



## PLANNING and TRANSPORT COMMITTEE

Reply to: -

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01590 623935 [planning@friendsofthenewforest.org](mailto:planning@friendsofthenewforest.org)

13 October 2017

Sent as attachment to Email only

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

Dear Carly,

**Application: 17/00784 Conversion of barn to 1no. new dwelling and associated works  
BATRAMSLEY FARM, SHIRLEY HOLMS ROAD, BOLDRE, LYMINGTON, SO41 8NG**

1. New Forest Association objects to this application.

The only Parish Briefing Note on the NFNPA site appears to be a replacement clarifying an earlier note of 25/09/2017. I assume this replacement appeared on the urging of the applicant. To avoid possible legal representations at a later date, can this earlier note be re-instated asap and a suitable extension to consultation period allowed. Comments below are made in the absence of your original advice.

2. The reuse of redundant buildings is covered in policy at CP17 and DP19. Farm buildings are essentially employment sites and some reuse to other employment may on occasion and subject to conditions be allowed. There is no evidence this has been attempted at the application site. Re-use does not include conversion to dwellings.

3. Of relevance is the national discussion on *GREATER FLEXIBILITIES FOR CHANGE OF USE* that occurred in 2013 and was discussed at the NFNPA planning development control committee on 17 September 2013. In the event national parks were excluded from the provision to allow the conversion of redundant farm buildings to dwellings as a permitted development.

4. In its response to the *GREATER FLEXIBILITIES FOR CHANGE OF USE* consultation, NFA pointed out that the pattern of farming in the New Forest was such that potentially several hundred farm buildings could be made redundant and converted; that against an annual new dwellings figure of 11. NFA contends that granting 00784 would set a precedent having serious and unquantifiable consequences.

5. Paragraph 55 of the NPPF exists to **prohibit** the construction of isolated dwellings in the countryside. It states - *housing should be located ... where there are groups of smaller settlements...Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.* It is assumed that most special circumstances mentioned can be dismissed out of hand - (agricultural worker (and note the decision on 16-00294), heritage asset and exceptional design).

This leaves us with enhancing setting by reuse of redundant building. The question of redundancy is discussed in appeal APP/C1435/W/14/3001537 and para 10 has relevance given that application 14/01051 was granted less than three years ago - three years in which local agricultural has been particularly buoyant.

An effort has been made to have the dwelling disturb the setting a little as possible but artist's impressions are misleading. Even if conditions were imposed to remove all permitted developments, and this may not be possible, there is a need to consider the paraphernalia of a dwelling house - parking, gardens and their furniture, fences

against stock etc etc. It is this picture that should be compared to the existing. The New Forest, as we are so often told, is a living and working forest based around agriculture and forestry. These activities do not lead to tidy yards and clearings but they are an essential element of the landscape and dwelling houses inevitably bring with them an urban orderliness that jars. It is the opinion of the landscape experts in NFA that in this case the landscape will not be enhanced, (and further degradation is likely), by this conversion and insufficient grounds exist to set aside DP1, the purposes of the National Park and NPPF 55.

Yours sincerely,

A handwritten signature in blue ink that reads "Graham Baker". The signature is written in a cursive, flowing style.

Graham Baker, NFA Planning Committee  
Registered Charity 260328