

## LYNDHURST CONSERVATION AREA APPRAISAL

### 1 INTRODUCTION

- 1.1 This report makes recommendations regarding the adoption as supplementary planning guidance to the New Forest District Local Plan of the Lyndhurst Conservation Area Appraisal. In March 2002 the Portfolio Holder for Economy and Planning approved the draft of the appraisal document for public consultation. Appendix 1 contains the text of the appraisal as now amended and recommended to be adopted. Appendix 2 summarises the representations in response to the consultation exercise.
- 1.2 The appraisal for Lyndhurst is one of an agreed programme of six such appraisals for those conservation areas where there is the greatest continuing pressure for development. The appraisals for Milford-on-Sea, Fordingbridge and Lymington are already adopted. The appraisals for Ringwood and Hythe are yet to be prepared.

### 2 THE CONSULTATION RESPONSE

- 2.1 Organisations consulted comprised Lyndhurst Parish Council, English Heritage, and the recently formed Architect's Panel, the establishment of which was approved in July 2001. Responses were received from Lyndhurst Parish Council, one local resident, and two members of the Architect's Panel.
- 2.2 Lyndhurst Parish Council considered the Appraisal to be interesting and informative. One member of the Architect's Panel supported the Appraisal, and the other wanted the Appraisal to be used as a document for urging the provision of a bypass for Lyndhurst. The response was given that a document giving design guidance within a conservation area was not an appropriate vehicle for promoting such an issue.
- 2.3 The local resident was concerned that the conservation area was not extensive enough, leaving out areas just beyond its boundary where development affected the character of sites within the conservation area. The resident also wanted the conservation area to be extended, or a new conservation area designated, covering the extent north of the village centre of Romsey Road, Gales Green and the Pikes Hill area.
- 2.4 The Planning Development Control Committee at its July 2002 meeting commended the content of the appraisal and endorsed the suggested responses to the representations that had been made during the consultation period. Particularly it endorsed the view that there should not be an extension to the Lyndhurst conservation area boundary, which had been reviewed twice during the 1990's.

### **3 FINANCIAL IMPLICATIONS**

- 3.1 The cost of adoption of the Lyndhurst conservation area appraisal is contained within existing approved budgets.

### **4 ENVIRONMENTAL IMPLICATIONS**

- 4.1 The benefits of having available as supplementary planning guidance a detailed assessment of the special interest and character of the conservation area, which can guide the submission and determination of proposals, is obvious. It should result in improved development proposals, better decisions and a higher standard of completed development.

### **5 CRIME AND DISORDER IMPLICATIONS**

- 5.1 There are no crime and disorder implications to this report.

### **6 PORTFOLIO HOLDER COMMENTS**

- 6.1 The Portfolio Holder supports the recommendations as outlined below.

### **7 RECOMMENDATION**

- 7.1 That the Lyndhurst Conservation Area Appraisal, as attached at Appendix 1, be approved and adopted as supplementary planning guidance.
- 7.2 That the response of the District Council to the representations received during the public consultation exercise be as detailed in Appendix 2 to this report.

#### **Further Information**

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#### **Background Papers**

File:- 551.21.2

**TO VIEW APPENDIX 1 TO THIS REPORT  
WHICH IS HEADED**

***LYNDHURST  
A CONSERVATION AREA APPRAISAL***

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## APPENDIX 2

### **SUMMARY OF REPRESENTATIONS MADE FOLLOWING CONSULTATION**

Representation:- That the appraisal should make reference to the need for and desirability of a Lyndhurst bypass.

Response:- The appraisal is not an appropriate vehicle for reference to issues such as a bypass for Lyndhurst, being unrelated to the central purpose of the appraisal, which is to provide design guidance for development within the conservation area.

Representation:- The boundary of the conservation area excludes areas just outside the boundary, where development affects the character of the conservation area..

Response:- There will always be areas just outside a boundary where development has the potential to affect the character of the area within the boundary. The boundary of the Lyndhurst conservation area has been reviewed twice during the 1990's, and no need is seen to amend the boundary any further. It is recognised at present when a proposal would affect the conservation area, and the consideration given to the proposal, and the consultations made, reflect this.

Representation:- The area running northwards from the village centre along Romsey Road, including Gales Hill and the area around Pikes Hill, should be included in a conservation area.

Response:- If there is a case for a further conservation area, it should be dealt with as a separate issue from the Lyndhurst conservation area appraisal, and need not delay the progressing of the appraisal towards adoption as supplementary planning guidance. However, the view is that the area in question does not possess sufficient coherent character or interest to merit designation as a conservation area, which is defined in legislation as 'an area of special architectural or historic interest'. The area is an attractive residential environment with several older buildings, but it seems as if the quality of recent development would not have been any higher had it been a conservation area.