

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).

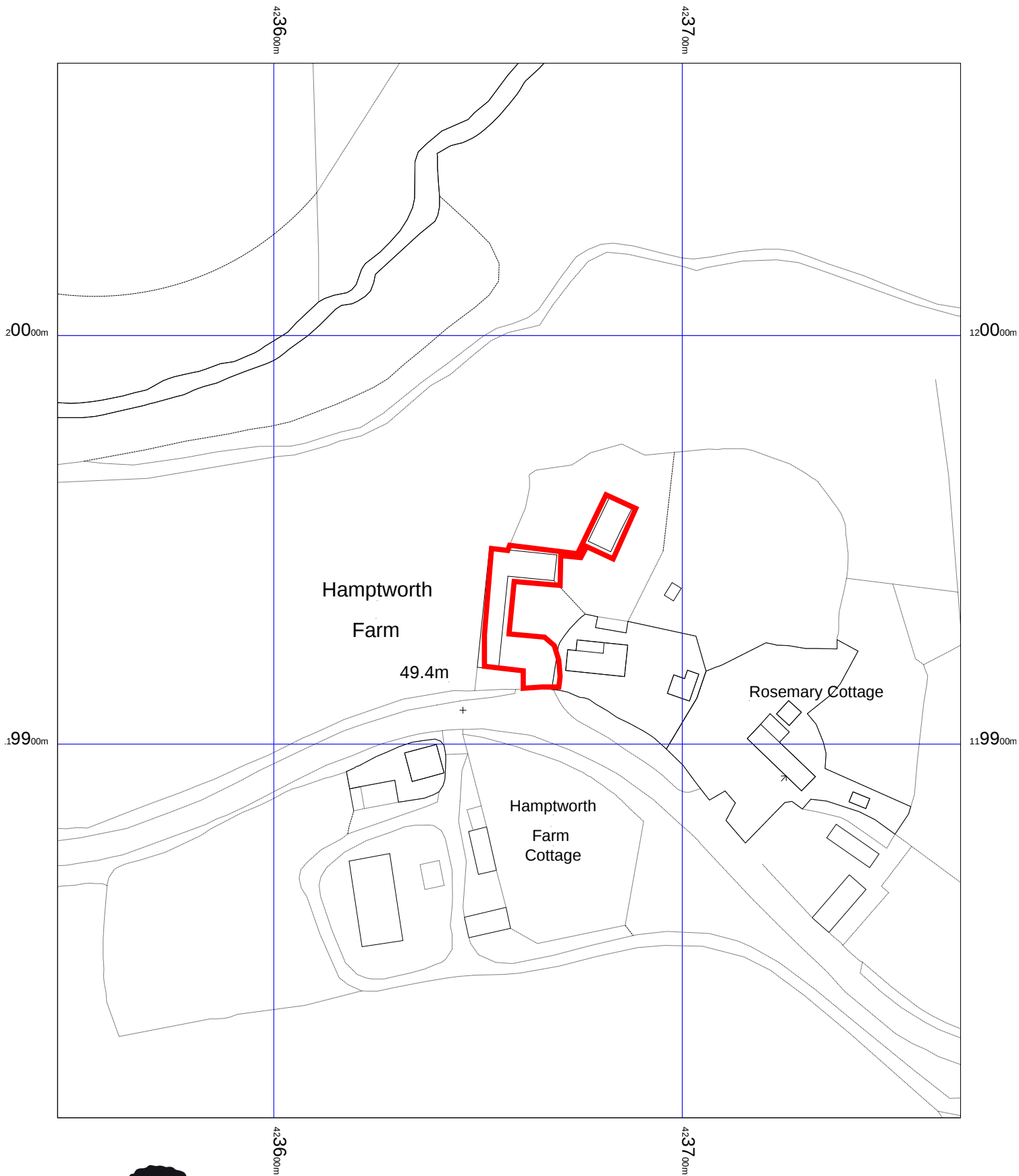
10. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by

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

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