



PLANNING and TRANSPORT COMMITTEE

Reply to: -

Brookley Farmhouse Sway Road Brockenhurst Hampshire SO427RX
01590 623935 planning@friendsofthenewforest.org

Sent as attachment to Email to teampni.gsi.gov.uk

16 August 2017

Sent as attachment to Email only

Clare Ings
Development Control
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington SO41 9ZG

Dear Clare,

**Application: 17/00545 Land Of Manor Farm, Off Forest Road, Burley, BH24 4DQ
New dwelling; demolition of 4no. agricultural outbuildings**

1. New Forest Association (NFA) objects to this application.
2. The site is within the marked 400m zone around the New Forest Special Protection Area. In discussion on the revised local plan, Natural England recently changed its previous advice on development within this area. David Illsley states the advice was *we should not be considering new greenfield allocations within 400m of the New Forest SPA due to concerns over urban edge effect*. Natural England confirmed that damage from windfall developments within the main villages are unlikely to affect the integrity of the New Forest SPA/SAC. Natural England confirmed that potential urban edge effects (e.g. cat predation, fly tipping) from windfall developments within the main villages only are unlikely to affect the integrity of the New Forest SPA/SAC.

The site is in the open countryside away from any designated village. NFA contends that NE's current advice should be followed and the application should be refused on grounds of damage to the SPA/SAC. The need to protect the SPA/SAC overrides any other consideration short of national interest in some circumstances. NFA would welcome supporting the NFNPA's rejection of this application on these grounds at any appeal.

3. As the inspector stated in the appeal decision on 15-00727 at paragraph 23 the proposal is not just a design of a building but also of the landscape within it would sit. It does not seem the applicant has fully embraced this element and the conclusion of the inspector at 29 - *While I would accept that no landscape in England is 'natural' having been derived from the influences of man and animals, the introduction of a Parkland into this landscape would detract from the existing character of the Ancient Forest Farmlands.*

NFA's comments on 15-00272 remain pertinent - *Even if this were the finest building in the world it would still fail the requirement of NPPF 55 by being in the wrong place. The setting is quite wrong for ~~elegant~~ country house of this magnitude and this bulk.*

4. The removal of existing farm outbuildings is no justification, indeed the opposite. The Authority sets great store in proclaiming this a "working" forest and loss of farm buildings lessens our ability to sustain the traditional farming practices that have maintained landscape and biodiversity for 1000 years.
5. Does this dwelling meet the criteria of being truly outstanding or innovative? Certainly the design is not innovative and the architect appeared to admit this at a public meeting on 9 August 2017.

Is the dwelling truly outstanding? How the applicant ever expects to persuade organisations such as this, the planning authority or HM inspectors with the document entitled "Elevations" is beyond comprehension. Is his believe in this design so slight that he is not prepared to pay out for more than back of a fag packet drawings? NFA is unclear of datum used and therefore height in relation to neighbouring trees.

It is the contention of NFA's experts that the design has not been shown to meet relevant NPPF criteria, nor would it be shown to meet them however much was invested in accurate drawings and artists impressions of the building in its settings.

Indeed it remains the view of NFA's experts that the design has not been shown even to meet the requirements of NFNPA DP1 *that All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness. This includes, but is not restricted to, ensuring:*

- a) development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout*
- b) development respects the natural and built environment, landscape character and biodiversity, and where appropriate makes provision for new tree planting;*
- c) materials are appropriate to the site and its setting;*

Yours faithfully,



Graham Baker, NFA Planning Committee

I feel somewhat cheated with this casual application. If there is some way NFA can support NFNPA in recovering appeal costs please let me know.