

Working to Protect the New Forest



PLANNING COMMITTEE

Reply to: -

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Sent as attachment to Email only

22 May 2015

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

Dear Deborah,

**Application: 00327 WATERSPLASH HOTEL, THE RISE, BROCKENHURST, SO42 7ZP
Creation of 27 age restricted residential units communal facilities office and guest suite; partial demolition, alterations and extension to the former hotel building; removal of swimming pool; associated car and cycle parking; refuse store; landscaping; new vehicular and pedestrian access; stopping up of existing vehicular access.**

1. New Forest Association (NFA) objects to this application and supports the comments of Friends of Brockenhurst in all respects.
2. This National Park exists because of the commoning regime and its continuing health must be a priority for the Authority as a critical element of the first purpose. It is not just back up grazing that is needed to ensure the survival of commoning, it is back up labour from relations and friends. Every time a second or more generation local youngster is forced out of the area to be replaced by an old person from Surrey, the commoning regime is weakened. The Authority must take every opportunity to secure affordable homes and this is one.
3. I must commend the applicant on the quality of his Heritage & Impact statement and recommend it for bedtime reading. The report repeats the generally held belief that the Watersplash Hotel is the site of Brookley Manor House. NFA assumes that the Authority will contact its archaeologist or the Hampshire Field Club to ensure we are not involved in a site where some digging is required prior to any construction work.
4. The application site is within the 400M exclusion zone around the new Forest SPA and CP1 applies. It is not just in the zone, it is within a few yards of the SPA. I will remind the Authority that CP1 was included at the insistence of national government and reflects the first purpose of the Authority. The "loose change" solution to the second part of policy CP1 contained in *Development Standards SPD* might just be satisfactory if the Authority managed its new dwelling provision in line with regional government quotas, but it is not satisfactory when dealing with major housing developments or the accumulation of a number of major housing developments from this and neighbouring PAs. NFA requests the Authority to contact Natural England to confirm the policy is still valid.

Yours sincerely,

Graham Baker, NFA Planning Committee