

# Part E

## Countryside outside the New Forest

- E1 Countryside outside the New Forest
- E2 Housing in the countryside outside the New Forest
- E3 Employment and business development in the countryside outside the New Forest
- E4 Tourism in the countryside outside the New Forest
- E5 Shopping in the countryside outside the New Forest
- E6 Food and drink uses in the countryside outside the New Forest
- E7 Recreation in the countryside outside the New Forest
- E8 Community facilities and services in the countryside outside the New Forest
- E9 Utilities in the countryside outside the New Forest
- E10 Re-use of buildings in the countryside outside the New Forest
- E11 Site specific policies in the countryside outside the New Forest



## E1 Countryside outside the New Forest

E1.1 Much of the countryside outside the New Forest National Park is subject to the following special designations (see proposals maps):

- i Green Belt
- ii Strategic Gaps
- iii Area of Outstanding Natural Beauty (AONB)
- iv Sites of Special Scientific Interest (SSSIs), some of which are also Ramsar Sites, Special Protection Areas and Special Areas of Conservation; National and Local Nature Reserves; and Sites of Importance for Nature Conservation (see Policies DW-E36, DW-E37 and DW-38 Section C4, and Appendix G4).

E1.2 In addition, the countryside contains historic landscapes and other sites of historic and/or archaeological significance which are subject to special protection (see Section C2). There are also significant areas of agricultural land of high quality (see Section C5).

E1.3 The County Council has identified Countryside Heritage Areas in the valleys of the rivers Avon and Test and this local plan includes a special policy for these valleys (see Policy DW-E35, Section C3). The Department for Environment, Food and Rural Affairs (DEFRA) has defined Environmentally Sensitive Areas in the Avon and Test valleys. The Environment Agency's Wessex and Southern Regions have produced Local Environment Agency Plans for the southern New Forest, the Avon Valley and the River Test. The Environment Agency Southern Region is now working on a Catchment Flood Management Plan for the New Forest.

~~E1.4 Policies for the Green Belt, Strategic Gaps, Local Gaps and the Area of Outstanding Natural Beauty are given in Section C3 of this local plan.~~

### ~~Hampshire County Structure Plan~~

~~E1.5 The Hampshire County Structure Plan Review requires local planning authorities to promote the conservation and enhancement of the countryside, and avoid the adverse effects of development on its most important features (Policy C1). It also requires that development should maintain and enhance areas of distinctive landscape character (Policy E6). Permission is normally only to be granted for development for agriculture, horticulture or forestry, or other uses needing a countryside location, and the re-use of existing buildings. Special protection is to be given to areas covered by designations such as AONBs, SSSIs and Scheduled Ancient Monuments.~~

~~E1.6 The Structure Plan Review redefines the South West Hampshire Green Belt to cover land south and west of the New Forest Heritage Area. This is now interpreted as land south and west of the New Forest National Park. The Structure Plan Review also identifies Strategic Gaps within which development will not normally be permitted which would diminish the gap physically or visually. Included are gaps between the following settlements: Southampton Totton; Totton Marchwood; Marchwood Hythe; and Hythe Fawley.~~

### ~~Control of development~~

#### ~~Policy CO-E1~~

~~The countryside outside the New Forest~~

~~All areas outside the New Forest which are not included within a defined built-up area, as shown on the proposals maps, are defined as countryside, within which development will be strictly controlled in order to safeguard the character and appearance of the countryside.~~

~~E1.7 In accordance with Government advice, principally given in Planning Policy Statement 7 (PPS7), Sustainable Development in Rural Areas, and Planning Policy~~

~~Guidance Note 2 (PPG2), Green Belts, and the policies of the Hampshire County Structure Plan Review, the local planning authority seeks to conserve and protect the countryside and its natural resources. In general, this will mean that the authority will, so far as possible, restrict new built development which is likely to diminish the rural character or any other special features of the countryside. This applies irrespective of whether the site/area is covered by a special designation.~~

~~E1.8 The District Council will seek to maintain and enhance the quality of the landscape in the countryside by means of:~~

- ~~i environmental improvements; see Policy DW E6 and paras. C1.19 to C1.23, Section C1; and~~
- ~~ii encouraging appropriate landscape management.~~

## E2 Housing in the countryside outside the New Forest

E2.1 Residential policies in the countryside outside the New Forest aim to protect its rural character while recognising the need for some development, particularly to meet local needs.

### **Policy CO-H1**

New residential development in the countryside

In the countryside outside the New Forest new residential development will only be permitted where it is:

- i an extension to an existing dwelling in accordance with Policy CO-H2; or
- ii a replacement of an existing dwelling in accordance with Policy CO-H3; or
- iii a conversion of a building to residential accommodation in accordance with Policy CO-RB1, Section E10; or
- iv an agricultural or forestry workers dwelling in accordance with Policy CO-H5; or
- v an affordable housing scheme for local needs in accordance with Policy CO-H7.

### Extensions and replacement dwellings

#### **Policy CO-H2**

Extensions to dwellings in the countryside outside the New Forest

Extensions to existing dwellings will be permitted provided that they are:

- a appropriate to the existing dwelling and its curtilage; and
- b not detrimental to the character of the countryside by reason of additional impact, visual intrusion or other adverse environmental impact; and
- c not tantamount to the creation of a separate dwelling.

In the case of small dwellings, the extension must not result in a total habitable floorspace exceeding 100 sq. metres, and in the case of other dwellings (not small dwellings) the extension must not increase the floorspace of the dwelling by more than 30%. In exceptional circumstances a larger extension may be permitted:

- i to meet the genuine family needs of an occupier who works in the immediate locality; or
- ii to meet design considerations relating to the special character of the dwelling (n.b. listed buildings).

In respect of these exceptional circumstances, the maximum habitable floorspace of an extended small dwelling must not exceed 120 sq.metres.

#### **Policy CO-H3**

Replacement dwellings in the countryside outside the New Forest

The replacement of existing dwellings will be permitted except where the existing dwelling:

- a is the result of a temporary or series of temporary permissions or the result of an unauthorised use; or
- b has been abandoned.

The replacement dwelling should:

- i be appropriate to the existing curtilage; and
- ii not be detrimental to the character of the countryside by reason of additional impact, visual intrusion or other adverse environmental impact.

In the case of small dwellings, replacement dwellings must not result in a total habitable floorspace exceeding 100 sq.metres, and in the case of other dwellings (not small dwellings), replacement dwellings must not increase the floorspace of the original building by more than 30%. In exceptional circumstances, a larger dwelling may be permitted if it is essential to meet the genuine family needs of an occupier who works in the immediate locality.

In respect of this exceptional circumstance, the maximum habitable floorspace of small dwellings must not exceed 120 sq.metres.

A replacement dwelling may be sited other than in the same position as the dwelling to be replaced, provided that there are overriding environmental benefits.

E2.2 The cumulative impact of proposals to extend and replace dwellings, if not carefully controlled, would lead in the long-term to the urbanisation and erosion of the character of the District's countryside. Also, as such proposals tend to increase the size of dwellings, they could reduce the number of smaller dwellings at the lower end of the market, creating an imbalance in the housing stock prejudicial to meeting local needs. For these reasons it is considered important to limit the size of extensions and replacement dwellings.

E2.3 The policy enables small dwellings in the countryside to be extended while retaining them as modest dwellings capable of making a contribution to local housing needs. The maximum habitable floorspace of small dwellings, of 120 sq.metres, is applied to be consistent with Policy CO-H5.

E2.4 In implementing these policies the local planning authority will have regard to the implications of such proposals on the existing dwelling or curtilage, adjacent properties and the character and appearance of the countryside. Particular attention will be given to the criteria in Policies DW-E1, Section C1, and CO-E1, Section E1. Even where the extension or replacement of a small dwelling complies with the criterion on size, there could be some other harmful impact which would make the proposal unacceptable.

E2.5 In considering proposals for a conservatory\* not exceeding 20sq. metres floor area, some limited flexibility may be applied in implementing Policy CO-H2 providing no harmful impact would result in terms of the criteria set out in Policy DW-E1 (Section C1).

[\*Note: A conservatory is defined in Paragraph 1.58 of Building Regulations Approved Document L1 (2002 Edition) in the following terms: 'A conservatory has not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of translucent material'.]

E2.6 In accordance with Policy CO-H3, in exceptional circumstances a replacement dwelling may be permitted which is not in exactly the same position as the dwelling to be replaced, providing:

- i all built development relating to the original dwelling house is removed from the site, and the land is fully restored;
- ii any existing use rights or planning permissions relating to the original dwelling are revoked without compensation.

A legal agreement may be necessary to ensure criteria i and ii are met.

E2.7 Planning Policy Guidance Note 2 (PPG 2), Green Belts, recognises that altering or replacing dwellings in the Green Belt may be appropriate providing that it does not result in disproportionate additions or a materially larger replacement dwelling.

E2.8 For the purposes of interpretation of these policies:

- i **existing dwelling** means the dwelling as it existed on 1st July 1982, or as the dwelling was originally built or legally established, if the residential use post-dates 1st July 1982;

- ii **small dwelling** means a dwelling with a floorspace of 80sq. metres or less as it existed on 1st July 1982.
- iii **floorspace** will be measured as the total internal floorspace of the whole building including all attached buildings irrespective of whether their current use is as habitable floorspace; and
- iv **abandoned** is where a dwelling is deemed no longer to exist such that planning permission would be required to reinstate its use.

## Outbuildings in residential curtilages

### Policy CO-H4

Outbuildings in the countryside outside the New Forest

**Outbuildings incidental to the use of dwellings will be permitted within residential curtilages providing they would be appropriate to the existing curtilage and would not be detrimental to the character of the countryside by reason of additional impact, visual intrusion or other adverse environmental impact.**

E2.9 There are extensive permitted development rights for this type of development. However, the local planning authority will carefully control those proposals which by reason of size and/ or siting require planning permission. Such proposals will usually be for large buildings, which may be visually intrusive or detrimental to the character of the countryside.

## Agricultural or forestry workers dwellings

### Policy CO-H5

Dwellings for agricultural or forestry workers in the countryside outside the New Forest.

**Permission will be granted for an agricultural or forestry worker's dwelling provided that:**

- a **the labour needs of the enterprise require a full-time worker or workers to be on hand day and night; and**
- b **no other suitable accommodation is available either on the holding/enterprise (including existing tied cottages); and**
- c **it can be demonstrated that the existing farm or forestry enterprise is economically viable, or in the case of a proposed enterprise that it has been planned on a sound financial basis and intentions are genuine; and**
- d **no other dwellings either on or closely connected to the holding/enterprise have been sold separately or some way alienated from it. As an additional safeguard, where an existing dwelling with unrestricted residential use serving the holding/enterprise exists and is not subject to an occupancy condition, a condition restricting the occupancy of that dwelling will be imposed.**

**The size of the proposed dwelling should not result in a total habitable floorspace exceeding 120 sq.metres, unless the larger dwelling size is essential:**

- i **to meet the genuine family needs of the occupier; or**
- ii **to meet the need for additional floorspace on a large farm unit.**

**Where practicable and appropriate, first consideration should be given to the conversion of an existing building under the terms of Policy CO-RB1, Section E10.**

**Where evidence of the financial soundness and future sustainability of the holding/enterprise appears inconclusive, consideration may be given to permitting a caravan or other temporary accommodation for a limited period of time.**

E2.10 This policy reflects government advice given in PPS7, Sustainable Development in Rural Areas. The tests set out in the policy are intended to establish whether there is a genuinely essential need for a new dwelling based on the requirements of the enterprise, and to ensure that where development is acceptable

in principle it is appropriately designed, sited and of a size commensurate with the needs of the holding.

E2.11 The need for a worker to be on hand at most times might arise where there are animals that require essential care at short notice or where serious harm to crops or products could occur without immediate attention in an emergency. Consideration must be given to whether mechanisms such as an automatic alarm system or closed circuit television surveillance could reasonably serve the needs of the holding rather than the construction of a new dwelling. The protection of livestock and products from theft or injury by intruders will not by itself be sufficient to justify a dwelling.

E2.12 In addition to the requirement to show a functional need for a dwelling the local planning authority will normally also require evidence to be submitted supporting the financial soundness and future sustainability of the holding. This will be the case particularly in circumstances relating to the setting up of a completely new business or where major change is proposed to an existing business. Where consideration is given to permitting a caravan or other temporary accommodation for a limited period of time, the enterprise can then be reassessed at a later date and if it then proves to be to be justified permission for a permanent dwelling may be given.

E2.13 When a new agricultural worker's dwelling is permitted, an occupancy condition will be imposed to prevent the subsequent disposal of the dwelling on the open market and to ensure that it is kept available to meet the needs of other farm or forestry businesses in the locality if it should no longer be needed by the original business. As an additional safeguard, the local planning authority will normally impose an agricultural occupancy condition upon existing otherwise unrestricted lawful residential uses within a farm holding needed in connection with the farm.

E2.14 The size restriction in Policy CO-H5 seeks to ensure that the size of a worker's dwelling is commensurate with the needs of the holding. The figure of 120 square metres has been arrived at by taking the gross floor area of a standard Housing Corporation 3 bed 5 person house and allowing for some additional accommodation (eg. for a farm office), and for the design to be appropriate to a rural location. Applicants seeking additional accommodation will be expected to justify their special needs. Permitted development rights to provide further accommodation will normally be removed by condition.

E2.15 Where a case can be made for permitting an agricultural worker's dwelling, the local planning authority will encourage proposals involving the re-use for this purpose of existing buildings or redundant agricultural buildings in accordance with Policy CO-RB1, Section E10.

E2.16 In implementing this policy, the local planning authority will also have regard to the potential impact of the proposal upon the character and appearance of the countryside, and to the criteria in Policies DW-E1, Section C1 and CO-E1, Section E1. The re-use of appropriate existing buildings for agricultural workers' dwellings will be encouraged.

## **Policy CO-H6**

**Removal of agricultural occupancy conditions in the countryside outside the New Forest**

**An occupancy condition restricting the occupancy of a dwelling to a person employed or last employed in agriculture or forestry will not be removed unless the local planning authority is satisfied that the long-term need for the dwelling has ceased and there is no evidence of a continuing need for housing for persons employed or last employed in the locality in these categories.**

E2.17 This policy seeks to ensure that dwellings which have been permitted specifically to meet the needs of the rural economy should normally remain available for that purpose.

E2.18 Policy CO-H6 relates not only to the needs of the particular holding but includes the general need for workers dwellings in the surrounding area.

E2.19 In order to demonstrate that the long term need for the dwelling has ceased the applicant will normally be expected to show that appropriate steps have been taken to try to sell or let the property with the occupancy condition intact, and that

marketing has been correctly targeted, financially realistic and sustained. This would be expected to include:

- i contacting other local land and estate owners in the vicinity of the dwelling to establish whether they require further accommodation either presently or in the near future;
- ii the property being placed with local estate agents and advertised locally for a reasonable period of time at a price reflecting the occupancy condition; and
- iii the property being advertised widely in local newspapers and appropriate publications including specialist trade organisation journals.

## ~~Affordable housing schemes for local needs~~

### ~~Policy CO-H7~~

~~Affordable housing for local needs in the countryside outside the New Forest.~~

~~Exceptionally, small-scale housing developments on sites in or adjoining villages, or adjoining the defined built-up areas outside the New Forest may be permitted to meet the needs of local people unable to afford to rent or to purchase property on the open market, provided that:~~

- a ~~the local planning authority is satisfied that the dwellings meet a particular local need that cannot be accommodated in any other way; and~~
- b ~~the developers enter into a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity; and~~
- c ~~the proposal is capable of management by an appropriate body, for example, a Registered Social Landlord, New Forest District Council, or a village trust or similar accredited local organisation; and~~
- d ~~there are appropriate local facilities (e.g. shops, schools, and public transport).~~

~~In respect of single dwellings, the habitable floor area should not exceed 100 sq.metres.~~

~~E2.20 This policy is intended to assist people living in unsatisfactory accommodation in the locality, or with a particular reason to live there by virtue of their work or family connections, and who therefore are considered by the District Council to be in housing need. For the purposes of this policy, a **local person** will normally mean someone who lives or works in, or who has strong connections with the settlement or parish in which the scheme is proposed.~~

~~E2.21 This policy provides, exceptionally, for development to be permitted adjoining built-up areas in order to provide affordable housing over and above small scale village housing schemes.~~

~~E2.22 In order to avoid prejudicing the environmental protection policies of the plan and to avoid adding to pressures on the New Forest, the District Council will necessarily implement this policy with caution. It is strongly recommended that any proposals are discussed with the local planning authority at an early stage.~~

~~E 2.23 In considering proposals for housing development under Policy CO H7, the District Council will be concerned to ensure that the type of scheme proposed addresses a genuine local need, and would result in the provision of homes which are affordable to local people with an identified housing need. The District Council will seek to ensure that there are adequate occupancy controls on housing provided under this policy to ensure it continues to provide affordable homes for local housing needs in perpetuity. Further explanation of the "affordable housing" policies is given in Section B4 of the plan.~~

## Caravans

### **Policy CO-H8**

Caravans in the countryside outside the New Forest

**Permission will not be granted for new residential caravans or mobile homes in the countryside, except in accordance with Policy CO-H5 above.**

### **Policy CO-H9**

Replacement of residential caravans or mobile homes in the countryside outside the New Forest

**The replacement of residential caravans or mobile homes in the countryside by permanent dwellings will not be permitted.**

E2.24 These policies are necessary to conserve and protect the District's countryside, including areas subject to special designations and rural settlements. The replacement of residential caravans or mobile homes with permanent dwellings, except where it would be allowed under Policy CO-H5 above, would lead to additional permanent development and gradual urbanisation of the countryside, which this plan seeks to protect from all unnecessary development.

E2.25 In certain exceptional circumstances, and where no other form of accommodation is available, temporary permission may be given for a caravan or mobile home within a residential curtilage, for example to accommodate an elderly relative, or a family while the house is being renovated; or for agricultural or forestry workers' needs (see Policy CO-H5).

## E3 Employment and business development in the countryside outside the New Forest

E3.1 Throughout Part E of this local plan:

“Office/ business” use refers to Class B1;

“Industrial/ office/ business” uses refers to Classes B1 and B2;

“Storage or distribution” use refers to Class B8; and

“Financial or professional services” refers to Class A2;

of the Town and Country Planning (Use Classes) Order 1987 (as amended).

E3.2 The phrase “employment sites” is used to refer to all sites in industrial/ office/ business, or storage or distribution, or financial or professional services, or similar employment uses. Policies on retail development are set out separately in Section E5.

E3.3 Rural residents of this District have access to a wide range of employment opportunities in neighbouring urban areas, and in more distant locations accessible via a well-developed transport network. The countryside is not a distant rural area dependent upon a predominantly rural economy. There is considerable out-commuting from rural areas in the District, and unemployment within them is relatively low. Agriculture provides less than 3% of jobs within the District; however, it is essential to the maintenance of the character of the countryside.

E3.4 The local planning authority seeks to maintain the local economy while protecting the countryside from developments which would be detrimental to its character, eg. substantial new building, or the creation of substantial additional vehicular traffic or pollution.

E3.5 Most rural settlements in this District, even those outside the New Forest, are within areas subject to special designations such as Area of Outstanding Natural Beauty (AONB) and Green Belt, where new business development would be contrary to the overriding policies of restraint on development.

E3.6 With changes in the agricultural economy there is increasing demand for the diversification of agricultural activity. In accordance with Government advice, in particular Planning Policy Statement 7 (PPS7), Sustainable Development in Rural Areas, the local planning authority recognises the need to maintain a flexible and efficient agricultural industry, and seeks to balance these needs against the overriding aim to protect the countryside. The authority will give sympathetic consideration to proposals for diversification of agricultural enterprises. However, diversification will not of itself constitute a special case justifying proposals which would otherwise be unacceptable. Section C9 of this local plan contains transport policies that will be applied to any development proposals; policies DW-T7, DW-T8 and DW-T9, Section C9 are relevant to issues of sustainability in relation to development in rural areas. The authority is mindful of the particular need for an abattoir in the New Forest area.

E3.7 The policies of this plan enable a range of enterprises such as the re-use of farm buildings for a variety of small scale business uses (see Section E10). The plan also enables alternative uses for agricultural land such as recreational uses, including, for example, recreational horse-keeping (subject to Policy CO-R8, Section E7). These are intended to assist farmers to supplement their income, while avoiding development prejudicial to the character of the countryside by reason, for example, of traffic pressures, creation of pollution (including noise and light), or disruption to visual amenities, landscape or nature conservation interests.

E3.8 Within the countryside outside the New Forest, new development for employment purposes will normally be limited to:

- i that which is reasonably necessary for agriculture, horticulture and forestry, in accordance with Policy CO-B1 below; and
- ii the re-use of buildings and limited development of new buildings to assist diversification of farming enterprises in accordance with Policy CO-RB1, Section E10 and Policy CO-B2 below; and
- iii the replacement or the limited extension of existing industrial and office premises within existing site boundaries in accordance with Policies CO-B3 and CO-B4 below; and
- iv certain forms of tourist development (see Section E4).

## New agricultural development

### **Policy CO-B1**

Agricultural development in the countryside outside the New Forest

**Permission will be granted for buildings (other than dwellings) required for agriculture, horticulture or forestry purposes provided that the local planning authority is satisfied that they are necessary for the efficient working of land under that use.**

E3.9 The local planning authority recognises the importance of agricultural activity to the local economy and to the management of the landscape, and seeks to enable development necessary to maintain it. However, in implementing this policy, the local planning authority will have regard to Policies DW-E1, Section C1, CO-E1, Section E1 and special rural designations in Section C3. Development associated with agriculture can have a substantial environmental impact, and the authority seeks to avoid very large scale structures and developments which would be damaging to the character of the countryside, in particular in the areas subject to special designations such as the Area of Outstanding Natural Beauty. The environmental impact of large agricultural buildings may, however, be mitigated by careful siting and design.

## New employment uses

### **Policy CO-B2**

New employment uses in the countryside outside the New Forest (including farm diversification)

**New industrial/ office/ business/ storage or distribution uses will be permitted in the countryside in existing buildings, including agricultural buildings, subject to Policy CO-RB1, Section E10.**

**As part of a farm diversification project, permission may also be given for new buildings for business purposes, to either replace existing buildings or to accommodate expansion of enterprises which support the farming business provided that there are no existing buildings that can be used for the purpose, and the development:**

- a is of a design and scale appropriate to its rural surroundings and would not harm the character and amenities of the countryside or impose unacceptable pressures on the New Forest; and
- b can be provided with access, vehicle parking and services without works detrimental to the character of the countryside; and
- c will not significantly increase vehicle movements or environmental damage on minor roads.

**In appropriate circumstances restrictive conditions may be used to control the type and scale of business use permitted if this is necessary to ensure that the use remains appropriate to the building and its location in the longer term.**

E3.10 The policies of this plan continue to direct new employment uses principally to built-up areas, and specifically to sites allocated for these uses. However, the re-use and adaption of rural buildings for business purposes can make a significant

contribution to the diversification of the rural economy, bringing new life and activity to rural communities.

E3.11 While the first priority is to make use of existing buildings, the local planning authority acknowledges that some new or replacement buildings may be needed for farm diversification. In view of the special needs in this District, the construction of an abattoir in an appropriate location, i.e. one which has reasonable access to the main road network, and would not have an adverse impact on residential areas or other uses likely to be sensitive to this activity may be considered as an appropriate farm diversification enterprise.

E3.12 The local planning authority will be concerned to ensure that any employment use permitted will be of an appropriate scale and character compatible with its countryside location, and will not have an adverse affect, either directly or indirectly, on the rural environment, and particularly on areas subject to special designations, such as the Area of Outstanding Natural Beauty. Accordingly the local planning authority will make use of restrictive conditions on planning permissions granted where the use of such conditions will enable a particular proposal to be permitted but a more general unrestricted permission for an employment use would be considered unacceptable.

## Existing employment uses

### Policy CO-B3

Redevelopment of established employment sites in the countryside outside the New Forest

The redevelopment for industrial/ office/ business/ storage or distribution uses of established employment sites will only be permitted where:

- a there would be environmental benefits such as a reduction in the visual impact of the site in the landscape, an improvement to the amenities of nearby properties, or a reduction in traffic or other disturbances from the site; and
- b where feasible, the redevelopment scheme deals comprehensively with the full extent of the site; and
- c replacement buildings do not materially increase the existing floorspace or the level of business activity generated in terms of employment and traffic; and
- d the replacement buildings are appropriate to their surroundings in terms of scale, design and materials; and
- e the redevelopment scheme is contained within the existing site boundary.

### Policy CO-B4

Extensions to employment premises in the countryside outside the New Forest

The extension of existing industrial/office/business/storage or distribution premises will be permitted where they are:

- a alterations or additions necessary for the efficient operation of the business, but which would not materially increase the level of business activity generated in terms of employment and traffic; and
- b contained within existing site boundaries; and
- c compatible with adjoining land uses.

E3.13 These policies seek to maintain existing businesses whilst avoiding adverse impacts on the countryside arising from additional activity. In implementing this policy the local planning authority will have regard to the District-wide policies in Part C and Policy CO-E1, Section E1.

### Policy CO-B5

Retention of existing employment sites in the countryside outside the New Forest

Development which would result in the loss of industrial/ office/ business sites to other uses will only be permitted where:

- a the proposed development would only result in the loss of less than 100 square metres of floorspace or 0.05 hectares of land in employment use; or
- b the existing use is detrimental to the character or amenities of the area and the local planning authority is satisfied that the site is not capable of being satisfactorily used for an employment use, and that overriding local benefits would result from the proposed development; and
- c the proposed use would not be likely to restrict the range of uses which could be carried out by businesses on employment sites in close proximity.

E3.14 This policy seeks to retain local job opportunities.

### Employment sites

E3.15 A number of existing employment sites lie beyond the defined built-up areas. Where they are close to the built-up area boundary, policies for them are included within the settlement specific policies of the local plan, as follows:

Fawley Oil Refinery: see Policy FA-1, Section F11;

Land adjoining Headlands Business Park, Ringwood: see Policy RW-11, Section F20.

## E4 Tourism in the countryside outside the New Forest

E4.1 Much of the countryside and coast outside the New Forest is special in its own right (see Section E1). The local plan's policies seek to ensure that tourism related development is appropriate in scale and character to the area, and is particularly sensitive to the special countryside designations which apply. Further, there is a close relationship between the New Forest and the countryside around it. Increasing visitor accommodation and providing new attractions around the Forest will encourage more people into the area and because of the great attraction of the New Forest, almost inevitably increase visitor pressure on the Forest itself.

E4.2 In accordance with government policy to promote diversification of the rural economy, this plan allows some scope to increase visitor facilities in the countryside surrounding the New Forest by permitting the re-use of existing buildings for visitor accommodation or attractions. However, the local plan's policies do not seek to enhance the overall attraction of the area for tourism nor to increase the overall number of visitors.

### ~~Hotels and guest houses~~

#### ~~Policy CO-TM1~~

##### ~~New hotels in the countryside outside the New Forest~~

~~New hotel, guesthouse and other tourist accommodation will only be permitted through the change of use and/or conversion of existing buildings in accordance with Policy CO-RB1, Section E10.~~

~~E4.3 In accordance with the objectives of conserving the countryside, the local planning authority seeks to limit the development of new buildings in the countryside. However, the re-use of existing buildings for this purpose can assist in the diversification of the rural economy.~~

#### ~~Policy CO-TM2~~

##### ~~Retention of existing hotel accommodation~~

~~The loss of a hotel or guest house through redevelopment or change of use will only be permitted where less than eleven bedrooms would be lost.~~

~~E4.4 Many hotels and guest houses have been lost through their conversion to other uses over the years. Because of the need to restrict new hotel and guest house development, any major losses of existing accommodation from the New Forest will result in a further contraction of this economically valuable sector of the local tourist industry. Therefore, retention of the existing stock of hotel and guest house accommodation is considered an important part of helping to maintain the local economy. This policy applies to all sites or buildings where the established planning use of the site is within Class C1 of the Town and Country Planning (Use Classes) Order.~~

#### ~~Policy CO-TM3~~

##### ~~Extensions to hotels in the countryside outside the New Forest~~

~~Permission will be granted for extensions to existing hotels and guest houses, including an increase in the number of bedspaces provided that the local planning authority is satisfied that:~~

- ~~a the development will assist in maintaining an established hotel or guest house business; and~~
- ~~b existing buildings are fully utilised and incapable of further adaptation; and~~
- ~~c the proposed extension is appropriate in scale and design to the existing building, and does not have an adverse impact on the local landscape or other features of acknowledged importance.~~

~~Within the Green Belt only minor extensions will be considered appropriate.~~

~~E4.5 This policy allows established hotels and guest houses some flexibility to modify their operations and adapt their businesses in response to the changing expectations of their customers. This may entail the provision of new ancillary facilities, such as health suites, the upgrading of rooms, or simply measures to meet changing food, hygiene and fire regulations.~~

~~E4.6 An extension will normally be considered acceptable if it is capable of being achieved with minimal impact on the overall physical appearance of the building and does not result in a significant increased prominence of buildings within their setting. In implementing this Policy the local planning authority will have regard to Policies DW E1, Section C1, DW E34, Section C3, and CO E1, Section E1.~~

## Holiday parks, tourist caravan and camping sites

### **Policy CO-TM4**

Holiday parks and camp sites in the countryside outside the New Forest

**Holiday parks, touring caravan and camping sites will not be permitted, except as provided for in Policy NF-TM6, Section D5.**

E4.7 Certain caravan and camping organisations are, subject to limitations, exempt from the need to obtain planning permission for their own supervised sites and approved sites under paragraphs 5 and 6 of the First Schedule to the Caravan Sites and Control of Development Act, 1960, and under Part 5, Class A of the Town and Country Planning (General Permitted Development) Order 1995. New Forest District Council will liaise closely with exempted organisations to seek to ensure that they undertake their activities without conflicting with the objectives of the Local Plan.

### **Policy CO-TM5**

Extensions to holiday parks and camp sites in the countryside outside the New Forest

**Extensions to existing holiday parks, and camping and/or caravanning sites will not be permitted, except:**

- a in exceptional circumstances, to enable the removal of pitches from sensitive areas, part of a site may be relocated to a less sensitive area adjoining an existing site providing:**
  - i there are overall environmental benefits; and**
  - ii there is no increase in the overall site area or site capacity; and**
  - iii the area where pitches or other facilities are removed from is fully restored to an appropriate countryside landscape, and any existing use rights are relinquished; or**
- b where a minor expansion, not involving an increase in the number of units or pitches on the site, is necessary to facilitate a scheme to improve the site layout and landscaping; providing**
  - i there are overall environmental benefits, including reducing the visual impact of the site from the surrounding countryside; and**
  - ii the Local Planning Authority is satisfied that the number of units/ pitches on the whole site can be controlled by appropriate planning conditions or agreements.**

E4.8 This type of holiday accommodation is well provided for in and around the New Forest. It is often visually intrusive, and imposes pressures on the countryside in the form of traffic and other activity. For these reasons, further provision is not considered appropriate in the countryside of this District, much of which is subject to special designations. This policy also forms part of the local plan's strategy of reducing visitor pressures on the New Forest. In exceptional circumstances, a new holiday park, caravan or camp site may be permitted to allow the relocation, permanent abandonment and full landscape and habitat restoration, of an existing site within the New Forest. The capacity of the replacement site should be no greater than the site it is to replace and should meet other policies of this plan. 'Holiday Parks' refer to static holiday caravans and chalets, and 'Camp sites' refer to touring caravan, motor home and tent sites.

**Policy CO-TM6**

Up-grading of holiday parks and touring caravan sites in the countryside outside the New Forest

Up-grading of facilities in holiday parks and touring caravan sites which do not increase the overall visitor capacity of the site will be permitted provided:

- a any new facility or building does not materially increase the overall impact of the site within its setting;
- b the facility to be provided is incidental to the holiday park/ caravan site use.

Appropriate planning conditions will be attached to planning permissions for accommodation on holiday parks and caravan sites to ensure that it is not used as permanent residential accommodation.

E4.9 Up-grading of facilities in response to customer demands for improved standards may include improving ancillary facilities, and provision of new amenities to cater for staying guests, but not increasing accommodation. The provision of new facilities should not increase the overall impact of the site in the landscape. Any new permanent buildings should be located within parts of the site where permanent structures already exist.

E4.10 This policy applies to sites catering primarily for static holiday caravans and chalets, touring caravans and motor homes. With improved facilities holiday parks are able to extend their season of operation. The local planning authority is concerned to ensure that accommodation on holiday parks is not used as permanent residential accommodation. The full closure of a site for a set period each year is one way of achieving this. However, in some circumstances the local planning authority may consider a series of staggered closures for static units on different parts of the site. This would enable the holiday park to remain open throughout the year, but ensure that no single unit is occupied for more than ten months each year. A legal agreement to secure this arrangement would be required.

**Policy CO-TM7**

Upgrading of camp (tenting) sites in the countryside outside the New Forest

The up-grading of facilities on camping sites will be limited to the development of ancillary service facilities. Development to provide facilities will be permitted where the proposal is for:

- a a new building which replaces an existing permanent building on the same site and providing that the new building has no greater impact than the existing building on the site; or
- b the re-use of existing buildings, in accordance with Policy CO-RB1, Section E10.

E4.11 This policy applies to camp sites primarily catering for tents. Existing sites offer a choice of facilities; some are well equipped, others only have basic amenities. With the relatively short visitor season, for much of the year many of these sites merge back into the countryside. Only the permanent buildings on the site have an impact all year round. While sites with only basic facilities may have only limited appeal, it is not the purpose of this plan to encourage additional visitors to use camp sites in the District by allowing additional facilities. Many small private sites are linked to farms where the use of farm buildings to provide facilities may be acceptable. Ancillary service facilities may include washing and laundry facilities, but excludes shops and indoor leisure/ recreation facilities.

~~Visitor attractions and facilities~~~~Policy CO-TM8~~

~~Visitor attractions in the countryside outside the New Forest~~

~~New visitor attractions will only be permitted by change of use or conversion of existing buildings, in accordance with Policy CO-RB1, Section E10.~~

~~E4.12 The local planning authority seeks to protect the countryside from new building detrimental to its character, and these developments are therefore restricted to re-use of existing buildings.~~

**Policy CO-TM9**

Extensions to visitor attractions in the countryside outside the New Forest

Limited extensions or alterations to visitor attractions will be permitted where they:

- a are necessary for the efficient operation of the existing business; and
- b are contained within the existing site boundaries; and
- c are compatible with the countryside location and adjoining land uses; and
- d will not result in additional pressures on the New Forest.

E4.13 The local planning authority seeks to enable existing attractions to remain viable while avoiding adverse impacts on the countryside or the New Forest arising from additional development. The authority is particularly concerned to avoid increases in numbers of visitors in the countryside in locations which would result in additional pressures on the New Forest.

## E5 Shopping in the countryside outside the New Forest

E5.1 Within the countryside outside the New Forest, retail development consists mainly of village shops, and a few farm shops and plant nurseries. Residents look mainly to the shops within the defined built-up areas for their convenience goods and local services. The number of village shops is declining as shopping patterns change.

E5.2 Village shops are important not only in terms of local shopping but often as a meeting and information point, especially for the elderly and those without means of access in relatively isolated communities. While planning policy itself cannot reverse the decline of village shops, it can seek to accommodate those shopping activities which are still viable, support the rural economy, and reduce the need for journeys elsewhere.

### Shops in villages in the countryside outside the New Forest

#### **Policy CO-S1**

##### Shops in villages

In villages, the development of new small-scale convenience shops serving local needs, and extensions to existing shops, will be permitted provided:

- a they will not extend the curtilage of the premises into adjoining countryside; and
- b they have no unacceptable impact on adjoining land uses; and
- c where a new building is proposed to provide a small-scale convenience shop, the proposal meets a need not otherwise met within the local community.

#### ~~Policy CO-S2~~

##### ~~Loss of shops~~

~~In villages, the change of use of a shop to financial and professional services or other office/business uses will be permitted providing the proposal would not result in the loss of the last convenience shop serving the settlement. The change from retail to residential use will not normally be permitted.~~

~~E5.3 It is in the interests of village communities that new shops and/or the retention of existing shops are encouraged, although there is little that the planning authority itself can do directly to ensure their survival. In some villages particular shops cease to be viable but in granting permission for other commercial uses for such buildings, future scope for their re-use as shops may be retained. Where the proposal involves the loss of the last convenience shop, the local planning authority is unlikely to grant planning permission for an office/business use unless it is satisfied that all reasonable efforts have been made to sell or let the property as a shop and that it is not economically viable to retain the building for this purpose.~~

### Shopping development outside villages in the countryside outside the New Forest

#### **Policy CO-S3**

##### Shops outside villages

New development or change of use for retail purposes will not be permitted in the open countryside.

E5.4 The local planning authority seeks to protect the countryside from inappropriate development. Shopping facilities will be encouraged to locate within the defined built-up areas. Garden centres fall within the category of retail development not normally permissible in the countryside.

E5.5 Farm shops selling goods produced on the farm do not normally require planning permission. They can provide a valuable local facility and an additional source of income for farms, and can help to sustain the rural economy. However, the selling of a significant proportion of goods other than those produced on the farm brings these enterprises within the definition of retail development covered by Policy CO-S3, and will not normally be permitted.

### ~~Amusement centres~~

#### ~~Policy CO-S4~~

~~Amusement centres in the countryside outside the New Forest~~

~~Amusement centres will not be permitted.~~

~~E5.6 Amusement centres are not appropriate uses outside defined built up areas.~~

## E6 Food and drink uses in the countryside outside the New Forest

E6.1 Food and drink (catering) uses, as defined by Class A3, Class A4 and Class A5 of the Town and Country Planning (Use Classes) Order 1987 (as amended), include all proposals for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises, for example, public houses, restaurants, wine bars, cafes, snack bars and hot food shops.

E6.2 There is a need to balance the social and economic benefits that food and drink outlets can bring with other planning objectives, such as the conservation of the countryside. A flexible approach in considering facilities for residents, tourists and visitors in the countryside outside the New Forest may assist in taking pressure off the New Forest.

### **Policy CO-F1**

**Food and drink premises in the countryside outside the New Forest**

**The development of new buildings for food and drink outlets will not be permitted. The change of use of existing buildings for food and drink uses may be permitted in accordance with Policy CO-RB1, Section E10.**

**Extensions to existing food and drink premises and the provision of related outdoor facilities will be permitted provided that:**

- a they have no unacceptable impact upon the amenities of neighbouring land or the character of the area; and**
- b no traffic hazard through servicing, or through increased parking on the road or verges will result; and**
- c equipment required to meet health, pollution and fire regulations is not visually intrusive.**

**Extensions or alterations may include the provision of overnight guest accommodation.**

E6.3 This policy seeks to enable some improvements to food and drink outlets in the countryside while minimising their environmental impact. They are intended to enable proposals which are small in scale and unobtrusive in the countryside.

E6.4 In implementing this policy, the local planning authority will have regard to Policies DW-E1, Section C1, and CO-E1, Section E1, including the impact by way of noise, fumes, smell, litter, traffic generation and parking. These effects can be particularly noticeable with take-away food outlets. The provision of related outdoor facilities, such as gardens and play areas, can also have an impact on the amenity of the area.

E6.5 In considering proposals for extensions, the local planning authority will have regard to previous proposals to extend the premises which have been implemented. The authority seeks to avoid harmful increases in the impact of these forms of development on the character and amenities of the countryside.

E6.6 Where appropriate, the hours of opening will be limited by means of a planning condition.

### **Loss of public houses**

#### **Policy CO-F2**

**Loss of public houses in the countryside outside the New Forest**

**Permission will only be granted for development or change of use resulting in the loss of a public house where:**

- a there is another existing public house in the village or located close by; or**

- b the local planning authority is satisfied that all reasonable efforts have been made to sell or let the property as a public house.**

E6.7 Most settlements in the countryside have at least one public house. Public houses often play a vital social and economic role in the local community. While the success of a public house is dependent on market forces, within the limits of planning control this local plan seeks to ensure that a community does not lose the only public house serving it. However, the local planning authority recognises that there are limits to the successful implementation of this policy as in some circumstances a public house may be subject to a change of use without the need for planning permission, e.g. a change of use to a Class A1, A2 or A3 use<sup>1</sup>.

<sup>1</sup> From 21 April 2005 Public Houses fall within Class A4, Drinking Establishments

## E7 Recreation in the countryside outside the New Forest

E7.1 Government advice is generally to encourage appropriate recreational uses in the countryside, to increase public access to, and appreciation of the countryside, and to assist in diversifying the rural economy.

E7.2 Hampshire County Structure Plan Review Policy R3 indicates that in the countryside, recreational uses of an appropriate scale and character will be permitted which assist the local economy, relieve recreational pressure on the New Forest, meet the local community's recreational needs, or involve the re-use of existing buildings subject to environmental and transport criteria.

### Outdoor recreation

#### **Policy CO-R1**

Outdoor recreation uses in the countryside outside the New Forest

**Outdoor recreation uses will be permitted which will:**

- a** assist in relieving pressures on the New Forest; or
- b** meet local recreational needs; or
- c** assist in the diversification of agricultural enterprises;

**provided that they:**

- i** will not result in any increased pressures on the New Forest or the coast; and
- ii** do not involve substantial new buildings such as stadia or indoor recreation facilities, or large areas of car parking (see also Policy CO-R2 below).

**Noisy sports will only be permitted where they would have no unacceptable impact on the amenities of local residents or on other environmental or agricultural interests.**

E7.3 The countryside and the coast can provide a valuable recreational resource, and the policy seeks to enable their use for these purposes without prejudicing their environmental quality. In implementing this policy, the local planning authority will have regard to the District-wide policies in Part C and Policy CO-E1, Section E1, particularly the impact on landscape, nature conservation and agricultural interests, and the implications of the activity in terms of actual or potential demands for lighting, spectator facilities, buildings, parking, traffic on adjoining roads and noise. Policy CO-R1 also provides a corollary to other policies in Section E7 and should be applied, as appropriate, together with policies CO-R2 to CO-R10 when considering development proposals. The authority will encourage recreational proposals which are of benefit to the local community.

### Buildings and other facilities for outdoor recreation

#### **Policy CO-R2**

Development ancillary to recreation uses in the countryside outside the New Forest

**The development of new buildings and/or other facilities in association with outdoor recreational uses (other than horsekeeping and riding - see Policies CO-R7 to CO-R10) will only be permitted where the local planning authority is satisfied that:**

- a** they are ancillary to an otherwise acceptable recreational activity; and
- b** they cannot be accommodated in existing buildings or built-up areas.

**All weather playing pitches will only be permitted on existing or proposed playing fields. Floodlighting will only be permitted where it can be demonstrated that it will have no significant adverse effect on the amenities of local residents or the character and appearance of the area.**

E7.4 Outdoor sports, including coastal recreation, can bring with them requirements for buildings such as changing rooms, club rooms, stores, spectator viewing, conveniences, car parking etc., and a need for improved facilities such as all weather surfaces on playing pitches. The authority seeks to enable such provision whilst minimising impact on the countryside and the undeveloped coast.

E7.5 Floodlighting can be obtrusive because of the structures involved, and the visual impact of the lighting itself; it can also enable the continuation of activity into times of day when it becomes detrimental to residential amenities.

## Golf courses

### Policy CO-R3

Golf courses in the countryside outside the New Forest

**Golf courses may be permitted, provided that associated buildings are kept to a minimum, of unobtrusive design and appearance, and strictly related to the golf course use; they will not include residential or hotel development.**

E7.6 In accordance with government advice in Planning Policy Guidance Note 17 (PPG17), Planning for Open Space, Sport and Recreation 2002, this policy seeks to enable the development of golf courses, subject to environmental constraints. In implementing this policy, the local planning authority will have particular regard to District-wide policies in Part C and Policy CO-E1, Section E1, especially the impact of such proposals on Sites of Special Scientific Interest and other areas of nature conservation value, the Area of Outstanding Natural Beauty and historic landscapes. These constraints are likely to mean that opportunities for golf course development are limited.

E7.7 Golf course proposals should normally be directed towards lower grade agricultural land not subject to other environmental designations. However, where golf course proposals involve Grade 1, 2 or 3a agricultural land (see Policy DW-E42, Section C5), developers should supply sufficient detail of construction and layout of the course to enable the impact of the proposal on the agricultural value of the land to be assessed.

E7.8 Proposals for golf driving ranges will be determined against Policies CO-R1 and CO-R2 above.

## Country recreation areas

### Policy CO-R4

~~Country recreation areas in the countryside outside the New Forest~~

~~The creation of country recreation areas, defined as areas laid out and managed for quiet, countryside-related activities, will be permitted provided that:~~

- ~~a they are designed and managed so that they provide an attractive alternative to the New Forest; and~~
- ~~b they do not include special attractions or indoor recreation facilities; however, they may include low key ancillary facilities such as car parks, appropriate play facilities, education and interpretation facilities, conveniences and provision for refreshments.~~

~~E7.9 Country recreation areas can increase public access to the countryside, assist in the diversification of the rural economy and can be appropriate after uses for mineral workings. Provided that they are carefully located, they can also assist in relieving pressures on the New Forest.~~

~~E7.10 Quiet, countryside-related activities include walking, non-commercial cycling and horse riding, informal play and sporting activities, picnics, barbecues etc.. Where the area contains lakes, they may also include low key activities such as sailing, canoeing and fishing. They do not include indoor facilities, or special attractions such as caged animals or birds, amusements or public entertainment facilities, which in terms of both their appearance and the level of activity generated are likely to be detrimental to the character and amenities of the countryside.~~

~~E7.11 Examples of countryside areas where provision is being made for countryside recreational activities of this type are at the Avon Valley Lakes north of Ringwood (see Policy AV 6, Section E11), and, to a more limited extent, at the reservoir development known as Testwood Lakes to the north of Totton. The local planning authority will encourage further provision, particularly in conjunction with the restoration of mineral workings at Ringwood Forest, and north of Marchwood.~~

~~E7.12 In implementing this policy the local planning authority will have particular regard to Policy CO-R1 above and Policy CO-E1, Section E1.~~

## Local recreational needs

### ~~Policy CO-R5~~

~~Outdoor recreation facilities for local needs in the countryside outside the New Forest~~

~~The development of formal and informal outdoor recreation facilities to meet the needs of local communities (including those within the built-up areas) will be permitted.~~

~~E7.13 This policy refers to open space facilities such as playing pitches, and to informal open space for general recreational use. The local planning authority seeks to ensure that so far as possible, open space is provided to meet the needs of local communities in accordance with the standards set out in Appendix G6. In implementing this policy, the local planning authority will have regard to District wide policies in Part C and Policy CO-E1, Section E1.~~

~~E7.14 Land in the countryside is allocated for public open space to serve a number of built-up areas (see proposals maps).~~

### ~~Policy CO-R6~~

~~Indoor recreation facilities for local needs in the countryside outside the New Forest~~

~~The building of indoor sports facilities will not be permitted in the countryside. The re-use of rural buildings to provide indoor recreation facilities to serve local needs may be permitted subject to Policy CO-RB1, Section E10.~~

~~E7.15 Indoor sports facilities should normally be provided in the built-up areas.~~

~~E7.16 However, some local community needs for indoor recreation facilities need to be met locally in countryside settlements. In order to avoid inappropriate new building in the countryside, the District Council will encourage the provision of these facilities by means of joint use of community buildings such as schools and village halls.~~

~~E7.17 This policy does not include the provision of recreation facilities in association with hotels, which are covered by Policy CO-TM3, Section E4.~~

## Recreational horsekeeping and riding

### ~~Policy CO-R7~~

~~Commercial riding establishments in the countryside outside the New Forest~~

~~New commercial riding establishments and livery stables, and extensions to existing premises will be permitted provided that they will not:~~

- ~~a lead to increased riding pressures on the open New Forest; or~~
- ~~b have an unacceptable effect on residential amenities; or~~
- ~~c cause or increase danger to road users.~~

~~E7.18 Riding is a popular recreational activity in the countryside, and also provides potential for diversification of activities within agricultural enterprises. The policy seeks to enable this activity while avoiding adverse environmental impacts such as further damage to the New Forest. In implementing this policy, the local planning authority will have regard to the District-wide policies in Part C and to Policy CO-E1, Section E1. Particular concerns will be the impact on landscape, nature conservation~~

interests and residential amenity resulting from such matters as the introduction of new buildings and associated facilities (e.g. floodlighting), problems associated with stables (e.g. noise, smells, rats and flies), and the implications for traffic and hazards caused by riders on public roads.

### **Policy CO-R8**

**Recreational horse-keeping in the countryside outside the New Forest**

**Permission for recreational horse-keeping may be granted provided that the local planning authority is satisfied that it will not lead to increased riding pressures on the open Forest.**

E7.19 Recreational horse keeping in the countryside around the New Forest can, through associated riding activity, cause erosion of the open Forest. It can also be accompanied by pressure for stabling and other facilities which can detract from the character and appearance of the countryside, and in implementing this policy, the local planning authority will have regard to the provisions of Policies DW-E1, Section C1 and CO-E1, Section E1.

E7.20 The local planning authority cannot control the use of land for grazing. However, the keeping of recreational horses involves a more intensive use of land which is subject to planning control (except where it occurs within residential curtilages when it may be classed as permitted development). The distinction between grazing and keeping is not always clear; however, a judgement can normally be made on the basis of the area of grazing land available per animal. As a guideline, the keeping of horses occurs where there is less than 0.3 ha (0.75 acre) of land per horse.

E7.21 This policy will be taken into account when considering applications for stables and field shelters.

### **Policy CO-R9**

**Stables and field shelters in the countryside outside the New Forest**

**Permission will be granted for field shelters or stables provided the building is:**

- a sensitively sited to be unobtrusive in the landscape; and**
- b modest in scale and appearance; and**
- c constructed of appropriate materials.**

E7.22 The local planning authority seeks to limit the proliferation of buildings in the countryside. However, the need for shelter for horses is recognised, and the policy enables the provision of simple field shelters and stables, provided that they can be sited without a detrimental impact on the landscape.

### **Policy CO-R10**

**Maneges in the countryside outside the New Forest**

**Outdoor maneges will be permitted. Floodlighting will only be permitted where it can be demonstrated that it will have no significant adverse effect on the amenities of local residents or on the character and appearance of the area.**

**The development of new indoor maneges will not be permitted.**

E7.23 Maneges are all-weather riding arenas, fenced and occasionally floodlit, used for the schooling of animals and riders. The local planning authority seeks to enable the provision of maneges whilst also minimising the environmental impact of these proposals arising from the excavations, surfacing materials, fencing etc. involved in their construction. Floodlighting can be obtrusive because of the structures involved, and the visual impact of the lighting itself; it can also enable the continuation of activity into times of day when it becomes detrimental to residential amenities. In implementing this Policy the local planning authority will have regard to the District-wide policies in Part C and Policy CO-E1, Section E1.

E7.24 Indoor maneges are generally large structures which, with associated car parking and access, are likely to have an undesirable impact on the landscape.

## E8 Community facilities and services in the countryside outside the New Forest

E8.1 Community facilities and services include education, health and social service facilities, public and emergency services, village halls, community buildings, sports and social clubs, libraries, cultural facilities, places of worship, allotments and cemeteries. Access to a full range of these facilities is desirable for the well-being of communities. It is an objective of this local plan to enable the provision of community facilities to meet the needs of communities within the District. It is also an objective of the local plan to reduce dependence on the car, and it is therefore desirable that the facilities provided should be located within or adjoining villages to maximise opportunities for access by transport modes other than the car.

### Education facilities

#### **Policy CO-P1**

New schools and extensions in the countryside outside the New Forest

**New schools and other educational establishments will only be permitted where the proposal is for the change of use of an existing building, in accordance with Policy CO-RB1, Section E10, and is to serve the needs of communities within New Forest District. In exceptional circumstances, where a local need is established which cannot otherwise be met, and the proposal is within or adjoining an existing settlement which offers opportunities for access by transport modes alternative to the car, a site for a new building may need to be considered in the countryside.**

Extensions to existing establishments will be permitted where they are:

- a required to serve the needs of the local community within their catchment area; or
- b necessary to upgrade existing facilities and will not lead to an intensification of the use of the site or materially increase their impact on the countryside.

E8.2 This policy gives limited scope for new facilities through the change of use of existing buildings. Such developments may, for example, include pre-school or nursery education establishments. It also enables the educational needs of local communities to be met through the extension and upgrading of existing facilities. In implementing this policy particular regard will be had to Policy DW-E1, Section C1 and DW-T7, Section C9, including consideration of the accessibility of the proposed development to its catchment community by transport modes alternative to the car, in particular public transport, walking and cycling.

E8.3 The local planning authority seeks to minimise built development in the open countryside, and therefore the policy does not normally allow the building of new schools. However, it is recognised that it may be impractical to locate new schools to serve the needs of local communities within existing built-up areas. Accordingly where a local need is established which cannot otherwise be met, a site may need to be considered in the countryside. The local planning authority will seek to ensure that any such proposal is located within or adjoining an existing settlement in order to maximise opportunities for access to it by public transport, walking and cycling.

#### **Policy CO-P2**

Redundant schools in the countryside outside the New Forest

**Where a school in the countryside becomes redundant, proposals for re-use of the buildings which accord with Policy CO-RB1, Section E10, will normally be permitted. Development will not normally be permitted on any associated playing fields or outdoor sports facilities; if these are not required for outdoor uses by the new user or the local community, they should be converted to agricultural use, or other use appropriate to a location in the countryside.**

E8.4 This policy seeks to enable the re-use of redundant schools without additional built development inappropriate in the countryside.

## Health and social services facilities and care homes

E8.5 These include day care centres, rehabilitation units, group homes, nursing homes and residential care homes, and dentists, doctors and veterinary surgeries, health centres and clinics. The majority of these facilities are in the main built-up areas where they are most accessible, and well related to associated services. However, some may also be required to serve communities in the countryside.

### ~~Policy CO-P3~~

#### ~~Health and social services facilities in the countryside outside the New Forest~~

~~The development or extension of new health, medical and social services facilities, other than nursing, rest, residential care, convalescent or group homes (see Policies CO-P4 and CO-P5 below) will not be permitted except where:~~

- ~~a the proposal is for the change of use of an existing building; or~~
- ~~b the local planning authority is satisfied that they are essential services and facilities which will be of clear and direct benefit to the village or rural community where the development is proposed; and where they cannot be accommodated in existing buildings or defined built-up areas, and they are located to maximise opportunities for access by alternative transport modes to the car.~~

~~E8.6 This policy covers developments such as doctors, dentists and veterinary surgeries to meet local community needs. It is not intended to allow larger scale developments capable of serving a wider area which would draw people into the countryside. The re-use of existing buildings to provide facilities is subject to Policy CO-RB1, Section E10. Any such proposals should be located within or adjoining existing settlements to maximise opportunities for access by public transport, walking and cycling.~~

### **Policy CO-P4**

#### Care homes in the countryside outside the New Forest

The development of new care homes will only be permitted by change of use of existing buildings subject to Policy CO-RB1, Section E10.

### **Policy CO-P5**

#### Extensions to care homes in the countryside outside the New Forest

The extension of existing care homes will be permitted providing this can be achieved in a satisfactory manner within the existing site and without having a harmful impact on the locality.

E8.7 Provision of homes of this type through new development would not be appropriate development in the countryside. However, such uses may be appropriate in existing rural buildings provided they meet the criteria in Policy CO-RB1, Section E10. Extensions to existing homes should not harmfully increase their impact on the countryside, either by way of visual intrusion or traffic generation. For the purposes of Policies CO-P3 to CO-P5 the uses referred to will be those falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not include sheltered or other retirement housing falling within Use Class C3.

## ~~Community and cultural facilities~~

### ~~Policy CO-P6~~

#### ~~Community facilities in the countryside outside the New Forest~~

~~Proposals to develop, improve or extend community and cultural facilities will be permitted provided that the proposal:~~

- ~~a is of clear and direct benefit to the local village or rural community where the development is proposed; and~~
- ~~b cannot be accommodated in existing buildings or defined built-up areas; and~~

- ~~c they are located to maximise opportunities for access by transport modes alternative to the car.~~

~~E8.8 This policy seeks to enable developments such as local village halls, sports and social clubs and community buildings needed by rural communities within or adjoining existing settlements in order to maximise opportunities for access by public transport, walking and cycling. It also includes provision for new, and extensions to existing allotments and cemeteries. It is not intended to allow the provision of facilities that would serve the wider public which are more appropriately provided in the main built up areas. Where possible, built facilities should be provided through the conversion and re-use of existing buildings, subject to Policy CO-RB1, Section E10.~~

~~E8.9 Sites for new allotments in the countryside are allocated at Totton (Policy TE-25, Section F22), and at New Milton (Policies NM-18 and NM-19, Section F19).~~

## ~~Retention of community facilities~~

### ~~Policy CO-P7~~

#### ~~Loss of community facilities in the countryside outside the New Forest~~

~~Permission will not be granted for redevelopment or change of use which would result in the loss of an existing community facility, including schools and health and social service facilities, which is capable of providing a valuable and viable amenity or facility for the local community, except where the local planning authority is satisfied that:~~

- ~~a there is an equivalent facility in the village or close by capable of meeting the need; and~~
- ~~b all reasonable efforts have been made to retain the site in community use.; or~~
- ~~c the loss of the facility is part of a scheme of rationalisation of services which would result in an overall benefit in the level of provision to the local community in locations which are equally, or mre, accessible to the local population.~~

~~E8.10 Facilities such as village halls, sports and social clubs and other community buildings including schools and those used for health and social services facilities are essential for the maintenance of community life. The local planning authority will resist the loss of existing, well-used community facilities, where necessary working closely with the providers of such facilities and other agencies able to support them. In the case of health and social service facilities, the District Council will seek to ensure that proposals for closure and/or rationalisation do not result in a diminution of the level of service provided to local communities.~~



## ~~E9 Utilities in the countryside outside the New Forest~~

~~E9.1 Background information regarding the provision of water services, developments by electricity and gas suppliers, and telecommunications developments is in Section C11, which also contains a general policy for the development of power stations.~~

### ~~Infrastructure~~

#### ~~Policy CO-P8~~

~~New utility infrastructure in the countryside outside the New Forest~~

~~The development of new reservoirs, and gas and electricity related infrastructure, including extensions to existing facilities and works, will be permitted in the countryside provided that:~~

- ~~a the development is required primarily to serve the needs of New Forest District (except for power stations allocated under Policy DW-P2, Section C11); and~~
- ~~b the local planning authority is satisfied that possible alternative sites and alternative means of provision have been examined and that the proposed development is overall the most environmentally acceptable way of achieving the purpose of the development; and~~
- ~~c the amenities of nearby developments are safeguarded; and~~
- ~~d appropriate measures to ameliorate the environmental impact of the development are incorporated in the development proposal.~~

~~Applicants will be required to enter into a legal agreement requiring the removal of plant and equipment and restoration of the site should the utility become surplus to requirements.~~

~~E9.2 Where new utility infrastructure developments are proposed, all options should be examined so that only the most appropriate sites are developed. The local planning authority seeks to protect the countryside, particularly areas which are subject to special designations, from inappropriate development and will have particular regard to the District wide policies in Part C and Policy CO-E1, Section E1. However, it is often impractical to site public utilities developments within built up areas, because of the lack of suitable sites and the impact on residential amenity.~~

~~E9.3 Where proposals are approved, measures to protect and enhance the landscape and other environmental protection measures will be encouraged to minimise any adverse effects. In the case of proposals for power lines, the local planning authority will encourage these to be laid underground.~~

~~E9.4 Some proposals will in addition be subject to environmental impact assessment in accordance with the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 (see Section C8).~~

### ~~Telecommunications~~

#### ~~Policy CO-P9~~

~~Telecommunications in the countryside outside the New Forest~~

~~The development of telecommunications facilities and related infrastructure will be permitted where having regard to technical and other considerations:~~

- ~~a the local planning authority is satisfied that alternative sites and means of provision including the possibility of mast or site sharing have been examined and that there is no more appropriate way of meeting the purposes of the development; and~~

- ~~b all possible steps are taken to minimise the environmental impact of the development.~~

~~A condition will be imposed on any planning permission granted requiring the removal of all equipment and restoration of the site should the facility cease to be used.~~

~~E9.5 While recognising the need to facilitate the growth of new and existing telecommunications systems, and the wider environmental benefits of telecommunications developments, it is also important to protect the countryside, in particular the New Forest, the AONB and other specially designated areas, and sites bordering or visible from these areas. The policy is intended to ensure that where the need for new development can be shown, all options are examined so that only the most appropriate sites are developed. In demonstrating the need for the development, applicants will be required to explain its significance in relation to the national network. Applicants should note that favourable consideration is more likely to be given to innovative design solutions that assist in minimising environmental impact. The local planning authority will consider producing a Supplementary Planning Document relating to the siting and design of telecommunications masts and apparatus. In implementing this policy, the local planning authority will have particular regard to the District wide policies in Part C and Policy CO E1, Section E1.~~

~~E9.6 Where proposals are approved a landscape and environmental protection scheme will be required to minimise any adverse effects. As part of technical considerations, proposals will be assessed to determine whether they will result in the displacement of existing masts or structures and/ or whether they will facilitate future network development by reducing the need for additional masts or structures.~~

~~E9.7 The attention of applicants is drawn to the health considerations relating to telecommunications masts outlined in PPG8 (August 2001). Applicants should include with their development proposals assurances that these meet the guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP).~~

~~E9.8 The relevant authorities will be consulted on planning applications for structures exceeding specified heights within the safeguarded areas for Bournemouth and Southampton International airports. All airport consultation zones are shown on the plan entitled "Public Safety and Safeguarding Consultation Zones in New Forest District" which forms part of the Proposals Map attached to this Plan. Issues surrounding development in the airport consultation zones are dealt with in detail by Policy DW E47 of the Plan and its supporting text (Section C6). See also Appendix G8.~~

## E10 Re-use of buildings in the countryside outside the New Forest

### **Policy CO-RB1**

Re-use of buildings in the countryside outside the New Forest

Permission will be granted for the re-use of buildings in the countryside for:

- a residential uses subject to the following criteria:
  - i the building is not appropriate in terms of its design and location for other uses acceptable under this Policy; or
  - ii there is no other means of securing that a building of architectural or historic interest is retained and conserved; or
  - iii the proposal is for an agricultural or forestry workers dwelling in accordance with Policy CO-H5 or provides dwellings for local needs in accordance with Policy CO-H7 Section E2; or
- b employment uses, in accordance with Policy CO-B2, Section E3; or
- c hotel, guesthouse or other tourist accommodation in accordance with Policy CO-TM1, Section E4; or
- d ancillary service facilities on existing caravan and camping sites, in accordance with Policy CO-TM7, Section E4;
- e visitor attractions in accordance with Policy CO-TM8, Section E4; or
- f food and drink uses in accordance with Policy CO-F1, Section E6; or
- g recreational uses for local needs in accordance with Policy CO-R6, Section E7; or
- h education, health, social service and community facilities, in accordance with policies CO-P1 to CO-P6, Section E8;

provided that the proposed use will not have an unacceptable impact on the character or amenities of the countryside or settlements, or result in unacceptable pressures on the New Forest, and the building:

- i is appropriate in scale and appearance to its location, and can be converted without significant extension or detriment to itself or its surroundings; and
- ii is structurally sound, and can be re-occupied without re-building; and
- iii can be provided with access, car parking and services without works detrimental to the character of the countryside.

On sites creating additional residential units the District Council will negotiate with developers for the provision of affordable housing in accordance with Policy AH-2, Section B4.

E10.1 The policy is intended to enable the re-use of buildings which are appropriate to their setting, a genuinely re-usable resource (ie. they can be refurbished economically to meet the required standards such as Building Regulations and Factory Act provisions), and are on sites which meet highway and other local authority standards. In order to avoid an increase in their environmental impact, such proposals should not rely on large extensions; once established, these uses will only be permitted to extend in accordance with the policies of this local plan. In accordance with government guidance in PPS7, Sustainable Development in Rural Areas, the need to accommodate local business and industry will be a material factor in considering proposals for the re-use of a building.

E10.2 Changes in both the profitability of farming and its methods of working have in recent years led to pressures for agricultural buildings in particular to be put to other uses. The local planning authority is sympathetic to the needs of those

wishing to diversify agricultural enterprises (see Section E3), but wishes to avoid a harmful impact, individually or cumulatively, on the rural environment.

E10.3 Purpose-built or pre-fabricated agricultural buildings, such as glasshouses or prefabricated barns, are usually large and obtrusive, and any re-use other than agricultural or horticultural is likely to be of a scale and type which the local planning authority would not wish to encourage in the countryside.

E10.4 The re-use of existing buildings to provide visitor accommodation can aid diversification of the rural economy. However, to accord with the local plan's aim of protecting the countryside from further development, it is important that such conversions can be achieved without the need for significant physical alteration.

E10.5 Although it is not possible to specify the type of visitor attraction which would be acceptable, in general, attractions should relate to and complement the unique character of the area. They should appeal to visitors who are already attracted to the District, and in particular those specifically seeking the quiet enjoyment of the New Forest or the surrounding countryside.

E10.6 The local planning authority seeks to enable some provision of food and drink outlets in the countryside whilst minimising their environmental impact and avoiding inappropriate new building. The policy enables proposals which are small in scale and unobtrusive in the countryside.

E10.7 The re-use of existing buildings to provide education, health, social service, recreation and community facilities can help towards meeting the needs of countryside settlements, thus avoiding inappropriate new building in the countryside.

E10.8 The Housing Needs Survey, detailed in Section B4 of this Plan, has revealed a significant need for affordable housing in rural areas throughout New Forest District. Where the re-use of a building for residential purposes is acceptable, a contribution towards the provision of affordable housing will be negotiated in accordance with Policy AH-2 (Section B4). If it is not practical or appropriate to make the affordable housing provision on site a financial contribution towards the provision of the affordable dwellings elsewhere will be negotiated.

E10.9 In implementing this policy, the local planning authority will have regard to the District-wide policies in Part C and Policy CO-E1, Section E1.

## E11 Site specific policies in the countryside outside the New Forest

### Avon Valley Lakes

E11.1 Sand and gravel workings in the area, principally to the east of the River Avon, north of Ringwood have resulted in the creation of a complex of lakes. The value of these lakes for recreation and nature conservation has been reflected in planning policies for the area since the 1970s. In the 1980s, following summer droughts in 1983 and 1984, the potential of the lakes for water storage was investigated by the then Wessex Water Authority. In 1987 work started on a scheme to use Ellingham, Ivy and Blashford Lakes for water storage. Planning permission for a second stage of the scheme, involving Rockford, Ibsley and North Somerley Lakes was granted in 1991. The summer drought of 1995 illustrated once again the importance of water reserves provided by the Blashford Lakes water storage facilities.

E11.2 In considering proposals for water storage use of the lakes the planning authority was mindful of potential conflicts which could arise between the use of the lakes for this purpose and:

- i recognised features of nature conservation importance, e.g. the Avon Valley SSSI, Linbrook and Dockens Water;
- ii the existing and potential recreation and nature conservation use of the lakes; and
- iii the need to conserve and enhance the character and landscape of the area.

E11.3 In an agreement associated with the planning permission for their scheme Wessex Water were asked to produce a Management Strategy and Plan for the Blashford Lakes area. The Blashford Lakes Consultative Committee was also established to help formulate management policies for the area, involving not only the District Council and Wessex Water, but also the County Council, Bournemouth and West Hampshire Water plc, English Nature, Hampshire Wildlife Trust, landowners, gravel companies, the Sports Council and local sports clubs. The Blashford Lakes Management Strategy and Plan is being updated and re-published as the Blashford Lakes Strategic Management Plan 2005. It will provide informal guidance to assist in the determination of planning applications in the area of the lakes.

E11.4 Sand and gravel extraction and restoration work will continue in the Blashford area for some years. Water storage is likely to remain the primary purpose of Blashford Lake, Ellingham Lake, Ellingham Pound, and Ibsley Water. Rockford and North Somerley Lakes also have the potential for water storage and supply. Hampshire County Council is responsible for determining planning applications for mineral extraction and site restoration in accordance with the Hampshire Portsmouth and Southampton Minerals and Waste Local Plan; New Forest District Council is consulted on such proposals. New Forest District Council determines planning applications for change of use of restored sites.

E11.5 In 1994, the Avon Valley (Bickton - Christchurch) Site of Special Scientific Interest (SSSI) was extended to include most of the Avon Valley Lakes in the Blashford area. The lakes are now of international and national importance for migratory wildfowl and wading birds, attracting large numbers of wintering gadwall, coot, and mute swans. The lakes provide crucial roosting sites for the flocks of wildfowl that feed in the valley. They are within the area included in a listed Ramsar site and classified Special Protection Area (SPA).

E11.6 The designation of the lakes as part of the SSSI and SPA/ Ramsar site can be seen as evidence of the successful balancing of nature conservation, recreation and water storage uses in the implementation of the Blashford Lakes scheme. The inclusion of the lakes in the SSSI and SPA/ Ramsar site should not prejudice continued recreation or water storage uses in the area but may require revision to aspects of management.

### **Policy AV-1**

#### **Avon Valley Lakes: nature conservation**

**The northern part of Ibsley Water, Ivy Lake, Mockbeggar Lakes, Rockford Lake, and any new lakes created by mineral workings in the Avon Valley will be safeguarded for nature conservation. Development which would prejudice the special interest of the sites subject to statutory nature conservation designations will not be permitted.**

E11.7 The Blashford Lakes Management Strategy and Plan provided a detailed framework which ensured that water storage use, recreational uses and nature conservation interests could co-exist. Without the benefit of the Management Strategy and Plan some of the uses that have been successfully accommodated in the area could have had a potentially damaging effect on the Site of Special Scientific Interest, Special Protection Area and Ramsar site. The Strategic Management Plan has sought to maintain this balance between nature conservation and other uses while ensuring the protection of features of special nature conservation interest.

E11.8 Policies DW-E36 and DW-E37, Section C4 restrict development in nature conservation sites designated under national legislation and international directives. Within the area subject to the Blashford Lakes Strategic Management Plan the level of recreational, water storage and other activities will be strictly controlled and monitored, and subject to an appropriate management agreement to the satisfaction of the Blashford Lakes Consultative Forum and the local planning authority.

### **Policy AV-2**

#### **Avon Valley Lakes: water storage**

**With the exception of Mockbeggar Lake, the use of lakes created by sand and gravel workings in the Blashford-Ibsley area for water storage will be permitted provided that:**

- a proposals include appropriate provision for recreational use and nature conservation interest; and**
- b the development would not have significant adverse affects on the Avon Valley SSSI, the ecological value of nearby watercourses, the Avon Valley floodplain, and the environs of lakes; and**
- c any associated bank reprofiling would be in keeping with the landscape character of the area, and important existing landscape features are retained; and**
- d private water supplies are safeguarded.**

E11.9 An Environmental Statement may be required by the local planning authority to accompany a planning application for a water storage scheme.

E11.10 The generally open, flat character of the floor of the Avon Valley does not lend itself easily to proposals requiring significant bunding around lakes. Any proposal necessitating the raising of banks around lakes will need to pay particular attention to measures to minimise the impact on the local landscape.

### **Policy AV-3**

#### **Avon Valley Lakes: water storage plant**

**Essential buildings, associated plant and infrastructure ancillary to water storage use of the lakes will be permitted. Buildings should be provided in a centralised location.**

E11.11 A water treatment works to serve the lakes is located to the north of Ivy Lake. It is considered that this would be the preferred location for any additional operational buildings required in the future if operationally feasible.

### **Policy AV-4**

#### **Avon Valley Lakes: recreational uses**

**Recreational uses will be permitted on the following Avon Valley lakes:**

**Hightown Lake, Hucklesbrook Lakes, Hurst Ponds, Kingfisher Lakes, Moreys Lakes, North Somerley, Poulner Lake.**

Recreational uses which do not prejudice any water storage use and are compatible with nature conservation interests, will be permitted on:

Blashford Lake, Ellingham Lake, Ibsley Water, Linbrook Lake, Snails Lake.

### **Policy AV-5**

Avon Valley Lakes: recreation facilities

Recreation facilities in the Blashford Lakes area required to serve water-based recreational uses, and facilities to enhance the interpretation and enjoyment of wildlife will be permitted.

E11.12 Proposals for recreational use of the Avon Valley Lakes should be in accordance with Policy CO-R1, Section E7.

E11.13 While the Local Planning Authority recognises the value to nature conservation of the area, it also appreciates the special opportunities that the Avon Valley lakes offer for the development of in-shore water-based recreation. The use of some of the lakes for water sports such as sailing, board sailing and fishing, pre-dates both the use of the lakes for water storage and the emergence of the area as a nationally (and potentially internationally) important habitat for birds.

E11.14 The impact of recreational uses on the amenities of nearby residential properties will need to be taken into account when considering proposals.

### **Policy AV-6**

Avon Valley Lakes: country recreation area

The area of lakes immediately to the north of Ringwood, as shown on the proposals map, is designated as a country recreation area.

E11.15 This proposal is intended to improve informal recreation facilities for Ringwood and reduce pressures on the New Forest. The management of the area for quiet, countryside related uses in accordance with Policy CO-R4, Section E7, will be encouraged.

## **Efford Horticultural Research Station**

### **Policy EH-1**

Efford Horticultural Research Station, Efford

The northern part of the Efford Horticultural Research Station is defined on the proposals map as a Major Developed Site in the Green Belt as defined by paragraph 3.4 and Annex C of Planning Policy Guidance Note 2 (PPG2) 1995. Redevelopment of this area will be permitted provided that:

- a the new use is for research and development only, as defined in Class B1(b) of the Town and Country Planning (Use Classes) Order 1987 as amended; and
- b there will be environmental benefits such as an improvement in the visual impact of the site in the landscape; and
- c where feasible, the redevelopment scheme deals comprehensively with the full extent of the site as defined on the proposals map; and
- d the replacement buildings are appropriate to their surroundings in terms of scale, design and materials; and
- e the redevelopment scheme is contained within the existing site boundary as defined on the proposals map; and
- f in the case of infilling development, the development would have no greater impact than the existing development on the purposes of including land in the Green Belt, the development would not exceed the height of the existing buildings, and the development would not lead to a major increase in the developed proportion of the site; and
- g in the case of redevelopment, the development should have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, the development should contribute to the achievement of the objectives for the use of land in the Green Belt, the

**development should not exceed the height of the existing buildings, and the development should not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity.**

E11.16 The northern part of the Efford Horticultural Research Station is already developed with buildings in use for horticultural research. It provides a number of professional and technical jobs that are of value to the local community and involve links to research and development initiatives at Southampton University. The site will form an important part of the Southampton Innovation Hub (SIH), a SEEDA-sponsored enterprise initiative based at the Chilworth Science Park, specialising in knowledge-based innovation and enterprise, with strong links to higher education and a substantial focus on business incubation.

E11.17 The importance of the site lies in the specialised horticultural research and development facilities that it provides, and the links that have been developed with Southampton University and the SIH. The site has the potential to provide the type of jobs identified in the District's Economic Strategy as being needed in the District. The policy enables further development of research and development facilities on the part of the site that is already developed for this purpose. However, the site lies in the Green Belt where new development for employment purposes is not normally permitted. The policy therefore removes rights under the Town and Country Planning (Use Classes) Order 1987 (as amended) for change of use without planning permission, e.g. to other uses in Class B1, or to Class B8, warehousing. The local planning authority will impose conditions and may seek Section 106 agreements in conjunction with any permission granted to limit the use of the site to Class B1(b) uses. The defined site should be the subject of a development brief or comprehensive scheme. Incremental or temporary development will not normally be considered appropriate in advance of the development brief or comprehensive scheme being agreed with the local planning authority. An environmental impact assessment may be required in connection with development proposals.

E11.18 In determining any proposals in accordance with this policy, the local planning authority will have regard to District-wide policies in Part C and policies for the countryside in Sections E1 and E3.

## Sopley Camp

### Policy SC-1

#### Sopley Camp

**Development involving the re-use of land and existing buildings at Sopley Camp will not be permitted.**

E11.19 Sopley Camp lies east of Sopley village, adjoining Bransgore. It is an ex-RAF domestic site originating from the time of the Second World War. The camp area, which lies on the north side of Derritt Lane, comprises some 15 hectares of land on which there are some 100 existing buildings and many substantial trees protected by Tree Preservation Order. The site was formerly part of the Manners Estate and has been subject to Green Belt policies since 1958.

E11.20 The Secretary of State has supported the view that restoration of the site to agriculture and forestry is economic and viable, and has given the view that even if the site became derelict it would not substantially detract from the appearance of the area. The local planning authority will encourage the full and proper restoration of the site to forestry or agriculture.

E11.21 The lawful use of the site has been established as "a training site and rest camp on an occasional basis". The existing buildings are not of a form, design or general appearance which justifies their retention through re-use.

