

Policies - New Forest Policies

HA1

Within the New Forest development will not be permitted if it would:

- (i) have an adverse effect on the overall character of the area including the landscape, ecology, cultural heritage and back-up grazing land; and/or
- (ii) lead to an intensification of existing uses which would increase human or animal pressure on the New Forest.

HA2

Within the New Forest villages of Bohemia, Hamptworth, Landford, Landford Common, Landford Wood, Lover, Nomansland and Redlynch, new residential development will be permitted within defined Housing Policy Areas provided that no more than one additional dwelling is created by either:

- (i) the subdivision of an existing residential curtilage; or
- (ii) the subdivision of an existing dwelling to form one additional dwelling; or
- (iii) the infilling of a gap in a built-up frontage, provided that the gap is not substantially larger than adjoining residential curtilages; or
- (iv) the change of use of an existing building .

Any proposals will also be subject to the following criteria:

- (i) there will be no adverse impact on the character of the settlement;
- (ii) there is no loss of an open area which contributes to the character of the area;
- (iii) the loss of features such as trees, hedges and walls, which contribute to the character of an area, is kept to a minimum; and
- (iv) the development will be in keeping with the character of neighbouring properties.

HA3

Permission may exceptionally be granted for the development of commoner's dwellings provided that the following requirements are met:

- (i) the Local Planning Authority is satisfied that the dwelling meets a need that cannot be accommodated in any other way; and
- (ii) the Local Planning Authority is satisfied that applicants:
 - (a) either individually or as part of a family have been practising commoning for a number of years;

(b) are committed to exercising their commoning rights on an active and substantial basis as opposed to a nominal basis; and
(c) have the necessary resources to sustain commoning from the proposed dwelling, e.g. that the tenancies over back-up grazing land and necessary buildings are secure; and

(iii) appropriate mechanisms are agreed between the applicant and the Local Planning Authority to guarantee the proper management and long term availability of the dwelling at an affordable price for use by commoners exercising their rights; and

(iv) the proposed dwelling has a habitable floor area not exceeding 120 square metres; and

(v) the siting and design of the dwelling are acceptable within the New Forest landscape.

HA4

The replacement of an existing dwelling in the New Forest will be permitted provided that:

- (i) the design of the proposed dwelling is in keeping with the traditional character of New Forest dwellings;
- (ii) the dwelling is not significantly larger than the existing dwelling;
- (iii) the siting of the dwelling is closely related to that of the existing; and
- (iv) the existing dwelling has not been abandoned.

HA5

Small-scale business development (Classes B1 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended) involving the construction of new buildings or the conversion of existing buildings will be permitted within the settlements of Landford, Lover, Nomansland and Redlynch, subject to the following criteria:

- (i) services, access and the local highway network are satisfactory;
- (ii) the scale and design of the buildings are compatible with the character of the settlement;
- (iii) the development is easily accessible to the local workforce by a range of transport modes;
- (iv) the proposal will not detract from the amenities and character of the settlement;
- (v) the environment of any nearby dwellings will not be adversely affected; and
- (vi) there will be no significant adverse impact on the surrounding landscape or nature conservation value of the area.

Class B2 uses will only be considered where it can be demonstrated that an environmental nuisance would not result.

HA6

In the New Forest the limited extension or redevelopment of existing business premises, which are necessary for the efficient operation of the existing business, will be permitted where the proposed development would take place within existing site boundaries.

HA7

Within the New Forest, the change of use of buildings for employment purposes will be permitted, subject to the following criteria:

- (i) services, access and the local highway network are satisfactory;
- (ii) the scale and design of the buildings are compatible with the quality of the local landscape;
- (iii) the proposal will not detract from the amenities of the locality and character of the countryside;
- (iv) in the case of farm buildings, there would be no significant harm to traditional farming practices and a change of use would not result in a proliferation of replacement buildings which would have a detrimental impact on the landscape; and
- (v) the environment of any nearby dwellings will not be adversely affected.

HA8

Indoor sports and recreation facilities to serve local needs will be permitted within or on the edge of villages in the New Forest provided there are no significant adverse landscape implications.

HA9

Outdoor recreation facilities will not be permitted within the New Forest if they are likely to increase the number of visitors to the New Forest or place additional pressure from visitors on the Forest. The only exceptions will be where the facility is to serve local needs or where it is essential for the management of the New Forest.

HA10

Golf courses will not be permitted within the New Forest.

HA11

Further riding establishments or the enlargement of existing facilities which would increase the use of the New Forest will not be permitted.

HA12

Within and adjoining residential curtilages in the New Forest, proposals for private non-commercial stables, loose-boxes or field shelters will be

permitted. In isolated locations, only field shelters will be considered acceptable. In both circumstances permission will only be granted to proposals which are small in scale and of appropriate materials, design and siting.

HA13

Proposals for the development of tourist attractions will not be permitted in the New Forest.

HA14

The construction of new hotels will not be permitted in the New Forest.

HA15

Proposals for the change of use of buildings to hotel, guest-house, bed and breakfast or self-catering accommodation will not be permitted within the New Forest. The limited extension of existing premises may be permitted provided that the works are necessary to improve the standard of accommodation and there is no increase in the number of bed-spaces made available or material intensification in the use of the premises. Such extensions will not include staff accommodation, separate buildings or sports/recreation facilities.

HA16

Proposals which would result in a net increase in holiday chalet accommodation, or in the number of pitches for residential caravans, static holiday caravans, touring caravans or tents, will not be permitted in the New Forest.