

SUPPLEMENTARY PLANNING GUIDANCE FOR BEACH HUTS

PORTFOLIO: **CLLR T RUSSELL, ECONOMY & PLANNING**
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 CLLR P R WOODS, ENVIRONMENT

1. INTRODUCTION

- 1.1 Beach huts are a popular recreational resource on the coast of this District. Most are on land controlled by the Council, and are subject to licence conditions imposed by the Council. Supplementary Planning Guidance for beach huts has been prepared because:
- a) there has been concern amongst parish councils and the public about the relationship between site licences and planning policy, and a seemingly inconsistent approach to design;
 - b) the adopted New Forest District Local Plan refers to a need to encourage improvements in the design and maintenance of beach huts (paragraph C13.31, Section C13). In the First Alteration First Stage Deposit (July 2001) this has become a commitment to prepare Supplementary Planning Guidance for beach huts (paragraph C13.32, Section C13);
 - c) the New Forest District Coastal Management Plan 1997 identifies a need to encourage improvements to the design and appearance of beach huts.
- The Guidance seeks to improve the appearance of new and replacement beach huts. It does not seek to control maintenance of existing huts, which is a matter for site management.
- 1.2 Draft Supplementary Planning Guidance (SPG) for Beach Huts was published for public consultation in March 2002, with a closing date for representations of 12 April, subsequently extended to 7 June 2002. 29 representations were received. The purpose of this report is to consider these representations, to agree amendments to the guidance, and to adopt it formally as Supplementary Planning Guidance to the New Forest District Local Plan First Alteration.

2. REPRESENTATIONS

- 2.1 All the representations received are summarised at Annex 2 to this report. Copies of the original letters are available for inspection in the Members' Room.
- 2.2 The main issues of concern are:
- 2.2.1 **Beach hut licence:** there is some confusion about the relationship between the Supplementary Planning Guidance and the licence document used by the Council in letting its beach hut plots. The former licence document contained some design guidance in the form of dimensions and colours, and there was clearly some overlap with the SPG.
 - 2.2.2 **Colour and materials:** there are several objections to the proposal to avoid the use of green and brown 'garden shed' stained finishes.
 - 2.2.3 **Uniformity:** there is concern that the guidance is proposing uniformity of design and colour.
 - 2.2.4 **Vandalism:** this is understandably a matter of considerable concern. There is some feeling amongst beach hut owners that the District Council could do more to assist in preventing this activity, e.g. by installing CCTV cameras.

- 2.2.5 **Services:** a number of beach hut owners clearly feel that the District Council should be providing them with more services.
- 2.2.6 **Limitations of infilling on front row of huts at Hordle:** there are objections to the proposal that there should be no infilling or replacement of beach huts in the lowest row of huts at Hordle Cliff because of the risk of flooding and beach erosion.
- 2.2.7 **Access for disabled people:** a number of respondents point out limitations on wheelchair access at Calshot.
- 2.2.8 **Access for maintenance:** similar misgivings are expressed about the potential for access for maintenance.
- 2.2.9 **Frontages to which Policy DW-C9 applies:** there a request that the frontage at Hordle Cliff should be extended to incorporate further existing huts on privately owned land to the west.

3. RESPONSE

- 3.1 A number of changes are proposed in response to these representations, and an amended version of the SPG is attached at Annex 1.
- Licence**
- 3.2 The SPG now incorporates those elements of the Council's licence document that referred to the design and appearance of beach huts. These are deleted from the licence document, which now refers to the SPG. This should clarify the relationship between the two documents.
- Colour and materials**
- 3.3 The draft SPG left considerable scope for individual design solutions and a wide choice of coloured finish, and the amended SPG still does. The proposal not to allow green and brown 'garden shed' stains is changed to a statement encouraging the use of alternatives. In addition, there is now a reference to the possibility of permitting huts constructed of recycled plastic, subject to the outcome of a trial currently in progress at Bournemouth. Overall, the design guidance is now less restrictive than the criteria that have been imposed previously through the licensing system.
- Vandalism**
- 3.4 Vandalism is more the responsibility of the police than the District Council. CCTV cameras would not be effective, practicable or cost effective given the terrain, the lack of lighting, the ease of hiding from view amongst the huts and the condition of the cliffs. They would also be visually intrusive in these open areas. However, the District Council is working with the beach hut owners to look at alternative strategies for dealing with this issue, and has recently employed a security firm to patrol beach hut sites after dark at peak times of damage (such as school holidays). All this SPG can do is to look at design and construction methods that have the potential to limit damage from vandalism (see paragraphs 4.3 - 4.10).
- Services**
- 3.5 The provision of services is not a matter for this SPG. Paragraphs 1.3 and 1.9 of the SPG have been corrected.
- Lowest row at Hordle Cliff**
- 3.6 The Coastal Team indicate that the dangers of inundation and beach erosion are greatest at the eastern end of this row (huts 234 - 294). They advise against the replacement or infilling of beach huts in this part of the row because of the risks involved. As the objectors appear to be willing to take this risk, it is concluded that

this lowest row should be included in the policy, but that applicants for new and replacement huts within the row between huts 234 - 294 should be advised of the risks of flooding and erosion.

Access for disabled people

- 3.7 The SPG recognises that opportunities to provide such access will be limited, but the text is amended to clarify this point.

Access for maintenance

- 3.8 While there seem to have been issues in the past over the size of huts exceeding licence guidelines, it is anticipated that as huts are redeveloped under the guidelines proposed in the SPG, improved provision can be made for access for maintenance.

Frontages to which Policy DW-C9 applies

- 3.9 The SPG does not offer an opportunity to object to the frontages defined, which is a local plan matter. It merely addresses the detail of what can be permitted within them. The frontage at Hordle Cliff was first defined in the Coastal Towns Local Plan and carried forward unchanged into the New Forest District Local Plan. It has never been challenged. The policy is intended to limit the impact that beach huts have on the appearance of the coast by concentrating them in defined locations rather than permitting an indeterminate straggle along the coast. The few huts outside these defined frontages will not be replaced as they reached the end of their lives.

Other changes

- 3.10 Detailed references to the policies of the Coastal Management Plan are deleted. They seemed to cause confusion, and in any event are in the process of being revised and updated.

4. FINANCIAL IMPLICATIONS

- 4.1 The SPG does not entail the commitment of additional Council resources.

5. CONSULTATIONS

- 5.1 Consultations on the draft SPG were carried out with the relevant coastal parish councils, the New Forest Beach Hut Owners' Association, and the relevant statutory and coastal organisations. It was also made available for public comment.

6. PORTFOLIO HOLDERS' COMMENTS

- 6.1 Councillor B Rickman indicates that he supports the Beach Huts Supplementary Planning Guidance.

7. ENVIRONMENTAL AND CRIME & DISORDER IMPLICATIONS

- 7.1 The purpose of the SPG is ultimately to achieve improvements to the appearance of beach huts in this District, for the benefit of the coastal environment.
- 7.2 Some of the design measures proposed in the SPG may help to limit damage arising from vandalism of beach huts.

8. OTHER OPTIONS CONSIDERED

- 8.1 Not relevant to this report.

9. CONCLUSION

- 9.1 A variety of representations were received on the draft SPG as outlined in this report and summarised at Annex 2. The document has been changed in response to these, in particular a rationalisation of the matters covered by the beach hut licensing system and those addressed in the SPG (Annex 1). This indicates the Council's willingness to respond constructively to the criticisms that have been made.

10. RECOMMENDATION

- 10.1 It is RECOMMENDED that the Supplementary Planning Guidance for Beach Huts as amended in this report (Annex 1) be adopted formally as Supplementary Planning Guidance to the adopted New Forest District Local Plan and its First Alteration.

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Background papers:

None

SUPPLEMENTARY PLANNING GUIDANCE

BEACH HUTS

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1. INTRODUCTION

Location of beach huts

- 1.1 The coastline of New Forest District extends along Christchurch Bay from Chewton Bunny at Barton-on-Sea to Hurst Spit, along the Solent from Hurst Spit to Calshot, and along Southampton Water from Calshot to Redbridge. The main areas where people can get to the sea shore are along the Christchurch Bay coast between Hurst Spit and Lymington, Lepe and Calshot. Relatively little of the remainder is accessible to the public.
- 1.2 Beach huts in New Forest District are concentrated along the shores of Christchurch Bay at Barton-on-Sea, Hordle Cliff, Milford-on-Sea, and at Calshot.

Management of beach huts

- 1.3 While the huts are privately owned, the majority (apart from a few at the western end of the Calshot frontage) are sited on coastal land that is controlled by New Forest District Council. At its sites, the Council is responsible for the management of the huts and the provision of water, refuse collection, public lavatories and site maintenance; also vehicular access and parking. The Council operates a licensing system that controls occupation of the beach huts. Copies of the beach hut licence can be obtained from the District Council's Community Services Directorate.

Purposes of this Supplementary Planning Guidance

- 1.4 Beach huts remain a traditional and popular feature of the coastal scene, and are much in demand. Opportunities for new beach huts are limited by environmental and physical constraints. The purposes of this Supplementary Planning Guidance (SPG) are to identify those locations where new beach huts may be permitted, and to offer guidance on the design and appearance of new and replacement beach huts. The SPG also addresses access issues.

Consultation

- 1.5 This SPG was published in March 2002 for public consultation. It has been revised in the light of comments received, and was adopted formally by this Council as Supplementary Planning Guidance to the New Forest District Local Plan and its First Alteration in ????? 2003.

Enquiries about management of beach huts in the District should be directed to:

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2. POLICIES

- 2.1 This guidance is intended to supplement the policies of the New Forest District Local Plan, in respect of beach huts. The Local Plan was adopted in November 1999, and the First Alteration to it was published for public consultation in July 2001. This guidance is consistent with the adopted local plan and the emerging alterations to it.

NEW FOREST DISTRICT LOCAL PLAN (FIRST ALTERATION)

Aims and objectives of the Local Plan

- 2.2 The broad aims of the plan include **Aim 3, conserving and enhancing the environment.**
- 2.3 There is an objective relating specifically to the coast, as follows:

Objective 2 Coast

To maintain and improve the environmental quality and character of the District's coast, recognising the need to undertake coast protection and flood defence works.

Other relevant objectives include:

Objective 8 Public access

To increase public access to, and enjoyment of, the countryside and coast, within environmental constraints.

Objective 9 Environmental design

To encourage the highest possible standards of design in new development and in environmental improvements; and to provide attractive, stimulating and safe places in which to live, work and play.

Objective 10 Special needs

To ensure that the special needs of people with impaired or restricted mobility are met.

Policies of the Local Plan:

- **Coast**

- 2.3 Section C13 of the Local Plan deals with policies for the coast. Policy DW-C9 (as proposed to be amended in the First Alteration) refers specifically to beach huts as follows:

[Note: new text is shown in *italics* and *italics underlined* and deleted text is shown in ~~strikeout~~ and ~~strikeout~~
~~underlined.~~

Policy DW-C9 Beach huts

Permission for new beach huts will be limited to replacement of existing huts and the infilling of gaps in the existing ~~line~~ *lines* of huts by new units *in the locations defined on the proposals map*, provided this does not conflict with nature conservation *or shoreline management* interests.

C13.32 31 There are approximately 860 beach huts in this District, at Barton-on-Sea, Hordle Cliff, Milford-on-Sea and Calshot. While ~~some~~ *they* may be considered visually intrusive *by some*, they remain a popular and traditional element of the coastal scene. Some lie within Sites of Special Scientific Interest, and the effects of proposals for new huts on features of nature conservation value will be a material consideration. *Some also lie in areas at risk from coastal erosion and/or flooding, and the degree of risk will need to be taken into account in considering proposals for infilling or replacement.* Vandalism of beach huts and fragmentation of their location have become issues, particularly at Barton-on-Sea. At Calshot, *some rationalisation of gaps and access arrangements is needed.* In order to facilitate management and improve security it is intended to concentrate replacement huts and any new

huts within the areas defined on the proposals map. Outside these areas, permission will not be granted for new or replacement huts. For the purpose of infilling or replacement, gaps should be of sufficient size to enable access to all sides of the huts for maintenance purposes, and at appropriate sites, of sufficient width to facilitate access by wheelchair users. ~~Detailed issues with regard to beach hut management and replacement will be addressed in the updated New Forest District Coastal Management Plan.~~

C13.34-32 The District Council will encourage improvements in the design and maintenance of beach huts wherever possible and ~~will produce~~ *has produced* *Supplementary Planning Guidance on beach hut design.*

- 2.4 The proposals maps in the local plan identify in general terms the areas to which this policy applies. These are set out in more detail in Maps 1(i) & (ii), 2(i)-(iii), 3(i) & (ii) and 4(i)-(v) of this SPG, which show the rows of huts where infilling is permitted. The purpose of the policy is to limit further beach hut development to certain locations. The reasons for this are the environmental sensitivity of much of the coast (see paragraphs 2.5 - 2.8 below), and practical issues of access, management and servicing. Restricting the infilling of larger gaps will also help to limit risks of spread of fire.

- **Special environmental designations**

- 2.5 The beach huts are located in areas that are subject to special designations. Those at Barton-on-Sea and Milford-on-Sea are in the **South West Hampshire Green Belt**. Those at Barton and Hordle Cliff also lie within the **Highcliffe-Milford Cliffs Site of Special Scientific Interest**.
- 2.6 At Calshot, the beach huts lie within the **South Hampshire Coast Area of Outstanding Natural Beauty (AONB)**. There is a current proposal to include the whole of this AONB in the New Forest National Park. The huts are located on a narrow strip of land that closely adjoins the **North Solent Site of Special Scientific Interest (SSSI)** and the **Hythe-Calshot Marshes SSSI**. Both these SSSIs are covered by European and international nature conservation designations - the candidate **Solent Maritime Special Area of Conservation (cSAC)**, the **Solent and Southampton Water Special Protection Area (SPA)** and the **Solent and Southampton Water Ramsar site**.
- 2.7 The beach huts sites are therefore subject to an array of protective policies, as contained in Sections C3 and C4 of the local plan.
- 2.8 In addition, all the huts are in areas subject to coastal erosion and coastal protection works and some are also at risk of coastal flooding (see paragraphs 3.7 - 3.9 below). Policies DW-C3 to DW-C5 in Section C13 of the local plan refer to coast protection works, the avoidance of development that would give rise to a need for coast protection, and development in areas at risk from coastal erosion. Policy DW-E40 in Section C7 of the local plan deals with areas at risk from flooding.

NEW FOREST DISTRICT COASTAL MANAGEMENT PLAN

- 2.9 The Coastal Management Plan April 1997 notes issues associated with beach huts in terms of their appearance, and problems of vandalism and maintenance in some areas. The proposals of the plan for the Barton-on-Sea, Milford-on-Sea and Calshot sections of the coast include specific references to beach huts that are at present being updated. However, the general intention of the Management Plan is that the appearance of the huts should be improved where possible.

MANAGEMENT OF BEACH HUT LOCATIONS

2.10 For the purposes of management including the control of vandalism, and the provision of access and servicing, the District Council is seeking to concentrate beach huts in four specific locations. These are at:

Barton-on-Sea: East of Fisherman's Walk

Milford-on-Sea: West Hordle Cliff and
East of the White House

Calshot: Calshot Spit.

2.11 These areas are identified in the New Forest District Local Plan as locations where further beach hut development by infilling and replacement might be permitted under Policy DW-C9 (see also Maps 1(i) & (ii), 2(i)-(iii), 3(i) & (ii) and 4(i)-(v) in this Supplementary Planning Guidance).

3. ISSUES

3.1 From the foregoing, it will be apparent that the main planning issues associated with beach huts in this District are as follows:

(i) Appearance

3.2 There is considerable variation in style, construction and decoration of beach huts throughout the various locations across the district. Whilst there is clearly an element of the character of these buildings that derives from their exhibition of self-expression, there is a need to introduce a degree of control in the interests of other coastal users. There is also a significant incidence of vandalism, which in turn can result in poor environmental quality. This is particularly noticeable in those areas where the problem is persistent. The powers of the District Council to control vandalism are limited as this is a criminal activity that properly should be dealt with by the police. However, the Council is working with beach hut owners to address this issue so far as possible, and has employed a security firm to patrol the beach hut sites after nightfall at peak times. Design measures to discourage this activity will also be beneficial.

3.3 At Calshot, numbers of huts and their proximity to each other are such that views of the sea from the road and of the coastal hinterland from the beach are severely restricted. There are now very few gaps in the line of huts that offer such views.

(ii) Nature conservation

3.4 Apart from those east of the White House at Milford, the beach huts are either in or closely adjoin areas that are identified as being of nature conservation importance.

3.5 At Barton-on-Sea and Hordle Cliff, the SSSI is designated primarily because of the geological value of the cliffs, where constant erosion exposes important fossil beds. This SSSI also contains vegetation of nature conservation interest. Development of any sort can hinder the erosion process, and can also damage habitats.

3.6 At Calshot, the marshes behind the huts are of substantial importance for their bird life. English Nature advise that any significant increase in the number of beach huts in this location could increase human activity in the area and potential impact on the birds.

(iii) Coastal erosion and flooding

3.7 The soft cliffs at Barton-on-Sea and Hordle Cliff are subject to continuous erosion and slumping. This problem is particularly acute at Barton-on-Sea, where despite coast protection works, the cliffs continue to retreat. As well as affecting the sites of the beach huts themselves, this process also disrupts access and the provision of services. It has limited the area within which beach huts can be placed safely.

3.8 The lowest row of huts at Hordle Cliff is close to the high-water mark and huts in the eastern portion of the frontage to which Policy DW-C9 applies (huts 234 - 294) are at greater risk from inundation and beach erosion than others here or at other sites. A Coastal Strategy Study is currently being undertaken for Christchurch Bay. This will if appropriate produce recommendations for intervention and provide a management plan for the bay over a 50 year period. Pending completion of the study and any resulting works, the owners of huts 234-294 at Hordle Cliff are advised that these huts are at a high risk of flooding and erosion. On this basis the Council would advise against any further proposals for infilling or replacement of huts within this portion of the row for the time being. This advice will be reviewed in the event of the

completion of any coast protection works that have the effect of stabilising this part of the beach. Any recommendations for coast protection works following the completion of the study will be subject to DEFRA funding.

- 3.9 At Calshot, the huts lie within an area at risk from coastal flooding. In principle, Government advice in Planning Policy Guidance Note 25, Development and Flood Risk (PPG25) is that further development should not take place in areas at risk from flooding. However, the beach huts in this District are not residential, being recreational facilities that are used for limited periods only. Overnight stays or use of the huts for anything other than recreation during daytime hours are not permitted. For this reason, beach huts are not considered to be subject to the PPG25 sequential tests etc, and are regarded as recreational uses where it is sufficient to post warning notices of potential flood risks as advised in PPG25.

(iv) Access and servicing

- 3.10 It is important that huts are located in areas where they can be provided with basic services (e.g. water, access to public lavatories, and access to refuse collection facilities). It is also important that a proportion of the huts are accessible to those with impaired mobility, which means that it should be possible to bring a vehicle close to them, and that there should be level access between and to the front of the huts. The main areas where this is likely to be possible are at Calshot and Milford-on-Sea. At Calshot the road runs close to the backs of the huts and a small number of huts are located close to gaps wide enough to permit the passage of a wheelchair. At Hordle Cliff and Barton-on-Sea, it is impracticable to provide wheelchair access for reasons of the terrain, and the Council has been advised that in these circumstances the provisions of the Disability Discrimination Act in respect of access for disabled people would not be capable of being applied.
- 3.11 In addition, it is important that in positioning huts, sufficient space is left between them to enable access to all sides of the structures for maintenance. The District Council determines size of the plots on which the huts are situated through its licensing process.

4. GENERAL PRINCIPLES

Location of new beach huts

- 4.1 The development of new beach huts is limited to replacement huts and infilling of small gaps in the rows of huts as defined on Maps 1(i) & (ii), 2(i)-(iii), 3(i) & (ii) and 4(i)-(v).
- 4.2 A small gap is defined as a gap no larger than will accommodate up to 3 beach huts of similar size to those adjoining, while also allowing sufficient space between huts for maintenance and where possible, access for disabled people. (Note, at Calshot access for disabled people is likely to be possible only at the ends of rows). At Barton-on-Sea, infilling in some larger gaps where huts have been demolished within the overall row as defined on Maps 1(i) & (ii) may be permissible to enable replacement of huts to the west lost because of coastal erosion, e.g. between huts A18 - A35, A36 - A39 and A56 - A63. Extension of the rows of huts as defined on the maps is not permitted.

Design of new beach huts

- 4.3 As noted at paragraph 3.2 above there is a wide variation in style and construction of existing beach huts. There would be a danger in over-prescription that precludes the degree of self-expression and application of practical ingenuity that contributes to the enjoyment of these structures. However in the interests of discouraging vandalism and anti-social behaviour there is a need to exercise some control.

Structure

- 4.4 New beach huts will normally be of timber frame construction (subject to further investigation of recycled plastic construction - see paragraph 4.9 below) and will conform to the basic dimensions identified on the design sheet (see Appendix A). The frame construction needs to be robust enough to withstand adequately the rigours of the various exposed sites.
- 4.5 Roofs should normally be double pitched at an angle of not less than 22.5 degrees. However, at Barton-on-Sea, single pitch roofs may be permitted alongside existing huts of this design.
- 4.6 Door and window openings should be on the front elevation of the building only. The arrangement of these openings is flexible, and there is a range of possibilities as illustrated on the design sheet at Appendix A. These are by no means exhaustive and in submitting their schemes applicants can explore alternatives. Applicants have the choice of whether to have any doors at all (i.e. open front), single or double hung doors, any windows at all, windows on either side of the door, windows in the door, and/ or a platform or veranda.
- 4.7 Windows and doors with windows should all have shutters to be fitted when closing the building up. Shutters should be of timber construction, simple framed marine ply or good quality treated softwood. Openings may be unglazed with opening shutters to secure them.
- 4.8 Canopies or aprons should be limited to the front of the building. They should be removable, or in the case of aprons/decks should be designed to be secured to the front of the building when closed, except at Hordle Cliff where fixed canopies are allowable and the ground they occupy forms part of the site rental. They should not exceed the width of the beach hut, or obstruct access.

Materials

- 4.9 Beach huts should be clad primarily in timber boarding or a durable alternative such as marine ply. An alternative form of beach hut construction employing recycled plastic materials with the appearance of timber is undergoing trials at Bournemouth. Subject to the outcome of these trials, this form of beach hut structure may be acceptable in this District.
[Note: at Milford-on-Sea there are beach huts of concrete construction. No further huts of this type will be permitted.]
- 4.10 All glazing should be polycarbonate rather than glass, to minimise vandalism and to reduce any hazard resulting from building damage. Polycarbonate glazing should be of a minimum 6mm thickness to withstand the weather and must be securely fixed into timber frames.

Decoration

- 4.11 All exposed timber will have a painted or opaque stain finish. An element of self-expression clearly comes from the choice of colour and total prescription would be inappropriate, however in the context of the huts, the predominant tones of the surrounding environment must be considered in the choice. While the browns and greens found on garden sheds are commonly favoured by applicants, the Council wishes to encourage the use of a wider variety of stains and other finishes that could be used to add both individuality to each hut and some vitality to the coastal scene. Colours will form part of any planning application made to the authority. Where windows, doors and shutters are introduced these should be decorated in a contrasting tone to the main body of the building. On the concrete beach huts at Milford, only the doors should be painted.

APPENDIX A

DESIGN SHEET

OVERALL DIMENSIONS FOR BEACH HUTS (Barton-on-Sea and Calshot)

Width	2.13 metres
Length	2.74 metres
Height at eaves	2.00 metres
Height at pitch	2.74 metres

HORDLE CLIFF BEACH HUT DIMENSIONS

The huts at Hordle Cliff can be any size provided they fit on the site and there is at least one metre between huts. Site rental is based on the area covered including platforms, verandas etc.

CALSHOT WEST BEACH HUT DIMENSIONS

The huts at the western extremity of Calshot beach are on privately owned land and are of varying sizes. New and replacement huts should be in character with those that they adjoin and follow the general design guidance given in Section 4 of this SPG (other than dimensions, which can be varied in this location). At least one metre should be left between huts to allow for maintenance.

CONSTRUCTION AND MATERIALS

Wood framing	76.2 mm x 50.8 mm
Wood cross-braced and covered with weather-board or durable alternative	50.8 mm x 50.8 mm
Wood roof boarding	19 mm
Roof felt	

[Note: recycled plastic materials of appropriate form and colours may also be permissible subject to the outcome of trials at Bournemouth.]

FOUNDATIONS

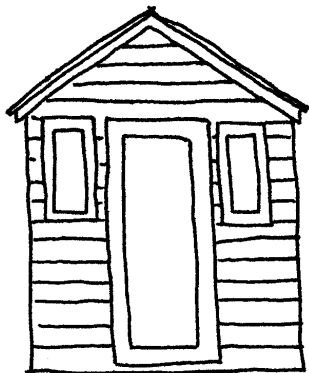
Beach huts are normally set on concrete blocks, except at Barton-on-Sea where they are placed on sleepers.

EXTERNAL COLOUR

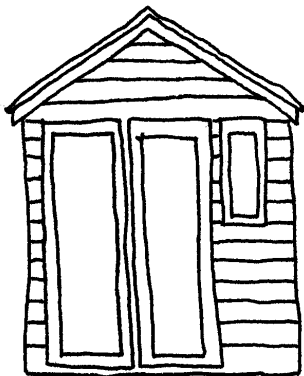
There is a wide variety of colours and finishes that can be used including paints and opaque stains. These and variations in the design of the huts offer ample opportunity for individuality. Where colour is used, doors, windows and other details should be picked out in a contrasting colour.

DESIGN OF FRONT ELEVATIONS

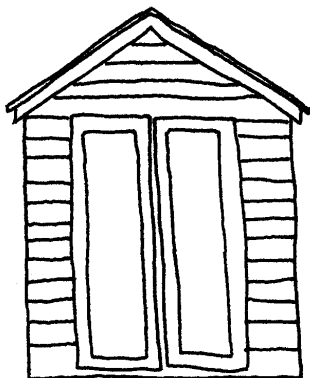
Alternative arrangements for elevations



Window and door heads to be aligned at or just below eaves height.



Simple frames to doors and windows.

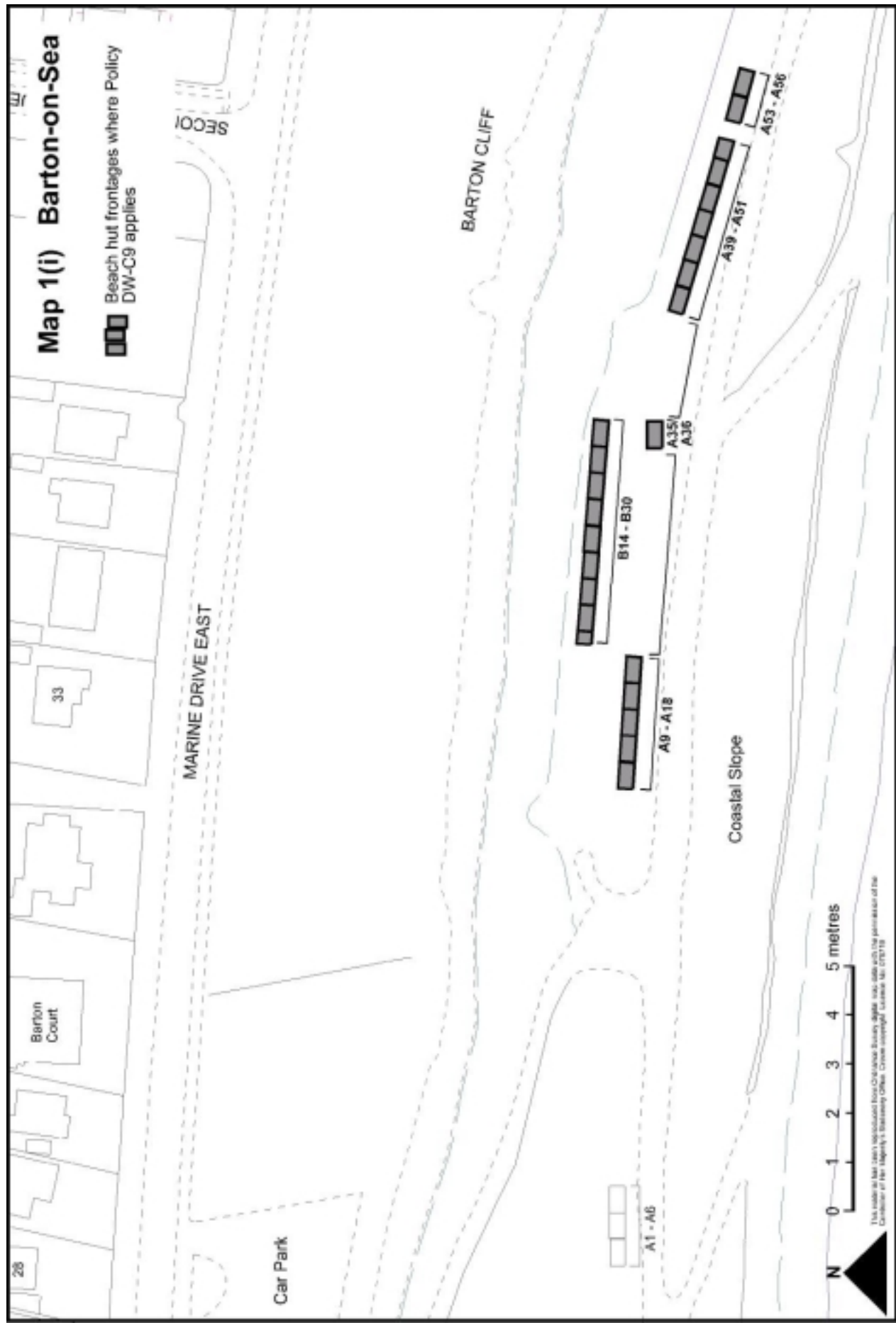


Roof pitch minimum 22.5 degrees

These examples are not exhaustive, however the principles should be applied in each case.

Map 1(i) Barton-on-Sea

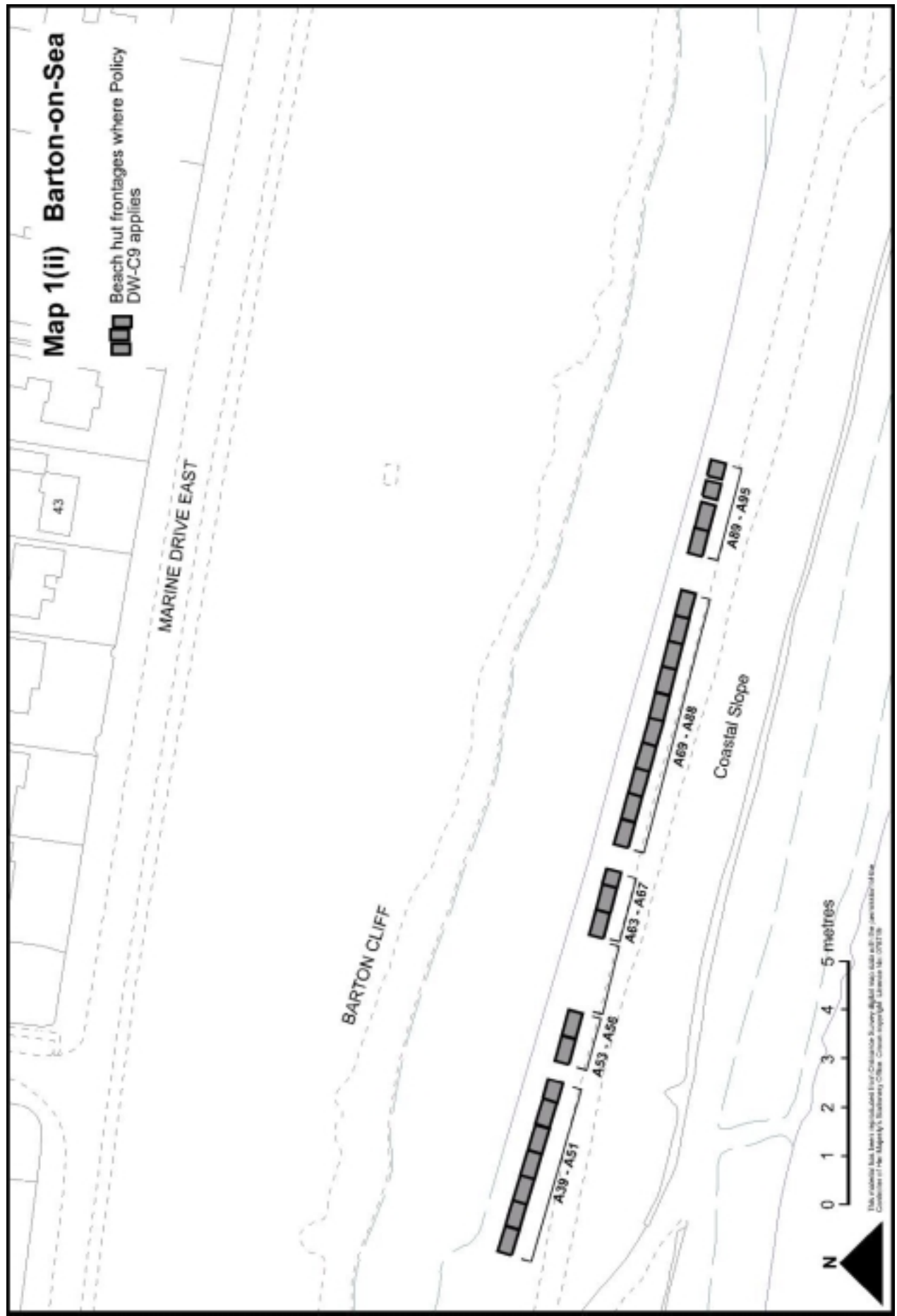
 Beach hut frontages where Policy DW-C9 applies



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Map 1(ii) Barton-on-Sea

 Beach hut frontages where Policy DW-C9 applies



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Map 2(j) Hordle Cliff

 Beach hut frontages where Policy DW-C9 applies

WEST.

CLIFF ROAD

HORDLE CLIFF

1-4

5-16

417-399

19-38

(396/395)

398-291

42-54

379-372

371-365

362/361

364

350/359

350-A345

55-61

356-351

357

62-68


69-78

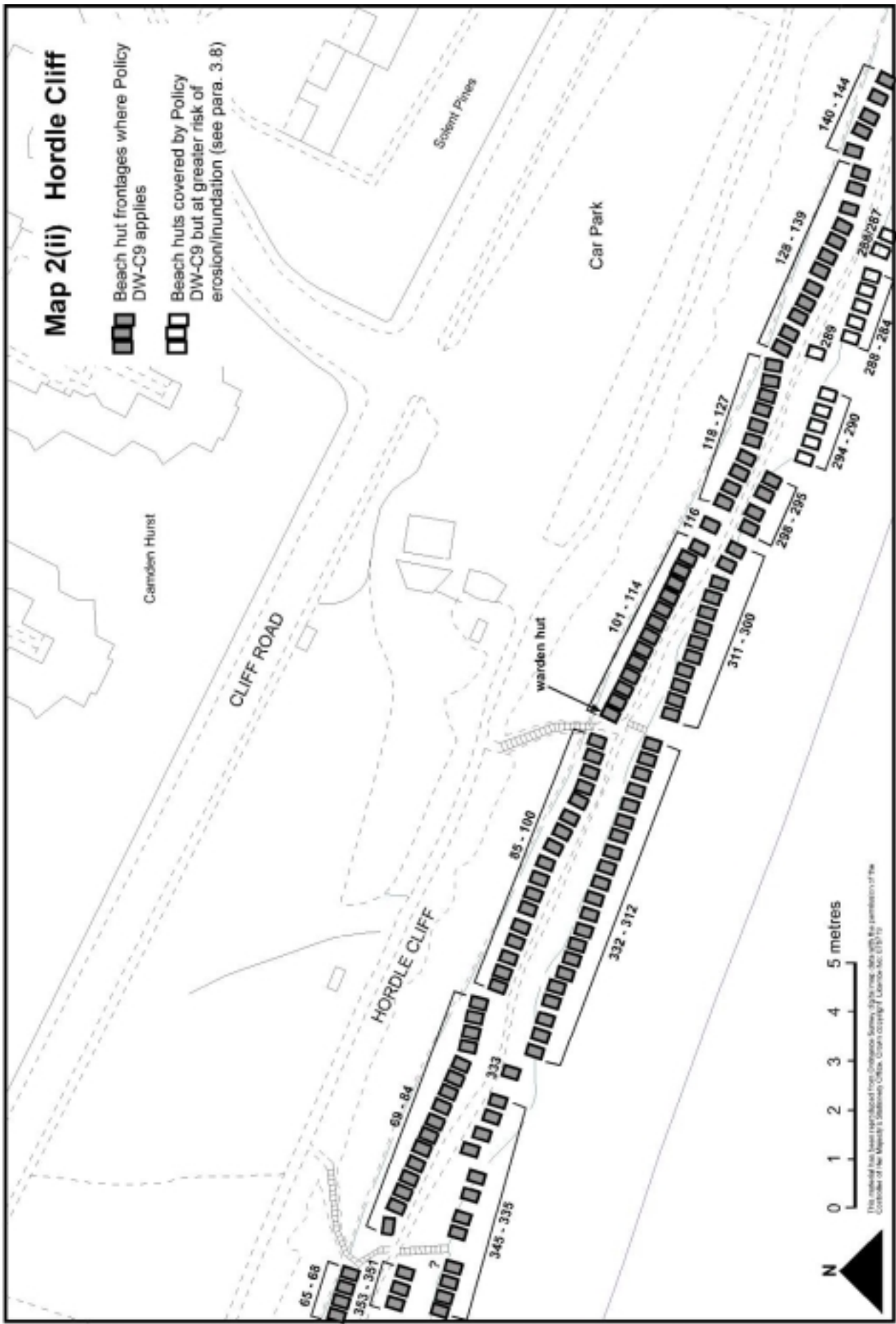
N 0 1 2 3 4 5 metres

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Map 2(ii) Hordle Cliff

 Beach hut frontages where Policy DW-C9 applies


 Beach huts covered by Policy DW-C9 but at greater risk of erosion/inundation (see para. 3.8)

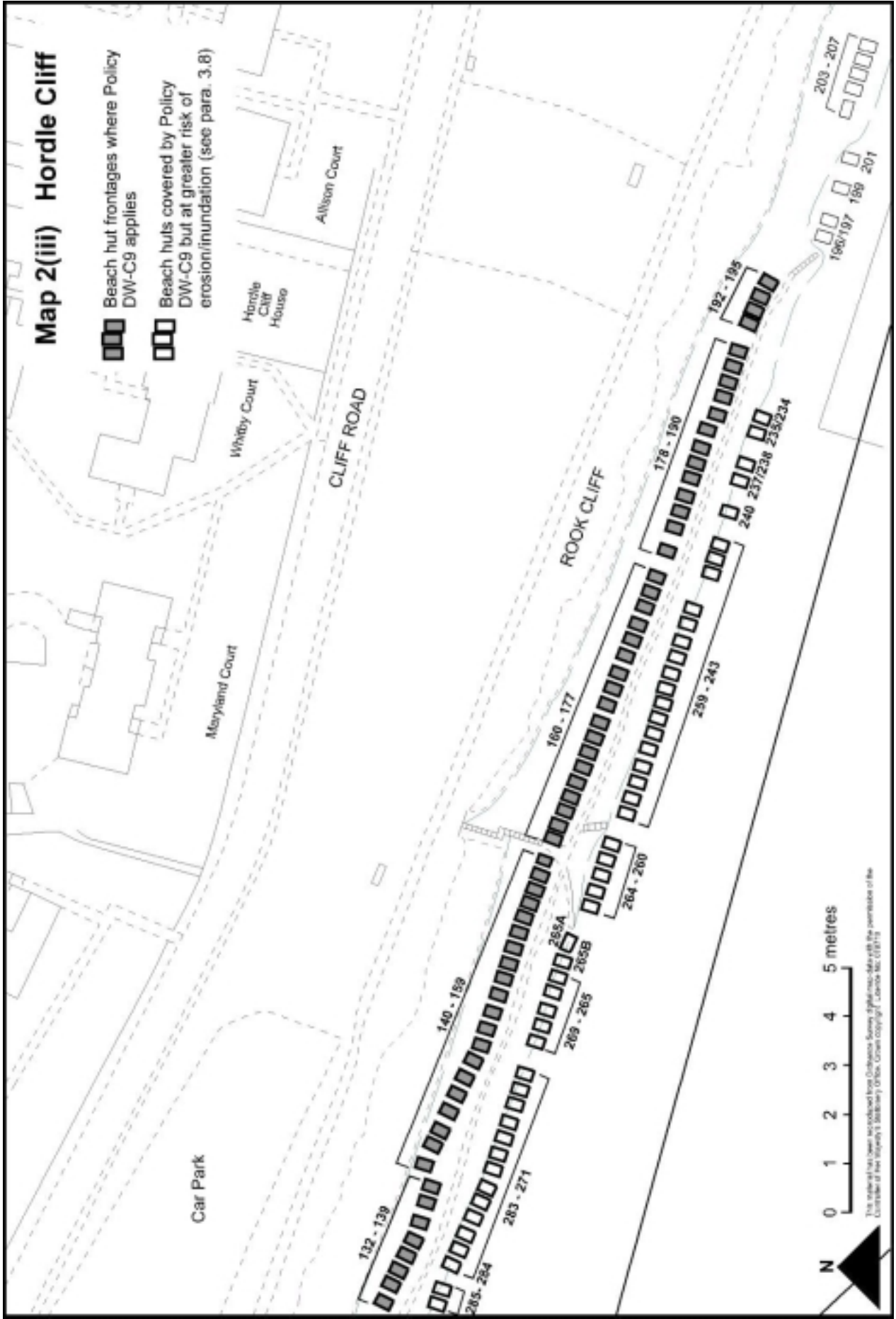


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Map 2(iii) Hordle Cliff

 Beach hut frontages where Policy DW-C9 applies

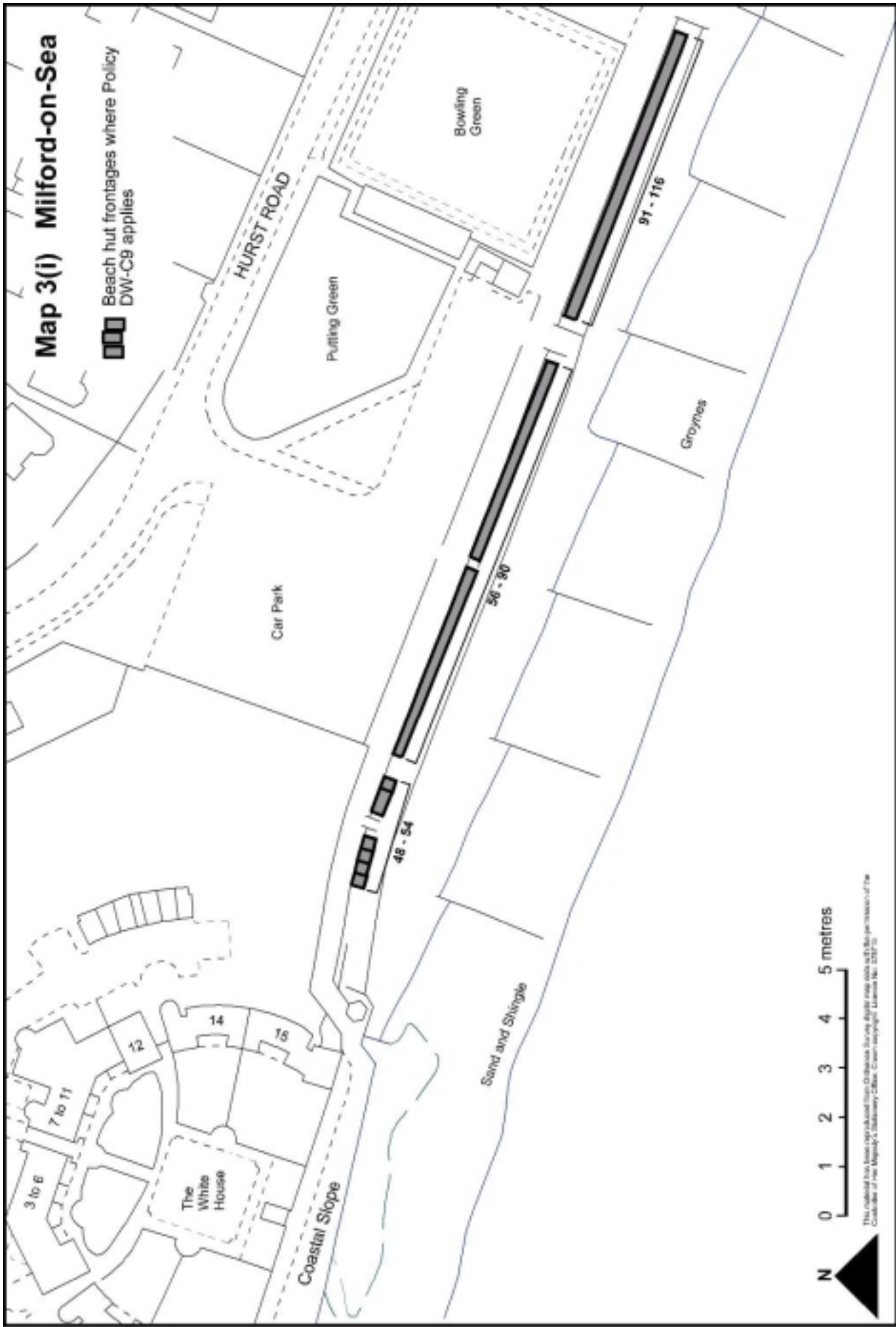
 Beach huts covered by Policy DW-C9 but at greater risk of erosion/inundation (see para. 3.8)



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Map 3(i) Milford-on-Sea

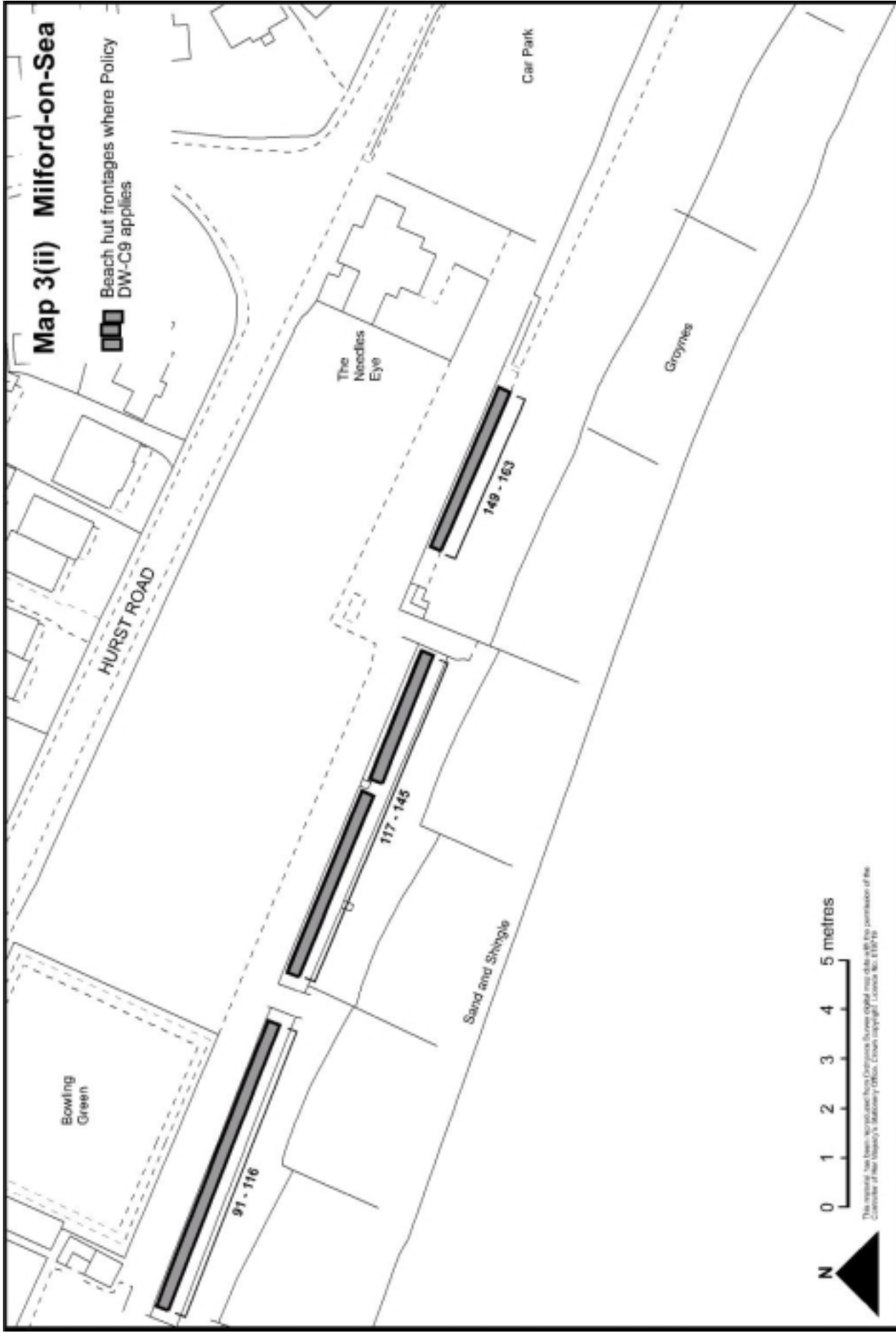
 Beach hut frontages where Policy DW-C9 applies



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Map 3(ii) Milford-on-Sea

 Beach hut frontages where Policy DW-C9 applies



N 0 1 2 3 4 5 metres

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Map 4(i) Calshot

 Beach hut frontages where Policy DW-C9 applies

Manor House

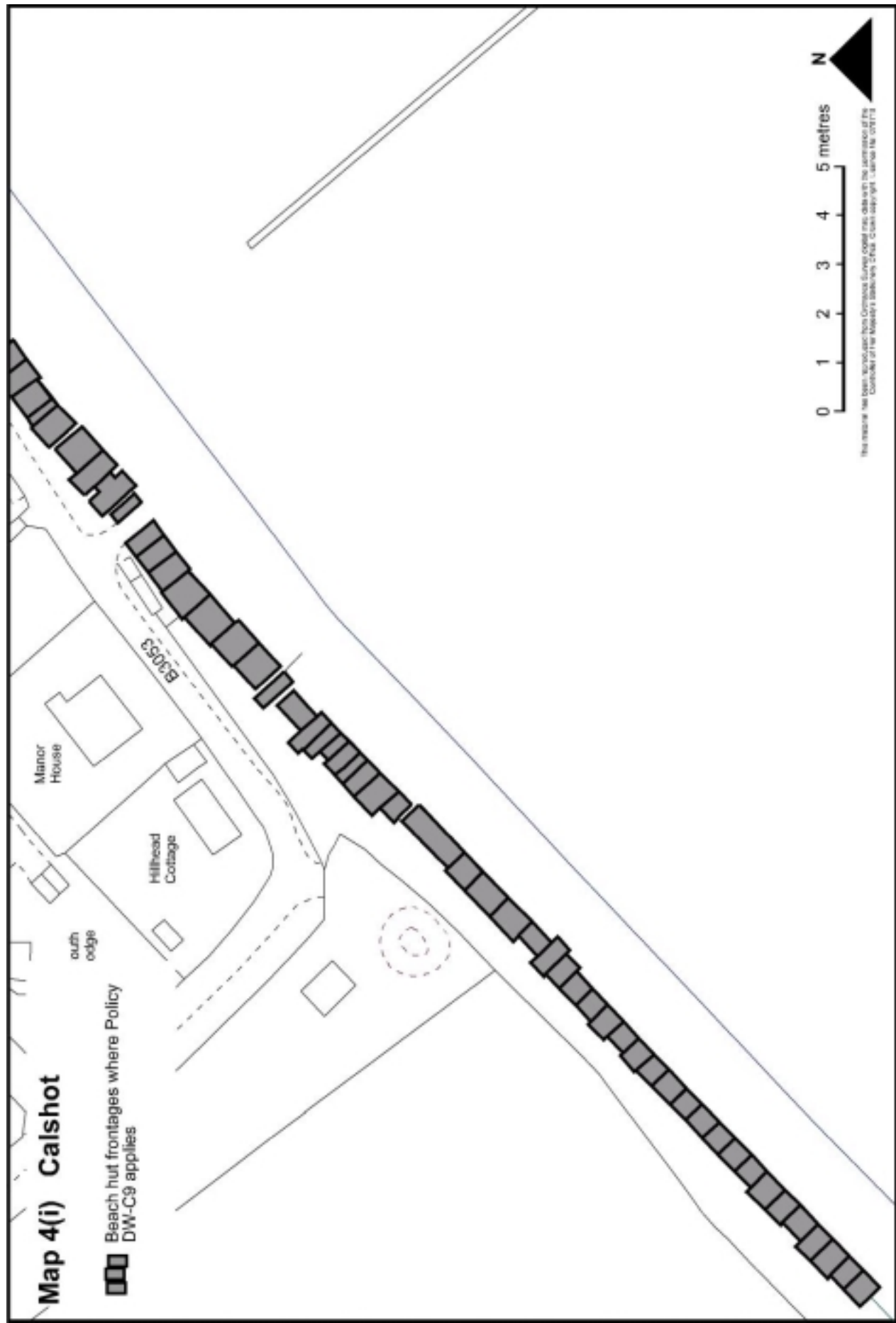
Hillhead Cottage

outh edge

B3053

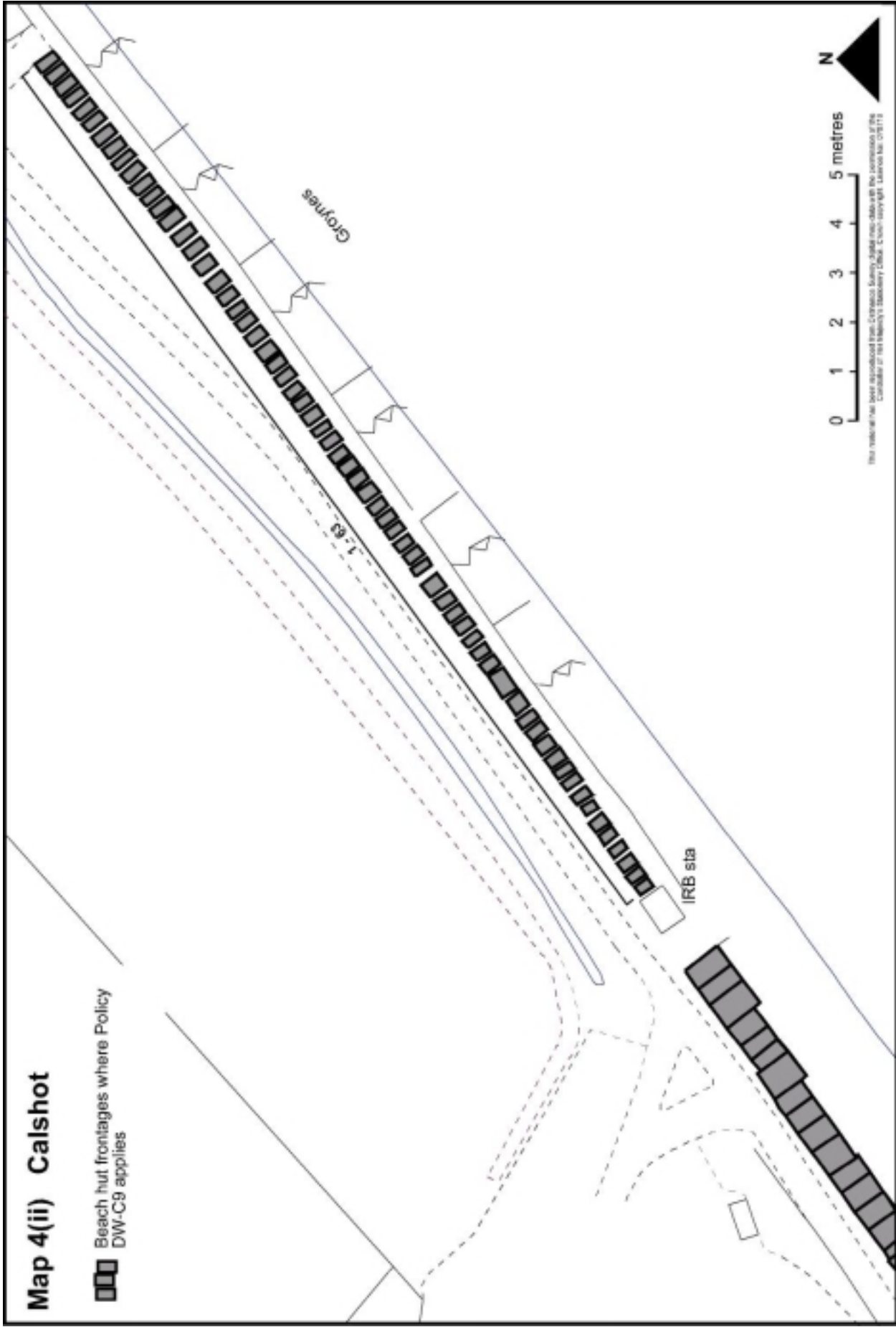


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Map 4(ii) Calshot

 Beach hut frontages where Policy DW-C9 applies



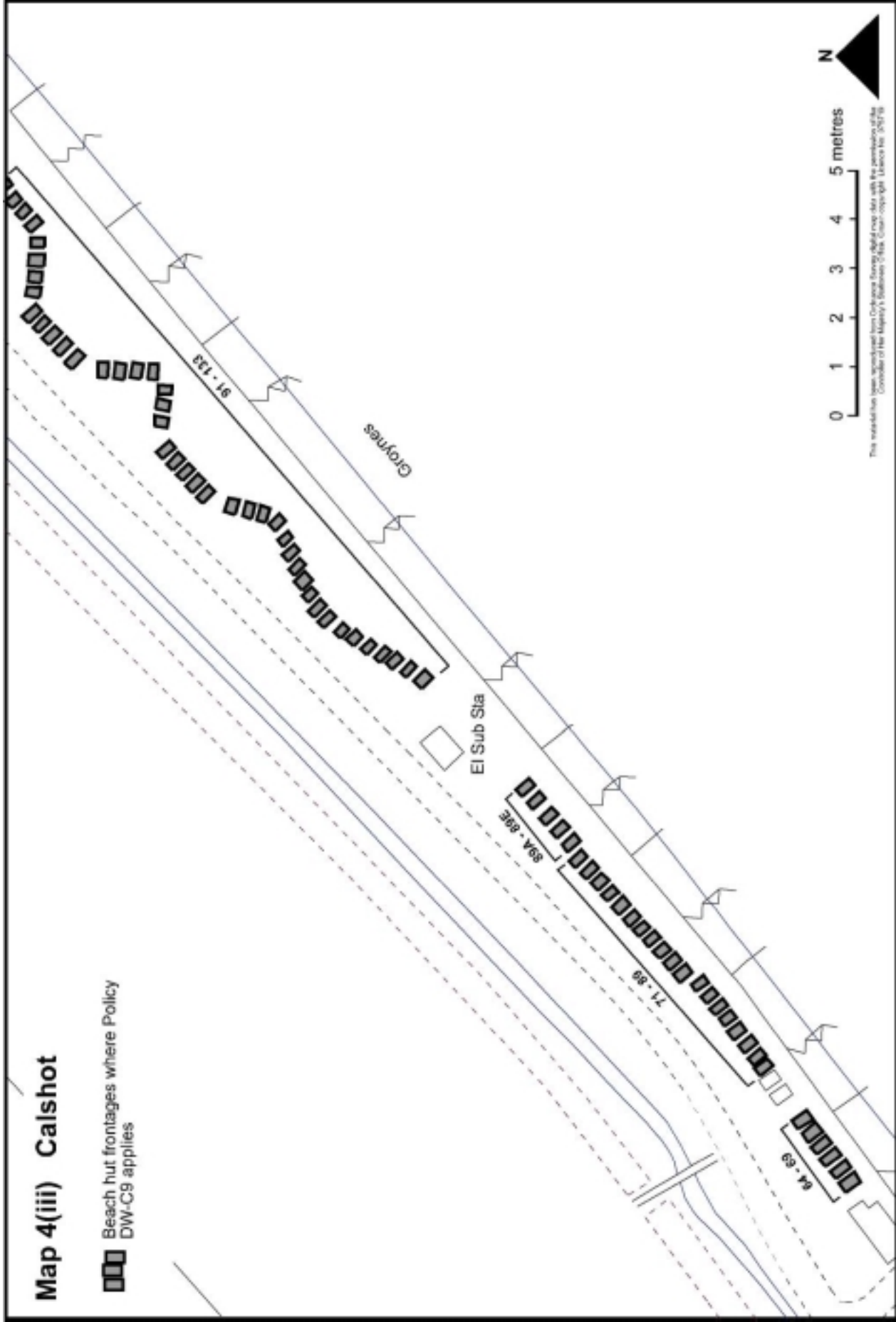
0 1 2 3 4 5 metres



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Map 4(iii) Calshot

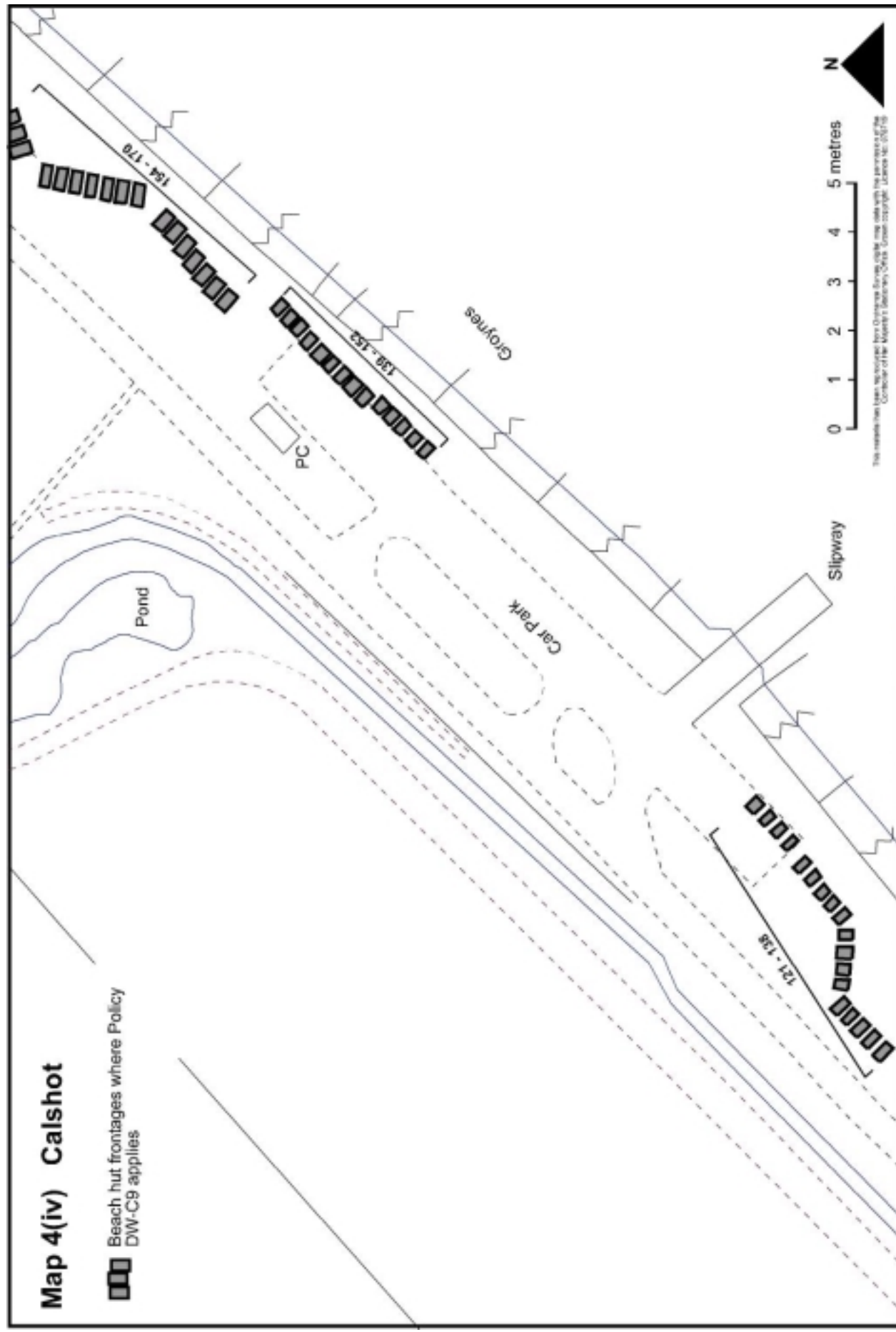
 Beach hut frontages where Policy DW-C9 applies



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Map 4(iv) Calshot

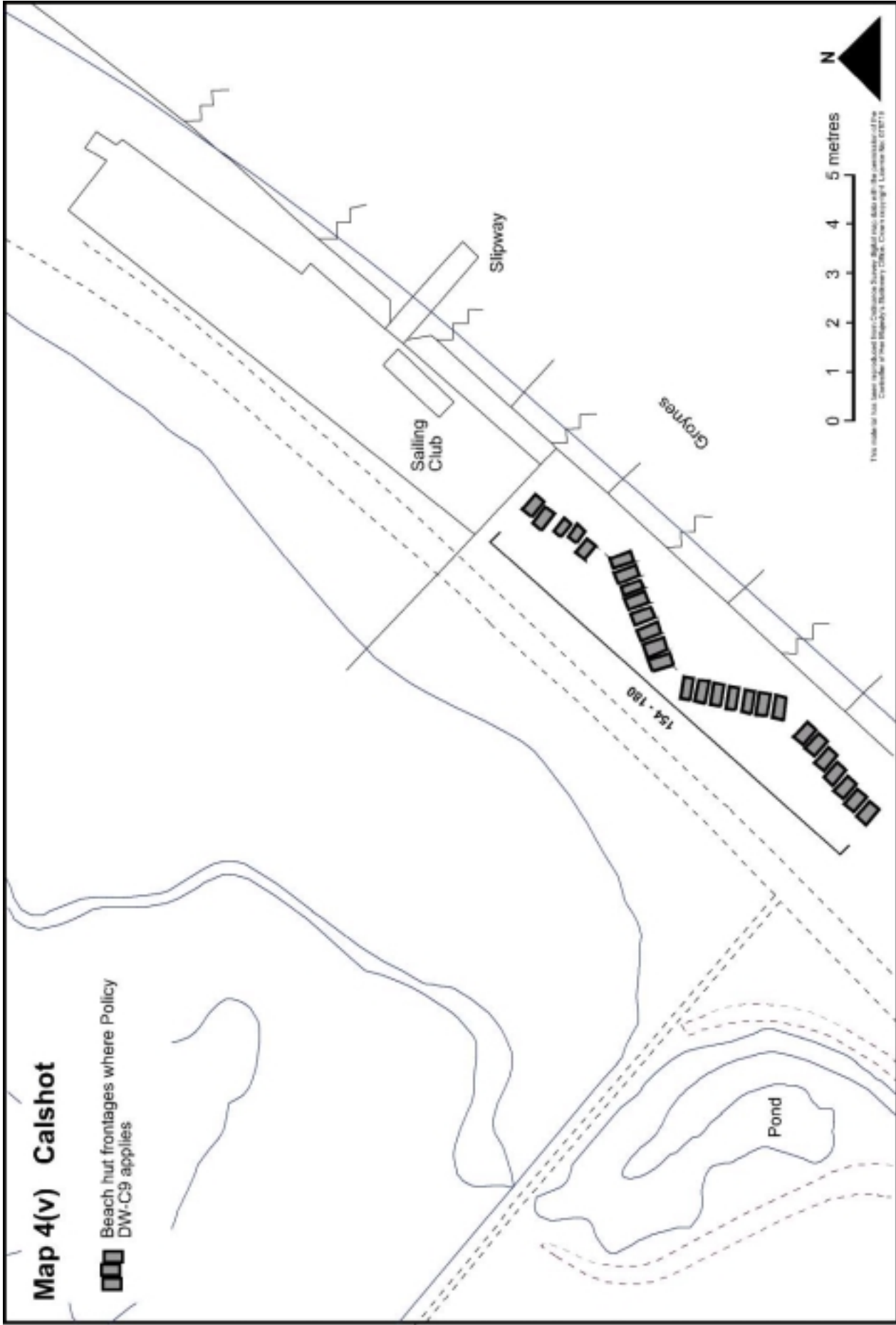
 Beach hut frontages where Policy DW-C9 applies



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Map 4(v) Calshot

 Beach hut frontages where Policy DW-C9 applies



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DRAFT SUPPLEMENTARY PLANNING GUIDANCE - BEACH HUTS

COMMENTS AND PROPOSED NFDC RESPONSE

RESPONDENT	DRAFT SPG PARA.	COMMENT	PROPOSED NFDC RESPONSE
Councillor Di Brooks	4.11	Does not agree that doors and shutters should be painted a different colour to the rest. Brown and green stains are acceptable and should be permitted - majority of huts are green or brown, and these colours blend in with the environment	See amended paragraph 4.11 and Appendix A.
F Gale	Appx. A	Many huts not built to correct specification - agrees that huts would look better a standard size, but no point making rules if nobody takes any notice.	This is addressed through the management process - regular site inspections identify infringements of licence conditions.
New Forest Beach Hut Owners' Association (NFBHOA) (two letters)	1.3	All beach huts are privately owned. Only service provided for beach huts is water supply.	Agreed - see amended para. 1.3.
	1.4	Current licence conditions already specify design, which conflicts with draft SPG	Design elements of licence now included in SPG and licence amended accordingly.
	2.3 & 2.9	Beach hut owners outside areas covered by Policy DW-C9 and para. C13.31 should be advised of restriction on further beach hut development. Regarding restriction of lowest row of huts at Hordle Cliff, could not and do not owners accept the risk themselves?	Local plan consultation process advises of policy restrictions on all forms of development including beach huts and offers opportunity to comment; these restrictions have been in place since 1987. Restriction on lowest row of huts amended (see new para. 3.8).
	2.10/Z2-4	Beach hut design specification already exists and conflicts with draft SPG. Locations X & Y not shown on map. Intention to 'consider' measures against vandalism out of context as all initiatives are blocked by NFDC; need workable proposals not politically correct management expressions. What 'further measures' are proposed?	SPG amended to include licence design specification licence amended accordingly. Locations X & Y are shown in the Coastal Management Plan - this paragraph is a quote from it (now deleted - see amended para. 2.10). NFDC does not block measures to control vandalism - has limited powers to control this problem which is a criminal activity to be dealt with by the police. See amended para. 3.2.
	2.10/Z4-4	Ref. no replacement of beach huts at Westover - owners should be advised. Comments on vandalism as above.	Owners are aware. Response on vandalism as above.
	2.10 / Z8-4	Same comment on vandalism as above.	As above.

	3.2	References to vandalism - measures already in existence by NFDC and others. Police recommend no windows unless covered up by hinged platform	Response to vandalism as above (see amended para. 3.2). SPG already incorporates this design advice.
	3.6	Marshes at Calshot separated from beach huts by busy road, and actively used grassed area; effects that beach huts have on wildlife is minimal.	Reference to wildlife is as advised by English Nature.
	3.9	A commitment to provide services was welcome; hoped this would be reality not a mere aim.	Reference to services is corrected.
	3.10	Site dimensions do not allow for 'sufficient' access to existing huts. NFDC needs to amend plot sizes especially for access by those with impaired mobility.	Noted. Recognised that not all huts can offer access for disabled people, but some can, e.g. those at end of rows at Calshot; see amended paras. 3.10 -3.11 and 4.2.
	4.2	Reference to access for maintenance - same comment as above	See amended paras. 3.11 and 4.2.
	4.4	No information in Appendix A on basic dimensions. Include environmentally friendly recycled plastic huts. Any rules and specifications must be enforced by NFDC. Delete trivial rules and enforce the important ones.	SPG amended to include the design elements of licence, and licence amended accordingly. Reference to plastic beach huts now included (see para. 4.9).
	4.6 & 4.7	Door and window openings - see comments on vandalism above. Could shutters be Exterior Ply as well as Marine?	Guidance on door and window openings accords with police advice on design against vandalism. Marine ply more durable than exterior.
	4.11	How can concrete huts be improved if only doors can be painted? Current specification lists treated timbers creosote/ cuprinol so proposed limitation is a major change. Why not include varnish in acceptable finishes? Why specify anything other than that huts must be maintained in good condition?	Accept limitations on potential for improvement of concrete huts. Re colour, see amended para. 4.11 and Appendix A. [Note - creosote to be withdrawn from market on environmental grounds.]
Mr & Mrs D Warburton	2.3, 3.9	Ref. Objective 10, Special needs, and reference to basic services in 3.9 - proposed closure of toilets at Calshot will not assist those with special needs.	Closure of toilets not a matter for this SPG. [Note - toilets to be replaced in new café development at Calshot.]
Mr & Mrs R Howlett	4.11	Criteria for paint colour and design are very 'big brother'; standardisation of size and design as at present is sufficient. Do not agree that other beach users wish to see conformity of colour and design - wish to statistics that demonstrate this. Speak to beach users at Calshot who enjoy huts. Pay a lot in rent and rates; more limitations on rights as tenant detrimental to their interest and that of public. Individuals should be allowed to express individuality.	See amended para. 4.11 and Appendix A.
Sally Trim	4.3	Read with disbelief of proposals to	See amended para. 4.11

		restrict design and decoration of beach huts. It is the variety of design that delights other coastal users. Huts at Barton are a prime example of individuality of choice in colour & design - brighten and enhance the area. Think again before creating own act of vandalism and destroying what people see as things of beauty.	and Appendix A.
Fawley Parish Council	2.3 (DW-C9, C13.31)	Agree that only replacement and infilling should be allowed, but policy at Calshot should be to remove redundant huts that prevent people from seeing the sea. Gaps between huts should be rationalised to allow access to beach (including for disabled people)	Few redundant huts. Policy aims to keep remaining gaps.
	3.3	Closeness of huts at Calshot prevents outlook to sea; should be policy to remove huts as they become vacant.	Agree that huts at Calshot limit views of sea; existing huts cannot be removed.
	3.9	Basic services for huts absolutely necessary; NFDC proposals to reduce provision at Calshot will reduce provision contrary to this paragraph.	Closure of toilets not a matter for this SPG. [Note - toilets to be replaced in new café development at Calshot.]
	3.10	Current gaps too small for wheelchair access - this should be corrected in positioning of new and existing huts at Calshot.	Unlikely to be possible to achieve access for disabled people to all huts. Aim is to ensure that at least some are accessible.
Mrs V Head	3.2	Noted with interest proposals to improve beach huts - but how can this be done when they are being vandalised? This is major problem at Barton. Ludicrous to suggest that appearance of huts detracts from interests of other beach users. Little old beach huts are a quaint feature.	SPG seeks to ensure that appearance of new and replacement huts does not detract from and where possible enhances beach environment.
New Milton Town Council		Draft SPG generally useful. Pleased to note that NFDC to consider introducing further measures to protect beach huts as vandalism is an increasing problem at Barton.	Support welcomed. Note limitations on Council powers to address vandalism issues.
	4.11	Concerned about restriction on use of brown and green stains - majority of huts at Barton are this colour and they blend well into the environment.	See amended para. 4.11 and Appendix A.
Mrs J A Sumner	3.2	Supports improvement of appearance of beach huts at Barton; they are an eyesore. Assorted colours detract from appearance. If huts cannot be removed altogether, should all be painted in dark brown creosote/cuprinol.	See amended para. 4.11 and Appendix A. [Note - creosote to be withdrawn from market on environmental grounds.]
Mr A Gorse	1.3	Would welcome the provision of services but suggests this is not an economic proposition, especially if charges fall on beach hut owners.	SPG does not propose provision of services.
	3.2	Any attempt to control appearance and impose barrack-like uniformity would detract from the attractiveness of the beach huts.	SPG does not attempt to impose uniformity.
	3.3	Cannot see that huts at Calshot detract from views of the sea. Apart from those who sit in the car, most visitors will sit	Huts at Calshot obstruct views of sea from road.

		on the beach. Huts do not restrict views of hinterland.	
	3.8 (3.6)	Negligible increase in huts at Calshot permissible under policy will not increase human activity significantly.	Noted. Reference to activity is as advised by English Nature.
	3.9	SPG needs to clarify position with regard to NFDC proposals affecting public toilets at Calshot. Deep shingle inhibits access by disabled people; SPG should clarify how this is to be arranged.	Closure of toilets not a matter for this SPG. [Note - toilets to be replaced in new café at Calshot.] See also amended paras.3.9 & 4.2.
	4.3	Welcomes avoidance of over-prescription. Appendix A gives no dimensions; size of hut irrelevant in relation to control of vandalism; removable canopies/aprons not used on latest huts permitted at Calshot, which are attractive, so why insist on them.	Appendix A amended to include the design elements of licence, and licence amended accordingly. Removable canopies and aprons part of measures to limit damage from vandalism.
	4.10	Glazing specified as polycarbonate, but para. 4.7 also requires shutters. Question of windows should be left to good sense of owners.	Polycarbonate as specified is part of measures to limit damage from vandalism.
	4.11	Use of browns and greens not offensive - leave choice to owners.	See amended para. 4.11 and Appendix A.
	Appx. A	Noted examples not exhaustive - why bother with this at all? Judge each on merits within constraints specified in 4.3 et seq.	Intention is to illustrate possibilities.
Jenny Plucknett	4.3	Beach hut appearance already strictly controlled. If all expected to conform, charm of local beaches will be lost.	Intention is not to produce uniformity.
Humberts for Barker Mill Estate	2.3 (DW-C9)	Maps showing locations where beach hut infilling will be permitted do not include huts owned by Barker Mill Estate at Hordle Cliff; beach hut frontage should be extended to include these.	Limitations on areas where beach huts can be developed established through local plan process - policy cannot be amended through SPG.
Mr L Davies	4.3	Some beach huts are scruffy; unused huts should be re-allocated. However, restrictions on colour and style are not welcome; the beach and the huts are a delight to behold.	SPG is intended to enhance appearance of new/ replacement huts. See amended para. 4.11 and Appendix A.
Environment Agency	3.8	Beach huts should not be used for overnight accommodation at any time because of flood risk.	Restrictions on overnight stay already in place through licensing system.
Mrs J K Wheeler	4.3	Astonished at proposals to co-ordinate beach huts. Recognises concerns about maintenance and vandalism, but originality in construction and design and resulting haphazard array benefits the coastline. Opposed to uniformity. Maintenance issues could be resolved through inspection and management measures.	SPG does not seek to achieve uniformity. Maintenance is recognised as management responsibility (see amended para. 1.3).
Capt. J M Roe	3.3	Concerned about poor appearance of huts at Calshot - resembles third world shanty town rather than seaside resort. Regulation long overdue; suggests street lighting to deter vandalism and consistency of paint colour (e.g. white) to aid spotting of vandals and enhance appearance. Strange to charge for car parks but not for parking on road, which	SPG aims to improve appearance in the longer term as huts are replaced. Consistent colour is not appropriate to the character of huts in this District. Street lighting is likely to urbanise appearance of coast. Car

		encourages on-road parking.	parking not a matter for the SPG.
Milford-on-Sea Parish Council	As NFBHOA above	Support all the comments made by the New Forest Beach Hut Owners Association (see above).	See responses to NFBHOA above.
Mr J Mucklow	2.9	Concerned that limitation on infilling/ redevelopment in front row of huts at Hordle Cliff will devalue hut; people who own these huts understand the risk. If restriction maintained, wants rent/rates reduced.	Restriction on lowest row of huts is amended (see new para. 3.8).
Hampshire Wildlife Trust	2.3, 2.10	Welcome inclusion of policies of Local Plan and Coastal Management Plan, which aid understanding.	Support welcomed.
	3.4 - 3.6	Welcome recognition that beach huts are in or adjoin areas of nature conservation importance.	Support welcomed.
	3.7, 3.8	Welcome recognition of flood risk.	Support welcomed.
	4.1	Welcome restriction on location of new/ replacement beach huts.	Support welcomed.
Mrs J England	4.3	Should be no standardisation of colour/ design at Hordle Cliff or Calshot. Milford might need to be more formal - concrete huts should be replaced.	SPG does not propose standardisation. No resources to replace concrete huts.
Mrs P J Courtier	4.3	Idea of uniformity of design of beach huts is ridiculous. Must be other ways of ensuring that huts are maintained properly, e.g. regular inspection and enforcement action. Keep array of coloured huts.	SPG does not propose uniformity of design and suggests array of colours. Maintenance is a management responsibility.
J Cutler		Beach hut owners should have been informed about guidance. Council is required to inspect unkempt huts and take action - when was this last done?	Normal publicity undertaken. Hut inspections not a matter for the SPG.
	2.9	Object to limitation on replacement of front row of huts (at Hordle Cliff). Back row even more threatened by cliff erosion. Document should not be rushed through - opinions of owners, who pay extortionate rent and rates, should be taken into account.	Restriction on lowest row of huts is amended (see new para. 3.8). Document is not being rushed through. Owners have been given ample opportunity to comment.
Caroline Rackham	4.3	Decoration codes in beach hut contracts are prescriptive enough already. Individuality of huts is what makes them attractive.	See amended para. 4.11 and Appendix A.
	4.7	Agree with recommendations about glass being kept under shutters to prevent vandalism.	Support welcomed.
	4.8	Regarding aprons/decks to be secured to front of building - guidance should clarify what is to be done about existing decks that do not close. Concerned about lack of consultation - suggests letter to beach hut owners.	SPG applies only to new and replacement huts. Consultation considered adequate.
A Peters	4.3	Sad to learn from local newspaper that uniformity of size and colour to be applied to beach huts. Variety of colours add character.	SPG does not propose uniformity.
Mr P Sutton	4.9	Weatherboarding is traditional cladding for beach huts, but can split, and difficult to keep structures watertight.	See amended para. 4.9 and Appendix A.

		Also rots. Plywood is more stable; can be made attractive. Agrees that chipboard is not attractive, but good quality exterior ply is neat, durable and easy to maintain.	
	4.11	Opaque stain (e.g. Sadoline) is a welcome addition to the specification.	Support welcomed.
Colin Bunce	4.11	Limitation on use of stain does not recognise that nearly all huts erected in last 4-5 years have been stained. Many are brown which merges well into natural background.	See amended para. 4.11 and Appendix A.
Major C Beeton MBE	Appx. A	Proposed design with unprotected windows is asking for trouble. Some flexibility of design and colouring should be allowed in order to maintain the character of the area, but owners should be strongly encouraged to incorporate vandal resistant frontages. If council cannot be responsible for security of privately-owned beach huts then it should not be too restrictive on design.	SPG proposes protection of windows (para. 4.7). SPG allows considerable flexibility of design and colour (see also amended para. 4.11 and Appendix A). SPG also proposes design measures to discourage/ limit impact of vandalism.
Mr E J Holtham		Applications for new huts at Calshot should not have been determined while draft SPG was being prepared. Allocations of new huts were not what they should have been; people have made profits out of selling them.	Determination of planning applications cannot be delayed pending publication of guidance. Allocation of huts not a matter for planning policy.
	1.4	Reference to access issues is a case of 'after the horse has bolted'.	Disagree; awareness of accessibility important in some places at Calshot.
	2.3	Objective 8, increase public access - why has every access point on (Calshot) beach that the public can use been filled?	Public access points to Calshot beach remain.
	3.3	Agreed, activities in the last 18 months have worsened this situation.	Noted.
	3.9	Provision of services - even better, now it is proposed to close the toilets (at Calshot).	Para. 3.9 amended. Management of toilets not a matter for the SPG.
	3.10, 4.2	Gaps have been filled in and rows extended contrary to these proposals.	Past decisions cannot be reversed by SPG.