

Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT

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PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

8th March 2018

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 16th March 2018** at 10.00am* or at the conclusion of the public participation and your attendance is requested.

Mr C Wilkins
Town Clerk

PUBLIC PARTICIPATION:

*If required, the meeting will be preceded by a public participation period of up to 10 minutes at 10.00am. Members of the public are also entitled to speak, during the meeting, on agenda items.

RECORDING (AUDIO AND/OR VIDEO) OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting the public are allowed to record the Committee and officers from the front of the public seating area only, providing it does not disrupt the meeting. Any items in the Exempt Part of an agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until that member of the public has finished speaking. The use of social media is permitted, but all members of the public are requested to switch their mobile devices to silent for the duration of the meeting.

MOBILE PHONES

Members and the public are reminded that the use of mobile phones (other than on silent) is prohibited at Town Council and Committee meetings.

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

3. MINUTES OF THE PREVIOUS MEETING

To approve as a correct record the minutes of the meeting held on 2nd February 2018

4. PLANNING APPLICATIONS

To consider applications and to note applications determined under delegated powers
– *Report A*

5. WESTERN ESCARPMENT CONSERVATION AREA ACTION PLAN 2018-2023

To consider endorsing the draft Western Escarpment Conservation Area Action Plan 2018-2023 - *Report B*

6. PROJECTS

To receive an update in respect of projects – *Report C*

If you would like further information on any of the agenda items, please contact Jo Hurd, Deputy Town Clerk, on (01425) 484721 or email jo.hurd@ringwood.gov.uk.

Committee Members

Cllr Chris Treleaven(Chairman)
Cllr Tim Ward (Vice Chairman)
Cllr Andrew Briers
Cllr Philip Day
Cllr Hilary Edge
Cllr Christine Ford
Cllr Jeremy Heron
Cllr Gloria O'Reilly
Cllr Tony Ring
Cllr Angela Wiseman

Ex Officio Members

Cllr Tim Ward
Cllr Philip Day
Student Advisors
Charlotte Amos
Chloe Collins
Lucy Hewitt

Permission (1)	Recommend Permission, but would accept planning officer's decision
Refusal (2)	Recommend Refusal, but would accept planning officer's decision
Permission (3)	Recommend Permission
Refusal (4)	Recommend Refusal
Officer Decision (5)	Will accept planning officer's decision

The Use Classes Order: Summary

A1	Shops
A2	Financial and Professional Services
A3	Food and Drink
B1	Business, including offices, research and development and light industrial
B2	General industrial building
B3	Special industrial: alkalis etc
B4	Special industrial: smelting etc
B5	Special industrial: bricks etc
B6	Special industrial: chemicals etc
B7	Special industrial: animal products etc
B8	Storage and Distribution
C1	Hotels and Hostels
C2	Residential Institutions
C3	Dwelling Houses
D1	Non Residential Institutions
D2	Assembly and Leisure

Schedule of Planning Applications to be considered on 16th March 2018 at 10.00am

Number	Applicant	Site Address	Proposal
17/11358	Linden Homes South	Land At Crow Arch Lane And, Crow Lane, Crow, Ringwood. BH24 3DZ	Phase 3; Development comprised care home (Use Class C2); 31 flexible use industrial units (Use Class B1 & B2) associated parking; landscaping; internal access arrangments & ancillary infrastructure (details of appearance landscaping, layout and scale. Development granted by outline permission 13/11450)
17/11678	Miss Burden	18, Winston Way, Ringwood. BH24 1QG	Use of rear extension as hair salon (Retrospective)
17/11708	Mr & Mrs Stickland	19, Oak Lane, Ringwood. BH24 1QP	Fenestration & internal alterations in association with new second floor
18/00097	Mr & Mrs Guillon	Forest View, Linford Road, Shobley, Ringwood. BH24 3HT	Roof alterations to garage to facilitate accommodation and covered walkway to house
18/10099	Mr Price	38-40 Christchurch Road, Ringwood. BH24 1DN	3 externally illuminated fascia signs; 1 externally illuminated hanging sign (Application for Advertisement Consent)
18/10123	Mr Curtis	Rustics, 4 Morant Road, Ringwood. BH24 1SX	Roof alterations in association with new first floor; two storey rear extension
18/10131	Mr & Mrs Swyer	20, Parsonage Barn Lane, Ringwood. BH24 1PX	1.9m gate; 2m fence

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Number	Applicant	Site Address	Proposal
18/10150	Mr Nazer	30, East View Road, Ringwood. BH24 1PP	Rear extension; roof alterations to create new first floor; detached garage
18/10161	Mr Manton - Pathway Developments Ltd	Police Station, 155-159, Christchurch Road, Ringwood. BH24 3AG	9 dwellings comprised; 1 terrace of 5 houses; 2 pairs semi-detached houses; parking; access & landscaping
18/10173	Mr & Mrs Mackenzie	Land of Gorran House, 6 Butlers Lane, Poulner, Ringwood. BH24 1UB	Bungalow; parking; access from Croft Road; roof alterations to existing dwelling to include dormers to south & east elevations; roof lights; cropped gable; window & door alterations
18/10203	Mrs Webb	Little Mansfield, 36A, Southampton Road, Ringwood. BH24 1JD	1 house; 1 pair semi-detached houses; access from Southampton Road; parking & landscaping; demolition of existing
18/10227	Mr Lynch	Narrabeen, Addison Square, Ringwood. BH24 1NY	Single-storey rear extension
18/10231	Jaluch Ltd	Jaluch House, 5, Deweys Lane, Ringwood. BH24 1AJ	Use as two flats & parking
TPO/18/0174	Mr Delaney	Doggetts, Cowpitts Lane, Poulner, Ringwood. BH24 3JX	Prune 3 x Oak trees

Applications decided under delegated powers : to be noted

On 16th March 2018 at 10:00 am

Number	Applicant	Site Address	Proposal
TPO/18/0108	Mrs Miles	29, Highfield Road, Ringwood. BH24 1RG	Prune 1 x Silver Birch tree <u>Observation 21/2/18:</u> Permission (1)
17/11561	Mr Bown	29, Orchard Close, Ringwood. BH24 1LP	Use of land as residential garden; boundary fence (retrospective) <u>Observation 5/3/18:</u> Permission (1) The fence is an enhancement to the area.
18/10058 and 10059	Mr Yonwin	Crown Tap, 4, Southampton Road, Ringwood. BH24 1HY	Single storey rear extension incorporating smoking shelter; replace railings with 2m high wall (Listed Building consent) <u>Observation 5/3/18:</u> Refusal (2) The smoking shelter is too large and does not comply with regulations, as it is more than 50% enclosed at the sides and there are concerns it would be used as an extension to the bar. The toilet extension is acceptable. Agree with the Conservation Officer that there should be a condition to ensure the bricks used for the replacement wall are acceptable.
18/10086	Mr Bates	Land rear of The Ten Steps, Salisbury Road, Ringwood. BH24 1AU	Window and door alterations to side and rear elevations (variation of PP 17/11017) <u>Observation 5/3/18:</u> Permission (1)
18/10122	Mr Dean	117, Northfield Road, Ringwood. BH24 1SS	One and two storey rear extensions; use of garage as living accommodation <u>Observation 5/3/18:</u> Permission (1)
TPO/18/0143	Mr Burns	28, Lin Brook Drive, Ringwood. BH24 1SS	Prune 1 x Oak tree <u>Observation 7/3/18:</u> Permission (1)

Western Escarpment Conservation Area Action Plan 2018-2023

1. Introduction and reason for report

- 1.1 The Council has been invited by the Steering Group (to which Cllr. O'Reilly is its appointed representative) to endorse the Western Escarpment Conservation Area Action Plan 2018-2023 (see draft minutes circulated with this report).

2. Background information, options, impact assessment and risks

- 2.1 The Action Plan, circulated with this report, builds upon the previous Plan by revising and updating its content. It includes a modest number of "Priority Actions" and a larger number of additional actions that will be supported. Endorsing the Plan would amount to this Council:

- 2.1.1 Agreeing with the principles and priorities set out in the Plan; and
- 2.1.2 Assuming a limited commitment to lead on the implementation of the Priority Actions at least ("limited" because some are actions it can take on its own whilst others depend on joint or lead action being taken by others and none are specific as to timescale or scale of resource provision).

- 2.2 Two of the Priority Actions deserve particular mention:

- 2.2.1 Priority Action 2.1 would commit us to working with the National Park Authority possibly to restrict permitted development rights by means of an "Article 4 Direction". (This is a technical measure of binding legal effect and would require both work from officers and careful consideration by members.)
- 2.2.2 Priority Actions 4.2 and 4.3 would commit us to reporting obsolete road-signs, parking on highway verges and, potentially, other road management issues.

3. Issues for decision and any recommendations

Whether to endorse the draft Western Escarpment Conservation Area Action Plan 2018-2023. RECOMMENDATION: Cllr. O'Reilly as the appointed representative and officers recommend that the draft Action Plan be endorsed.

For further information, contact:

Chris Wilkins, Town Clerk
Direct Dial: 01425 484720
Email: chris.wilkins@ringwood.gov.uk

Jo Hurd, Deputy Town Clerk
Direct Dial: 01425 484721
Email: jo.hurd@ringwood.gov.uk

Western Escarpment Conservation Area Steering Group Meeting**Monday 29 January 2018****7pm – 8.35pm, Ellingham Church Hall**

Present (10)

Roly Errington – Ellingham, Harbridge & Ibsley Parish Council (Chair)
John Sanger – Woodgreen Parish Council and New Forest NPA member
Ann Shand – Ellingham, Harbridge & Ibsley Parish Council
Ed Hollinghurst – Woodgreen Parish Council
John Clarke – Woodgreen Parish Council
Claire O'Brien - Godshill Parish Council
Jane Arigho - Hyde Parish Council
Gloria O'Reilly – Ringwood Town Council
Pauline Megson and David Illsley – New Forest National Park Authority

1. Minutes and actions arising from the last Steering Group meeting (13 November 2017)

1.1 The minutes of the last Steering Group meeting held on 13 November 2017 at Fordingbridge Town Hall were agreed to be an accurate reflection. In terms of the matters arising, the agreed actions from the November 2017 meeting were all picked up on in the agenda for this meeting.

2. Western Escarpment Conservation Area Action Plan Update

2.1 At the previous Steering Group meeting it was agreed that there was merit in having an up to date, succinct action plan setting out the priority projects that will help to converse and enhance the character of the Conservation Area. Following feedback at the November 2017 meeting, the NPA had circulated a revised action plan to Steering Group members. The Steering Group members agreed that there was merit in taking the revised action plan to their respective town and parish councils for endorsement, with the aim then being to take it to the full National Park Authority meeting in July 2018 for formal adoption.

2.2 To aid this it was agreed that the NPA officers would prepare a summary paper on the revised action plan (looking at the period 2018 – 2023) which would highlight the progress made against the existing action plan and the areas where the Steering Group has less influence. This would be available for each of the town and parish councils in the Conservation Area to inform their own meetings.

Action

NFNPA to circulate an updated version of the Action Plan and supporting text to the Steering Group representatives for them to seek their own town and parish council endorsement. The aim would be to achieve this by the end of April 2018 to enable the revised Action Plan 2018 – 2023 to be taken for adoption to the full National Park Authority meeting on 12 July 2018.

3. Recording local distinctiveness in the Conservation Area

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- 3.1 At the November 2017 Steering Group meeting, NPA officers had prepared a presentation setting out how Google maps could be used to note changes in the character of an area over time. The examples given illustrated both positive and negative changes to the built character of the New Forest. The online mapping could be used in conjunction with the Conservation Area Character Appraisal which includes key views within the mapping key.
- 3.2 Building on this, Pauline Megson distributed a handout (attached with the minutes) proving a guide to how the Google Streetview mapping and imagery could be used to assist the work of the Steering Group in demonstrating change over time. The imagery covers changes to buildings and landscape and could be used alongside the Conservation Area Character Appraisals. The guidance note provides a step-by-step guide and was welcomed by the Steering Group.
- 3.3 During discussions it was highlighted that some of the councils on the Steering Group already use the resource and it was agreed that Steering Group members would try using it. It was also suggested that it would be a useful area to cover in any subsequent training sessions held with town and parish councils, whether organised by the NPA, through the quadrant meetings, or the New Forest Association of Local Councils.

Action

- ∩ Steering Group members to trial using the Google Maps and Streetview guide (attached with the minutes) – potentially alongside the Conservation Area Character Appraisal - to note changes over time in the Conservation Area.
- ∩ NFNPA to consider including training on Google Streetview at training events and / or parish meetings in the future as a useful tool to aid responses on planning matters.

4. WECA logo and letterhead

- 4.1 At the previous meeting there had been discussions around the benefits of the WECA Conservation Area having its own logo and letterhead. The Steering Group occasionally formally writes to statutory bodies regarding a range of issues and a simple logo was agreed to be beneficial. The NPA's Graphics Officer (Lucy Page) has prepared a number of possible options and these were discussed at the meeting.
- 4.2 The general consensus was that the words 'Western Escarpment Conservation Area' needed to appear somewhere in the logo / letterhead in full; and that if a tree symbol is to be used it should represent a native tree species. Of the options presented, the logo accompanied by the footer with the full wording were felt to be the best combination.

Action

NFNPA to circulate a worked-up version of the proposed WECA logo in a letter format, alongside colour options, and circulate this around the Steering Group for feedback.

5. Feedback from the meeting with the Forestry Commission (10 January 2018)

- 5.1 On 10 January 2018 representatives of the Steering Group (Jane Arigho, John Clarke and Roly Errington) joined David Illsley and Pauline Megson at Queen's House, Lyndhurst for a meeting with Richard Burke, Gary North and Jayne Albery of the Forest Commission. The meeting had

been set up to understand more about Jayne's role at the Forestry Commission's newly appointed 'Verge Restoration Officer' and to re-emphasise the work done by the Steering Group on the issue of verge damage in the Western Escarpment.

- 5.2 At the meeting the Forestry Commission presented their New Forest HLS funded leaflet entitled 'Help us protect the New Forest', focusing on the issue of verge parking. The Steering Group were disappointed that this leaflet had been produced seemingly in isolation to the WECA leaflet, which had been jointly badged by 7 statutory bodies in the New Forest. Given the work already undertaken in the Western Escarpment, the Group felt this was a missed opportunity to join up the work of groups in the New Forest. The Steering Group unanimously agreed to write to the Forestry Commission highlighting their views and reaffirming the positive contribution the Steering Group could make to the Forestry Commission's work on this issue.

Action

Roly Errington (as Steering Group Chair) to draft a letter to the Forestry Commission highlighting the Group's disappointment at the Commission's approach to engaging and liaising with the town and parish councils on the issue of verge protection.

6. Date of the next meeting

- 5.1 The date of the next Steering Group meeting was provisionally agreed at **Monday 23 April 2018** and the date and venue will be confirmed in due course.

Western Escarpment Conservation Area Action Plan Update 2018

1. Summary

- 1.1 The Western Escarpment Steering Group believes there is continued merit in having a succinct Action Plan setting out the priority actions for preserving the enhancing the Conservation Area. On review, the inclusion of 30+ actions within the 2012 – 2017 Action Plan was ambitious and the Group has concluded that a more focused list of achievable actions is preferable. Given the extensive consultation that informed the original plan – allied to the fact that many of the key issues remain the same – it is not considered necessary to repeat the consultation undertaken in 2011 / 2012.
- 1.2 Set out in Annex 1 is the proposed updated Western Escarpment Conservation Area Action Plan. **The vision for the Western Escarpment Conservation Area for the next 20 years is that the qualities and features which contribute to its unique character continue to be immediately recognisable by both residents and visitors.** The individual town and parish councils within the Conservation Area are being asked to endorse this updated Action Plan by the end of April 2018, with the intention being to then present it for formal adoption at the National Park Authority meeting in July 2018.
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2. Introduction

- 2.1 The Western Escarpment Conservation Area was formally designated by the National Park Authority in March 2008. At approximately 14 kilometres long and 2.5 kilometres at its widest point, the Western Escarpment is the largest Conservation Area in the National Park and includes land within the parishes of Hale, Woodgreen, Godshill, Hyde, Ellingham, Harbridge & Ibsley, Fordingbridge and Ringwood.
- 2.2 The National Park Authority has a duty under the *Planning (Listed Buildings and Conservation Areas) Act 1990* to ensure that the character of the Conservation Area is preserved or enhanced. Conservation Areas are designated due to the character of the area, not just the individual buildings. The [Western Escarpment Conservation Area Character Appraisal](#) (March 2009) provides a detailed assessment of the area and the features that make it worthy of additional protection.

3. Western Escarpment Conservation Area Action Plan 2012 - 2017

- 3.1 Following the designation of the Conservation Area, a Steering Group made up of representatives of the constituent town and parish councils was formed to prepare an Action Plan. The aim of the Action Plan is to set out the overall vision for the Conservation Area; identify major issues affecting the area; and to identify a series of actions aimed at maintaining its special and distinctive character. The Action Plan seeks to guide and co-ordinate the work of all those with an interest in the Conservation Area to ensure that the character of the area is preserved or enhanced.

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- 3.2 To inform the preparation of the existing Action Plan, public drop in sessions were held across the Conservation Area and a questionnaire was also prepared by the Steering Group. The [Western Escarpment Conservation Area Action Plan 2012 – 2017](#) was formally endorsed by the National Park Authority in June 2012. It is recognised that the actions can only be taken forward through the support and commitment of all those who live, manage and carry out work within the Conservation Area.
- 3.3 The Action Plan 2012 – 2017 contains 31 actions under a range of headings, including seeking to ensure that new development is carefully designed to preserve or enhance the special character of the Conservation Area; working with property owners to reinforce the contribution made by traditional boundary treatments; working with the Highway Authority to ensure future highway works are carried out sympathetically; and raising awareness of campaigns to deal with problems such as fly tipping.
- 3.4 In 2017, the Steering Group reviewed the progress made against these actions and noted the following achievements:
- The '*Introduction to the Western Escarpment Conservation Area*' leaflet has been prepared, published and widely distributed within the Conservation Area. A re-print was undertaken in Spring 2016.
 - The guidance leaflet on boundary treatments within the Conservation Area has been published and distributed. A re-print was undertaken in Spring 2016.
 - The National Park Authority's '*Trees and Development Guidelines*' were produced in August 2015, with further information and guidance on tree related matters available on the Authority's website.
 - Significant work has been undertaken on mapping verge damage across the Conservation Area since 2012. The Steering Group has produced an information leaflet on verge protection – endorsed by 7 statutory bodies in the New Forest – and physical measures have been undertaken by the Forestry Commission to reduce verge parking and damage in some parts of the Conservation Area.
 - The National Park Authority has worked with local parish councils on design guidance, including the formal adoption of the Hyde Village Design Statement (VDS) as a Supplementary Planning Document by the Authority.
 - Hampshire County Council has established a webpage where signage problems can be reported: <http://www3.hants.gov.uk/highways/road-problems>
 - New Forest District Council has a dedicated website on fly-tipping.
 - The Heritage Lottery-funded *Traditional Building Skills Training* which has been running since 2016 for homeowners in the New Forest, co-ordinated by the Building Design & Conservation Officer at the National Park Authority.

- The development of specialist services within the National Park Authority covering advice on trees, building design and conservation, archaeology and ecology. The teams cover the whole of the National Park and surrounding New Forest District.
- Key views within the Conservation Area are listed in the Character Appraisal.

ANNEX 1 - DRAFT WESTERN ESCARPMENT CONSERVATION AREA ACTION PLAN: 2018 – 2023

1. Introduction

- 1.1 A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas Act 1990 as, “...an area of architectural and historic interest the character or appearance of which it is desirable to preserve or enhance.” There are currently 20 conservation areas within the New Forest National Park, including the Western Escarpment which was designated in March 2008 in recognition of its special architectural and historic interest.
- 1.2 The Western Escarpment Conservation Area Character Appraisal was published in March 2009. The appraisal provides a detailed assessment identifying the special qualities which give the area its unique character. These elements include historic development, topography, current uses and features, buildings, trees, woodland and hedges as well as paths and lanes. Understanding and appreciating the area’s character is important as not only does it provide a framework within which individual planning applications can be assessed, but also the starting point for both its management and future.

2. Profile of the Western Escarpment Conservation Area

- 2.1 The Western Escarpment Conservation Area is the largest of the Conservation Areas within the National Park, extending from Hangersley in the south to Hatchet Green in the north. It lies on the western boundary of the National Park and is approximately 14 kilometres in length and 2.5 kilometres at the widest point. It covers the parishes of Hale, Woodgreen, Godshill, Hyde and parts of Ellingham, Harbridge & Ibsley, Fordingbridge and Ringwood. The Conservation Area typifies the Forest landscape and includes a variety of buildings of architectural and historic interest.
- 2.2 Development has been influenced by the natural land formation of the escarpment, with the richer agricultural lands in the Avon Valley and the poorer heathland soils at the top of the escarpment. The escarpment is punctuated by a number of small deep valleys containing side tributaries of the River Avon. On the Forest edge, land usage was influenced by the historic controls and traditions practised in the Royal Forest. Later a number of encroachments were made into the Forest and heathlands and onto the commons and manorial wastes. This allowed cultivation to establish, the creation of managed woodlands, and small paddocks with associated squatter development. This is particularly evident on the edges of the Gorley and Hyde commons and later enclosures such as Ogdens, Frogham Hill and the Shobley and Linford areas.

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- 2.3 Historically the settlement pattern of the area was one of dispersed farmsteads at the base of, and on the slopes of the escarpment with a number of smaller holdings belonging to larger manors. Small settlements gradually developed on the edges of the greens and in the 18th and 19th centuries encroachment intensified on the edge of the commons and Forest. In the 17th and 18th centuries two country houses were constructed with their associated parklands and supporting estate farms and ancillary buildings. The small medieval fields were combined to create larger agricultural units. During the late 18th and early 19th centuries there was a lot of squatter development with the construction of cob cottages and hovels on the edge of the heaths and commons. During this period settlements such as Woodgreen and Hatchet Green expanded.
- 2.4 The area consists of a mixture of buildings of varying ages and styles, including timber framed thatched roofed cottages of the 16th and 17th centuries, cob cottages and hovels from the 19th century and a number of brick cottages from the 18th and 19th centuries. More significant development includes Hale House and Moyles Court with their associated parkland, gardens and estate buildings.
- 2.5 The Conservation Area is served by a series of narrow roads and lanes. The main route runs north to south through the area at the base of the escarpment, linking the isolated farms and small settlements, with more recent development occurring along the edge of this through route.

3. What is the Conservation Area Action Plan?

- 3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on planning authorities to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. The original Western Escarpment Conservation Area Action Plan was produced in 2012 with the overall aim of guiding the work of all those with an interest in the area to ensure that the character of the Conservation Area is preserved or enhanced.
- 3.2 The production of the Action Plan has been overseen by a Steering Group consisting of representatives from parish and town councils within the Conservation Area, with the support of officers from the National Park Authority. The original Action Plan 2012 – 2017 helped guide a number of projects aimed at enhancing the character of the Conservation Area, including its buildings and landscape. This updated Action Plan looks forward to the 2018 – 2023 period.

4. Vision for the Western Escarpment Conservation Area

- 4.1 The vision for the Western Escarpment Conservation Area for the next 20 years is that the qualities and features which contribute to the unique character of the area continue to be immediately recognisable by both residents and visitors, and an area where:
- People who visit, live or work locally recognise the special character and contribute to the care of the conservation area.

- There is a good understanding of the value of the built heritage and recognition of the need for high standards of maintenance and traditional repairs.
- Local, regional and national organisations recognise the value of the conservation area and any works carried out by such organisations preserve and enhance its character.
- Everyone with an interest in the area contributes to keeping the conservation area a special place for future generations to enjoy.

5. Working together - taking the Action Plan forward

5.1 In order for the Action Plan to succeed there must be close working between the many organisations responsible for works within the Conservation Area. Private land and home owners cumulatively have the greatest influence over what happens in the Conservation Area and are key to ensuring that future plans and actions maintain its special character.

5.2 There are a number of organisations responsible for works which can have an impact on the Conservation Area. These include statutory agencies with responsibility for highway works (Hampshire County Council and New Forest District Council), statutory undertakers (responsible for utilities such as water, telecommunications, electricity and gas) and organisations such as Natural England, the Forestry Commission and the Environment Agency. Set out below is a summary of the main roles and responsibilities of the key organisations:

- The **National Park Authority** has a statutory role in conserving and enhancing the special qualities of the area, improving understanding and enjoyment and in supporting the social and economic well-being of local communities. It is the sole planning authority for the area.
- **Hampshire County Council** is responsible for a wide range of public services. It is the highway authority and has responsibility for public rights of way as well as directly managing several parts of the Conservation Area (such as Hyde, Gorley and Ibsley Commons).
- **New Forest District Council** is responsible for a wide range of services including refuse collection, street lighting and some street signs.
- **Parish and Town Councils** provide a wide range of services at the local level, and are responsible for community facilities and some open space. They comment on planning applications and are instrumental in raising awareness about the character of their areas and developing local projects.
- **Verderers of the New Forest** are responsible for protecting and administering commoning, including the welfare of commoners' animals. The agreement of the Verderers is required in order for some forms of development to take place on Crown Lands.

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- **Forestry Commission** is responsible for the management of Crown Lands which extend into the parishes including Hyde, Woodgreen and Godshill.
- **Natural England** is responsible for protecting and enhancing the natural environment. Work includes protecting biodiversity, conserving and enhancing the landscape and promoting access to the countryside.
- **Environment Agency** is responsible for protecting and improving the environment for people and wildlife and reducing the risk of flooding.
- **National Trust** manages several important sites within the Conservation Area (e.g. Hale Purlieu) and has an interest in conserving natural habitats and landscapes within the area.

6. Taking Action

- 6.1 The updated Action Plan identifies a number of priority actions to be addressed in the 2018 – 2023 period. These actions are based around a series of objectives which show what the overall aim of the work is. The tables below also outline the areas of work (usually led by other organisations) where the Steering Group will continue to offer support and keep a watching brief on.

Built Environment

- 6.2 The Western Escarpment Conservation Area was designated primarily to protect the built environment and the spaces around it. Buildings are therefore one of the most significant features contributing to the character of the Western Escarpment and it is therefore appropriate for the Action Plan to include a series of actions focusing on the built environment.

Objective 1: Work with property owners, architects, designers & builders to ensure that those buildings which contribute to the character of the Conservation Area are retained & that any new development is designed to preserve or enhance the special character of the Conservation Area.

Priority Actions:

- 1.1 Promote the use of builders with experience of traditional building techniques and advertise the Traditional Building Skills training and development opportunities for builders and agents.
- 1.2 Explore sources of funding to assist towards the costs of traditional repairs to buildings of architectural or historic merit within the Conservation Area.
- 1.3 Identify buildings of interest which may have been overlooked for statutory listing with a view to investigating the possibility of nominating them for formal listing with English Heritage.
- 1.4 Reinforce the importance of buildings of local historic interest within the Conservation Area. These are unlisted buildings of interest (sometimes

known as local listing) which do not have the same protection as listed buildings but are important for the contribution they make to the character and appearance of the Conservation Area. These have been identified in the Character Appraisal.

- 1.5 Consider the use of special measures in the form of Article 4 Directions for selected unlisted buildings of quality within the Conservation Area. This would mean that planning permission would be required for a range of works to selected dwellings (such as altering doors, windows, roofing materials etc) which formerly did not require consent (this would only be at Parish Council instigation). Article 4 Directions can also be used to preserve landscape character.

The Steering Group will also support (rather than led) the following actions:

- The preparation of Village Design Statements (VDS) and their adoption as Supplementary Planning Documents (SPDs). VDSs are initiated and prepared by individual town and parish councils.
- Promote existing leaflets and guidance produced by the National Park Authority on building conservation and the Design Guide Supplementary Planning Document to encourage good practice for new development and works to existing buildings.
- Promote the availability of specialist advice from staff within the National Park Authority with regard to design, building conservation, archaeology, trees, landscape and ecology.
- Action to secure the future of buildings considered to be at risk. This is led by the work of the National Park Authority.

Landscape

- 6.3 The landscape of the Western Escarpment is a delicate balance of open spaces, trees, hedgerows and the buildings within. This balance can be affected by the loss of trees and hedgerows; the subdivision of fields with inappropriate fencing; the impact of large buildings which are out of scale with the landscape; the replacement of traditional boundaries; and the creation of new access drives to individual properties on land that was previously undeveloped. The Action Plan therefore includes an action focused on monitoring the impacts of these changes and considering the planning tools available to address them.

Objective 2: To work with landowners, to retain the historic landscape character by reinforcing the importance of maintaining and enhancing the traditional appearance of the landscape, and to identify ways of promoting good practice for its retention.

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<p>Priority Action:</p> <p>2.1 Work with parish councils to consider the use of Article 4 Directions to remove permitted development rights such as those relating to the fencing of properties, the creation of new accesses and the use of the land for other than agricultural purposes where the exercise of such rights would undermine the landscape character and amenity of the area or damage the historic environment, or lead to inappropriate subdivision, or loss of agricultural land.</p>
<p>The Steering Group will also support (rather than led) the following actions:</p> <ul style="list-style-type: none">▪ Maintain and promote current guidance material and best practice on trees and hedges which is available from the NPA and elsewhere, and consider preparation of further guidance on trees in the Conservation Area.▪ Provide better information about the management of the Crown Lands including tree felling in association with the National Park Authority, the Forestry Commission and Natural England.▪ Where they do not already exist develop the Tree Warden initiative to include training for wardens.▪ Work with other campaigns (such as the Police) in respect of lighting in rural areas.

Views

- 6.4 Views into and out of the Conservation Area are important as they contribute to the character of the area and care needs to be taken to ensure that these are not lost or compromised.

<p><i>Objective 3: To work with land owners and those responsible for land management to ensure that important existing views into and out of the Conservation Area are retained as far as possible and to identify ways of protecting such views in order to preserve or enhance the character of the Conservation Area.</i></p>
<p>Priority Action:</p> <p>3.1 Promote the importance of views into and out of the Conservation Area.</p>
<p>The Steering Group will also support (rather than led) the following actions:</p> <ul style="list-style-type: none">▪ Promote best practice and work with partners for the maintenance and management of existing trees and for new planting, advising on the type and location of new trees to prevent important views from being

- obscured or lost.
- Work with neighbouring authorities to ensure that consideration is given to the potential impact of development outside the National Park on important views from the Western Escarpment Conservation Area.

Roads, Verges and Ditches

6.5 The Conservation Area is served by a network of roads and lanes. Responsibility for the maintenance of public highways and the provision of road signs within the conservation area rests largely with Hampshire County Council as the Highway Authority. While it is acknowledged that road safety is regulated by legislation, highway works and the location and number of signs can have a significant impact on the character of the Conservation Area. Signage, traffic calming measures, parking issues and highway maintenance can all have an impact on the character of the Conservation Area.

<p><i>Objective 4: To work with the Highway Authority and others to ensure that future highway works are carried out sympathetically (where practicable) and in keeping with the character of the Conservation Area.</i></p>
<p>Priority Actions:</p> <p>4.1 Promote the special character of the Western Escarpment Conservation Area in relation to the design of new highway works.</p> <p>4.2 Identify obsolete or damaged signs and report back to the Highway Authority so they can be removed or replaced.</p> <p>4.3 Work with parish councils to identify specific problems of parking on verges within the Western Escarpment Conservation Area and notify the necessary authorities and agree the most appropriate solutions. This action can be broken down into:</p> <ul style="list-style-type: none"> a) continue to raise public awareness of the need to protect the verges of the Conservation Area (e.g. leafletting); b) work with the statutory bodies in the New Forest to address the problem through physical measures and enforcement.
<p>The Steering Group will also support (rather than led) the following actions:</p> <ul style="list-style-type: none"> ▪ Support the work of parish councils in identifying specific problems in relation to roadside advertisements and for them to notify the Highway Authority and the National Park Authority.

Utilities and other issues

6.6 Works carried out by utility suppliers (such as electricity, water ,gas, telecommunications etc.) can have an impact on the character of the Western

B

Escarpment e.g. the siting of electricity sub-stations, overhead wires, the use of non-traditional fencing, maintenance including tree cutting, digging of trenches near to trees and hedges etc. Other issues which are outside the scope of the conservation area action plan but nonetheless can have an impact on the character of the conservation area include litter and fly-tipping.

Objective 5: To work with utility suppliers to encourage the provision of well-designed new equipment and the maintenance of existing equipment.

Priority Action:

5.1 Work with supplier companies to identify opportunities for burying power and service lines and associated equipment underground.

The Steering Group will also support (rather than led) the following action:

- Encourage reporting of fly tipping for early removal and encourage local residents to report incidents.

7. **Monitoring and Review**

- 7.1 The Steering Group and/or representatives from parish councils in the Western Escarpment in conjunction with the National Park Authority will monitor progress on an annual basis to assess how far the objectives of the Western Escarpment Conservation Area Action Plan have been met.
- 7.2 The Western Escarpment Conservation Area Action Plan will be reviewed within a period of five years of publication.



Item No.	Name	Recent developments	Resource use				Finish in 2017-18?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2017-18 budget)								
A1	Traffic Assessment	Quotation of £2,950 accepted for traffic assessment – may increase due to time lapse	£4,000	£0	£2,950	Moderate	Unlikely	Local Plan Review pre-submission consultation due June/ July 2018 Budget revised from £7,000
A2	Cycle Stands	Included in plans for Market Place improvements	£500	£0	£0	Minimal	Unlikely	Awaiting choice/availability of site
A3	Butler's Lane Footpath Link	Completed w/c 29/1/18	£4,000	£0	£2,481.84	Moderate	Complete	
A4	Crow Stream clearance	Work to control growth of Hemlock Water Dropwort on stream banks scheduled for March 2018 – no further costs expected	£1,000	£1,172.88	£1,172.88	Moderate	Probable	Annual flail and clearance complete Rod Lane Relief Drain sluice repaired
A5	Human Sundial repair	Topographical survey ordered	£700	£550	£550	Moderate	Unlikely	Town Centre Working Party
Projects with budgetary implications (not included in 2017-18 budget but added since)								
B1	Street-lighting in Kings Arms Lane	Work not carried out as expected on 12.1.18 as pole disconnected from mains – awaiting further investigation by SSE HCC agreed to adopt for maintenance purposes.		£0	£850	Moderate	Possible	Funded by CIL receipts (P&F Minute F/5497 19.10.17 refers)
Projects with no budgetary implications								
C1	Pedestrian Crossing Christchurch Road	Included in HCC programme of works – awaiting update				Minimal	Possible	Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	Mitigation works business case in preparation				Significant	Unlikely	Might involve use of developer contributions in addition to contributions from Highways England
C3	Review of developer contributions	Now have overview of transport contributions held by NFDC (allocated and unallocated)				Significant	Probable	Decision-making process for use of CIL receipts agreed by P&F 18.10.17 (F/5496 refers)



Item No.	Name	Brief description & notes (define scope and quality requirements)	Resource requirements						
			Finance			Time and attention			
			RTC recurring cost	RTC non-recurring cost	Other source	Members	Staff	Others	
Projects with budgetary implications (for inclusion as bids in 2018-19 budget)									
A1	Neighbourhood Plan	Undertake a cost-benefit analysis of preparing a Plan with independent expert advice	£0	£3,000	£0	Moderate	Moderate	Minimal	
A2	Sign painting at Fridays Cross	To restore a painted sign on the façade of 5/7 Christchurch Road (Town Centre Working Party/Ringwood Society)	£0	£400	£0	Minimal	Minimal	Moderate	
A3	Human Sundial	To repair and restore the Human Sundial and surrounding area in the Market Place (Town Centre Working Party) Agreed to fund from CIL receipts (P&F Cttee 13/12/17 - F/5518)	£0	£8,000 estimate	To be funded from CIL receipts	Moderate	Moderate	Moderate	
Projects with budgetary implications (for possible inclusion as bids in later budgets)									
B1	Rear of Southampton Road	To improve the aspect of the rear of buildings in Southampton Road to Meeting House Lane	£0	£?	£?	Moderate	Significant	Significant	
B2	Lynes Lane re-paving	Remove street features and re-pave (Town Centre Working Party/Ringwood Society)	£0	£?	£?	Moderate	Significant	Significant	
B3	Additional street light in Gorley Road	In the event that this is not funded by HCC, to provide one additional street lighting column between Butlers Lane and Parkers Close	£?	£3,000+ estimate	HCC	Minimal	Moderate	Moderate	
Projects with no budgetary implications									
C1	Moortown drainage improvements	Drainage improvement works to be funded by Hampshire County Council – completion expected by end of 2017				Moderate	Moderate	Moderate	

