on the site.
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.

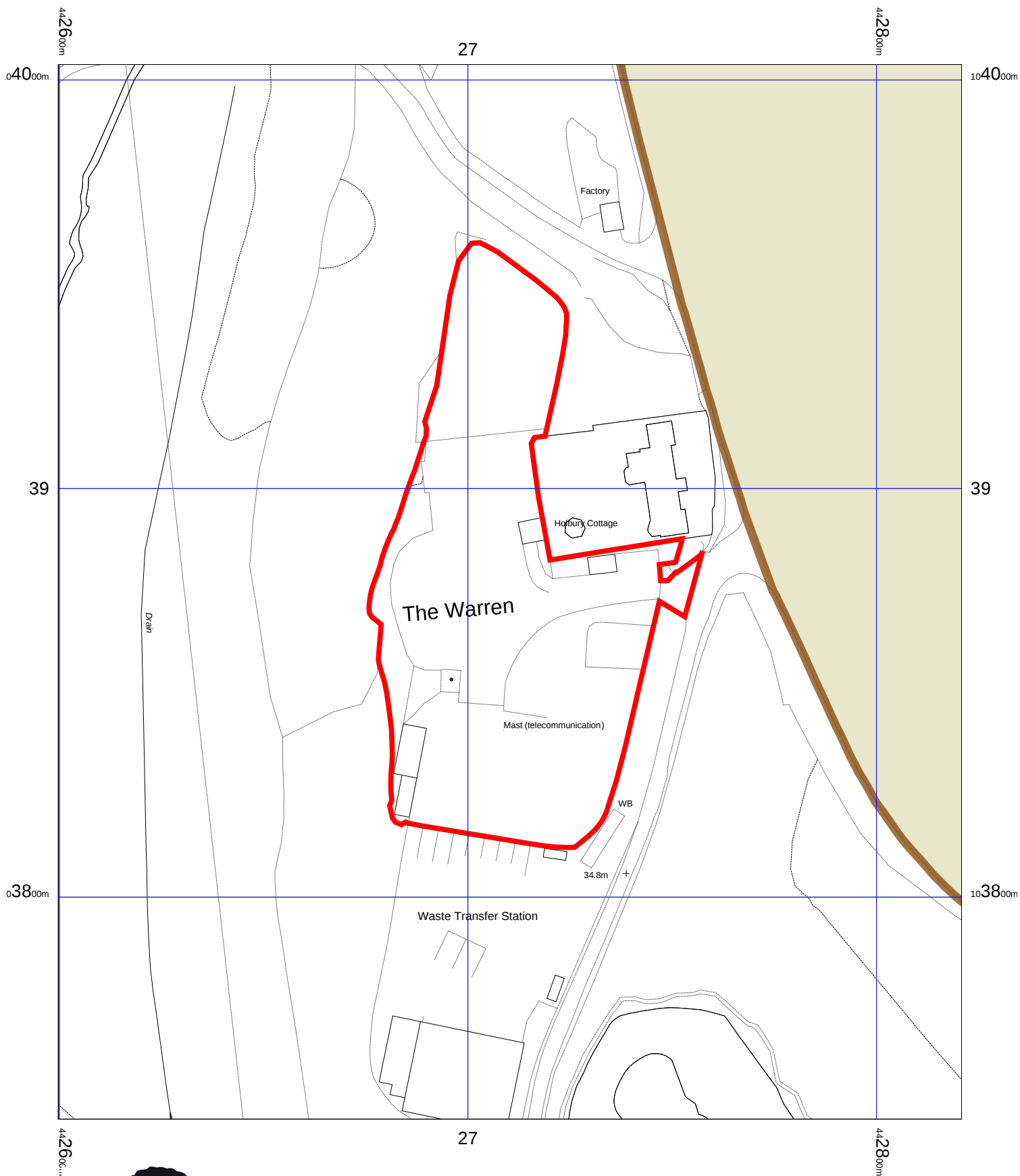
If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the New Forest National Park Authority's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop 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. Please be advised that the Developer must contact the Environment Agency in order to establish whether the proposed package treatment plant requires a permit. It is against the law to operate without a permit where one is shown to be needed.

<https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit>

The discharge of domestic sewage associated with this development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact the Environment Agency on 03708 506506.

4. The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.



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

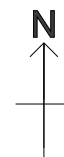
Tel: 01590 646600 Fax: 01590 646666

Date: 09/07/2026

Ref: 25/00866FULL

Scale: 1:1250

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Application No: 26/00331FULL Full Application

Site: Smallbrook Cottage, Hamptworth Road, Landford, Salisbury
SP5 2DT

Proposal: Replacement conservatory; decking

Applicant: Mr Mittal

Case Officer: Carly Cochrane

Parish: Landford Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Listed Building

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings
SP7 Landscape character
SP14 Renewable energy
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

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

Landford Parish Council: Recommend refusal.

Councillors felt that the development was out of keeping, would cause light pollution and did not meet DP2 General development principles; DP18 Design principles; DP36 Extensions to dwellings; SP7 Landscape character; SP14 Renewable energy; SP15 Tranquillity; SP16 The historic and built environment; and SP17 Local distinctiveness.

5. CONSULTTEES

Building Design and Conservation Team:

First comment:

As a result of the lack of information, less than substantial harm identified.

Second comment:

Following additional information and an amended Heritage Statement, no objection raised.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

8.1 The application site is located to the southern side of Hamptworth Road and comprises a detached grade II listed building. The site is accessed via a five-bar gate, with a driveway and detached outbuilding to the east of the site, and there is a pedestrian gate immediately to the north of the dwelling; the remainder of the front boundary is comprised of a mature hedgerow which provides screening. The south and west site boundaries adjoin agricultural land.

Proposed Development

8.2 This application seeks permission for the erection of an extension in the form of a conservatory upon the southern side elevation of the dwelling, and two small, attached areas of raised decking forming steps upon the west and southern elevations of the extension. The conservatory replaces an existing, for which there is no planning history. The development has been completed, and

the application is therefore retrospective. The fact the application is retrospective is not material to its determination and it should be considered on its merits (as with any other application).

Consideration

- 8.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework 2024 (herein referred to as the 'NPPF') require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.4 The key considerations in this case relate to compliance with Policy DP36 of the adopted New Forest National Park Local Plan 2016-2036 (2019) ("the Local Plan"); design; and the impact upon the integrity, character and appearance of the listed building.

Policy Context

- 8.5 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 NPPF in respect of the presumption in favour of sustainable development. This paragraph and its associated footnote (7), recognises 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". The National Parks Circular (2010), cross-referenced at footnote 66 of the Framework, confirms that the limited development that takes place within National Parks should be focused on meeting the needs arising from within the local communities of the National Park, rather than catering for external demands.

- 8.6 Paragraph 197 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (criterion c). This is relevant to the consideration of this

application, given the site's location in one of the more tranquil areas of the New Forest National Park, as confirmed by the Tranquil Area Mapping. The site is located within Tranquil Area Level D on the New Forest National Park Tranquil Area Map; the levels run from A to E, with E being the most tranquil, and therefore the ability for the site to accommodate development visually, aurally and in terms of lighting impacts is limited.

- 8.7 Policy SP15 (Tranquillity) of the adopted New Forest National Park Authority Local Plan 2016-2036 (2019) (herein referred to as the 'Local Plan') and its 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."
- 8.8 Policy DP2 (General development principles) requires all new development and uses of land to uphold and promote the principles of sustainable development, demonstrating high quality design and construction which enhances local character and distinctiveness, ensuring development is appropriate and sympathetic in terms of scale appearance, form, siting and layout, respecting the natural environment and landscape character and biodiversity, and without resulting in unacceptable impacts in respect of noise and light pollution, or upon amenity of occupiers of nearby residential properties.
- 8.9 Policy DP18 (Design principles) sets out that all new development will be required to achieve the highest standards for new design, with particular regard to enhancing the built and historic environment of the New Forest, and ensuring development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape, and enhances these where appropriate. This policy is supplemented by the Authority's Design Guide SPD.
- 8.10 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."

- 8.11 The first National Park purpose, together with national planning policy, recognises the importance of conserving and enhancing an area's local character. Policy SP17 (Local distinctiveness) therefore sets out that built development which would individually or cumulatively erode the Park's local character, or result in a gradual suburbanising effect, will not be permitted.
- 8.12 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' in considering applications that affect such buildings and this is reflected in Policy SP16 of the adopted Local Plan. Paragraph 202 of the NPPF sets out that heritage assets including sites and buildings of local historic value are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations i.e. they: (a)(iii) make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting; and (iv) help secure the long-term conservation of a heritage asset. Proposals will be resisted where they would harm the significance or special interest of a heritage asset (designated or undesignated) unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance of the asset, including securing its optimum viable use.

Principle of Development

- 8.13 The property is located outside of the defined New Forest villages and is not a small dwelling. Therefore the 30% floor space restriction contained within Policy DP36 applies. It has been calculated that the proposal does not exceed this requirement. In addition, the extension is considered appropriate to the dwelling and its curtilage as elaborated upon in the following paragraphs. No conflict with Policy DP36 has been identified. As outlined in the introduction to this report, the fact this application is retrospective is not material to its determination.

Heritage

- 8.14 The listed building status of Smallbrook Cottage requires any works to it to conserve or enhance the features of historic and architectural interest. Further information was sought during the application as to the method of construction, and the amended Heritage Statement sets out proposals to overcome initial

concerns raised by the Building Design and Conservation Team in respect of the colour of the extension, as well as the removal of an aerial. The Authority is satisfied that no harm has occurred to the historic fabric of the listed building as a result of the development, and as such, the development results in a neutral impact.

Design and Impact on Landscape and Character of Area

- 8.15 The extension comprises a timber framed, flat roofed structure which does not project beyond either side (east or west) elevation of the main dwelling. Whilst the design differs from that of the listed building in that it is not constructed using matching or similar materials, this could not reasonably be expected given the nature and form of the extension as a conservatory. It is otherwise relatively simple and lightweight in its appearance and does not compete with or detract from the historic and architectural significance of the building. As aforementioned, the amended Heritage Statement makes suggestions for minor changes in respect of the colour of the timber which is considered appropriate. As a result of the vegetation along the front boundary, the extension is not readily visible from the highway; however, this does not necessarily equate to there being no impact, as per Policy SP7. However, in this instance, the extension is sufficiently proportionate and subservient in its scale to result in no adverse impact upon either the character or appearance of the listed building, or upon the surrounding area.

Impact and Neighbour Amenity

- 8.16 There are no neighbouring properties which would be affected by the development, and there are no other impacts arising.

Conclusion

- 8.17 It is therefore recommended that permission be granted, subject to conditions, as the proposal accords with Policies DP2, DP15, DP18, DP36, SP7, SP16 and SP17 of the adopted Local Plan, the National Planning Policy Framework and the Design Guide SPD.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

1. Development shall only be carried out in accordance with drawings:

2026/02 Rev A, 2026/03, 2026/04

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

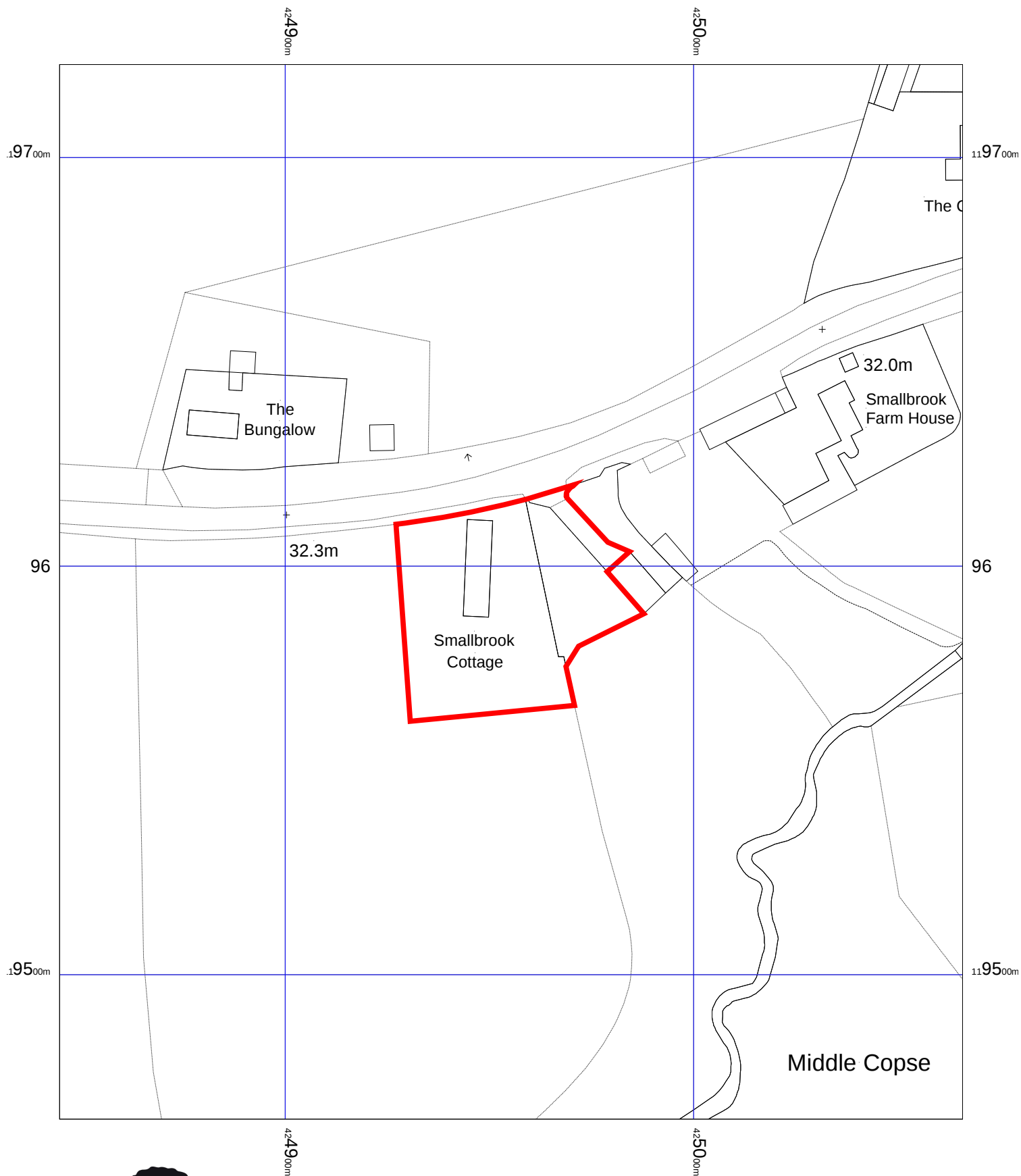
Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

2. Before the expiration of three (3) months from the date of this permission, the development hereby granted shall be carried out in accordance with the 'Proposed Modifications' as set out within section 8 of the amended Heritage Statement (June 2026, Revision B).

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).

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

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).



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Lymington, SO41 9ZG

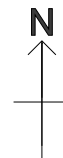
Tel: 01590 646600 Fax: 01590 646666

Date: 09/07/2026

Ref: 26/00331FULL

Scale: 1:1250

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Application No: 26/00332/LBC Listed Building Consent

Site: Smallbrook Cottage, Hamptworth Road, Landford, Salisbury
SP5 2DT

Proposal: Replacement conservatory; decking (Application for Listed Building Consent)

Applicant: Mr Mittal

Case Officer: Carly Cochrane

Parish: Landford Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish response

2. POLICIES

Development Plan Designations

Listed Building

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
SP16 The historic and built environment
SP17 Local distinctiveness

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed places
Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Landford Parish Council: Recommend refusal.

Councillors felt that the development was out of keeping, would cause light pollution and did not meet DP2 General development principles; DP18 Design principles; DP36 Extensions to dwellings; SP7 Landscape character; SP14 Renewable energy; SP15 Tranquillity; SP16 The historic and built environment; and SP17 Local distinctiveness.

5. CONSULTTEES

Building Design and Conservation Team:

First comment:

As a result of the lack of information, less than substantial harm identified.

Second comment:

Following additional information and an amended Heritage Statement, no objection raised.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Application Site

- 8.1 The application site is located to the southern side of Hamptworth Road and comprises a detached Grade II Listed Building. The site is accessed via a five-bar gate, with a driveway and detached outbuilding to the east of the site, and there is a pedestrian gate immediately to the north of the dwelling; the remainder of the front boundary is comprised of a mature hedgerow which provides screening. The south and west site boundaries adjoin agricultural land.

Proposed Development

- 8.2 This application seeks listed building consent for the erection of an extension in the form of a conservatory upon the southern side elevation of the dwelling, and two small, attached areas of raised decking forming steps upon the west and southern elevations of the extension. The conservatory replaces an existing, for which there is no planning history. The development has been completed, and the application is therefore retrospective. The fact this application for Listed Building consent is retrospective is not material to its determination.

Consideration

- 8.3 The key considerations in this case relate to the impact upon the integrity, character and appearance of the listed building.

Policy Context

- 8.4 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 NPPF in respect of the presumption in favour of sustainable development. This paragraph and its associated footnote (7), recognises 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. The first statutory National Park purpose requires the conservation and enhancement of the cultural heritage of the National Park, and this includes its rich built heritage (including over 600 nationally listed buildings). 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 Park - linked to the first statutory National Park purpose.
- The scale and extent of development within National Parks “should be limited”. The National Parks Circular (2010), cross-referenced at footnote 66 of the Framework, confirms that the limited development that takes place within National Parks should be focused on meeting the needs arising from within the local communities of the National Park, rather than catering for external demands.

- 8.5 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' in considering applications that affect such buildings and this is reflected in Policy SP16 of the adopted Local Plan. Paragraph 202 of the NPPF sets out that heritage assets including sites and buildings of local historic value are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations i.e. they: (a)(iii) make a positive contribution to, or better reveal, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting; and (iv) help

secure the long-term conservation of a heritage asset. Proposals will be resisted where they would harm the significance or special interest of a heritage asset (designated or undesignated) unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance of the asset, including securing its optimum viable use.

Principle of Development

- 8.6 The listed building status of the dwelling requires any works to it, to conserve or enhance the features of historic and architectural interest. This requirement supports the first statutory National Park purpose to conserve & enhance the cultural heritage of the Park. Further information was sought during the application as to the method of construction, and the amended Heritage Statement sets out proposals to overcome concerns raised by the Building Design and Conservation Team in respect of the colour of the extension and rainwater goods as well as the removal of an aerial. The Authority is satisfied that no harm has occurred to the historic fabric of the listed building as a result of the development, and as such, the development results in a neutral impact.

Design and Impact on Landscape and Character of Area

- 8.7 The extension comprises a timber framed, flat roofed structure which does not project beyond either side (east or west) elevation of the main dwelling. Whilst the design differs from that of the listed building in that it is not constructed using matching or similar materials, this could not reasonably be expected given the nature and form of the extension as a conservatory. It is otherwise relatively simple and lightweight in its appearance and does not compete with or detract from the historic and architectural significance of the building. As aforementioned, the amended Heritage Statement makes suggestions for minor changes in respect of the colour of the timber which is considered appropriate. In this instance, the extension is sufficiently proportionate and subservient in its scale to result in no adverse impact upon either the character or appearance of the listed building.

Conclusion

- 8.8 It is therefore recommended that Listed Building Consent be granted, subject to conditions, as the proposal accords with Policies DP2, DP18 and SP16 of the adopted Local Plan.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

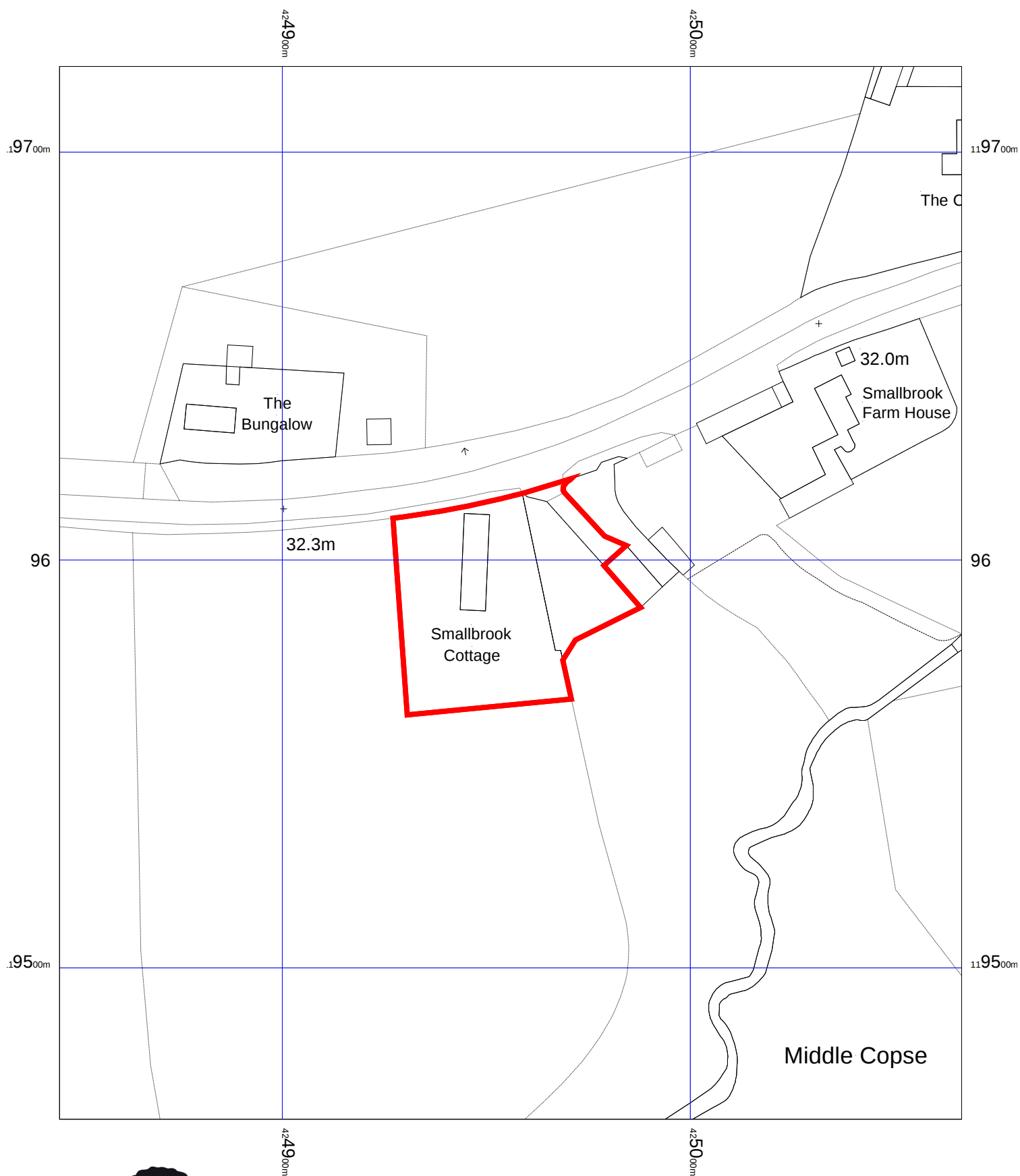
1. Development shall only be carried out in accordance with 2026/02 Rev A, 2026/03, 2026/04

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

2. Before the expiration of three (3) months from the date of this permission, the development hereby granted shall be carried out in accordance with the 'Proposed Modifications' as set out within section 8 of the amended Heritage Statement (June 2026, Revision B).

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).



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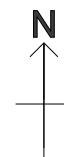
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 09/07/2026

Ref: 26/00332LBC

Scale: 1:1250



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Application No: 26/00376FULL Full Application

Site: Lime Wood, Beaulieu Road, Lyndhurst SO43 7FZ

Proposal: Track with lighting and fencing

Applicant: Lime Wood Group Limited

Case Officer: Liz Young

Parish: Lyndhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Principal Development Plan Policies

Policy SP1 Supporting sustainable development
Policy DP2 General development principles
Policy SP4 Spatial strategy
Policy SP5 Nature conservation sites of international importance
Policy SP6 The natural environment
Policy SP7 Landscape character
Policy SP15 Tranquillity
Policy SP17 Local distinctiveness
Policy DP18 Design principles
Policy SP45 Extensions to non-residential buildings and uses
Policy SP46 Sustainable tourism development

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. 15. Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend permission.

- The proposed path is in keeping with other tracks/paths in the New Forest.
- The lighting is downlighting and will not cause a light pollution concern or have an adverse effect on the surrounding environment.
- The joining of the two sites at Lime Wood House is supported by Policy SP46.

5. CONSULTEES

New Forest District Council Environmental Protection (Contaminated Land): No adverse comments.

Naturespace UK: No objections subject to conditions.

Ecologist: Comments:

- The requirements of mandatory BNG are likely to be met.
- Proposed lighting design accords with the recommendation within the ecology survey.
- While the introduction of new development into agricultural areas and the countryside causes concern, there are no grounds for objection under SP6 due to the enhancement of the habitat.

Landscape Officer: Comments:

- Clarification is sought in respect to height of fence posts.
- Potential significant impact on the intrinsic quality of the landscape of the location.
- Clarification required in respect of installation and operation of external lighting so as to avoid impacts upon rural setting.
- Proposed planting should, produce a healthy and robust hedgerow, typical of the New Forest.

NFDC Environmental Protection (Contaminated Land): Do not wish to comment.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Change of use from dwelling (Use Class C3) to guesthouse (Use Class C1); alterations to doors and windows of dwelling and outbuildings (26/00045FULL) granted on 30 March 2026.

Lake cabin (15/00525) granted on 26 August 2015.

Addition of swimming pool enclosure (12/97409) refused on 16 July 2012.

Roof and other external alterations to stable block (including addition of solar panels) (10/96030) granted on 11 March 2011.

New pitched roof to outbuilding (10/95671) granted on 01 December 2010.

Ground floor extension; External alterations; New roof to facilitate first floor extensions (09/94421) granted on 10 November 2009.

Recreation facilities (revisions to the relevant part of planning permission 85540) (07/91141) granted on 20 March 2007.

Recreation facilities (Revisions to the relevant part of Planning Permission 85540) (06/90190) refused on 19 July 2006.

Partial redevelopment by re-building of hotel accommodation; restaurant & ancillary space; driveway; parking; servicing area (05/85540) granted on 15 September 2005.

Partial redevelopment by re-building of hotel accommodation; restaurant and ancillary space; driveway; parking and servicing area (03/79950) granted on 13 October 2004.

Two-storey extension (Renewal of planning permission 62707) (03/78907) application withdrawn on 19 September 2003.

Partial redevelopment by rebuilding of hotel accommodation; restaurant and ancillary space; driveway; parking and servicing areas (03/77482) refused on 10 September 2003.

Erection of leisure suite/swimming pool building (NFDC/98/64622) Granted on 05 October 1998.

Two storey addition (NFDC/97/62707) granted on 27 July 1998.

1st floor extension to hotel - extension of time limit 51288 (NFDC/97/62510) granted on 16 December 1997.

Conversion and additions to form leisure suite/swimming pool (NFDC/96/59550) granted on 03 September 1996.

Two-storey addition - extension of time limit on PP 44065 (NFDC/94/55939) granted on 06 February 1995.

Addn of covered swimming pool with link to leisure suite (NFDC/94/55828) granted on 08 February 1995

Addition of covered swimming pool with link to main building (NFDC/94/54742) refused on 10 August 1994

Addition of two conservatories (NFDC/93/51431) granted on 10 March 1993

1st floor extension to hotel - extension of time limit 36666 (NFDC/92/51288) granted on 27 January 1993

8. ASSESSMENT

Application Site

8.1 The application site (just under 0.2 hectares in size) comprises a parcel of agricultural / grazing land located to the south east of Limewood House Hotel and to the north west of Park Dale Cottage (a detached dwelling which falls within the same ownership as the hotel). The New Forest Site of Special Scientific Interest (SSSI) lies immediately north and to the east of the site, whilst the land to the east also falls within the Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar designations. A public right of way lies to the east and runs on an approximate north south alignment.

8.2 For the purposes of planning policy the site lies in open countryside.

Proposed Development

8.3 Consent is sought to construct a track of approximately 160 metres in length. A fence of 1.2 metres in height is proposed to run along the southern edge of the track and lights would be mounted at 10 metre intervals along its length (positioned at 0.85 metres above ground level and mounted on the fence posts). The proposal would effectively provide a connecting path between the main hotel and Park Dale Cottage to the south east (which is operated and run by the hotel as a self-contained holiday let).

8.4 The total width of the proposal (inclusive of the track and fencing) would measure approximately 1.7 metres.

Consideration

- 8.5 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.
- 8.6 Policy SP4 of the adopted New Forest National Park Local Plan 2016-2036 (2019) (herein referred to as the 'Local Plan') sets out the Spatial Strategy for the New Forest National Park and seeks to direct development towards the defined New Forest Villages (alongside site allocations) in the first instance. As identified above, the site does not lie within a settlement or within a site allocation. In such instances, Local Plan Policy SP4 states that development will only be permitted where:
- a. it is in accordance with Policy SP28 on Rural Exception Sites; or
 - b. it is in accordance with Policy DP44 on employment sites; or
 - c. there is an essential need for a countryside location; or
 - d. it meets the specific locational needs for commoners, Estate Workers or agricultural dwellings; or
 - e. it is an appropriate reuse or redevelopment of an existing building(s) in accordance with Policy DP49.
- 8.7 Local Plan Policy SP46 (Sustainable tourism development) is consistent with Policy SP4 and supports small-scale development of visitor facilities and accommodation using new or existing buildings in the four Defined Villages. It states that extensions to existing tourism developments will be considered in accordance with Policies DP45 and DP47. Policy DP45 states that the limited extension of existing non-residential buildings and uses will be permitted where they are contained within the site boundary.
- 8.8 As identified above, the site lies in open countryside. The entirety of the development lies on agricultural land (most recently used for the grazing of horses), outside the curtilage of the hotel. The hotel curtilage has consistently been defined as a smaller parcel of land (entirely separate from the current application site) on previous planning applications. The development does not relate to an employment site, or development associated with commoning or agriculture and does not involve the re-use of an existing building. There is also no information accompanying the application which demonstrates an essential need for a countryside location. For these reasons, the proposed development (which would amount to an incursion of development associated with the neighbouring hotel use onto agricultural land) is in conflict with Policies SP4, DP45 and SP46. Given the adjacency of the site to the Open Forest and the fact that it currently comprises grazing land, the proposal would effectively result in the loss of approximately 0.25 hectares of grazing land. This conflicts with the objectives of Policy SP48 in relation to maintaining the supply of land available for back up grazing or resisting the loss of back up grazing through development.

- 8.9 The application submission does not specifically identify or address the conflict with the Development Plan (i.e. the introduction of development associated with a tourism use beyond the hotel grounds within open countryside). Whilst the Applicant refers to historical maps and states that the site has historical links with Limewood, there is no information as it stands which demonstrates that the land has historically formed part and parcel of the hotel use (to the extent that it has served its day to day operation) and this information (which shows the site as a paddock) therefore does not serve to justify the development. It is also suggested by the Applicant that the proposal formalises a historic link from the main hotel. However, no further information has been provided in relation to this. Additionally, it should be recognised that Park Dale Cottage already benefits from its own independent access and parking area from the highway and so there would be no requirement for visitors to the cottage to use the parking area within the hotel grounds before accessing the cottage.
- 8.10 Overall, it is concluded that the general principle of the proposed development is not supported having regard to both the Development Plan and material considerations.
- 8.11 With regards to landscape considerations, the New Forest was designated as a National Park in 2005, giving the area the highest status of protection in relation to landscape and scenic beauty. National Park status also means the conservation and enhancement of the cultural heritage of the New Forest - including its built environment – should be given great weight.
- 8.12 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.
- 8.13 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.
- 8.14 The application site lies within the Eastern Forest Heaths Landscape Character Area (heathland landscape type) (as defined within the New Forest National Park Landscape Character Assessment). The assessment states that the varied habitat mosaic of wood pasture, wetlands, open glades and heathland have historically been associated with this landscape. Reference is also made to the strong rural and sparsely settled character of the area which is stated to be reliant on

grazing to maintain its varied mosaic habitats alongside the presence of continued pressure from recreation and visitor facilities across the landscape with car parks, camp sites and visitor traffic impacting on its peaceful character.

- 8.15 The open fields which surround the hotel grounds form an integral part of its rural setting, contribute towards the open character of the area and also form part of the gradual transition between the main hotel complex and the open forest which surrounds it. The site is therefore considered to be fully characteristic of the features referred to within the Landscape Character Assessment.
- 8.16 The proposed development would result in the introduction of a new area of hardsurfacing, 16 lights and fencing onto an open area of grazing land which currently contains no development at present. It is recognised that the proposed surface would comprise hoggin, with timber hedging, along with native hedgerow and low intensity lighting. However, these measures would not overcome the more fundamental concerns that the proposal would effectively result in a permanent incursion of uncharacteristic development and activity of a domestic character to a site which is currently unlit, contains no notable built form and lies beyond the confines of the hotel grounds.
- 8.17 The proposed development would be visible from adjacent land and the introduction of the track and new enclosure permanently superimposed within the site in combination with activity and after dark artificial light, ordinarily expected with residential uses, would create an intrusive and harmful urbanising effect.
- 8.18 It should also be highlighted that the development lies within an area which falls within "Level D" on the New Forest National Park tranquillity mapping (with Level E being the highest level of tranquillity). Taking these points together, the proposal is considered to represent an uncharacteristic form of development and suburbanisation which would erode the rural character of the area and lead to a loss of tranquillity contrary to the requirements of Policy SP15.
- 8.19 Whilst the supportive comments received from Lyndhurst Parish Council are noted and that the view could be taken that the proposal when considered in isolation would be small scale, Local Plan Policy SP17 specifically recognises that the vast majority of applications in the New Forest National Park entail minor development but identifies that increasing amounts of such small-scale development can result in a creeping suburbanisation of the National Park, slowly eroding the Forest's distinctive character. Given the existence of extensive tourism accommodation within the New Forest National Park located within reach of the New Forest international designations (alongside the significant pressure for recreational access), the development is one which could readily be replicated on other sites. This is a consideration which further weighs against the granting of planning permission.

- 8.20 With regards to impacts upon trees and natural features, the submitted plans indicate that the proposal would lie largely away from any tree root protection areas and, on this basis, there is unlikely to be any potential conflict with retained trees adjacent to the development. This would not, however, outweigh the harmful impacts identified in relation to loss of rural character.
- 8.21 Alongside the identified conflict with Policies SP7 and SP15, the development would also be contrary to the requirements of Policies SP1, DP2 and SP17 which together seek to ensure new development enhances the landscape of the New Forest through high quality design, that it responds to the local distinctiveness of the area, that it would be appropriate and sympathetic, contextually appropriate and would not erode the Park's local character, or result in a gradual suburbanising effect. In this instance, none of these objectives would be achieved. Contrary to paragraph 89 and 187 of the NPPF, the development design would also not be sensitive to its surroundings and would not recognise the intrinsic character and beauty of the countryside.
- 8.22 With regards to impacts upon neighbouring amenity, having regard to the nature and scale of the proposed works and the fact that other than Park Dale Cottage itself the proposal does not lie close to any neighbouring dwellings, the proposal would not impact upon the living conditions or amenities of any neighbouring uses in the locality. Similarly, the proposal would not impact upon vehicular access arrangements between the site and the public highway, or impact upon overall demand for off road parking provision. On this basis, no conflict with Policy DP2 has been identified.
- 8.23 With regards to local biodiversity interests, the application has been accompanied by a Preliminary Ecological Assessment which indicates that the site is identified as having commuting and foraging potential for reptiles. Potential impacts upon amphibians are also identified. Whilst the site lies within a high-risk zone for great crested newts, the ecology survey confirms a negative eDNA result in respect of these species. The proposed lighting is stated to have potential impacts upon foraging behaviour of badgers and bats. The ecology survey recommends various mitigation measures in relation to these species, and it is considered that, subject to these measures being secured through conditions (in the event that consent is forthcoming), no significant adverse impacts are indicated.
- 8.24 It is recognised that the site comprises wood pasture, parkland and grazing marsh which is considered to be of value at the national level. However, as identified by the Authority's Ecologist, this is not an irreplaceable habitat and its condition has been impacted to a degree by the ongoing grazing use.
- 8.25 With regards to nature conservation sites of international importance, Policy SP5 states that development which may affect the integrity of such

sites will not be permitted unless there are imperative reasons of overriding public interest for the development, and there are no alternatives. 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. In this instance, the proposal would lie outside the adjacent statutory nature conservation designations. In light of this and the nature and scale of the development, no significant adverse impacts upon the adjacent statutory nature conservation sites are anticipated.

- 8.26 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.
- 8.27 The application has been accompanied by a biodiversity net gain assessment, a biodiversity net gain metric along with existing and proposed habitat plans. This information indicates that the development would result in a 11.02% net gain for area units. On this basis, it is concluded that subject to the agreed measures being secured through an appropriate mechanism in the event that consent were to be granted, the proposal would secure 10% BNG as required by the Environment Act 2021.

Conclusion

- 8.28 The proposed development lies outside the defined settlement boundary of Lyndhurst, and it is recognised that the Development Plan looks to direct new development towards the most appropriate locations balancing the need for development with the need to protect the countryside. Accordingly, a distinction must be drawn between the built-up areas, including commercial land, and adjacent open land, if the surrounding countryside is to be protected from unwarranted development. The necessity of the countryside location has not been substantiated beyond the desire to provide more convenient connectivity between the main hotel and Park Dale Cottage.
- 8.29 The development, if permitted, would therefore undermine the policies within the Development Plan if it were to be permitted without appropriate justification.
- 8.30 The emphasis within the Development Plan towards the protection of countryside is consistent with the NPPF which makes it clear that planning decisions should recognise the intrinsic character and beauty of the countryside. The development would result in a significant encroachment of commercial use onto open countryside in direct conflict with the relevant policies which amongst other things seek to ensure new

development recognises, protects and enhances the National Park's distinctive landscape where particular emphasis is placed on conserving local distinctiveness as well as tranquillity, sense of place and setting.

- 8.31 This conflict with the Development Plan results in harm given that the planning system should be genuinely plan-led and there are no material considerations which would justify granting planning consent in this case.
- 8.32 It is therefore recommended that planning permission should be refused.

9. RECOMMENDATION

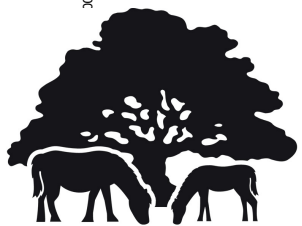
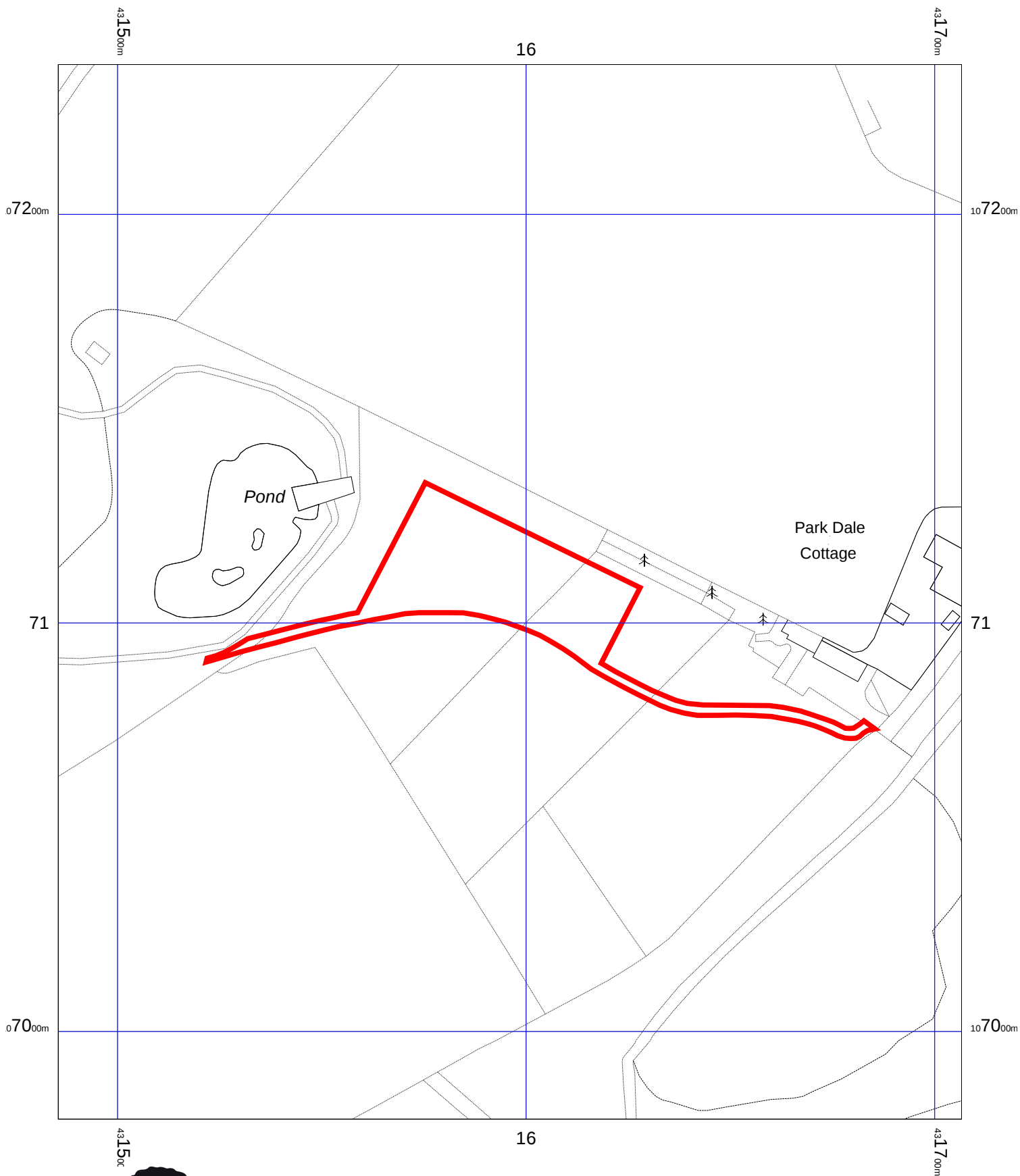
Refuse

Reason(s) for refusal:

1. The proposed development would result in a significant incursion of commercial development associated with the neighbouring hotel use onto agricultural land which falls wholly outside the established hotel grounds. The need for a countryside location has not been substantiated and the proposal would fail to enhance the Special Qualities of the New Forest National Park. The proposal would also lead to the potential loss of back up grazing land for New Forest commoners. There are no material considerations which would justify granting planning permission in this case and the proposed development is therefore in conflict with Policies SP4, DP45, SP46 and SP48 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

Furthermore, the proposed development would not seek to further the statutory purposes of the National Park, contrary to the requirements of Section 245 of the Levelling Up and Regeneration Act 2023 which amended Section 11A of the National Park and Access to the Countryside Act 1949.

2. The proposal would erode the rural character of the area and lead to a loss of tranquillity. Furthermore, it would fail to enhance landscape character through high quality design, would not respond to local distinctiveness, would not be contextually appropriate and would lead to a harmful suburbanising impact. The proposed development would therefore be contrary to Policies SP1, SP7, DP2, SP15 and SP17 of the New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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

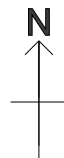
Tel: 01590 646600 Fax: 01590 646666

Date: 09/07/2026

Ref: 26/00376FULL

Scale: 1:1250

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Application No: 26/00447FULL Full Application

Site: Foxlease Cottages, Clay Hill, Lyndhurst SO43 7DE

Proposal: Change of use of dwelling 'Link Cottage' from residential use (Use Class C3) to office use (Use ClassE(g))

Applicant: New Forest National Park Authority

Case Officer: Liz Young

Parish: Lyndhurst Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

The application is submitted by the Authority; contrary to Parish Council view.

2. POLICIES

Development Plan Designations

SPA
SAC
SSSI
Ramsar

Principal Development Plan Policies

Policy SP1 Supporting sustainable development
Policy DP2 General development principles
Policy SP42 Business and employment development
Policy DP49 Re-use of buildings outside the defined villages
Policy DP2 General development principles
Policy SP5 Nature conservation sites of international importance
Policy SP6 The natural environment
Policy SP7 Landscape character
Policy SP15 Tranquillity
Policy SP16 The historic and built environment
Policy SP17 Local Distinctiveness
Policy DP18 Design Principles

Supplementary Planning Documents

Design Guide (2022)

National Planning Policy Framework (2024) (NPPF)

Sec. 2. Achieving sustainable development
Sec. 4. Decision-making
Sec. 6. Building a strong, competitive economy
Sec. 9. Promoting sustainable transport
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

Lyndhurst Parish Council: Recommend refusal:

- Will result in the loss of a small dwelling.
- Concerns over available parking at the site and the number of vehicles movements per day this would create.

5. CONSULTEES

Tree Officer:

- There are currently no protected trees within the curtilage of this property although TPO 11/23 protects the woodland to the north and eastern boundaries.
- The change of use has no direct impact on any important amenity trees and there are no objections to this application on tree grounds.

Hampshire County Council (Highways Authority): No objections raised:

- Satisfied that the development would not result in a material impact on the safety or operation of the surrounding public highway network, as only a limited number of employees and associated vehicle movements are anticipated.
- Confirm that proposed parking provision does not raise concerns regarding overspill onto the public highway, given the parking available within the site as well as the nature of Clay Hill.

Planning Policy Team: Comments:

- Application will need to be considered by the Authority's Planning Committee.

- Proposal engages considerations of the loss of a dwelling from the existing housing stock (with the National Park being subject to a high level of housing need), the re-use of a building outside the defined villages and an assessment of how the proposals will help to deliver the statutory National Park purposes.
- Link Cottage does not have any particular architectural merit and is not covered by any built environment designations.
- The refurbishment of Cottages 1 and 2 will benefit the local communities in the National Park, as the existing cottages are in a poor state of repair. The National Park Authority's acquisition of the wider site enables the renovation of the cottages to bring them into active use.
- As any future commoning use of the adjacent dwellings will not be legally secured, full weight cannot be given to this benefit as it is not secured long term (some limited weight can be afforded in the overall planning balance).
- When considered against Policy SP42, the proposal is a small-scale development and constitutes the re-use of an existing building.
- The proposed use of the Link Cottage will positively contribute to the understanding and enjoyment of the National Park's special qualities (linked to the second statutory purpose).
- Weight should be given to the intended use of the building by the National Park Authority (and the benefits this would bring), but with a recognition that the change of use application would enable any Class E(g) use in the future, most likely without the need for further applications.
- Use Class E(g) requires uses to not have detrimental impacts on surrounding residential uses and so this provides reassurances on residential amenity impacts.

Building Design and Conservation Team: No objections:

- Proposal will have no impact to the setting of the curtilage Grade II* listed Foxlease Cottages.

Natural England: No objections raised.

6. REPRESENTATIONS

None received.

7. RELEVANT HISTORY

Erection of a bungalow and attached garage (existing dwelling to be demolished) (NFDC/81/20238) granted on 15 September 1981.

Erection of a dwelling and garage (existing dwelling to be demolished) (NFDC/81/19385) granted on 29 April 1981.

8. ASSESSMENT

Application Site

- 8.1 The application site (approximately 0.3 hectares in size) comprises a detached 1980's bungalow (Link Cottage) which is a replacement of a mid-19th century lodge house, along with Numbers 1 and 2 Foxlease Cottages (a pair of semi-detached dwellings) which are Grade II* curtilage listed by virtue of their association with the Grade II* listed Foxlease House. Collectively these buildings fall within Foxlease Park, a historic parkland which is considered to be a Non-Designated Heritage Asset (and is included on the Hampshire Register of Historic Parks and Gardens).
- 8.2 The three dwellings within the application site share a single point of access (a private unmade track) which runs off the A337. This access also serves Coxlease School which lies to the south. This access (and the southern part of the site) lies within the New Forest Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar designations.
- 8.3 The application relates specifically to Link Cottage which is not considered to be grade II listed but forms part of the immediate setting to the designated heritage assets.
- 8.4 The site is not located within an area which is subject to flood risk.
- 8.5 For the purposes of planning policy, the site lies within open countryside.

Proposed Development

- 8.6 Planning permission is sought for the change of use of Link Cottage from residential use (Use Class C3) to office use (Use Class E(g)).
- 8.7 The proposed change of use (which would be operated by the New Forest National Park Authority) does not involve any extension or external alteration to Link Cottage. No demolition works or physical changes to the site are proposed.

Consideration

Development Principle

- 8.8 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.

8.9 In this case, the proposal would involve the re-use of an existing building and would therefore fall to be assessed primarily against Policy DP49 of the adopted New Forest National Park Local Plan 2016-2036 (2019) (herein referred to as the 'Local Plan'). This policy states that the re-use of buildings outside Defined Villages will be permitted provided that:

- the proposal would not result in the loss of an employment use or community facility and accord with Policy SP39;
- the proposal would not involve a residential use (other than in accordance with Policy SP19);
- the building is appropriate in scale and appearance to its location, and should be capable of conversion without significant extension or detriment to itself or its surroundings. The building must be structurally sound and capable of re-occupation without re-building; and
- in the case of agricultural or forestry buildings they must be genuinely redundant from their agricultural use and no longer capable of fulfilling any agricultural use.

8.10 In this case, the proposal does not result in the introduction of a new residential use. Whilst (as identified by the Parish Council) it is recognised that the proposal would result in the loss of an existing dwelling (of approximately 115 square metres and therefore not a 'small dwelling' as defined in the adopted Local Plan) from the local housing stock and that the New Forest National Park is an area which is recognised as being subject to a high level of housing need, there is nothing within the wording of Policy DP49 which prevents the re-use of existing dwellings. There are also no other policies within the Development Plan which specifically safeguard against the loss of C3 dwelling uses for employment purposes. Furthermore, the proposal would only result in the loss of one out of the three unoccupied existing dwellings on site and the proposal forms part of a wider scheme which would involve the refurbishment of the adjacent cottages so as to reinstate their residential use, including the proposal to make one available as a commoners' dwelling. Having regard to this, alongside the emphasis within the Local Plan towards meeting the need for smaller dwellings (of less than 100 square metres) within the confines of the defined villages (as opposed to larger dwellings within less accessible areas) it is considered that an objection raised in relation to the loss of the residential use would not be sustainable in this instance.

8.11 A further consideration is that the supporting text to Policy DP49 clarifies that the policy is in place to enable the re-use of existing buildings which are appropriate to their New Forest setting, are a re-usable resource capable of conversion without significant reconstruction and are on sites which meet highway and other local authority standards. The nature of the site in this case is such that it is considered to adhere to these objectives. The existing building is modest in scale, unobtrusively sited and structurally sound. No physical alterations are proposed in this case to facilitate the change of use and there is no objection from the statutory highway authority. The application site is located adjacent to Coxlease

School which has capacity for over 100 pupils (with associated vehicle movements) and the therefore the impacts are minimal. On this basis, it is concluded that the general principle of the proposed development is in accordance with Policy DP49.

- 8.12 Given that the proposal involves business / employment development, Policy SP42 is also relevant. This policy states in areas of countryside small scale employment development that helps the well-being of local communities will be permitted through the re- use or extension of existing buildings. The policy also states that particular encouragement will be given to businesses that help to maintain the land-based economy and cultural heritage of the National Park, or contribute to the understanding and enjoyment of the National Park's Special Qualities. With regards to the issue of scale, the overall floor area of the building to be re-used measures approximately 115 square metres (just over 0.01 hectares). The use would involve four full time employees and would operate between 8:30 and 17:30 Monday to Saturday. The Applicant has also indicated that the site would not be open to visiting members of the public. On this basis, the proposal would generate only a modest change in overall levels of activity and can reasonably be considered modest in scale.
- 8.13 Information which supports the application indicates that the proposed change of use is intended to create a base for the New Forest National Park Authority which will support the delivery of the New Forest National Park Partnership Plan's five core themes. It will help advance Net Zero with Nature by facilitating coordination and partnership working on climate related goals, such as active travel and access work, supporting collaborative delivery of volunteering and conservation initiatives, reinforcing the Thriving Forest agenda by providing a location to work on green and heritage skills training, helping to sustain the cultural heritage and economy of the New Forest, including initiatives linked to commoning and various other objectives. It is also recognised that the New Forest National Park Authority already works with Foxlease Park on volunteering, youth work and education initiatives, and this proposal will enable a much closer working relationship to deliver Partnership Plan objectives.
- 8.14 Based upon the information provided, it is concluded that the proposal would maintain the land based economy and cultural heritage of the National Park and would contribute to the understanding and enjoyment of the National Park's Special Qualities.
- 8.15 Overall, it is concluded that the general principle of the proposed development is established through Policies DP49 and Policy SP42.

Character and Landscape

- 8.16 The New Forest was designated as a National Park in 2005, giving the area the highest status of protection in relation to landscape and scenic beauty.
- 8.17 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.
- 8.18 As identified above, the existing building is modest in scale and unobtrusively sited. Furthermore, the proposal would be wholly contained within the site boundary. On this basis, it is considered that the development would be appropriate in terms its scale, appearance, form, siting and layout. For the same reason, it is also considered to be contextually appropriate and would not harm key visual features, landscape setting or other valued components of the landscape. Given the modest scale of the use proposed and the fact that it lies within the grounds of Foxlease Park which already generated some degree of activity at present (adjacent to the A337), it is also considered that it would not give rise to a harmful loss of tranquillity through unacceptable environmental impacts on the National Park and its special qualities. Any potential external lighting impacts can reasonably be controlled through conditions.
- 8.19 The proposal would not impact upon any notable trees, hedgerows or natural features within and adjacent to the site (or any features which contribute towards local distinctiveness).
- 8.20 Overall, it is concluded that as required by paragraph 89 of the NPPF the development design would be sensitive to its surroundings. The proposal would also be in accordance with Policies SP1, DP2, DP18, SP15 and SP17.

Historic Environment

- 8.21 Whilst Link Cottage itself is not of any notable architectural or historical interest, as identified above it lies within the setting of Foxlease Cottages (Grade II* curtilage listed) and within the grounds of the historic parkland associated with the Grade II* listed Foxlease House. The cottages have historically shared ownership with the principal house and have functioned in a supporting residential role associated with its use, including its long-standing operation as a Girlguiding activity centre.

Taken together, these factors provide a clear basis for understanding the cottages as falling within the curtilage of the grade II* listed building.

- 8.22 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.23 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.
- 8.24 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 the application. 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.
- 8.25 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.
- 8.26 The Building Design and Conservation Team confirm that Link Cottage (a modern replacement structure) is not curtilage listed and that its heritage value is limited compared to the historic cottages. Its significance is therefore low in heritage terms, primarily derived from its physical proximity to designated assets rather than intrinsic architectural or historic value.
- 8.27 The proposal relates solely to the internal change of use of Link Cottage from residential to office use. No extensions, or external alterations are proposed. There would also be no external changes on the site affecting the listed cottages. Any activity associated with the use would be relatively low key (with four full time employees) and would not represent a harmful or significant increase in activity in comparison with the present situation. As such, there will be no material change to the setting, character or appearance of Cottages 1 and 2 or the character and legibility of the historic landscape.
- 8.28 The Building Design and Conservation Team raise no objections to the proposal and 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). The proposal would also conserve the significance or special interest of designated or non-designated heritage assets as required by Policy SP16.

Amenity

- 8.29 Given that no external changes are proposed to the cottage, the development would not result in unacceptable adverse impacts on amenity in terms of additional impacts, visual intrusion, overlooking or shading. Having regard to the nature, scale and hours of the proposed use it is considered that (subject to appropriate conditions being imposed), the development would not result in unacceptable adverse impacts associated with noise or light pollution. On this basis, no conflict with Policy DP2 has been identified.

Highways

- 8.30 Policy SP55 seeks to promote safer access and more sustainable forms of transport to and within the National Park for access to services and amenities and for enjoyment, health and well-being. Policy DP2 states that development should not result in unacceptable adverse impacts associated with traffic and states that new development must also comply with required standards for parking.
- 8.31 It is recognised that the Parish Council raise concerns in relation to the level of traffic associated with the proposed use. However, having regard to the number of employees associated with the use, the fact that the public would not routinely visit the site and the modest overall floor area associated with the use, it is considered that any increase in vehicular activity associated with the use would be barely perceptible over and above the current situation. The main access off the highway (which also serves Coxlease School (as well as the adjacent dwellings) and experiences a relatively high number of vehicle movements for the 100+ pupils that the school caters for) has a good standard of visibility.
- 8.32 Based upon the parking standards contained within the Local Plan the proposal would give rise to a requirement for five parking spaces and one secure cycle parking space. It has been established from visiting the site that alongside appropriate parking provision for Foxlease Cottages there is sufficient space for at least five cars to be parked within the site in association with the use (alongside adequate turning space). With this mind, it is considered that the proposal is unlikely to give rise to a significant demand for on road parking.
- 8.33 In terms of cycle parking provision, the Applicant has indicated an intention to provide a cycle rack and full details of this would be secured through conditions.
- 8.34 The Highways Authority (Hampshire County Council) have confirmed that they raise no objections to the proposed development.

- 8.35 Paragraph 116 of the NPPF recognises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this instance, it has been demonstrated that the proposed development would not result in any significant harmful impact upon highway safety in comparison with the existing access and traffic conditions.

Ecology

- 8.36 As identified above, the site access (and the southern part of the site) lies within the New Forest Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar designation. Wood Pasture and Parkland' and 'Lowland Mixed Deciduous Woodland' are also present at the northern, southern and western site boundaries. Furthermore, the characteristics of the site and its surroundings is such that it is considered to be of notable local ecological value.
- 8.37 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.
- 8.38 With regards to nature conservation sites of international importance (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites) Policy SP5 states that development which may affect their integrity will not be permitted unless there are imperative reasons of overriding public interest for the development, and there are no alternatives.
- 8.39 The application has been accompanied by a Preliminary Ecological Appraisal Report.
- 8.40 Whilst the other buildings on site are identified as having ecological potential, these buildings would not be physically impacted by the proposed development. Link Cottage itself is not considered to be of any notable ecological value (with no alterations are proposed to facilitate the proposed change of use in any event). Whilst it would not be possible to rule out the potential presence of protected species (including Great Crested Newts) within the site, the ecology survey recommends a Construction Environmental Management Plan (CEMP) to mitigate against impacts such as noise, disturbance, dust spill, lighting and chemical run-off during the construction. Subject to this being secured through appropriate conditions, it is considered that any potential adverse impacts upon local ecological interests can reasonably be mitigated.
- 8.41 Notwithstanding the distance between the development and the open forest, it is considered that, due to the presence of intervening features

and the absence of any potential pathways between the site and the associated nature conservation sites, no significant adverse impacts are anticipated (subject to a CEMP being secured and implemented). Furthermore, the proposed development would not involve any additional overnight accommodation (it would actually reduce), would not necessitate the provision of connections to the foul water drainage network and would therefore not increase nutrient load on the Solent water environment.

- 8.42 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.
- 8.43 In this instance, it has been established that the proposal would be exempt from mandatory BNG under Regulation 4(1) of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as it comprises development that does not impact an onsite priority habitat, impacts upon less than 25 square metres of onsite habitat and impacts on less than 5 metres in length of onsite linear habitat.
- 8.44 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. In this case, the submitted ecological assessment proposes various enhancement measures including the installation of bat boxes along with bird nesting features. These measures would be secured through conditions.
- 8.45 Having regard to the above assessment and the various measures proposed, 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 Policy SP6 and along with paragraph 193 of the NPPF.
- 8.46 It is recognised that the southern boundary of the site is adjoined by an area of ancient woodland. Ancient woodland, by definition, requires hundreds of years to establish and is an irreplaceable ecologically valuable habitat, which is only found in a small percentage of land within the UK. Paragraph 193 c) of the NPPF states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, (such as infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists. Standing Advice from Natural England on this matter is that, to ensure that they are adequately protected from direct and indirect impacts associated with new development, a buffer zone of a minimum of 15m should be

provided between the new development and the ancient woodland to provide protection to the root zone from direct impacts.

- 8.47 Whilst Link Cottage falls partially within the 15-metre buffer zone, no operational development is proposed within this area. Impacts in relation to external lighting can reasonably be controlled through condition and the proposed use is not one whilst would typically generate a greater level of noise over and above that which would result from the established residential use within the site. It is therefore concluded that the proposal would not give rise to significant adverse impacts upon ancient woodland over and above the present situation and the proposed development would adequately protect the setting of trees and woodland and would not result in the loss or deterioration of irreplaceable habitats as required by Policy DP2 and paragraph 193 of the NPPF.

Conclusion

- 8.48 In conclusion, is it considered that the general principle of the proposed development is established through Policies DP49 and Policy SP42 as the proposed use would be modest in scale and accommodated within a building which is unobtrusively sited and structurally sound. The proposal would not impact unacceptably on the existing housing stock and aligns with the NPPF objective of ensuring planning decisions enable the sustainable growth and expansion of all types of business in rural areas, including through the conversion of existing buildings (NPPF paragraph 88).
- 8.49 The proposal would also maintain the land-based economy and cultural heritage of the National Park and would contribute to the understanding and enjoyment of the National Park's Special Qualities.
- 8.50 Subject to appropriate mitigation being in place, the proposal would also not give rise to significant harmful impacts upon the environment, having particular regard to heritage interests, ecology and traffic and transport.
- 8.51 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 Drawings 01 and 04. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. No activity shall take place on the site in connection with the approved use other than between the hours of 08:30 and 17:30 Monday to Saturdays, not including recognised public holidays.

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).

4. A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.

The spaces shall be retained and kept available for their intended purpose at all times.

Reason: To ensure adequate parking provision is made in the interests of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019), Section 9 of the National Planning Policy Framework and the Development Standards SPD.

5. The arrangements for parking and turning within its curtilage (Drawing 01) shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

6. 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).

7. 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 (Preliminary Ecological Appraisal, ABR Ecology 7 April 2026). The specified measures shall be implemented before the development is brought into use and shall be retained at the site for the lifetime of the approved development.

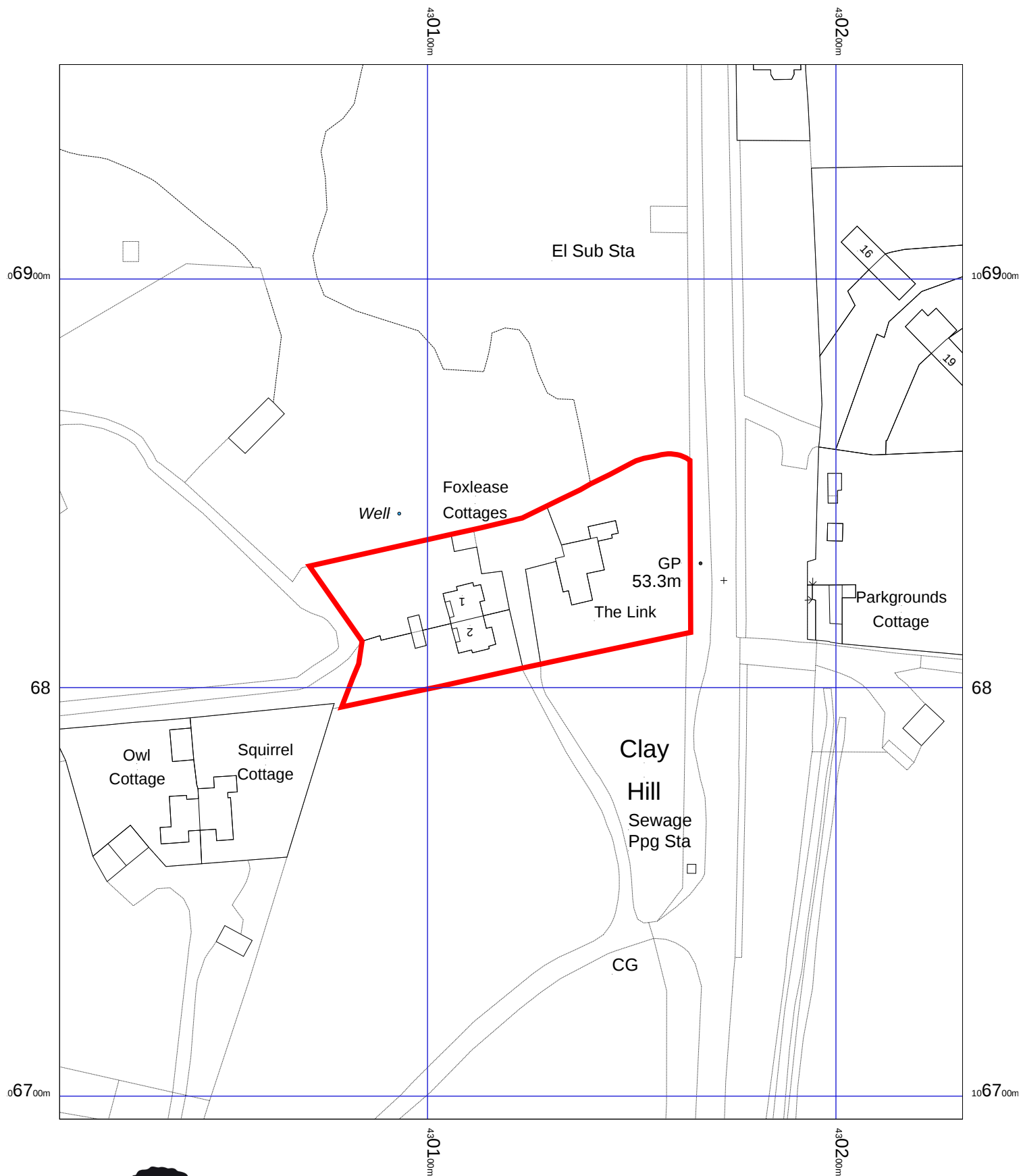
Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

8. The building identified in Drawing 01 shall be use for Use Class E(g) and for no other purpose (including any other use in Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that class in any statutory instrument revoking and reenacting that order.

Reason: To ensure that any other use of the building would be suitable in this predominantly rural area and to protect the occupiers of the neighbouring premises in accordance with Policies of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019) and paragraph 198 of the National Planning Policy Framework

Informative(s):

1. Please be advised that this planning consent does not cover the refurbishment of the Foxlease Cottages ('B1') and the associated outbuilding ('B2'). Further ecological surveys will be required in relation to these works and should be submitted as part of any formal application for planning permission or listed building consent. Please refer to paragraph 2.40 of the approved Preliminary Ecological Appraisal (PEA) Report, ABR Ecology 7th April 2026)



NEW FOREST
NATIONAL PARK

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Date: 09/07/2026

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