

CABINET – 2 JUNE 2010

#### PORTFOLIO: PLANNING AND TRANSPORTATION

## NEW MILTON LOCAL DISTINCTIVENESS SUPPLEMENTARY PLANNING DOCUMENT

#### 1. PURPOSE OF THIS REPORT

- 1.1 The purpose of this report is to seek the adoption of the New Milton Local Distinctiveness Supplementary Planning Document.
- 1.2 The importance of protecting and enhancing local character and distinctiveness, in the face of pressures for change, has become an increasingly important issue to Members and the wider public. In approving the Corporate Plan, Sustainable Community Strategy and adopting the Core Strategy, Cabinet has emphasised the need to produce a proper response to this issue.
- 1.3 The production of a series of Local Distinctiveness Supplementary Planning Documents (SPD) is included in the Local Development Scheme, and will form part of the Local Development Framework for New Forest District (outside the National Park). The importance given to these documents by the Portfolio Holder is reflected by the priority given to their production in the Local Development Scheme and in the Council's Key Targets. The purpose of these SPDs is to provide additional guidance on the implementation of policies within the adopted Core Strategy, and in particular Policies CS2 (Design quality) and Policy CS3 (Protecting and enhancing our special environment).
- 1.4 The objective of the Local Distinctiveness work is to produce SPDs that will carry substantial weight in reaching decisions on planning applications and which will be supported by Inspectors at appeal. The New Milton Local Distinctiveness Supplementary Planning Document is the first to be considered for adoption by the Council. When adopted this SPD will be a material consideration in considering development proposals within the built-up area of New Milton and Barton on Sea. Work has now commenced on preparation of a similar SPD for Lymington.

#### 2. BACKGROUND

2.1 In the early 2000s (PPG3 March 2000) the emphasis of national planning policy was to accommodate new development within existing built-up areas and to minimise the need to release 'green field' land for development. The resulting developments have, in many areas, led to local concerns about adverse effects on local character and distinctiveness. There has been particular concern about the impact of higher density flat development in some areas. The publication of PPS3 in Spring 2007 allowed the Council to be far more robust recently in resisting inappropriate development and defending decisions at appeal. However, to achieve its aim to conserve and enhance local character, the Council needed revised planning policies in statutory development plan documents (the adopted Core Strategy) backed up by related Supplementary Planning Documents.

2.2. In January 2009 the Planning and Transportation Review Panel considered a report setting out a proposed way forward for the production of a series of Local Distinctiveness SPDs. It was agreed that the first Local Distinctiveness SPD to be prepared would be for New Milton. A public workshop on 'Local Distinctiveness' took place in New Milton on 9th July 2009. A verbal update on progress was given to Planning and Transportation Review Panel at its meeting in September 2009 and the emerging draft document was discussed in detail at the Planning and Transportation Review Panel on 18 November 2009. Representatives from New Milton Town Council attended the Panel Meeting on 18th November, joined in the discussion and supported the document. In December 2009 the Planning and Transportation Portfolio Holder agreed to the publication of the draft New Milton Local Distinctiveness Supplementary Planning Document for a six week period of public consultation commencing on 18th January and ending on 1st March 2010.

#### 3. RESULTS OF PUBLIC CONSULTATION

- 3.1 During the period of public consultation 11 respondents made comments. These, together with the recommended response to these comments are set out in the schedule in Appendix A to this report (circulated in hard copy to Cabinet Members only but available on ForestNet/Web). This schedule was discussed by the Planning and Transportation Review Panel at its meeting on 17<sup>th</sup> March 2010. The Panel were satisfied with the officers' proposed response to the comments received, and agreed that the New Milton Local Distinctiveness Supplementary Planning Document could go forward to the Cabinet for consideration of its adoption without further input from the Panel.
- # 3.2 Appendix B of this report (circulated in hard copy to Cabinet Members only but available on ForestNet/Web) is the proposed final text of the New Milton Local Distinctiveness Supplementary Planning Document. This final text incorporates some amendments in response to comments received, and other minor editing changes. (Note: Additions to text of consultation draft document are shown <u>underlined</u>, deleted text indicated in RH margin.) For final publication illustrative material in the document will need to be redrawn and revised. Attached separately (in Appendix C) (circulated in hard copy to Cabinet Members only but available on ForestNet/Web) are 15 sheets indicating the main revisions that will be made to the illustrative material in the document when published.

#### 4. CONCLUSIONS

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- 4.1 The New Milton Local Distinctiveness Supplementary Planning Document has been well received by New Milton Town Council, Hampshire County Council and New Milton Town Partnership. Following the period of public consultation, some limited revisions to the document (as identified in the 'Response' column of the Schedule in Appendix A) have been made to the document. However, the document recommended for adoption is substantially the same as that published for public consultation in January 2010.
- 4.2 With the Adoption of the final version of the New Milton Local Distinctiveness Supplementary Planning Document the document becomes part of Local Development Framework for New Forest District (outside the National Park). As part of the statutory development plan the document will be a material consideration in the determination of planning applications within the built-up area of New Milton and Barton on Sea, and will play a key role in the implementation of Policies CS2 and CS3 of the adopted Core Strategy.

### 5. ENVIRONMENTAL IMPLICATIONS /CRIME AND DISORDER IMPLICATIONS/EQUALITY AND DIVERSITY IMPLICATIONS

5.1 The SPD will increase understanding and appreciation of local character and distinctiveness in New Milton and the design advice provided will help improve the quality of the built environment.

#### 6. FINANCIAL IMPLICATIONS

6.1 None beyond existing budgets.

#### 7. COMMENTS OF PLANNING AND TRANSPORTATION PORTFOLIO HOLDER

7.1 "This Document is the first of a series the Council is proposing as a description in robust planning terms of the Local Distinctiveness of each of our Towns. As such, I particularly welcome our opportunity to move away from the almost formulaic approach to development, dictated by central Government as a one-size-fits-all housing density number, where even gardens had to be included for built development. Local residents and elected Members for New Milton have frequently objected to these past development practices, and I am confident that this new approach to "appropriate development" has wide support in our communities. I therefore wholeheartedly recommend the acceptance of this Report."

#### 8. **RECOMMENDATIONS**

8.1 It is RECOMMENDED that the New Milton Local Distinctiveness

# Supplementary Planning Document (as set out in Appendix B and Appendix C) be adopted as part of the Local Development Framework for New Forest District (outside the National Park).

#### For Further Information Please Contact:

**Background Papers:** 

Published documents

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#### **Appendix A: Comments on New Milton Local Distinctiveness SPD**

The draft New Milton Local Distinctiveness was published for public consultation between 18<sup>th</sup> January and 1<sup>st</sup> March 2010. Comments were received from 11 respondents. These are set out (in document order) below, together with the initial assessment of how the Council should respond to the comment.

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
Whole Document	R4	New Milton Town Partnership	This is an excellent document, well produced, well researched. The NFDC is to be commended.		Comments welcomed
	R5	New Milton Town Council	The Town Council congratulates the District Council on this well researched and cohesive document, with its acknowledgement of the desecration of New Milton's character over the decades of poor planning policies, and hope that its content will give the required weight to support Core Strategy policies CS2 and CS3 when used at appeal. The significant changes required will hopefully start to be visible in the first few years of decisions made after the documents adoption.		Comments welcomed
	R9	Hampshire County Council Christianne Strubbe & Mark Wilson	This work is welcomed and supported; involvement of the public in development of the report is helpful; the maps and illustrations are particularly useful in providing clear, understandable guidance. The clear purpose of the document and guidance tailored to the characteristics identified of key significance will be a useful tool to guide and support decision making.  Christianne has written in the copy you kindly provided at our meeting on 24 Feb, and shall return it to you; they are minor typo corrections and suggestions where her local knowledge of the town centre allows further expansion or querying of descriptions/assessments.  We have some observations on the structure/explanatory information in the report for your consideration, which we hope will be constructive		Comments welcomed.
	R6	Brennan	A well put together comprehensive document with good		Comments welcomed.

Section/Page	Rep. No.	Name of representee	Comment	Respondent's Suggested change	Response
		Williams Lester Architects	graphic presentation and full of detailed observations on character and local distinctiveness of New Milton. (Some reservations about Guidance in Section 3.)		
General	R1	Coastal Protection New Forest District Council	Aside from appendix 3 there is no mention of coastal erosion at Barton. This is a significant issue with development along the coastal frontage, particularly with regard to likely future erosion and properties at risk. The Poole & Christchurch Bays Shoreline Management Plan has recently been reviewed and is currently out to public consultation. (twobays.net) This does provide in some detail the possible future likely extent of coastal erosion and likely clifftop development scenarios for the future. The local plan details an area at risk from coastal erosion, there is no mention of this in this planning document. In light of the outcomes from the Shoreline Management Plan consideration may need to be given to reviewing this at risk area.  One of the main driving forces behind erosion at Barton is groundwater. There is a no new soakaway zone detailed at Barton to try and reduce the number of new developments draining to soakaways. Consideration should be given to including this in the document.  Add suggested clause	Consider the comments given to take account of the SMP.	Not a matter for this document. Will be dealt, as appropriate, in the Sites and Development Management Development Plan Document currently under preparation.
General	R2	Land Drainage New Forest District Council		Generally all of the watercourses in the New Forest, including these areas, are at capacity and for this reason the discharge of surface water from new impermeable areas will not be permitted to a watercourse or any system that drains to a watercourse.	Not a matter for this document. Comments will be taken into account in the preparation of the Sites and Development Management Development Plan Document.
General	R3	David T Burden	Document refers to new development – should apply to an existing property.		Clarification will be given in para. 1.1

Section/Page	Rep. No.	Name of representee	Comment	Respondent's Suggested change	Response
		·	Clarify that the guidance refers to residential and commercial development		
General	R3	David T Burden	Street trees should be protected and diseased trees replaced. I understand the current policy is not to replace them.		Comment noted. No change to document.
General	R5	New Milton Town Council	We are disappointed that Ashley Manor Farm has not been included, contrary to the discussion at the meeting of the District's Planning and Transportation Review Panel of 19 November 2009, where it was agreed to include it. This has been detailed in the relevant minutes.	Add Ashley Manor Farm to both character areas as previously agreed.	The document only gives guidance for new development within the settlement boundary of New Milton. Land at Ashley Manor Farm is outside the settlement boundary and within Green Belt.  Notwithstanding the above a paragraph relating to the setting of the town was added ( Para. 2.13 ) and this notes the open rural character when approaching the town from the east, as well as the character of approaches from the north and west. Further notation will be added to figure 1 to illustrate the comments in para. 2.13.
General	R6	Brennan Williams Lester Architects	Major Junctions: It is important to make the most of the townscape in terms of development around significant cross roads by increasing the height and/or mass of development at these junctions to create focal buildings or points of interest which make an architectural statement.		Comments noted. No change .
General	R10b	Turley Associates – Trustees of the Barker Mill Estate	Our client owns land at Ashley Manor Farm located at the south east edge of the existing settlement of New Milton, 30.64 ha of which has been submitted to the New Forest Strategic Housing Land Availability Assessment as a potential site to meet the identified need for affordable housing on land outside but adjacent to the settlement of New Milton in accordance with adopted Core Strategy Policy CS12. The site, which is located in a highly		This document relates to development within the settlement boundary of New Milton. It is through the work on the Sites and Development Management Development Plan Document that the limited new land

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
			sustainable location and is abutted by existing development		allocations required (in
			to the north and west, can fully meet the requirement for		accordance with the adopted
			110 affordable dwelling units.		Core Strategy and its policies) will
			Whilst the draft SPD states that guidance will be applied		be considered and appraised.
			within the defined settlement of New Milton it is		
			considered conceivable that if adopted the guidance could		The Council does not agree with
			be considered relevant and material to any assessment of		the views expressed regarding
			the design solution for the site identified to meet affordable		the impact of this SPD on design
			housing need outside the defined settlement boundary.		quality.
			Our clients overarching concerns on reviewing this		
			document are that:		
			<ul> <li>the document has not been produced in the</li> </ul>		
			context of and does not acknowledge the new		
			development outside built area boundaries which		
			will be required to meet adopted Core Strategy		
			Policy CS12		
			<ul> <li>the document has an underlying approach of</li> </ul>		
			preservation and does not relate clearly to more		
			modern and innovative forms of development		
			<ul> <li>aspects of the design guidance arising from the</li> </ul>		
			assessment of distinctiveness are over prescriptive		
			and could have negative implications for design		
			quality		
			<ul> <li>the implications of the guidance could impact</li> </ul>		
			upon the viability of development proposals.		
All Character	R3	David T Burden	The height to developments should be included, e.g.		This matter is appropriately
Areas			predominantly bungalow and 2 floor houses.		covered by the guidance under
					'Scale'.
	R3	David T Burden	When describing the character of an area cognisance of		It would not be practical to
			existing covenants should where possible and practical, be		undertake such detailed
			considered. They have influenced the character of many		research, and it is unclear how
			areas.		such information would be
					reflected by the SPD.
	R5	New Milton	The 'West Town' character area details Listed Buildings	For consistency, the same	Comment noted.
		Town Council	within the 'Locally Significant Buildings' guidance. (Page 96)	should occur across the	Delete reference to listed

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
				other character areas.	buildings in table on page 96. All Character Area Analysis diagrams will be revised to differentiate between listed buildings and other buildings identified as 'locally significant buildings'.
Section 1	D100	Turlou	Canaral Comment Castian 1. No reference is made in the		Future land allocations in
	R10a	Turley Associates — Trustees of the Barker Mill Estate	General Comment - Section 1 - No reference is made in the contextual sections of the SPD to new development which will be required outside the defined settlement boundary under adopted Core Strategy Policy CS12. In this regard this SPD is considered to be overly focused on the potential for infill and small scale development within the settlement boundary but fails to address the significant strategic housing requirements for New Milton and how development will relate to and respond to the character and distinctiveness of New Milton. This is considered to be inconsistent with the adopted Core Strategy.  Land at Ashley Manor Farm has been submitted to the New Forest SHLAA as a site with high sustainability credentials and capable of accommodating in full the affordable housing requirements for New Milton. It is considered conceivable at this stage that the Local Distinctiveness SPD could be referred to if the site were allocated in accordance with Policy CS12 in discussions on future development proposals and it therefore considered appropriate to submit representations at this stage.  It is agreed that an assessment of local distinctiveness and character is fully appropriate and necessary within the context of national planning policies and design guidance and should inform the early stages of the design process. Normally, an assessment of character and local distinctiveness would be identified and addressed within a Design and Access Statement for consideration by the planning authority in determining a given application		Future land allocations in accordance with the adopted Core Strategy are a matter for the Sites and Development Management DPD. It would be inappropriate for this document to comment on this matter.

Section/Page	Rep.	Name of	Comment	Respondent's	Response
_	No.	representee		Suggested change	
		_	proposal.		
			Policy CS2 of the adopted Core Strategy to which the draft		
			SPD refers requires development to respect character,		
			identity and context and contribute positively to local		
			distinctiveness. Policy CS3 requires new development		
			proposals to maintain local distinctiveness and where		
			possible enhance the character of identified heritage and		
			nature conservation features.		
			In light of this policy context (and notwithstanding that the		
			Council already has a 'Housing Design Density Character		
			SPD (2006)) our client does not raise concern in principle to		
			the preparation of supplementary planning guidance which		
			provides a summary of local distinctiveness within the town		
			of New Milton and the identification of character areas.		
Page 4	R5	New Milton	Town Design Statement is shown as Appendix 1, when page	Change to show Appendix 3.	Amend as suggested.
Para. 1.12		Town Council	3 lists it as Appendix 3.		
Page 5	R9	Hampshire	General Comment - Methodology.		It is not intended to include a
_		County Council	Add a reference here to, and provide a new appendix (or		detailed account of the
		Christianne	say it is available on request) for the methodology used;		methodology within this
		Strubbe & Mark	this should include:		document. Details of the
		Wilson	sources of data; how typologies were identified (and if		methodology may be included in
			boundaries are not clearly discernible, say so, and explain		future documents.
			how these are then interpreted on the maps, which seem		
			to use colour fading effectively to imply where their		Detailed information on
			boundaries are not clearly defined?); site elements used to		townscape types has been
			identify character areas (and explain these are listed in		omitted from the character
			Section 3 under 'elements of character'?); how the site		analysis maps because it was
			assessment surveys during characterisation were carried		found that this information was
			out (were 2 people involved, as this is helpful &		too detailed. It has been drawn
			recommended in similar landscape characterisation process		out as appropriate in each
			guidance issued nationally); public perception		character area.
			input/consultation process.		
			It would also be helpful if the character area maps, with the		
			colours appearing to identify types, were to be cross		
			referenced to the Appendix 1, and a key giving types be		

Section/Page	Rep. No.	Name of representee	Comment	Respondent's Suggested change	Response
			included on the plans if at all possible?		
Page 4 Para. 1.13	R9	Hampshire County Council Christianne Strubbe & Mark Wilson	'Structure of this Document' It may be helpful to amplify, to incorporate 'how to use this document' advice.		Amendments to Section 1 will be made.
Page 8 Fig.1	R5	New Milton Town Council	Map shows 'Cul Lane' (misspelt) Lymington is on easterly directional arrow, yet nothing on westerly.	Correct to Cull Lane Add Christchurch to westerly directional arrow.	Amendments will be made.
Section 3: Whole settlement guidance			,		
	R10a	Turley Associates – Trustees of the Barker Mill Estate	General Comment -Section 3 - The overall approach of the document and most specifically Section 3 is one of preservation and raises concerns regarding how reference and preference for historic patterns of development can be applied to contemporary developments which will be required to meet current and increasingly more challenging sustainable design and construction standards.  Such an approach may not be feasible in terms of land values and may affect the viability of schemes. Some of the guidance drawn from the analysis of distinctiveness (such as preferred garden sizes and spaces between dwellings) may also preclude the efficient use of land which is required by national planning policy.  Whilst the SPD indicates that it does not intend to preclude innovative forms of development our client has concerns that the historic and traditional approach adopted by Section 3 of the SPD does not give sufficient regard to the varying layouts and relationships between buildings and green infrastructure that may result from meeting current requirements sustainable design and construction. Our client is concerned for the implications for both the		Comments noted. No amendments in response. The Council recognised that the implementation of this guidance may have implications on the viability of redevelopment proposals in some areas. A reduced rate of new housing building (with reduced levels of development within existing built-up areas) is planned for in the adopted Core Strategy. In the context of the Core Strategy achieving quality 'locally distinct' development is a priority. The Council will monitor the impact of Core Strategy policies to ensure they deliver housing requirements.

Section/Page Rep	. Name of	Comment	Respondent's	Response
No.	representee		Suggested change	
		application of this guidance as a material consideration in assessing future planning applications and appeals within the New Milton area and the specific viability of implementing development schemes in the New Milton area.		
		Some aspects of Section 3 particularly highlight the areas of concern raised above and are detailed in the 'specific comments' section below. It is the guidance drawn from the analysis of elements of local character and distinctiveness as opposed to the assessment itself which are of concern.		
R9	Hampshire County Council Christianne Strubbe & Mark Wilson	General Comment - Elements used to determine character  I wonder if drainage pattern or 'water' ought to replace 'Groundwater availability', together with adding new ones, 'soils' and 'dominant vegetation'? The methodology may explain why you have selected the elements identified as significant in determining character, but 'groundwater availability' is not easily discernable on the ground. The 'guidance' column in Section 3 can then explain need for maintaining local surface water disposal to maintain healthy plants and wildlife, and sustain groundwater levels. Similarly, if vegetation is predominantly ornamental, and in gardens, then that is very different to remnant native trees and shrubs (with ditches?) on garden boundariesif soils are porous or not, that will affect the ability to dispose of water via sustainable drainage systems, and open ditches and retention of their continued connectivity will be significant. Areas with clay, plastic soils will also have implications for foundation depths and retention and provision of trees. Conservation of fertile topsoils for establishing healthy productive gardens and allotments may also be a design issue to include?		Wider issues of water, drainage patterns and soils are of course important considerations affecting vegetation and landscape character, but this guidance focuses on 'groundwater availability' because that it the aspect most likely to be affected by new development at a local scale and is therefore of greatest significance for local guidance purposes.  Weblink reference for the district-wide landscape character assessment SPG will be added at paragraph 2.2.

Section/Page	Rep. No.	Name of representee	Comment	Respondent's Suggested change	Response
			If these landscape elements are not thought significant enough to include in this document, then perhaps a detailed reference (or weblink) to your landscape character assessment, giving soil types etc, could be made?		
Page 11 – Build up of building line	R10a	Turley Associates – Trustees of the Barker Mill Estate	The discussion of spaces between buildings is considered simplistic. Whilst this may be very relevant to historic building forms the application of guidance on the basis could conflict with contemporary design solutions which could result in different forms of building layouts and relationships but which equally provide for rhythm of the street and retention of spatial structure.	Delete the text within the 'guidance' column and the associated 'illustration' and make more generalised reference to the preference to retain rhythm of the street and retention of spatial structure	Comment noted. It is not the intention of this guidance to inhibit either contemporary or innovative design. The following text will be added to Section 3 as a new para.3.7:  "3.7 There will be instances where a new or different approach from this guidance can be justified, but the local context set out in this document will be the starting point. Such a justification will need to be set out clearly in the Design and Access Statement accompanying a planning application."
Page 15	R11	Turley Associates – Solent Industrial Estates Ltd	(Access Points/Guidance – first paragraph): It is assumed from the last sentence of this paragraph that "mitigated through design" refers to the need to provide landscape mitigation in instances where such loss cannot be avoided. This is reasonable and reflects the adopted Core Strategy DPD. However, as currently written, this could be interpreted that there is no flexibility and proposals must avoid this through design. Whilst this is generally the starting point, there may be instances where this flexibility is needed to deliver highway safety requirements alongside suitable additional landscape mitigation measures		Amend text as follows: New access points and increasing the use of existing access points should avoid sight lines and radii which damage the street environment. Loss of trees, verges or hedges where such greenery is important are to be avoided or mitigated through the design.
Page 15 – Access Points	R10a	Turley Associates – Trustees of the	New development which meets the required highways standards will inevitably have some form of impact on the street scene and possibly on landscaping including	Delete the first sentence of the guidance column on access points and replace	Amend text as follows: New access points and increasing the use of existing access points

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
		Barker Mill Estate	hedgerows and trees. This point is considered overly prescriptive and restrictive and should instead be assessed on a site specific basis within a given planning application for development.	the text with more appropriate wording to indicate that in providing new points of access careful consideration should be given to the potential impact on the street scene character and mitigation of any impact.	should avoid sight lines and radii which damage the street environment. Loss of trees, verges or hedges where such greenery is important are to be avoided or mitigated through the design.
Page 17	R11	Turley Associates – Solent Industrial Estates Ltd	(First row / Guidance): The provision of private amenity space will vary according to a number of issues, such as the character of the area, the number of bedrooms in a dwelling, available amenity space in the area and market forces. The imposition of specific minimum private amenity standards is considered insufficiently flexible to respond to such requirements on a site by site basis. This may act as a constraint to making most efficient use of previously developed sites in suitable locations. We believe that a market led approach that respects the character of the area (as defined in this guidance) is more appropriate than specific minimum standards.		Comment noted. See amendment below in response to R6.
Page 17 - Gardens	R10a	Turley Associates – Trustees of the Barker Mill Estate	Whilst it is generally agreed that garden space provides a contribution both to character and amenity, the garden dimensions given in the guidance section are considered inappropriate and over prescriptive. These generalised figures would not enable developments to respond to specific local character in the vicinity of a site. In addition, they may not be appropriate in terms of being appropriate to the size of dwellings in a given development proposed and may also affect the viability of a development scheme on a given site.	Delete references to specific garden dimensions in the last paragraph of the guidance column.	Comment noted. See amendment below in response to R6.
Page 17	R6	Brennan Williams Lester Architects	Garden Sizes: The first sentence is fine and the recommendation need go no further. Garden sizes should not be prescribed as the need for a "family home" of 3 beds is quite different to those of 5 bed "family home". Most developments work best with a mix of garden sizes as many		Amend text inserting underlined words as follows:  New residential development should provide private garden

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
	No.	representee	occupants, often older, have no need or desire to maintain a large family garden. Different garden sizes assist in promoting a social mix across the site. An average of 75sq m is unnecessarily large for small two bedroom houses. If they are 4 metres wide this would require an average garden of nearly 19m depth!	Suggested change	space, appropriate to the development's context. As a guide, in suburban areas with typically larger gardens, new development should aim to provide garden space of least 100m.sq for family homes or half the size of the typical gardens whichever is the greater. In town centres courtyard gardens, supplemented by green roof space or balcony, may be appropriate. In areas where field boundaries and woodland tree groups have formed the basis for a publicly accessible landscape, some gardens may be as small as 50m2. In such areas layout should aim to include gardens averaging around 75m.sq but
Page 17	R6	Brennan	Massing: The policy of repeating what is there now can lead		with a minimum of 50m.sq. The guidance advocates that
		Williams Lester Architects	to boring, uninteresting development. One of the keys to local distinctiveness of an area is the variety an interjection of an unusual form of different scale of building. While repetition undoubtedly introduces a character of its own this philosophy should not be used stifle a new design, especially where the character of a non-descript area can be improved.		development should be proportionate, not repetitious. It is not the purpose of this document to discourage innovative approaches to design. Para.3.6 and new para.3.7 clarify intentions of this document.
Page 18 – Key Dimensions	R10a	Turley Associates – Trustees of the Barker Mill Estate  Brennan	It is important to acknowledge that in some instances notwithstanding repeated features and details in a group of buildings, this does not in itself necessary relate to a good form of development in terms of design, character or density which a developer (or the local authority) would seek to replicate within new developments.  Spatial Setting: The spatial setting of a building relates		Comments noted. This document does not discourage innovative approaches to design. Para.3.6 and new para.3.7 clarify intentions of this document. Comment noted. No change is

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
		Williams Lester	entirely to its location. A block of flats in the town centre		considered necessary as there is
		Architects	needs little space around it compared to the same building		not a conflict between this
			in a spacious environment at the edge of the Forest.		comment and the document.
Page 19	R6	Brennan	Significant Buildings: I agree that every care must be taken		No change.
		Williams Lester	to retain locally distinctive buildings where possible, but if		
		Architects	they are not listed this effort can only be taken so far where		
			the need for new building stock is deemed essential. Once		
			it has been agreed that a locally distinctive building can be		
			demolished then any new development must respect the character of the area and make the best use of the land,		
			and not reflect the massing, scale or design of the building		
			to be lost.		
Page 21	R5	New Milton	shows the guidance for 'Density', which is a nationally set	State clearly within the	No change in response. The
rage 21	INS	Town Council	target. If the level of parking required under the District	document which S.P.D. will	guidance does not seek to
		Town Council	Council's supplementary planning guidance 'Provision of car	be given priority.	prescribe 'density' in terms of
			parking for residential dwelling' (2008) creates a depletion	be given priority.	dwellings per hectare. This is not
			of the streets attractiveness, which Planning Guidance		considered appropriate.
			document will be given precedence?		All SPD has equal status.
Section 4: The					
Character Area					
Guidance					
Page 23	R5	New Milton	Numbering difficult to see as map detail/colour shades	Numbers need to be clearly	Agreed. The figure will be
Fig.2		Town Council	currently obscure.	defined so obvious to those not familiar to the area.	revised.
Character Area 1:				not familiar to the area.	
Town Centre					
	R5	New Milton	Text on Whitefield Road sounds current rather than past.	Change to 'replaced'.	Amend.
Page 24		Town Council	·		
Page 25	R5	New Milton	Does not state which war.	For completeness, add this	Amend first sentence to clarify.
Para.4.1.5		Town Council		detail.	
Page 26	R5	New Milton	The text regarding the graffiti wall appears critical.	Please alter the wording to	No change.
		Town Council		acknowledge that although	
				the wall does not create an	
				inclusive feel, this is not so	

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
				relevant during the day but more so as daylight fades. However, older persons tend to have returned home for their own safety by then, regardless of where they have visited.	
Page 27	R5	New Milton Town Council	Members echo the comment regarding the poor impression the railway station entrance gives		Noted.
	R3	David T Burden	Is the definition of 'town centre' the same as in current planning documents? In the Design Statement, Milton and Town Centre cover the same area.		There are some slight variations as the 'town centre' is defined for different purposes in other documents.
	R3	David T Burden	Any development near to the War Memorial Recreation Ground should recognise the objectives of the charity that is to provide recreational facilities to the residents and visitors to the town.		Comment noted. No change needed.
Character Area 2: Great Woar					
Page 31 Para.4.2.7.	R5	New Milton Town Council	'Stark Lane' does not exist.	Change to Dark Lane (colloquial name only)	Amend.
Character Area 3: The Lanes					
Page 37	R7	Claire Burnett Hampshire County Council Assets and Development	As discussed at our meeting 24.02.2010 at New Forest District Council, it is advisable to make it clear in this draft SPD – that land marked as "public or communal green space" along Fernhill Lane, is currently an allocated site for housing development.	Amend text to reflect current allocation for housing	Agreed, this error will be corrected.
Character Area 5: South and East New Milton	R3	David T Burden	On Character Area diagram, 2 <sup>nd</sup> note down LHS, should Station Road read Spencer Road?		Yes, correction will be made.
	R3	David T Burden	Area is too large to cover with these generalities. I would like to see following additions to Guidance table :	Set back: Important to retain aspect of set-back Front boundary: Defined front gardens Building format: Where	Guidance given in Section 3 – which applies throughout the town – covers this.

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
				consistency exists adhere to format.	
	R8	Cllr Fran Carpenter	I would like this section to refer to the fact that the beginning of Station Road, to the South, is at a junction with the Lymington Road, with Milford Road Cemetery formed from part of Ashley Manor Farm.  I would also like the farm to be mentioned here for its own sake, as an open rural setting for the town.	I would like the farm to be mentioned here for its own sake, as providing an open rural setting for the town, with distinctive hedgerow, wide, open views of farmland, and fields of both crops and sheep.  Also the old listed Ashley	The areas mentioned are not within the study area. They are outside the settlement boundary and are therefore not covered by this document.  However, reference is made to the setting of the town in Section 2.  First sentence of para. 4.6.1 will
				Manor Farm House as a locally significant building. These things provide a pleasant and rural setting for the town.	be amended to read: "Caird Avenue runs through a valley from Ashley Road, southward down to Lymington Road, to open views cross the
				The farmhouse like building on the opposite side to AMF, the fields and sheep kept there, beyond the current recycling plant in Caird Ave also add to this rural/farmland approach to the town.	farmland beyond."
				Mention of the cemetery as a 'peaceful corner' of the farm.	
Character Area 6: Caird Avenue	R8	Cllr Fran Carpenter	Again, would like it mentioned that the end of Caird Avenue, to south, at roundabout, meets attractive and open farmland ie. Ashley Manor Farm.	See general comments.	Add to end of first sentence of 4.6.1. " southward down to Lymington Road, and the open farmland beyond."
	R11	Turley	(Caird Avenue – Character Analysis): Generally supportive		Amend 'Character Analysis'

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
		Associates – Solent Industrial Estates Ltd	of the annotated plan base to illustrate existing character issues. We have some minor comments relating to the text that may assist in greater clarity and consistency for the future. References to land east of Caird Avenue being "largely derelict" is not currently the case, as most or all is in operational uses associated with the sites current mineral processing or other industrial / commercial uses. I think under utilised industrial site would perhaps be more accurate.  In addition, it would possibly be more appropriate to set "Proposed future woodland corridor (hatched)" in the context of future redevelopment under saved Local Plan policies NM-9 and NM-11, as the proposed southern and eastern woodland belts are not just to replace the conifer shelter belt, but are designed to deliver a fundamental part of the allocations landscape framework. In relation to the sites boundary with Caird Avenue, it may also be appropriate to confirm that development of these sites will consider opportunities to present a positive interaction with the street scene, rather than being entirely screened behind a solid landscape screen, as may possibly be interpreted from the plan on first glance. Equally, land to the east of this could be considered for future employment use through the LDF process and the eastern woodland corridor planting should therefore take this on board at the outset in the design process. This may be something to add in depending on the outcome of the Sites and Development Management DPD.		diagram to delete text relating to land east of Caird Avenue. Re-label as 'Land allocated for development in New Forest District Local Plan First Alteration.' Other labels relating to land east of Caird Avenue will be deleted from the Character Area Analysis.
Character Area 7: Becton Bunny Valley					
Page 59	R5	New Milton Town Council	Barton Common is commented as having 'potentially great wildlife benefit if managed sympathetically' plus	Remove suggestion that the area is not managed	Comments noted. (Management of Barton Common is not an issue

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
				sympathetically.	for this document.)
Page 60	R5	New Milton Town Council	'Green infrastructure' text. On both these points, the Town Council welcome further guidance on management of our open space if N.F.D.C. does not think it is currently appropriate.		Comments noted.
	R8	Cllr Fran Carpenter	I would like Long Meadow and its stream mentioned by name in this section, as an area of naturally beautiful, open, unspoilt green space, used for walking and informal amenity purposes by local people.	See gen comments.	Agree. Comment will be added to Character Area analysis.
	R8	Cllr Fran Carpenter	On Charac. Analysis - I am not particularly happy about 'Barton Hospital' (as the locals call it!) being shown as a typical example of villa on an extensive plot. I would rather see one of the older buildings there as an example eg. Becton Rough or other.	See gen comments.	Comment noted.
Character Area 8: Barton Sea Front	R1	Coastal Protection New Forest District Council	The plan in this section "Barton sea front – character analysis" needs to have the pedestrian links amended. A link is shown accessing the lower cliff area from Sea Road (beside the Cliff House Hotel). This is closed and access is not available due to ground movement. Two pedestrian links are available to the lower cliff, these are the two accesses either side of Barton Court (known as Hoskin's Gap and Fisherman's Walk).	Amend plan	Character Analysis diagram will be amended.
Character Area 9:			·		
<b>Barton Gardens</b>					
Page 68 Para 4.9.3.	R5	New Milton Town Council	Moorlands Road does not exist.	Change to Moorland Avenue.	Amend.
Page 69 Para 4.9.4.	R5	New Milton Town Council	Clifford Road does not exist. Post Office is not on corner of Sea Road.	Change to Cliffe Road. Change to within Sea Road.	Amend.
Page 69	R8	Cllr Fran Carpenter	I disagree that p.69 states "it is not the avenues but the occasional specimen of pine that catches the eye" I think the trees along the avenues long Seward Avenue and Beach Avenue, Barton Court Ave and others throughout Barton are equally very important. Although the pines are distinctive, agreed.		Comments noted. The importance of 'avenues' is recognised in this section. Clarification will be given in minor amendments to para. 4.9.3. Barton Court Avenue is covered

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	-
		•			by a separate 'Character Area'
					(Area 11).
Page 72	R8	Cllr Fran	Building format: The widening of buildings across the plots		Amend as follows:
		Carpenter	should be avoided, ie the filling in the spacious, open gaps		Include additional text:
			between properties.		Build up of building line: The
					open gaps between buildings is a
			Groups of low level bungalow roofs should not be altered		strong part of the character here.
			where possible, to maintain a uniformity to a road. An odd		Building format: <u>Badly</u>
			previously poorly and overly extended one should not be a		altered roofs should not set a
			measure for new ones.		precedent for future alterations.
			Also generally, properties in similar designed groups should		
			not be changed significantly, in so doing spoiling the		
			rhythm, spaces and attractiveness of a road.		
Page 73	R8	Cllr Fran	Access points: should read as similar to Becton Valley, p.61,		Most comments covered by
		Carpenter	eg. Loss of street trees and verges, for access or street and		guidance in Section 3.
			traffic management will irrevocably deplete the		However, amend 'Access points:'
			distinctiveness of this area.		to read:
			New development should provide adequate parking off		In implementing the guidance set
			street, as with most properties in this area. Roll on, roll off		out in Section 3, when replanting
			parking provision is not in keeping, nor are open plan		of trees, consider using pines as a
			gardens to the South of Barton Garden area.		first choice especially in larger
					gardens or wider public areas.
			'Green setting for built environment': should read		Under 'Green setting for built
			something like 'greenness, gardens, a variety of trees,		development', add:
			hedges, shrub and flower borders and grass verges are key		The green setting offered by
			to this areas' distinctiveness.		private gardens is a strong
			Also, please add <i>kerbless grass verges</i> in this area add to its 'seaside feel'.		element in this area.
			Spatial setting, visible open sky and spaces between		
			properties is important across this area.		
			Rhythms & patterns: Consistency is often key, especially		
			with regard to bungalows in similar rows.		
			Locally sig buildings: West Cliffe shops building, Methodist		
			Church (Sea Road) & big pine trees on corner of Barton		
			Lane – create a central village feel in this area. They are		

Section/Page	Rep.	Name of	Comment	Respondent's	Response
	No.	representee		Suggested change	
			significant larger buildings, but should not be used as a scale guide by which to design new properties! Also those properties in photos as you say eg. Tower House (Christchurch Rd, and its twin property at end of row), cottages along Christchurch Road, etc.  Materials: Could this please be worded similarly to that in Becton Valley p.61.		
Character Area	R5	New Milton	Green Infrastructure text refers to character area 7, not 11.	Remove.	Agreed – delete text.
11: Barton Court		Town Council			
Avenue Page 84					
Character Area	R5	New Milton	Third sentence does not make sense.	Change 'ate' to 'are'	Amend.
13: West Town		Town Council			
Page 92					
Para 4.13.2					
Appendix 3	R3	David T Burden	Inclusion of the Town Design statement could be confusing – put relevant matters in main document.		Comments noted. No change.

In addition to the changes indicated above there will be a number of corrections made to the Character Area Analysis diagrams.

Appendix B: New Milton Local Distinctiveness Supplementary Planning Document

# **New Milton Local Distinctiveness Supplementary Planning Document**

#### **Adopted June 2010**

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Section 2 - An overview of the historical evolution of the settlement of the settling of the town	of New Milton. Page 6 Page 7
Section 3 - General design advice applicable across town as a whol	e. Page 9
Section 4 – Detailed analysis of each of the thirteen character areas	: Page 22
<ol> <li>Town Centre</li> <li>Great Woar (North West New Milton)</li> <li>The Lanes (North East New Milton)</li> <li>Ashley</li> <li>South and East New Milton</li> <li>Caird Avenue</li> <li>Becton Bunny Valley</li> <li>Barton Sea Front</li> <li>Barton Gardens</li> <li>Old Milton</li> <li>Barton Court Avenue</li> <li>West Garden (The Pinetum)</li> </ol>	Page 24 Page 30 Page 36 Page 41 Page 47 Page 52 Page 57 Page 62 Page 68 Page 74 Page 80 Page 86
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#### **Appendices:**

**Appendix 1:** A schedule of the main Townscape types. Page 97

**Appendix 2:** Planning Policies supporting Local Distinctiveness – details of relevant National, Regional and Local planning policies. *Page 100* 

**Appendix 3:** The New Milton Town Design Statement - which provides supporting information used in the preparation of this guidance. Page 102

(Note: Page numbering amended as appropriate)

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## **New Milton Local Distinctiveness Supplementary Planning Document**

#### Section 1.

#### Introduction

1.1 This document is all about identifying and helping to protect the local character and distinctiveness of New Milton. It is about guiding how new development (including alterations or extensions to existing buildings) is undertaken in the future to ensure that it takes place in a way that protects local character and maintains the positive features that contribute to that area's local distinctiveness. It applies to all new development – not just residential development. It is one of a series of 'Local Distinctiveness' guidance documents that New Forest District Council is preparing for the towns and main villages in its area.

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- 1.2 This document is part of the Local Development Framework for New Forest District outside the National Park. It is a Supplementary Planning Document (SPD) which provides detailed guidance on the implementation of policies in local Development Plan Documents. In particular it provides guidance in the implementation of Core Strategy Policies CS2 and CS3 and Core Strategy objectives, Objective 1. Special qualities, local distinctiveness and a high quality living environment policies, and Objective 6. Towns, villages and built environment quality.
- 1.3 The guidance given in this document will be particularly relevant to those considering new development proposals within New Milton. The character area guidance in this document cannot replace thorough research into the context of individual sites. It is for the resident, the developer or the designer to investigate the finer nuances of a place and how they can inform the design of new development based upon the information provided here.

#### **Policy Background**

1.4 Promoting high quality design and supporting local character and distinctiveness are strong themes embodied in planning policy at a national, regional and local level. Detailed policy references are given in Appendix 2 of this SPD.

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1.5 Concerns over the impact of some recent development trends on the character of parts of our towns and villages within New Forest District, has lead New Forest District Council to place a renewed emphasis on the importance of local environmental quality and local distinctiveness, as reflected in its adopted Core Strategy.

#### The Status of this SPD

- 1.6 Supplementary Planning Documents (SPDs) are part of the Local Development Framework and form part of the planning framework for the area. However, they are not subject to independent examination and they do not form part of the statutory development plan. However, the guidance they give is a material consideration which will be taken into account in determining planning applications and appeals.
- 1.7 This SPD provides detailed guidance for the implementation of Core Strategy policies CS2 and CS3 relating to local distinctiveness as they apply within the settlement boundary of New Milton.

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- 1.8 The guidance given in this document should be referred to and taken into account by those designing new development and making planning applications. It will be used by New Forest District Council to inform decisions on planning applications.
- 1.9 This document should also help in the preparation of 'Design and Access Statements', which should accompany the submission of a planning application.
- 1.10 Advice on preparing Design and Access Statements is also available in the Council's 'Housing design density and character' SPD 2006:

  newforest.gov.uk/index.cfm?articleid=5137
- 1.11 Further guidance on the preparation of Design and Access Statements is available from the Commission for Architecture and the Built Environment – CABE at: cabe.org.uk/publications/design-and-access-statements

#### The New Milton Town Design Statement

1.12 The New Milton Town Design Statement prepared by the New Milton Town Partnership, and approved by New Milton Town Council is included as Appendix 3 of this document. It provides useful information that, together with input from the community, has helped the District Council in its preparation of this SPD.

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#### The Structure of this Document

1.13 This document begins by providing an overview of the historical evolution of the settlement of New Milton in Section 2. Key features that give the settlement its own locally distinct character are identified and maps and photographs illustrate the extent of the influence the historical development on the town today as well as the distinctive local character. In Section 3, general design advice applicable in the town as a whole given, including a few examples of how this guidance can be applied to some of the most common types of development proposals is given.

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1.14 In Section 4, a detailed analysis of the different character areas within the town is set out and for each of the thirteen distinct character areas a 'key character area map' identifies the defining characteristics of the area. It focuses on those positive elements which should be used to inform new development proposals, and guidance is given that is specific to that area which will enable local distinctiveness to be recognised, protected and enhanced when development proposals are considered.

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1.15 The area-based assessments in Section 4 should be read in conjunction with the general design advice applying to the whole settlement set out in Section 3.

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1,16 The aim of this document is to improve the quality of development proposed and to assist in the identification of the elements in a particular area that need to be respected to achieve this. Applied properly it will not inhibit innovative design but rather will assist by identifying the elements that any design approach must respect.

#### Section 2.

#### An overview of the evolution of New Milton as a town

- 2.1 This brief history identifies those features that have had the strongest influence on the form of the development seen today. Small clusters of farm settlements have passed on names to places, and a single recognisable village (Old Milton) on the coastal road between Lymington and Christchurch, have been relatively quickly subsumed into an almost entirely new town over little more than a century. New Milton has grown up, as a post-railway settlement superimposed upon a sparsely populated forest and coastal landscape.
- 2.2 The landscape surrounding New Milton is 'Ancient Forest Farmlands' with semi-natural woodland pockets and 'Heath Associated Smallholdings' to the north and 'Coastal Plain Estates and Small Parliamentary Enclosures' to the west and east. 'Coastal Fringe' landscape abuts the south. ('New Forest District Landscape Character Assessment SPG' 2000.) (Web link: newforest.gov.uk/index.cfm?articleid=5371.)

#### **Early Development**

- 2.3 There is evidence of activity or settlement in this area during the Neolithic period, through the Bronze Age, Roman and into the Medieval period where evidence is extant in the form of buildings, fragments of medieval buildings within later buildings and crop marks indicating medieval activity (i.e. strip farming).
- 2.4 The earliest settlements still evident or referenced in place names today are those of Ashley (Esselei), Barton (Burmintune) and Milton (Mildeltune) mentioned in Domesday.
- 2.5 Fragments of these nucleated settlements together with their associated farmsteads and late medieval/ early modern isolated farmsteads (i.e. Fernhill Farm) remain and have, through subsequent evolution, influenced the pattern of dispersed pockets of the settlement.
- 2.6 Eighteenth and nineteenth century development of small estates such as that at Ashley Arnewood, as well as more isolated farmsteads such as Gore Farm, are also still evident in today's urban landscape although many have been surrounded by later development and require a forensic search to discover them.
- 2.7 The second half of the nineteenth century saw the arrival of the railway and the development of New Milton. In this period Station Road, with its distinctive straight north-south axis, was set out together with the establishment of a regular pattern of individual plots on land to the east of Station Road, occupied by large, detached buildings. Some of these still remain, for example in Osborne Road. Immediately to the north of the railway line smaller, pairs of semi-detached and short terraces of dwellings began to appear (Manor Road), and to the north-west development took the form of generous, loose grid pattern of the residential roads that still exist today.

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2.8 At this time away from the developing centres there was increased "forest activity" which is still evident in the form of the surviving isolated "forest cottages" found scattered within

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later <u>development</u> t principally in the north-east corner of the urban area which remained as open forest until the second half of the twentieth century.

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#### The Twentieth Century

During the early part of the twentieth century development of the "centre" of New Milton advanced slowly. Construction of already planned areas to both north and south of the railway line followed the pattern that had already been established nearby. By the middle of the century the west side of Station Road south of the railway line had also been developed with the continuous string of commercial buildings that can be seen today. The east side of the road remained as large residential buildings in generous plots of land. However these were to disappear after the Second World War to be replaced by the 1960's and 1970's commercial buildings that can be seen today. A framework for a town centre of broad, spacious avenues had been established and the heart of the town had been laid out with a recreation ground and war memorial.

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- 2.10 By the middle of the twentieth century the town had grown to both west and east. To the west, streets of interwar detached dwellings sit in narrow, strip plots with generous back gardens, to the east the continuing development of large detached or semi-detached dwellings set within their plots extended slowly eastwards.
- 2.11 The second half of the twentieth century saw an expansion of the whole settlement area, merging existing settlement patterns into a single urban area. Firstly post-war estates of single-storey bungalows spread out in grids, ribbons and curves. These were followed by small pockets of 1960's system built housing (principally local authority housing) and then 1970's open plan fronted housing as detached and link-detached terraces. The 1980's brought a mix of small terraced housing groups set around pockets of open space and culs-de-sac of detached or semi detached dwellings in small plots, some with garage courtyards. Finally the 1990's saw developments of larger detached dwellings on small plots.

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#### **The Twenty First Century**

2.12 In the early 2000's, national planning policies encouraged higher proportions of development to be within existing towns and villages, to reduce the need for new development on 'green field' sites. High demand for land for development and associated high land values resulted in significant pressure for the redevelopment of established residential areas. For New Milton, the result has been a gradual loss of nineteenth century detached houses immediately beyond the centre of New Milton and on the seafront at Barton and their replacement with blocks of flats and higher density developments. These often fill the entire plot from side to side and in some cases front to back changing the character of an area and losing garden land and green spaces.

#### The setting of the town

2.13 The setting of the settlement is an important consideration in any new development. The approach from the east along the coast road is farmland and has an open rural character to it. From the north, the visitor arrives through forest farmlands and woods. The corridor of the coast road arriving from the west rises up through a green corridor with open playing fields and very wide flat agricultural plains.

#### Figure 1: (Figure amended as shown in Appendix C)

# New Milton and Barton on Sea $Built\ up\ area\ analysis\ \text{-}\ \textsc{Connections},\ \text{destinations}$ and significant features To Bashley and Ringwood London Weymouth The Needles

#### Section 3.

#### New Milton – guidance for whole settlement

- 3.1 What is it that makes New Milton distinctive when so much comprises generic patterns of urban development imported from the outside and recognised across much of England? These 'townscape types' whilst recognisable and characteristic in their own right only become locally distinctive when one looks at how they are connected together, how they connect to the underlying landscape, soil types and microclimate and how their characteristics have evolved in response to these, to economic and social factors and to the nature and aspirations of the people that live in them. The townscape types occurring in this area have been identified. (see Appendix One).
- 3.2 An analysis of the town in its setting is shown in Fig 1. This describes the important connections and destinations within the town, the major influences that informed its evolution and significant features and landmarks.
- 3.3 There are intimate variations in character within individual streets and within individual clusters of buildings, as well as broad variations across the whole town. The scale at which this guidance looks at local character is necessarily limited to fairly broad areas.
- 3.4 The guidance in this document expands on earlier design guidance published by the Council ('Housing design, density and character' SPD, 2006)

  (newforest.gov.uk/media/adobe/7/e/Housing design density and character SPD.pdf). That SPD sets out the principles and methodology the Council expects developers to follow in the design of their proposals, and the steps to be followed in understanding and responding to local context.
- 3.5 This guidance provides a detailed assessment of what gives New Milton its own unique character and identity, and offers guidance on an area by area basis to ensure that new development will respect local context and strengthen rather than erode valued local identity. The main headings in the guidance follow the same structure as the 'Housing design, density and character' SPD, and are also consistent with national design guidance as set out in 'By Design' (DETR & CABE, 2000). (cabe.org.uk/publications/by-design)

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3.6 It is not the purpose of this document to discourage innovative approaches to the design of new development. However, new development should reinforce local character and distinctiveness. Understanding the character of an area should inform approaches to design, and enable both innovative as well as traditional design solutions to come forward that reinforce that local character and distinctiveness.

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3.7 There will be instances where a new or different approach from this guidance can be justified, but the local context set out in this document will be the starting point. Such a justification will need to be set out clearly in the Design and Access Statement accompanying a planning application.

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Elements of character and identity: New Milton	Guidance	Illustration
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)		
Plot width Where there are well defined and regular plot widths, these contribute to the character, especially where building lines (see below) are less distinct.	Where distinct plot widths are an important feature of an area development should avoid crossing well defined boundaries and additional driveways and removal of defining features such as walls and fences, tree lines and hedges should be avoided.	Plot width
Building line The line defined by the front elevations of the majority of buildings lining a street is often important in defining the space in front of buildings, allowing views along a street and setting the perceived scale of the buildings.	Wherever a distinct building line is evident, new development should respect it. The main bulk of a new building should reflect the typical building line. Forward extensions should be clearly subservient in scale to the main building.	Building line

Elements of character and identity: New Milton	Guidance	Illustration
Build up of building line The relative extent and patterns of buildings and gaps along the building line. Loss of existing gaps or introduction of new gaps between dwellings can impact on character by breaking the 'rhythm' of the street and restricting wider views.	Development should seek to retain visual gaps between buildings, avoiding:  • Breaks in the 'rhythm' of the street; or  • The creation of an undue sense of containment, or loss of spatial structure of the street.	Build up 60% Build up ~ Green, pleasant, air, sky Regular rhythm.  Extended into gaps 80% Build up Views obscured less air less light.  Broken rhythm.
Set back The total distance from the edge of the road to the front of the building. Changing the set back alters the scale of the building (bringing a building forward in relation to adjoining buildings makes it appear larger, and vice versa). This effect is most noticeable where building lines are not clear.	Replacements or extensions should take account of impact on perceived scale when viewed from the street.  Building heights should take account of scale and the impact they have on the overall proportions of the street (the space contained by the building frontages).	Set back creates more subtle spaces than simple building lines ~ important to the character of the public realmy.

Elements of character and identity: New Milton	Guidance	Illustration
Set back		Setting a building further back diminishes its contribution to the street.  Building or extending forward exagerates the scale; it seems higher ~ more oppressive and overbearing
Front boundary In some areas, changes to the enclosure of a front boundary, by raising or lowering their height, can alter the character of the street. Tall screens for privacy can be detrimental to the street character of some streets, altering the space of the street, reducing views of gardens, increasing isolation and reducing natural surveillance.	Front boundary enclosures should respect the character of the road or street.  Where low front boundary enclosures are typical, introducing taller boundaries should be avoided. Where strong front boundaries are characteristic of the street these should normally be retained.	Over size, out of context - Obscures views of neighbouring gardens as well as failing to contribute to distinctive character

Elements of character and identity: New Milton	Guidance	Illustration
Building format Typical shapes of built form, including heights, widths depths, proportions, roof types (do ridge lines run parallel to the street, or are roofs typically hipped and gabled?)	Typical building forms should be identified and taken into account when planning new buildings or extensions to avoid damaging relationships between buildings or building elements.  Where building forms (especially roof shapes and pitches) are consistent in a group or along a street, new building, extensions or additions should generally respect and avoid significant changes to this format.  Dormer additions should only be considered where they will not unduly break up the original roof form. Design of dormers should respect the proportions of the building as a whole appearing subservient in proportion and set back behind the building's façade line.	Building form
LANDSCAPE		
Topography The contours of a site and surrounding area are a fundamental aspect of landscape character.	New development should be designed to complement existing contours. Design proposals which simply override the land form and are unduly dominating or require excessive retaining walls or over-engineered solutions should be avoided.	

Elements of character and identity: New Milton	Guidance	Illustration
Ground water availability Trees and other plants die if they don't get enough water. Natural replenishment and continuity of ground water is vital to support plant growth and therefore the quality of the landscape.	Impeding ground water availability through culverting of watercourses or extensive hard surfacing should be avoided. Blockwork or other hard surfacing is not usually porous enough and should only be considered where draining to areas of soft landscape.	
Green Infrastructure Public open spaces need to be designed and managed to maximise their contribution to local character and distinctiveness.  Physical links connecting landscape features and open spaces are valuable for both amenity and biodiversity.  Hedges, ditches, trees, gardens and green spaces when linked by juxtaposition or along footpaths, boundaries or even busy streets, have a value greater than the sum of the parts.	Public open space design and management proposals should be used to integrate green space into the built environment, re-connect people with nature, and promote biodiversity, amenity and recreational opportunity for the whole community.  Management techniques and proposals should retain and enhance the wildlife potential of functional and visual links through the use of native plants, regular pruning, traditional hedge management techniques and replacement of trees lost through age or disease.  Alteration through development or alteration to boundary definition that depletes the accessibility, natural surveillance, security or comfort of pedestrian links should be avoided.  Designs for new development should aim to make such links attractive, and to improve natural surveillance and access. Boundaries along such links should allow some surveillance and always be of permanent quality (walls, piers and panels or hedges) and include plants to soften or add	

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Elements of character and identity: New Milton	Guidance	Illustration
Access points  Making access points and connections to a local street can affect a basic building block of local character and what makes a place locally distinct.	New access points and increasing the use of existing access points should avoid sight lines and radii which damage the street environment. Loss of trees, verges or hedges where such greenery is important are to be avoided or mitigated through the design.  Street trees are a vital component of local character - avenues should be retained and any losses replanted.	
Trees Groups, lines or individuals. Often an intrinsic part of the distinctiveness of an area. Size, location and species are significant when defining local character.	Trees contributing to the distinctiveness of their locality should be retained and managed to maintain long-term health and amenity value. Unavoidable losses should be replaced wherever possible.	
Green setting for built development Green space around buildings or groups of buildings soften otherwise hard urban environments, and contribute to local character.	Loss of greenery should be avoided in spaces that provide valuable green setting for buildings. For example, introducing excessive areas of hard surfacing with the removal of, lawns and plants will produce a much harder environment and change the character.  Where individual settings are important, new or replacement buildings should not significantly exceed the typical proportions of built footprint to garden space. Care should be taken to ensure that	

Elements of character and identity: New Milton	Guidance	Illustration
	the green setting of a building is not lost to excessive car parking space.	Spatial selting
Gardens Collectively, rear gardens through their greenery, tranquillity and biodiversity often form a strong part of the distinctiveness of an area. A single insertion of development into the collective rear garden space of a group of dwellings can destroy the integrity of the whole.  Front gardens collectively make a substantial contribution to the character of an area - garden trees can make a significant contribution to the character of an area. Many dwellings in New Milton have front gardens whose appearance provides amenity value to the wider community as well as to their owners.	Backland development which breaks into and destroys a peaceful oasis of rear garden land should be avoided.  Where perimeter block development predominates, rear garden infill breaks the perimeter block structure and may reduce the security of internal areas.  Whilst such infill will not normally be appropriate, in cases where such infill is considered acceptable, designs should ensure that rear garden boundaries are not visible from the street.  Where garden space is limited, hedges along frontages and climbing plants on buildings can offer considerable green character to the street whilst taking up little room in the front garden. A single garden tree may only take up a very small amount space while giving character to the wider streetscape.	Secure and tranquil island of cumulative garden  Green core ~ a foil between buildings ~ wildlife sup ~ a landscape feature

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Elements of character and identity: New Milton	Guidance	Illustration
	New residential development should provide private garden space, appropriate to the development's context. As a guide, in suburban areas with typically larger gardens, new development should aim to provide garden space of least 100m.sq for family homes or half the size of the typical gardens whichever is the greater. In town centres courtyard gardens, supplemented by green roof space or balcony, may be appropriate. In areas where field boundaries and woodland tree groups have formed the basis for a publicly accessible landscape, some gardens may be as small as 50m2. In such areas layout should aim to include gardens averaging around 75m.sq but with a minimum of 50m.sq.	Bungalows offer especially tranquil garden islands  Don't spoil them with skyline intrusions or garden overlooking.
SCALE (proportion)		
Massing The volume of buildings in relation to other buildings, streets and spaces.	Massing of new building should be proportionate in terms of depth, width and height to the buildings, streets and spaces that are characteristic of the area, especially where there is clear existing consistency.	Similar fool purit Similar eaves height Very different massing!

Elements of character and identity: New Milton	Guidance	Illustration
Key dimensions Key features and details in craftsmanship, building techniques, façade treatment, proportion, pattern of elements may provide consistency and relate one building to another.	Where there are regular and repeated elements such as windows, bays or porches, gables or even chimneys these can offer a reassuring normality to a place. They may offer a quality of character that is memorable in its own right or they may be the distinctive backdrop against which specific 'highlights' can be set. Without repeated elements, building groups become indistinct and there is no opportunity for highlight or memorable feature.	Rian clepth Frontage width
Spatial setting The proportion and layout of space around a built form in relation to its footprint and mass.	The spatial setting of buildings must be carefully considered to avoid development appearing 'overbearing' or 'cramped'	Spatial setting

Elements of character and identity: New Milton	Guidance	Illustration
Spatial setting		Spatial setting
APPEARANCE		
Rhythms, patterns and consistency in features and detail In some areas there will be key features or distinct building styles or treatments, which give a consistency between one building to another.  Where there are regular and repeated elements such as windows, bays or porches, gables or even chimneys these can a given an area or group of buildings a distinct local character.	Where there is a locally distinct pattern of development this should be reflected in the new development where possible. Design, detailing and materials can be contemporary and innovative while reflecting traditional features, providing the proportions and patterns are respected.	All different but four repeated features hold the group together
Locally significant buildings and structures There are occasional buildings or structures throughout the town which are key local features. These have been identified on the key character area maps in Section 4. Even if not a statutorily Listed Building they may be of architectural merit, of a particularly distinct character, or form an important local landmark. These local buildings	Locally significant buildings and structures should be retained wherever possible. Where replacement is unavoidable, whilst the original design need not be entirely replicated, footprints, garden spaces and boundaries, positioning within the plot, materials and proportions should be sensitively designed to retain the considerable contribution these have to the sense of place. Alterations should not reduce the architectural or historical integrity of these buildings or erode their	

Elements of character and identity: New Milton	Guidance	Illustration
may be important because of their position in the neighbourhood, their craftsmanship and design or their history. Such buildings are not readily replaced.	contribution to the character of the area. Advice should be sought from the Council's environmental design team if intending to alter these buildings or their plots.	
Shopfronts and advertisements There is considerable commercial pressure for "corporate identity" and national style which can all too easily erode local character and distinctiveness.	Shopfronts should be designed to make a positive contribution to the character of the street and respect the nature of the building they are part of.  Advertising for all commercial premises should be sympathetic in terms of extent, location, materials, colours and lighting.	
	For further guidance please refer to NFDC 'Shopfront Design Guide' SPG 2001 (newforest.gov.uk/media/adobe/Shopfrontdesigng uide.pdf)	
Materials Where consistency is important to the local character, a replacement of materials or a new build in different material can destroy that clarity of character. Variety is important but where there is no underlying consistency in other aspects of design it can destroy any sense of place.	Proposals should seek out the main underlying material use in the relevant building groups and respect this in their design.  Where consistency of materials is important to local character, choice of materials should reflect the original materials of typical nearby dwellings. Designs should add to the integrity of clusters of similar dwellings through matching colour and texture choices in materials.	

Elements of character and identity: New Milton	Guidance	Illustration
DENSITY		
Site coverage (intensity of built form) The approximate proportion of built to un-built land will be evident as the 'hardness' of a place and its impact will also be influenced by the intensity of hard surfaces, walls, structures and outbuildings.	New development should generally reflect locally typical site coverage. Some redevelopment projects might consider creating higher site coverage, but unless the design can successfully create a discrete and pleasant place in its own right, without adversely impacting on the distinctiveness of the neighbourhood, site coverage as well as scale and layouts should take its cue from local context. More intense site coverage must be innovative in design to make best use of space, and be of particularly high quality external finish and detail.	
<b>Density</b> Dwellings or floorspace per hectare. This is linked to the number of people using a place.	Designs for residential developments that increase the density on a site should ensure that they provide gardens of a contextually appropriate size and demonstrate that the proposed increase in car parking space does not deplete the attractiveness of the street.  (See also 'Gardens' section above.)	

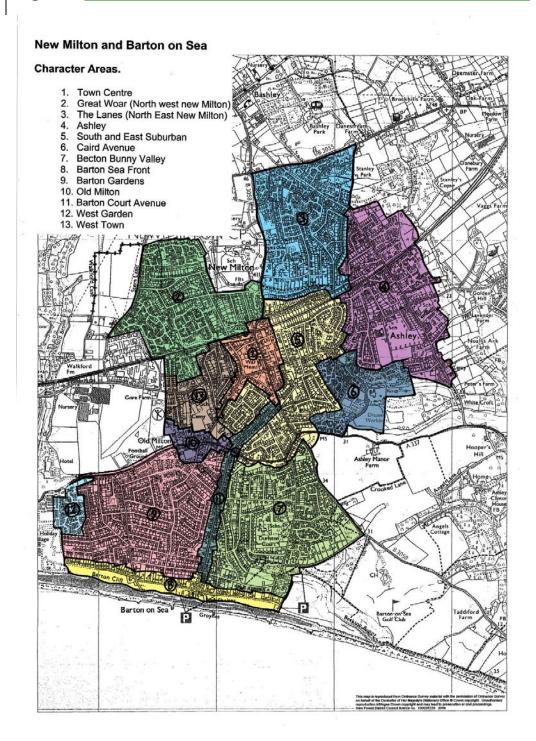
**Note:** All roads will be considered as 'streets' for the purpose of applying the Central Government guidance on the design of residential streets given in 'Manual for Streets' (CLG/DfT 2007).

## **Section 4: The Character Area Guidance**

### The Character Areas of New Milton

- 4.0.1 The character areas are shown in Fig.2. There are thirteen in all.
- 4.0.2 For each area, a description, supported by an annotated plan, introduces and outlines what is distinctive and of local significance, and where there might be opportunities for improvement. For each area the key elements of local character that should be embraced in designs for new development are listed. Finally, there is a checklist of guidance that identifies any additional design considerations relating to that individual area, over and above that already covered by the whole town guidance in Section 3.
- 4.0.3 The thirteen 'character areas' which have been identified are shown in Figure 2 below. The areas are:
  - 1. Town Centre
  - 2. Great Woar (North West New Milton)
  - 3. The Lanes (North East New Milton)
  - 4. Ashley
  - 5. South and East New Milton
  - 6. Caird Avenue
  - 7. Becton Bunny Valley
  - 8. Barton Sea Front
  - 9. Barton Gardens
  - 10. Old Milton
  - 11. Barton Court Avenue
  - 12. West Garden (The Pinetum)
  - 13. West Town

Figure 2: Character Areas (Figure amended as shown in Appendix C)



## **Character Area 1. Town Centre**

## Some key features of the town centre



Articulated skylines: Lloyds turret and Water Tower in background



Art works and paving detail in the newly refurbished Mallard Court



Post Office and the 'Row of Ten' showing rhythms and articulated skyline



Old Milton Road



Whitefield Road replacement housing in larger blocks than the houses they replaced



Water Tower from Station



Spencer Road



Recreation Ground

#### Overview of character and distinctiveness

- 4.1.1 New Milton is predominantly a modern settlement, having been created almost from scratch following the opening of the railway station in 1888. Many of the buildings within the town centre date from the twentieth century, with a significant amount of replacement having taken place during the 1960s and 1970s.
- 4.1.2 Prior to the arrival of the railway, the centre of New Milton was open fields with a crossing of lanes on their way between farms. A little way along the westward arm of the crossroads, a lane (now lined with shops and houses) branched off to the old village of Milton. About 300m north of the crossroads, the railway station now lies and since its arrival, this farmland has been developed as a shopping centre with a good variety of independent and nationally recognised shops and businesses offering an active centre and services serving the whole town and surrounding area. As well as shops and other commercial businesses, there are a range of community facilities, including the Recreation Ground.
- 4.1.3 The Station Road crossroads with Osborne and Whitefield Roads is defined by two terraces of Victorian town houses over shops with narrow deep plots, and strongly articulated skylines. Here gabled dormers offer second floor accommodation projecting from the north/south ridge lines of these once highly ornate terraces. On the corner of each is a small turret which not only adds to the decorative effects of the mock Tudor facades on the western row but in the case of the Lloyds Bank building sits out into the street line to create an important landmark central to the vista up the street. It is this section of the street that acts as a gateway to the town centre for visitors heading south from the Forest roads. On rounding the corner over the railway bridge the whole wide shopping street laid out between these turreted buildings.
- 4.1.4 The southern approach offers a more a subtle but nevertheless immediate sense of arrival. As soon as the large avenue trees run out, the Rydal Arms Public House provides a final 'hurrah' for the suburban house with its Arts and Crafts styling and garden setting. From here on the town centre proper begins. Lloyds Bank turret culminates the vista with the whole left hand side (west) displaying a regular tight rhythm in its windows, shop front divisions and for the southern section to the cross roads. This rhythm is echoed opposite by a short run of pear trees and newly laid out streetscape before the rhythm becomes less distinct with a variety of street trees and the wider square topped buildings that characterise the whole of the east side.

4.1.5 A brief look into the history explains this anomaly. Until the Second World War the east side of the street was laid out as a row of large suburban villas set into wide gardens, whereas the west side was always laid out to be narrow deep shop units. The Post Office on the west side is a building of some note and perhaps sets a standard in defining the appropriate heights, rhythms and the patterns of windows as well as the use of brickwork. Built forms on the east, while wider and more massive do respect

4.1.6 The east section of Station Road has now been entirely replaced from Osborne Road southward. Its character of plots divided for large suburban houses has given way to much wider units, taking over several plots at a time. The street is now completely built up with 2 and 3 storey (occasionally 4) shop units of various widths with some

Mature garden trees remain as significant features.

these defining elements and are only spoiled where canopies are too wide and deep.

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flats over the shops and occasional pedestrian routes punched through to car parking and service yards to the rear. Most of the east side of the street is flat roofed wider units, in contrast to the west side which is a much more tightly knit series of narrower plots with pitched roofs and some quite distinctive patterns and rhythms of upper storey windows, gables and bays.

- 4.1.7 Approaching from the old Milton village, the road is less formal. The approach is lined by an undistinguished collection of shop buildings. Ad-hoc shop fronts adorn converted or replaced dwellings (first laid out in regular 30' plots in 1907 with a building line established) and broader buildings of much later shops spanning plot divisions. The approach for the pedestrian is not comfortable and this is not improved by the busy double junction that separates this street from the park.
- 4.1.8 The Recreation Ground lies between Station Road and the outlying area of shops on Old Milton Road. However, its aspect is more related to Old Milton Road and it links poorly with the main shopping street. The large new building on the south side of Ashley Road/ Old Milton Road junction is over large and somewhat incongruous. Houses on Whitefield Road, Park View and Park View Mews provide natural surveillance of the Recreation Ground and give residents a pleasant outlook. These form a varied urban backdrop to the park. From this approach the Water Tower is seen straight ahead on the horizon but this is largely lost against a confused setting of service yards turning their back on the space, combining with a huge 'graffiti wall' which may deter some older walkers from using this link. On the other hand, the colourful facilities draw the more active and social young people of the town into the park on sunny days. A re-appraisal and more comprehensive design of this area could resolve this anomaly and ensure the park is fully appreciated as the heart of the area by all sectors of the whole community.

(See also Appendix 3: New Milton Town Design Statement Section 2.1)

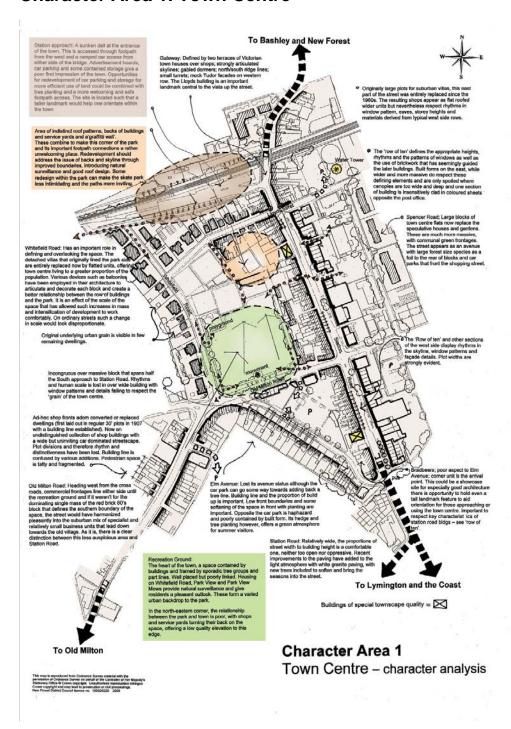
#### Key defining elements that can positively inform new development proposals

- Variety of shop unit sizes and types
- Wide pedestrian realm in Station Road
- Recreation Ground, its tree lines, grass bank and the War Memorial
- Rhythms of built form and features along Station Road
- Dramatic arrival point at north end including older buildings and landmark features on buildings
- Market

#### Main elements of Green Infrastructure

- Recreation Ground
- Trees
- Avenues

# **Character Area 1. Town Centre**



## **Town Centre Character Area Guidance**

4.1.9 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of New Milton town centre. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

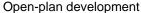
This guidance supplements that already set out in Section 3.

Elements of character and identity	Town Centre guidance and comments
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	
Building line	Shopfronts should avoid extending forward of the building line.
Build up of building line	With the exception of Whitefield Road and to a lesser extent Elm Avenue, provided that rhythms are retained, build up should approach 100% with as few breaks in the frontage for access as possible.
Set back	Set back should be consistent.
Front boundary	Low boundaries on Whitefield Road, Spencer Road and Elm Avenue are important. For the shopping streets there should be as few obstructions as possible.
Building format	Station Road has terraces with parallel ridge line punctuated by gable facing the street. This theme should be followed.
LANDSCAPE	
Topography  Cround water evallability	Area of opportunity: Around the station, there is an opportunity to take advantage of changes in levels and make better use of an area of poorly used and rather tired open space, with more dramatic building design and tree planting to emphasise height differences.
Ground water availability	
Green Infrastructure	Area of opportunity: Opportunities should be taken to enhance amenity, connection and integration of the Recreation Ground with the town bringing wider benefits while perpetuating its qualities and character.

Elements of character	Town Centre guidance and comments
and identity	Town Centre guidance and Comments
Access points	Particularly important for Elm Avenue, Whitefield Road,
Access points	and Spencer Road.
Trees	Replacements need to follow a more coherent plan of
11000	species selection if the trees are going to contribute to the
	defining character of the town centre over and above just
	the general greening effect.
Green setting for built	Particularly important for Elm Avenue, Whitefield Road,
development	and Spencer Road.
Gardens	Along the town centre's peripheral streets a greater
	intensity of use of front gardens may be appropriate.
	Existing hedges along frontages should be retained.
SCALE (proportion)	
Massing	Be guided by neighbouring buildings.
Key dimensions	Along Station Road, storey height as reflected in window
	rows or other device will be important. Eaves height on
	any new building or addition should be consistent with that
Spatial setting	for existing buildings of similar storey number.  This is particularly important in any replacement proposals
Spatial Setting	on Elm Avenue and Whitefield Road.
APPEARANCE	on Elin Avende and Winteriola Road.
ALLEANANOE	
Rhythms, patterns and	Rhythm should be retained through window and facade
consistency in features and	patterns, articulation and detail that run vertically through
detail	the whole building and articulation of skyline.
Locally significant buildings	As marked on key plan.
and structures	
Materials	Pink/red bricks are consistent with Station Road.
DENSITY	
Site coverage (intensity of	In Elm Avenue, Whitefield Road and Spencer Road
built form)	important to leave a green buffer in rear of plots.
Density	Town centre might accept short courtyard gardens
	supplemented by green roof or balcony provided that the
	amenities of neighbouring gardens beyond the centre are
	not unacceptably compromised.

## **Character Area 2. Great Woar (North West New Milton)**







Inter-war houses, each in a green setting

### Overview of character and distinctiveness

- 4.2.1 From the New Forest District Landscape Character Assessment we know that 'coastal plain estates and small parliamentary enclosures' underlie the expansion of the town in this area, however, this is only evident in the retained tree lines of the eighties development to the north. This character area is a collection of planned developments each of which is clearly very separate from the next in terms of its street layout, landscape and architectural identity. Footpaths link the later areas along corridors of open space or simply between fences in bungalow areas. Occasional more distant views toward the town centre, coast or woodlands beyond lend some identity in terms of position in the town but overall these areas are very much characterised purely by their own townscape type, the communities they hold and the level of care given to the external environment (streets, gardens and spaces).
- 4.2.2 Great Woar Copse, its associated open spaces and streams leading to Ballard Lake bound the edges to north and east. These green spaces offer a vital amenity to those living in the area and are linked via a series of footpaths to the 80's/90's housing in the north as well as bounding one of the main routes into the area along Lake Grove Road.
- 4.2.3 Shortly after the railway arrived, in the late nineteenth century, the area close to Fernhill Lane was laid out with suburban houses. Occasional examples of High Victorian or Edwardian houses are mixed with later Garden City type suburban detached dwellings. Most of the generous plots laid out along this grid pattern of streets have been filled in sporadically over the last hundred years with a mixture of bungalows and two storey houses including recent bungalow and two storey infill which actually invaded the block structure of streets at Fernhill Road/ Kennard Road and the recent Ubsdell Close.
- 4.2.4 This older part of the Great Woar character area is characterised by its sporadically tree lined and verged streets, grid-iron pattern and mixture of houses from grand

Victorian to humble bungalow. It is bounded to the north by open green space, woodland and tree lines along an original hedgerow. The defining elements of this neighbourhood are the tree and verge lined streets, separate dwellings within their own plots and special settings, the contribution made to the place by deep front gardens and the tranquil islands where combined rear garden space has not so far been developed.

- 4.2.5 To the west, through a screen of back garden trees, the contrast could hardly be greater. A single loop road feeds an area of 1970's flats and houses in three storey blocks and two storey terraces all arranged around a series of blank grass spaces with free pedestrian access percolating all areas. This single development is surrounded by further grass space to the south and neat areas of bungalows from the same era. More decorated 1980's houses have infilled to soften the change to the east. Defining elements here are occasional trees and open green spaces that offer opportunities for improvement.
- 4.2.6 Before the local authority developed this section, a loose grid layout of bungalows had spread across the middle of the area connecting the Victorian layout in the east with Stem Lane bounding the west of the settlement. It replaced mostly areas of copse woodland with a landscape of wide almost pyramidal hipped roof forms and large private front and rear gardens that was to give a sense of controlled greenery and private amenity.
- 4.2.7 Again in stark contrast, the estates to the southwest and north provide communal space for trees and green amenity as a connected framework of spaces and green footpaths. Gardens are far more modest with the later northern section retaining the remnants of field boundary trees and a footpath along the line of 'Dark Lane' a route that no longer gives direct access as it once did to the old village centre.

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- 4.2.8 South of the railway, development in the seventies/eighties produced tighter knit groups of terrace and semi detached houses and bungalows cluster around a single loop road and associated cul-de-sacs. These have communal green spaces containing the trees and shrubs with private space limited to very modest sized gardens.
- 4.2.9 Stem Lane itself is shunned by rear boundary and screen planting in all but the bungalow development. The treeless high hedge along its western edge however does not offer much visual connection with the open countryside beyond and the result is a fairly nondescript road.

(See also Appendix 3: New Milton Town Design Statement Sections 2.3 and 2.4)

#### Key defining elements that can positively inform new development proposals

- The tree and verge lined streets of the older area
- Separated dwellings within their own plots and spatial settings in areas of detached houses and bungalows
- Occasional richly detailed Edwardian and late Victorian houses
- Deep front gardens and the tranquil islands where rear gardens cumulatively form larger important green spaces
- Open green spaces and occasional trees

- Low rise, hipped roof forms and wide street spaces of bungalow areas
- Retained and augmented field boundary trees in the north
- Networks of connected green space
- Green outlook to the north and east.

### Main elements of Green Infrastructure

- Communal public greenspaces
- Cumulative garden islands
- Retained boundary trees and hedges
- Single or small groups of trees
- Woodland, paddocks and watercourse/ pond to the north and east.

## **Character Area 2. Great Woar**

## The Great Woar Character Area Guidance

4.2.10 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the Great Woar area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

This guidance supplements that already set out in Section 3.

Elements of character	Great Woar guidance and comments
and identity	garage and comments
LAYOUT – Pattern and	
arrangement of street	
blocks and plots (urban	
structure and urban grain)	
Plot width	Particularly relevant in earlier and later 'loose' grid layouts.
Building line	This is strong in the earlier speculative and later loose grid layouts of bungalows.
Build up of building line	In areas where building line is strong, the green rear garden 'islands' and the green setting of the buildings make it important to give regard to this issue.
Set back	
Front boundary	
Building format	Bungalow areas have particularly distinctive hipped roofs. There are examples of where this has been ignored but it is important not to take these as precedent.
LANDSCAPE	
Topography	
Ground water availability	
Green Infrastructure	
Access points	Especially important matter in the south east of this area.
Trees	The identity of this area would be significantly impoverished if loss of tree groups, lines or individuals was allowed. Where losses occur, replace with parkland type species in the older area and native New Forest species elsewhere.

Elements of character	Great Woar guidance and comments
and identity	
Green setting for built development	
Gardens	In areas of pre-1960's development rear garden 'islands' and front gardens are important features.
SCALE (proportion)	
Massing	
Key dimensions	
Spatial setting	
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Roof forms are particularly important in areas characterised by bungalows.
Locally significant buildings and structures	There are some good examples of Victorian/Edwardian buildings and of later styles of architecture in the south east of the character area which contribute to local character.
	If intending to alter one of these buildings or their plots, or if unsure of the age of the building or of the contribution to the distinctiveness of the area, please seek advice from the Council's environmental design team.
Materials	
DENSITY	
Site coverage (intensity of built form)	
Density	In the pre-1970's areas private garden space forms a major element of the landscape. Rear gardens of under 100m sq are very rare and this should be reflected in new proposals. In newer areas where field boundaries and tree lines have formed the basis for a publicly accessible landscape, some, but by no means the majority, of gardens may be as small as 50sq m. In such areas, new developments should provide gardens averaging 75 sq m and no smaller than 50 sq m.

## **Character Area 3. The Lanes (North East New Milton)**





Cull Lane

A cul-de-sac 'cluster'

#### Overview of character and distinctiveness

- 4.3.1 The defining quality of this area is its green and tranquil atmosphere a feeling that one is living against a backdrop of trees and close to the countryside. Whilst the area as a whole has a green quality, there are nevertheless, three simple forms to the layout, each providing that green quality in a different way: cul-de-sac layout formed of clusters of similar dwellings accessed off a single link route; connected loose grid layout where houses face the street and private gardens provide the green backdrop; the original Cull Lane corridor which has been retained through later phases of development and retains much of its rural character. These layouts are described in more detail on the diagram.
- 4.3.2 Bounded by the deeply wooded and ornamental Fernhill Lane in the west with the busy but still rural Sway Road to the north, the east boundary runs from the rural Brockhills Lane to a straight north south path that appears to separate rear gardens but probably owes its existence to an old boundary track that edges what was once called 'Ashley Wild Ground'. This forms a desire route down to what was Litchford Cottage and which came into more use once the railway line severed the area, leaving only a small opportunity to cross the line via a low tunnel where two streams cut a small valley. The only settlement in this area previously was of occasional forest cottages along the line of Cull Lane.
- 4.3.3 With the exception of the lanes themselves, development in this area started more extensively between the wars. Connected loose grid layouts replaced open pasture, scrub and woodland on what was known as the Ashley Wild Ground and tended to remove almost every trace of the former vegetation to replace them with roadside avenue planting and larger private gardens. However, the atmosphere of dwelling against a backdrop of trees and greenery has been replaced over the years by the cumulative impact of trees growing in space afforded by groups of enclosed rear gardens and the planting of avenues.
- 4.3.4 Ancient semi-natural woodland pockets, field hedgerow trees in a small scale landscape (see the Council's SPG 'New Forest District Landscape Character

Assessment') underlies much of what was, until the last half century, countryside. Intrinsically part of the cul-de-sac layout, most of the old hedgerows and associated trees remain to set the character of these planned suburbs in the north and west sides of the area. No house is far from a mature oak and in every road, the houses are set against a tall backdrop of oak, ash, beech and pine. Dwellings are clustered around cul-de-sacs in groups of closely matching materials and dwelling type. Tree species tend to be more ornamental in the west near what was Ballard House creating a subtle change from the informal atmosphere of dwelling near natural woodland to the more formal sense of being part of historic estate gardens.

(See also Appendix 3: New Milton Town Design Statement Section 2.3)

### Key defining elements that can positively inform new development proposals

- Mature woodland trees
- Avenues
- Clusters of similar dwellings within planned urban expansion
- Cull Lane hedgerows, banks, spaces and varied cottage alignment
- Common building lines in inter/pre war development
- Consistent massing of inter/pre war development
- Deep well defined gardens of inter/pre-war development

#### Main elements of Green Infrastructure

- Retained woodland/stands of trees
- Retained field boundary tree lines and hedgerows
- Linked open green spaces running alongside streams, routes, or ditches
- Cumulative rear garden groups with an ever changing variety of tree and shrub groups – these offer green backdrop, tranquillity and wildlife support as part of the overall character of the area
- Avenue Streets
- Public or communal green spaces
- Occasional mature forest sized trees
- Fernhill Lane Corridor. High ornamental hedges and forest size trees
- Brook Avenue green space the tail end of Great Woar open space and its tree group in gardens and railway embankments beyond (originally one single strip of woodland - once Barrs Copse linked to Old Fernhill and Litchford Copses).

## **Character Area 3. The Lanes**

## The Lanes Character Area Guidance

4.3.5 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of The Lanes area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

This guidance supplements that already set out in Section 3.

Elements of character	The Lance guidance and comments
	The Lanes guidance and comments
and identity	
LAYOUT – Pattern and	
arrangement of street	
blocks and plots (urban	
structure and urban grain)	
Plot width	Particularly important in cul-de-sac dwelling clusters.
Building line	Consistent in areas of inter/pre war development.
Build up of building line	Particularly important in cul-de-sac dwelling clusters.
Set back	Particularly important in cul-de-sac dwelling clusters.
Front boundary	These are generally low in the area. (Fernhill Lane is an exception.)
Building format	Consistent in areas of inter/pre war development.  Development, alteration and extension within areas of similar roof pitch and simple roof forms should usually adhere to that pitch (notably some of the 1970s/80s culde-sac clusters).
LANDSCAPE	
Topography	
Ground water availability	
Green Infrastructure	No development should break the connections between landscape features. This includes the culverting of ditches, removal of hedges, or strategic trees.
Access points	
Trees	
Green setting for built	
development	

Elements of character and identity	The Lanes guidance and comments
Gardens	
SCALE (proportion)	
Massing	
Key dimensions	
Spatial setting	
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Particularly important in cul-de-sac dwelling clusters.
Locally significant buildings and structures	The Forest cottages marked on the plan should be retained where at all possible.
Materials	Particularly important in cul-de-sac dwelling clusters.
DENSITY	
Site coverage (intensity of built form)	
Density	

## Character Area 4. Ashley







Old forest cottage - a remnant of the past

#### Overview of character and distinctiveness

- 4.4.1 At first sight, Ashley might seem like any other estate from the inter/post war eras but there are several sections of road which retain their rural characteristics no pavement, verges, hedge remnants even occasional oak trees. The surviving buildings from the earlier period are distinctive rural dwellings, "Forest cottages" that appear sporadically amongst the later development. They tend to be aligned along the lanes with simple, gabled roofs spanning a narrow plan depth and balanced windows around a central doorway. Some remnants of early versions, single or one and a half storey thatched cottages also survive. The remnants of lanes and 'Forest' cottages are what make Ashley distinctive. This area offers a much greater sense of belonging to the New Forest than much of the town to the west.
- 4.4.2 Centred on a crossroads, the area was not as one might expect, built up around that meeting of routes but rather was, up until the early part of the twentieth century, a patchwork of rural land uses and brickworks contained on upper and lower Ashley Common between two wooded river valleys. Fernhill Copse to the west is all but gone with only Stanley's Copse (in the National Park) to the east remaining as woodland.
- 4.4.3 Ashley crossroads provides a focus for local commercial activity. The north-west quarter consists of shops which were previously early 20<sup>th</sup> century dwellings, where the ground floor has been converted into a shop and the frontage turned into a display/parking area. The south west section is a simpler row of purpose built 1960's shops with flats above. They have no great ornament or attractiveness in themselves but their integrity as a simple and consistent built form allows the street space to set a clear character for the 'village' centre.
- 4.4.4 Typically the Ashley area is made up of inter- and post-war loose grid layouts of semidetached, detached and bungalow dwellings. Front gardens and dwellings are personalised and lend their variety to the public realm. Generous rear gardens back on

to each other creating small oases of space where taller shrubs and trees combine to create important banks of "green" acting as a foil to the hard appearance of the surrounding buildings. These 'islands' of garden space are identified on the character area plan as they are important landscape features.

- 4.4.5 Occasionally the architectural integrity of some of these fairly ordinary buildings is lost through colour, cladding or window changes, various small scale additions and porches. This in itself does not cause harm, if the key defining elements of such streets are retained, e.g. gaps, building line, set back, boundary and roof forms.
- 4.4.6 Running north to south along the western edge of the character area is a stream that has carved out a shallow valley to afford a pedestrian link under the railway to The Lanes Character Area. The stream gives Oak Road its own individual character such that the gardens around the stream are each reached by bridges and the strip of gardens is a defining characteristic of the area.
- 4.4.7 Along the eastern edge of Ashley are several areas of recent cul-de-sac developments with smaller gardens and a framework of more publicly accessible landscape features, often linked both physically and as a habitat, to woodland.

(See also Appendix 3: New Milton Town Design Statement Section 2.6)

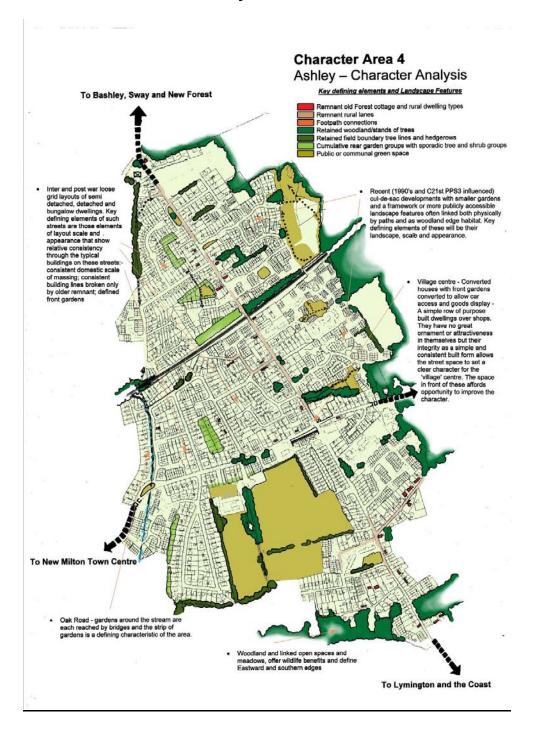
#### Key defining elements that can positively inform new development proposals

- Remnant old Forest cottage and rural dwelling types
- Remnant rural lanes
- Separate self contained village
- Woodland and linked open spaces and meadows, offer wildlife benefits and define eastward edges and characterise westernmost areas
- Consistent domestic scale of massing
- Consistent building lines broken only by older remnant.
- Defined front gardens

#### Main elements of Green Infrastructure

- Retained woodland/stands of trees
- Retained field boundary tree lines and hedgerows
- Cumulative rear garden groups with sporadic tree and shrub groups
- Public or communal green space
- Allotments
- Oak Road stream
- School grounds and open playing fields
- Woodland and linked open spaces and meadows + some mature trees
- Woodland and grazed valley to the very south
- Open spaces associated with woodland, streams and balancing pond to the east

## Character Area 4. Ashley



## The Ashley Character Area Guidance

4.4.8 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and local distinctiveness of the Ashley area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

This guidance supplements that already set out in Section 3.

Elements of character and identity	Ashley guidance and comments
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	
Building line	
Build up of building line	Gaps in building line are important.
Set back	The inter- and post-war streets of detached, semi- detached houses and bungalows have a consistency of set back that offers a comfortable width to the street and potential greenery. It is important to retain and respect the set back.
Front boundary	Definition of front gardens is often key.
Building format	The inter- and post-war streets of detached, semi- detached houses and bungalows have a consistency of building depths and roof forms such that these act as a reassuringly 'normal' backdrop to the remaining forest cottages. It is important to retain and respect these aspects.
LANDSCAPE	
Topography	
Ground water availability	
Green Infrastructure	There are several large areas of open space for which management for wildlife benefit will be intrinsic to their wider amenity. Notable along the eastern edge of Ashley where spaces abut woodland and are in effect their glades and edge habitats.

Elements of character	Ashley guidance and comments
and identity	Asincy guidance and comments
Access points	Along remnant rural lanes loss of verges and hedgerows, for street and traffic management will irrevocably deplete the distinctiveness of those lanes that have retained their more rural characteristics within the area.  Development and change that causes additional pressure
Trees	for parking on streets where verges are remnant of the rural character should be avoided.  Retain and manage forest trees for their health and
	longevity. Replace with native New Forest species where losses occur.
Green setting for built development	
Gardens	Much of the area is laid out as a loose grid of perimeter blocks with garden 'islands' and enough set back to offer wide street spaces.
SCALE (proportion)	
Massing	
Key dimensions	The inter- and post-war streets of detached, semi- detached houses and bungalows have a consistency of eaves and ridge heights, and building depths such that these act as a reassuringly 'normal' backdrop to the remaining forest cottages. It is important to retain and respect these key dimensions.
Spatial setting	
APPEARANCE	
Rhythms, patterns and consistency in features and detail	The inter- and post-war streets of detached, semi- detached houses and bungalows have a rhythm and consistency of features and details that act as a reassuringly 'normal' backdrop to the remaining forest cottages. It is important to retain and respect these aspects.
Locally significant buildings and structures	The Forest cottages in this area should be retained where at all possible. Alterations should not detract from the character of these Forest Cottages.
	If intending to alter these buildings or their plots, or are unsure of the age of the building or of the contribution to the distinctiveness of the area, please seek advice from the council's environmental design team.
Materials	

Elements of character and identity	Ashley guidance and comments
DENSITY	
Site coverage	
Density	

## Character Area 5. South and East New Milton



Recent development – domestic scale and articulation



Distinctive garden setting

### Overview of character and distinctiveness

- 4.5.1 From the turn of last century, up until the Second World War, the town expanded along a broad grid of connected streets into this area, east and south of the town centre. Later, in the 1950s and 60s, the remaining fields were filled up in larger planned estate type layouts. This area might be described in five sub areas, but all have the atmosphere of a leafy (with the exception of the north eastern part of the area) suburb close to the heart of the town centre, and within walking distance from the shops.
- 4.5.2 East from the centre, the area has much wider plot divisions than was being built to the west (typically much more than double the width). The detached properties are mostly individually designed suburban houses with large gardens. These have provided a fairly sylvan setting with large shrubs and trees providing a backdrop and foil along streets and in the back garden green 'islands' between streets. The area is struggling to hold on to this wider spacing of plots, and recent infill and replacement development, including broad flatted blocks, has not only squeezed green spaces, gaps and openness of much of the area closest to the town centre, but has resulted in a mismatch of building types.
- 4.5.3 Further east still, a large nursery garden, between Ashley and New Milton centre to the back of Lyon Avenue, was replaced by bungalows and houses in groups and terraces. Private front gardens in this area give way to open plan green cul-de-sacs leading off the sweeping loop of Osborne Road /Warwick Avenue. The Old Fernhill Copse that was in this area was removed entirely and the wooded link that was along the stream between Ballard Lakes and Caird Avenue is now completely broken.
- 4.5.4 South east of the centre, a pleasant and consistently designed 1970s open plan layout gives way to more typical bungalows, and 1½ and 2 storey houses, often still with a backdrop of trees held along boundaries and within areas of collective garden spaces to the rear . The street pattern (grain) remains fairly loose. On the approach to the

centre up Station Road, many of the houses and bungalows have given way to flatted developments sometimes with the unfortunate tendency through their design to pick out over articulated and disproportionate roofs and extensions to try to articulate the buildings as a way of trying to disguise their bulk. It rather tends to emphasise their incongruous bulk whereas an honest design of flats in a proportionate setting might have worked admirably.

- 4.5.5 To the far south of the area, the streets once again owe their 'grain' to interwar and earlier speculative residential development. This is less 'planned' with a much less uniform division of plots developed out with open plan flatted or even terrace development between Mount Avenue and Station Road. There is a pretty Roman Catholic Church (Our Lady of Lourdes) in a wide green space with hedgerows and walls is the centre of this area of 'green' streets. Streets are wide avenues for the most part, and there are some very significant pines that characterise the area. There are some larger town houses from the speculative era but these quickly give way to quite spacious bungalow plots toward the south and either side of a green pleasant section of the Lymington Road corridor.
- 4.5.6 South west of the centre, the avenues and leafy suburb of the town centre continues but this is low rise. The last area of green field left after the war was between Barton Court Road and Old Milton Road, even the shoppers car park is well lined with trees and shrubs, hidden away so that some shoppers don't seem to find it! This area is a collection of older detached dwelling forms along connected streets and more recent 1950's garden estate roads to 1970's open plan housing. Gardens are a strong feature. Avenues and street trees are a feature of the southern section. There are a few flatted developments, except along the southern approach to the town and behind the southern section of the town centre shops, where incongruous and over fussy blocks of ill proportioned flats have replaced larger detached properties.

(See also Appendix 3: New Milton Town Design Statement Section 2.2)

#### Key defining elements that can positively inform new development proposals

- Varied architecture but consistent scale and proportions of building in garden setting.
- Division between dwellings or terraces with clear and consistent rhythms along a broader urban grain
- Gardens throughout many large enough to hold trees
- Street trees particularly in south

#### Main elements of Green Infrastructure

- Street trees
- Groups of trees or potential for trees in larger rear garden groups
- Railway corridor
- Rear garden 'islands'.

## **Character Area 5. South and East New Milton**

## The South and East New Milton Character Area Guidance

4.5.7 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the South and East New Milton area. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

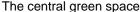
This guidance supplements that already set out in Section 3.

Elements of character	South and East New Milton guidance and
and identity	comments
LAYOUT – Pattern and	
arrangement of street	
blocks and plots (urban	
structure and urban grain)	
Plot width	These are often wider than elsewhere and therefore often
Duilding tipe	more vulnerable to destruction during replacement or infill.
Building line	This gives a consistency to the varied architecture of the older suburban detached dwellings.
Build up of building line	Should remain at a fairly low percentage – refer to
Build up of building line	predominant examples rather than using inharmonious
	infill as precedent in analysing the underlying character
	here.
Set back	
Front boundary	
Building format	
LANDSCAPE	
Topography	
Topography	
Ground water availability	
Green Infrastructure	Introducing additional trees will help to compensate for the
	loss of Old Fernhill Copse and re-establish 'green' links
	through the area.
Access points	Important to retain links, which are paramount in keeping
_	the feeling of being close to the heart of town.
Trees	
Green setting for built	This is particularly important where providing new
development	buildings or even blocks of dwellings here.
Gardens	Rear garden 'islands' are perhaps particularly important
	as both a continuation of the leafy backdrop and as a
	wildlife resource reconnecting where Old Fernhill Copse
	was destroyed.

Elements of character and identity	South and East New Milton guidance and comments
SCALE (proportion)	
Massing	Retain domestic scale.
Key dimensions	Refer to older properties as a guide.
Spatial setting	This is particularly important where providing new buildings or even blocks of dwellings here.
APPEARANCE	
Rhythms, patterns and consistency in features and detail	New buildings are far more successful when sticking to consistent patterns and details. Seventies/eighties houses at Camellia Gardens and recent development on Station Road at Oakapple Close illustrate.
Locally significant buildings and structures	The Rydal Arms Public House, the Catholic Church on Mount Avenue are examples. See area plan for others.
Materials	
DENSITY	
Site coverage (intensity of built form)	
Density	

# Character Area 6. Caird Avenue







Trees provide a strong green setting

#### Overview of character and distinctiveness

- Caird Avenue runs through a valley from Ashley Road, southward down to Lymington Road, to open views cross the farmland beyond. From behind the old manor at Ashley Arnewood the valley has been developed only recently. A series of cul-de-sac clusters planned in the 1980s, line the side of this shallow valley accessed off Caird Avenue. Each cluster has consistent themes of materials, features and details within their group. The east side of the valley is particularly distinct in its use of wide eaves, and brown roofs, black guttering, similar window shape and consistent rich earthy brick colours. Dormers and porches follow the directions of roof slope but add to the variety of the whole through pitch. Indeed it is the variety in shape that gives each house an individualism whilst retaining its contribution to the overall sense of place. This consistency of detail and materials together with the dramatic use of topography and the retention and replenishment of tree stock notably Pine and Oak gives this place a strong feeling of belonging to its landscape. Many other areas through a combination of vegetation clearance, insistence on flat plan bases or over-varied materials (necessarily not locally derived) feel artificially superimposed upon the land. The west side, though not so creative in use of levels, nevertheless has enough mature trees and additional planting, gardens, verges, boundaries clothed in greenery, hedges and small pockets of lawn throughout to give a real sense of a living environment. The valley itself affords opportunities unavailable in many similar cul-de-sac layouts with longer views and glimpses of further away woods and rooftops.
- 4.6.2 The valley bottom has a stream that forms the basis for a wide strip of green open space associated with the road. Further down, the road crosses and leaves the stream which enters a woodland plantation to rest in a shady pond before running east to join the Danestream.

4.6.3 In the lower part of this area the Tesco supermarket is cut back into the natural topography with a woodland strip and associated path. The path is an important link for local people providing a short walk up into the town centre through a pocket of woodland that had grown up around a small stream. Two more distinct pockets of development lie at the very south-western corner of this character area - one a somewhat unsympathetic group of terraced blocks arranged around parking courts, the other a cosy cluster of similarly featured bungalows, chalets and two storey houses connected to the footpath network and tying into Newlands Road (the only set of dwellings not directly connected to Caird Avenue itself by road).

(See also Appendix 3: New Milton Town Design Statement Section 2.2)

#### Key defining elements that can positively inform new development proposals

- Connected footpath network
- Landform and watercourses
- Backdrop of retained trees and woodlands
- Green setting with plants that soften almost every built form.
- Consistency of details within each dwelling cluster
- Consistency of materials within each cluster
- Consistency of colour palette across the whole area browns, buffs, black (rainwater goods and frames).

- Back-drop of trees and woodland
- Green setting of buildings and strongly planted streets and car parking areas
- Central open space alongside water course
- Connected open wedge of woodland and green space alongside the water course and ponds.

# **Character Area 6. Caird Avenue**

## The Caird Avenue Character Area Guidance

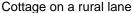
4.6.4 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the Caird Avenue area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

Elements of character and identity	Caird Avenue guidance and comments
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Generally varied in this area
Building line	Generally varied in this area
Build up of building line	The gaps between buildings are vital and views of sky, trees or the wider setting of the place through gaps should be retained.
Set back	Important to respect this here.
Front boundary	Open plan small gardens are a feature. These should be planted up to soften and disguise parking areas.
Building format	Where consistency exists, adhere to the building format, roof shapes and structural elements already existing.
LANDSCAPE	
Topography	Particularly important in this area. Work with the landform. On steep sites, split floor slabs and/or half storeys one side can add to drama and provide subtle car parking solutions.
Ground water availability	
Green Infrastructure	Woodland, hedges, and garden groups are linked along watercourses and paths.  The central spine of open space is important and must be retained. Woodland pockets and stream banks should be managed for ecological as well as aesthetic benefit.  Riparian herbaceous planting should be promoted.  Woodland under-storey should be promoted through coppicing and removal of invasive exotics.

Elements of character	Caird Avenue guidance and comments	
and identity	January Transaction and Commission	
Access points	Cul-de-sacs off Caird Avenue, encourage planting of all routes with shrubs and trees to contribute to the wide green corridor of Caird Avenue.	
Trees	Trees should be retain where possible and add to the backdrop of woodlands using especially oak and pine.	
Green setting for built development.	Green settings should be retained and added to with structured planting, as these add to the backdrop of trees and woodlands and soften buildings.	
Gardens	Retain and add to the overlying fabric of small but well stocked and varied gardens.	
SCALE (proportion)		
Massing	Look for consistency within groups of dwellings. Insertions and extensions should respect the average mass within any given group.	
Key dimensions	Be guided by relatively close buildings.	
Spatial setting		
APPEARANCE		
Rhythms, patterns and consistency in features and detail	Patterns and consistency is particularly important here amongst groups of similar features and details.	
Locally significant buildings and structures	As marked on character area map.	
Materials	Adhere to the consistency of materials within each cluster.	
	Adhere to the consistency of colour palette across the whole area – browns, buffs, black (rainwater goods and frames). For new groups of buildings create a consistent limited palette of materials and generally within the colour range seen in the area as a whole.	
DENSITY		
Site coverage (intensity of built form)	Adequate space should be allowed to provide or perpetuate the softening effect of planting on buildings, structures and hard surfacing.	
Density	In the northern part of this area, typical densities of housing should not be exceeded.	

# Character Area 7. Becton Bunny Valley







Well-mannered dwellings respect their setting

#### Overview of character and distinctiveness

- 4.7.1 The Becton Bunny is a stream running through a small valley with trees along much of its length. The character area 'Becton Bunny Valley' is wider and consists of the westernmost side of Barton on Sea, from the Barton Court Avenue corridor west to the countryside. It is distinct from other parts of Barton because of its topography, its trees and its variety of domestic architecture. Several sections of road have been in existence ever since the 1870s when the area was characterised by small parliamentary enclosures on coastal plain estates and only very sparsely settled. Green Lane, Becton Lane, Barton Common Lane, Milford Road and the lower end of Dilly Lane are all mapped from that era, with Farm Lane North and the rest of Dilly Lane being evident as tracks by the time the area was mapped at the turn of last century.
- 4.7.2 The informal road edges, verges, remnant hedgerows, banks, trees and even gorse shrub still characterise these lanes, giving the experience of a more rural past. Nowadays they are also characterised by a great variety of architecture on either side and a predominance of greenery into which buildings are set.
- 4.7.3 Highlands Road, Gore Road and Barton Common Road were added around the turn of last century but speculative development didn't really get going until well into the twentieth century and occurred along these lanes and latterly Chestnut Avenue and Uplands Avenue which were built to allow further speculative suburban house building on a more urban, grid like layout. The east of the area between Green Lane and Barton Common would have retained its rural atmosphere with dwellings filling up the spaces only gradually, while a line of villas in extensive plots was built to enjoy the views across Barton Common and the Golf Course to the Needles Rocks across the Solent.
- 4.7.4 The connected grid layout expanded to fill up all but a few fields in the second half of the twentieth century, characterised by bungalows but it is the way the whole layout is overlaid upon the existing topography with some longer views across garden landscapes, that gives the west side of this area its distinctiveness.

- 4.7.5 More recently, areas of cul-de-sac development have filled in remaining fields. These cul-de-sac developments have fairly distinct characters of their own appearing, each with a consistent architectural style, limited palette of materials and are well planted to set each cluster of similar dwellings into a landscape setting.
- 4.7.6 The Becton Bunny Valley character area is interspersed with mature woodland trees and occasional larger houses, many of which are of particular architectural quality. Lanes are often without pavements and occasionally with remnant field boundary vegetation and embankment. Newer roads have green verges, often with avenue trees or other well kept planting. The topography dips steeply down to the bunny (a stream which runs north to south near the western edge of the area and turns eastward before meeting the sea. To the east of the area, key routes are defined by heavy shading trees, shrub or hedged frontages and a largely rural edge. From the framed sea views looking south from Barton Common Road, to the intimate wooded shade of Barton Common Lane; from the well-kept and colourful gardens of Farm Lane South to the strong tree lines of Chestnut Avenue, Becton Bunny Valley has a varied and delightful suburban townscape that is clearly borne of its underlying landscape while also relying on well considered building design and immaculately kept garden and landscape infrastructure for its distinctiveness.

(See also Appendix 3: New Milton Town Design Statement Section 2.6)

#### Key defining elements that can positively inform new development proposals

- Gardens
- Feature forest size trees
- Occasional architectural highlights set amongst well mannered streets of similar dwellings
- Remnant rural lanes
- Strong landscape structure of tree lines, rear garden groups, wide front garden margins and some woodland stands
- Topography and wider views
- The common

- The stream valley and associated tree lines
- Retained field boundary tree lines
- Lane edges of trees, occasional field hedge remnants, banks and informal verges
- Open spaces including Barton Common, The space north of Chestnut Avenue and the school playing fields.
- Woodland strips and woodland groups
- Avenues
- Garden 'islands' where strips of trees and larger shrubs and hedges are created especially in longer garden areas
- Deep margins of front garden space

# Character Area 7. Becton Bunny Valley

# The Becton Bunny Valley Character Area Guidance

4.7.7 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the Becton Bunny Valley area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

Elements of character	Becton Bunny Valley guidance and comments	
and identity		
LAYOUT – Pattern and		
arrangement of street		
blocks and plots (urban		
structure and urban grain)		
Plot width	Retain taller planting on edges of plots.	
Building line	Some of these streets hold a strong building line. Where this is the case, the strong spatial definition of the street, and the garden's place in the streetscape is vulnerable to changes in building line.	
Build up of building line	Maintaining gaps between buildings is important throughout the area.	
Set back	Particularly important in cul-de-sacs (1970's onwards).	
Front boundary		
Building format	Consistency is often key in both bungalow and recent developments.	
LANDSCAPE		
Topography	Make good use of the land form, do not obscure longer views over lower slopes.	
Ground water availability		
Green Infrastructure	Particularly important along the Bunny and Common. Failure to manage the landscape or insensitive development can destroy the wider ecological benefit of such features as, wood and scrub land, the Bunny itself, hedges, tree groups and spaces in association with these. Management techniques and proposals should retain and enhance the wildlife potential of such links through the use of native plants, regular pruning traditional hedge management techniques and tree replacement with native forest stock where age and disease may lose specimens.	

Elements of character and identity	Becton Bunny Valley guidance and comments
	Trees that line the Bunny and the bottom of the valley where many gardens contribute to a linked landscape feature will need particular consideration.
Access points	Loss of street trees and verges, for access or street and traffic management will irrevocably deplete the distinctiveness of this area particularly those in older lanes and avenues
Trees	Retain and manage forest species trees for their health and longevity. Where losses occur, replace with native New Forest species.
Green setting for built development	'Greenness' is key to this area's distinctiveness.
Gardens	
SCALE (proportion)	
Massing	
Key dimensions	
Spatial setting	
APPEARANCE	
Rhythms, patterns and	Consistency is often key, especially in bungalow areas
consistency in features and detail	and recent developments (1970's onwards), allowing architectural 'highlights' to stand out.
Locally significant buildings and structures	As marked on key map
Materials	Materials: In such areas as the cul-de-sac dwelling groups, where uniformity and limited variety are important to the character, a replacement of materials or a new build in different material can destroy that clarity of character. Choice of materials should reflect the original materials of typical nearby dwellings. Designs should add to the integrity of clusters of similar dwellings through matching colour and texture choices in materials.
DENSITY	
Site coverage (intensity of built form)	
Density	

## Character Area 8. Barton Sea Front





Barton on Sea - cliffs and beaches

Spacious and open sea-front development

#### Overview of character and distinctiveness

- 4.8.1 Views of the sea and to the Isle of Wight, and the wide open cliff-top green space in front of a varied line of residential buildings characterise this area. Wide road carriageway, verges and deep front gardens add to the sense of space which is dominated by the open green cliff-top plateau. The grassed plateau is public open space and mostly of benefit for walking, sitting and peaceful enjoyment although more active uses such as kite flying and hang-gliding link to typical use of the beach.
- 4.8.2 There is a central focus on the sea front with café/shop. Historically, development on the coast at Barton started in Victorian times with visitors being attracted to the coast to stay at Barton Court Hotel and by Edwardian times also enjoying the golf course. By 1909, Marine Drive was laid out and the land along it divided into a number of wide plots to accommodate speculative development of further holiday accommodation. There is only one obvious architectural remnant of the Victorian hotel being the wall and gate pier. However, the layout of roads and division of plots (as is so often the case) still determines much of the character of this area. Further subdivision of plots brought not only flatted accommodation but some larger houses during the interwar period. Some of the wider plots remain with wide flatted buildings of various types. Close to the mid point of this area, there are several taller buildings of up to five storeys, but this is not continued along the sea front and many buildings lie low at two to three storey.
- 4.8.3 The eastern and western ends of the building line have been built with a more domestic scale and increasingly these have been replaced by larger flatted residences. There is a distinct 'end stop' where the skyline rises to a 3 storey landmark at 'Greenside Court' before the golf course. It is a consequence of the attractiveness of the place and openness of the landscape that has invited such architecture and this together with several other examples from both the interwar periods and more

recently, exhibit a fine variety of well crafted examples of former styles or bespoke domestic design. Sadly, though many of the buildings that line the shore have undergone such radical changes that often their architectural integrity is lost behind a plethora of add-ons. Designers of some replacement buildings have often failed to provide the same quality of architecture as that from the bygone era.

(See also Appendix 3: New Milton Town Design Statement Section 2.5)

#### Key defining elements that can positively inform new development proposals

- Openness of frontage, spaciousness, views and skyline
- Consistent building lines
- Consistent boundary heights,
- Consistent eaves and ridge heights
- Form of building mass, height and the building line
- Deep fronted garden margin
- Wide green verge, uninterrupted by cars
- Variety of architecture

- Open grassed cliff-top plateau and grass verge
- Shoreline scrub and characteristic wind pruned trees
- Deep garden margin
- Occasional landmark trees

# Character Area 8. Barton Sea Front

## The Barton Sea Front Character Area Guidance

4.8.4 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the Barton Sea Front area. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

Elements of character and identity	Barton Sea Front guidance and comments
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Amalgamation of plot widths would harm the character and are unacceptable. (21-22m is typical)
Building line	No built form should appear forward of the common building line.
Build up of building line	Build up should be between 60-72% as calculated from the existing buildings shown on the character area plan, that represent the underlying cherished character.
Set back	
Front boundary	Particularly important here to respect typical heights. Low boundaries are typical. Materials should be considered firstly in the context of the wider street and only then if appropriate, a match to the proposed building can be considered. Gateways/entrances should be narrow and can offer a subtle tie-in to the proposed building design.
Building format	Variety can allow quality bespoke architecture.
LANDSCAPE	
Topography	
Ground water availability	Particularly important here for grass areas and hedges.
Green Infrastructure	

Elements of character and identity	Barton Sea Front guidance and comments
Access points	
Trees	
Green setting for built development	The garden margin along the front contributes to the green nature of the space. Excessive turnover to hard standing or gravels will incrementally reduce the quality of the place.
Gardens	
SCALE (proportion)	
Massing New buildings that are of much greater volume than the typical built form for the area will appear out of proportion within the street scene.	Contextually appropriate massing can be derived from the older buildings that have retained their integrity.  Anomalies and obviously larger buildings need to be ignored. Where additional floorspace is planned, be honest with the mass, using simple uncomplicated forms. Articulation needs to have real purpose. Visual devises such as material changes, enriched detailing may be considered only with care. Overcomplicated roof forms with multiple hips and dormer arrangements will appear incongruous in the wider context. This space and the plot widths can accommodate fairly massive buildings but the openness will expose change and constant variety as fussiness.
	Whilst building form might herald the streets that lead inland, the integrity of the row is paramount and additional size and massing on corners will not be welcome.
Key dimensions	Eaves Heights: To the west and east ends of this area, eaves heights are fairly consistent amongst the two storey buildings, new building, alterations or extensions that deviate from this, harm the street's distinctiveness. Storey heights should remain consistent along the row. Ridge heights are less rigidly uniform but care is needed not to create poorly proportioned roofs simply to disguise third storey accommodation.
Spatial setting	Buildings should not over-dominate their setting; having wide gaps in the building line will help this.
APPEARANCE	
Rhythms, patterns and consistency in features and detail	The integrity of individual buildings (or small groups of buildings) should be kept.

Elements of character and identity	Barton Sea Front guidance and comments
Locally significant buildings and structures	This is a showpiece street. Visitors to the seaside see this more than any other street. Buildings along this route should aspire to be well designed individual pieces of quality architecture within the parameters set. A number of the existing buildings are just this and should retain their integrity.
Materials	
DENSITY	
Site coverage (intensity of built form)	
Density	Loss of front garden to hard standing and additional width to entrances should be avoided if converting plots to higher density.

## Character Area 9. Barton Gardens





Typical bungalow development

#### Overview of character and distinctiveness

- 4.9.1 Barton Gardens doesn't have the strong underlying landscape that the Becton Bunny Valley area has to set its distinctiveness. Flat plain laid out as a loose grid network is sometimes difficult to orientate oneself. Much of the area is characterised by hip roofed bungalows, wide streets with verges and front gardens for every passer by to admire across low walls or fences. However, bungalows are by no means the whole story there are areas of large houses, purpose built flats, various chalet dwellings and even terraced streets and more rural cottages. For large areas, the consistency of bungalow forms is important.
- 4.9.2 When the railway arrived in late C19th, this flat rural plain held little more than fields. Only Moat Lane, part of Southern Lane and Barton Lane pre-date the railway. The coastguard station on Barton Lane remains but is well hidden behind tall fences and overgrown hedge. Barton Lane retains much of its rural character with an often delightful mixture of C20th cottages set in gardens behind hedges and the odd picket fence. The lane has a path only on one side allowing hedgerows and some older hedgerow trees to mix with the garden varieties. Moat Lane takes its name presumably from the fort that once sat here. Originally connecting Milton Farm to Barton Farm, this track has been made up to form much of Dilly Lane to which it connected in Victorian times.
- 4.9.3 Little development occurred during the early part of last century despite the laying out of Barton Court Avenue, Moorlands Avenue and Sea Road. The one notable exception is the buildings that started to spring up around the brickworks along Christchurch Road. A row of detached houses span the street from Barton Lane to the then new Sea Road with a distinctive turret on each corner. Behind this row, several rows of terraced and semi detached dwellings presumably for brick workers were built, and development of the farmland to the sea was ready to commence in earnest. By the late 1930s, the area closest to the sea from Carlton Avenue in the west across to Barton Court Avenue in the east and as far back from the coast as Fairfield road and Seaward

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Avenue was developed. These streets are often lined with pollarded limes which together with a varied collection of larger inter-war houses and green verges, give these streets a mature suburban atmosphere that has little to do with the sea and more to do with the gardens and architecture of the houses. It is the occasional specimen of pine that catches the eye and starts to set an area wide distinctiveness. The remaining fields were being laid out for development by the end of the war. Much of the remaining area now contains bungalow development with quiet gardens. Centred around Keysworth Avenue, this form of development has mostly hipped roof forming a distinctive skyline. The impression is one of open skies, and a garden dominated landscape where consistency and simplicity of built forms are set within continuous ribbons of garden. This form of development eventually gives way, along Chiltern Drive to a more recent bungalow development. Set behind open plan gardens with much shallower roofs, there is a real atmosphere of being near the sea-side in this area.

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4.9.4 Older areas especially around the original lanes mentioned above have some delightful dwellings wherever their integrity of form and well crafted detail is not lost to overbearing dormers, re-cladding or unsympathetic extension and roof refurbishments. The pretty mansard cottages on Cliffe Road, the old coastguard station, the Post Office in Sea Road - with little details such as tile window heads, brickwork quoins and corbelled eaves on the humblest of dwellings - all add an overall fascination to a walk around Barton. Such things should be cherished. However, it is the well-kept, colourful gardens in this area that are the most distinctive characteristic of this area. These are cherished and there are very few gardens here left are unkempt.

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(See also Appendix 3: New Milton Town Design Statement Section 2.5)

#### Key defining elements that can positively inform new development

- Consistent set back creating a margin of garden to almost every street; Well stocked and maintained front gardens;
- Low frontage enclosure;
- Mown grass road verges;
- Occasional pine trees;
- Consistency of street rhythms, building lines, gaps between buildings, eaves heights and roof forms in bungalow area - Predominantly uninterrupted hipped simple roofs and simple building forms.
- Peaceful green internal spaces to the blocks;
- Consistent urban grain of separate units of similar footprint laid out in a clear perimeter; block structure.
- Underlying retained lanes their rural characteristics
- Occasional special buildings.

- Lane edges of trees, occasional field hedge remnants, banks and informal verges
- Avenues

- Garden 'islands' where strips of trees and larger shrubs and hedges are created especially in longer garden areas.
- Deep margins of front garden space
- Mown grass road verges
- Occasional pine trees

# **Character Area 9. Barton Gardens**

## The Barton Gardens Character Area Guidance

4.9.5 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the Barton Gardens area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

Elements of character and identity	Barton Gardens guidance and comments	
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)		
Plot width		
Building line	Generally, consistency of building line is important here.	
Build up of building line	The open gaps between buildings is a strong part of the character here.	Formatted: Font: Not Bold
Set back		
Front boundary	While boundary treatments to protect privacy in rear gardens open to view from the street (a particular issue for corner plots) are acceptable, similar treatment of front garden boundaries will undermine the collective contribution that gardens give to this area.	
Building format	Roof forms are particularly important across the area. Insensitive alterations not only make individual building appear as incongruous but by breaking the consistency and especially invading the skyline, impact on the whole neighbourhood. <u>Badly altered roofs should not set a precedent for future alterations.</u>	Deleted: .
LANDSCAPE		
Topography		1
Ground water availability		1
Green Infrastructure		

Elements of character and identity	Barton Gardens guidance and comments
Access points	In implementing the guidance set out in Section 3, when replanting trees, consider using pines as a first choice especially in larger gardens or wider public areas.
Trees	Pine trees are characteristic of larger spaces.
Green setting for built development Gardens	The green setting offered by private gardens is a strong element in this area.  Perimeter garden blocks are particularly important in bungalow areas.
SCALE (proportion)	
Massing	
Key dimensions	In bungalow areas, repeat eaves lines and roof slopes.
Spatial setting	
APPEARANCE	
Rhythms, patterns and consistency in features and detail	
Locally significant buildings and structures	As shown on the plan. They include those mentioned in the description above.
Materials	
DENSITY	
Site coverage (intensity of built form)	There is a danger among many of the larger properties that extension and additions start to undermine the proportions of a dwelling in a space such that the intensity of building is felt in the quality of the street. If this is repeated in a street, plots begin to look overcrowded.
Density	

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# Character Area 10. Old Milton





Buildings surrounding the old village green

#### Overview of character and distinctiveness

- 4.10.1 The old village centre includes the conservation area of Old Milton, the tiny village that lent its name to the overall settlement. In it's centre area pair of triangular spaces at junctions, the village green at the Southern Lane/ Christchurch Road junction, and . at the Old Milton Road/Christchurch Road junction lies a space that was once the former site for a school, but the space now left has allowed the highway to swell beyond its needs creating a confusing mass of concrete and tarmac. The area includes the road corridor up to and including either side of its junction with Barton Court Avenue all combined to make up a local commercial centre providing a range of shops and services.
- 4.10.2 Initial impressions are of a poor environment with the remnants of the old village green dominated by traffic. Car parking, service access, street lighting and white lining have shown no sensitivity over the years to the preserved layout or historic and green amenity that this area has to offer.
- 4.10.3 The village green space is contained by several older buildings on two sides, infilled with a few modern interpretations of the forest cottage on the east side. The richly decorative George Inn, on the north side of the green, contrasts with the rural scale and mass of many of the other buildings and spaces. It is something inherently urban in a rustic place. No such architectural quality has been repeated in the area since its construction (1909), instead buildings of similarly incongruous scale, without the quality and delight offered by the George Inn have hybridised this place part village part urban road corridor. Thus the centre of the old village is now neither well conserved rustic settlement nor the quality urban village that its status might deserve.
- 4.10.4 To the west, the space is poorly defined by buildings and a terrace of flat roofed flats over shops lies back from the street with more tarmac adding to the sea of grey and white lining. Opposite this, the approach to the church is lost also in a sea of car parking and service areas without much in the way of frontage definition or greenery,

- so that the delightful church and the amenity of its quiet green setting is secreted away from the village.
- 4.10.5 To the east, some recent replacement building south of the road is of a far more sensitive scale and quality containing a pleasant green. Oak trees and a cedar together with other well laid out greenery are a welcome relief from the dust and traffic but this appears as an ensemble separate from the overriding characteristic of excessive hardness, lost flower beds and ordinariness. The setting for most of the buildings as seen from the public realm and the public realm itself is not only excessively hard but is traffic dominated with roads and streetscape of such an undistinguished nature that the whole impression is of a poor and uninviting environment.
- 4.10.6 Commercial premises or flatted development within broad or bulky buildings extend along the south side of the corridor beyond the old village until they meet the cross road of Barton Court Avenue. Once intended as a gated driveway lined with large villas, the plot divisions here were set in Victorian time and included the four corners of this junction. Proportion and scale offered by the two contrasting building forms to the north of the junction therefore work comfortably with the underlying pattern of the area. Until recently the garage facade on the south east corner also offered a remnant of that scale of building but over the years, land assembly for a garage there and the demolition of further houses in the avenue now threaten this character.
- 4.10.7 Larger buildings tend to intrude upon a rural landscape that for all other areas has matured into pleasant green suburban settlement. Block-like and bland urban building forms and domination by traffic and roads has been diminishing the character of Old Milton for many years.
- 4.10.8 The Old Milton area has the potential to be a jewel, with its green spaces and older buildings. There are opportunities to improve the quality and character of the area through highway redesign, and through redevelopment as and when offered. The key defining elements shown below are those that must now be embraced by all new development if it is not to perpetuate the underlying problem that has so eroded the character of this place.

(See also Appendix 3: New Milton Town Design Statement Section 2.2)

#### Key defining elements that can positively inform new development proposals

- Presence of older buildings both for their craft and quality detailing and their positioning in the street, often defining the street boundaries, land-marking a corner or defining a key space.
- Domestic scale footprint and massing of buildings.
- Simple uncomplicated roof forms
- Varied set backs succeed only where they define space for people and amenity rather than invite car parking.
- Two 'village green' triangles

- Central village green
- Publicly visible gardens/greenspace
- Views to trees and greenery across the school lands north of the corridor.
- Large trees.

# **Character Area 10. Old Milton**

## The Old Milton Character Area Guidance

4.10.9 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the Old Milton area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

Elements of character	Old Milton guidance and comments
and identity	
LAYOUT – Pattern and	
arrangement of street	
blocks and plots (urban	
structure and urban grain)	
Plot width	Buildings should respond to the typical plot widths and where they cross notional boundaries should be articulated to break down their mass.
Building line	Should define the space for people and not be set back for car parking.
Build up of building line	Should usually be 90-100% only allowing for gaps to access rear courtyards and routes.
Set back	Should vary to offer room for personalisation or street displays only.
Front boundary	Low in front of building facades. Green buffer needed where existing spaces are highly visible. High good quality walls where rear yards need security and street needs definition.
Building format	Identify and respond to typical vernacular building formats
LANDSCAPE	
Topography	
Ground water availability	Reduce the overall area of hard surface wherever possible.
Green Infrastructure	Keep it simple and large scale. Trees, hedges, shrubs, bulbs and grass.
	Pursue links between the village green and the church. Introduce trees, hedges and grass verge wherever possible along the corridor to create a connected softer character.

Elements of character	Old Milton guidance and comments
and identity	
Access points	Pursue hard landscape removal or improvements to surface materials and details in all areas of the road corridor.
Trees	Add to trees stock close to carriageway where possible.
Green setting for built development	The corridor and the main spaces are the setting.
Gardens	Small areas for personalisation only on fronts.
SCALE (proportion)	
Massing	Here massing is inconsistent but taking a cue from the older domestic dwellings in the village area which form the underlying character will underpin an already vulnerable distinctiveness. Towards the Avenue Road, refer to those buildings on the north of the junction.
Key dimensions	Again use the buildings referred to above and marked on the plan to inform design decisions.
Spatial setting	The street or village green spaces are the setting that will help suggest a scale.
APPEARANCE	
Rhythm, patterns and consistency in features and detail	Features should be small scale and not detract from the overall simplicity of form
Locally significant buildings and structures	As marked on key map.  Every opportunity should be taken to underpin the status of the area as a village centre.
Materials	Red brick should be the dominant facing material.
DENSITY	
Site coverage (intensity of built form)	Innovative design will enable best use of land. Intense building around the street and spaces is expected. Car parking should be concealed in rear courtyards or an undercroft.
Density	

## **Character Area 11. Barton Court Avenue**







Typical features of Barton Court Avenue

#### Overview of character and distinctiveness

- 4.11.1 Barton Court Avenue links Barton on Sea with New Milton not just in terms of physical connection but taking its characteristics right through from immediately south of the main shopping street at Station Road to what was once the Victorian sea front at Marine Drive. Its name change to the north of Lymington Road is incidental to its identity as a single character area. Already dotted onto the 1898 map, this street was built around the turn of last century to take Victorian tourists from the new railway station down to the fossil filled cliffs and beach at Barton.
- 4.11.2 This is an avenue street made up of individual dwellings, either large bungalows or more typically suburban villas set back from the pavement which is itself separated from the carriageway by a green verge. The verge is punctuated along its entire length by shrub groups and, more importantly, avenue trees. Some of the villas have been converted or replaced by flatted versions of the same and occasional infill of small house groups has started to erode the distinct and homogenous character of this avenue.
- 4.11.3 It is a green and pleasant walk to the sea. It feels comfortable and safe for pedestrians, cyclists and cars.
- 4.11.4 This area has suffered particular pressures that have started to erode its character including:
  - Replacement of individual dwellings proportionate to their settings with oversized flatted blocks which relegate the gardens and settings to mere parking areas and planting only as a means to soften the intrusion.
  - Replacement of individual dwellings and their garden settings with intense groups of houses that no longer offer frontage to the street and the driveways of which intrude upon the pedestrian realm.
  - Loss of front garden space to hard surface, such that potential for larger shrubs and trees that would contribute to the streetscape is lost and existing landscape is impoverished.

The following guidance seeks to prevent further deterioration.

(See also Appendix 3: New Milton Town Design Statement Section 2.5)

### Key defining elements that can positively inform new development proposals

- Consistent set back of built form
- Individually designed buildings set within proportionate spatial settings
- Consistent heights in proportion to width of street space
- Rhythms along the street set up by consistent heights of typical buildings, regular gaps and consistent build up of the building line.
- Avenue trees and verges with limited vehicular cross over points
- Attractively planted front, side and rear gardens

- Tree lines
- Garden hedgerows
- Deep front garden margin with trees and taller shrubs
- Verges (including occasional shrubberies).

# **Character Area 11. Barton Court Avenue**

## The Barton Court Avenue Character Area Guidance

4.11.5 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the Barton Court Avenue area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

Elements of character and identity	Barton Court Avenue guidance and comments
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	oomments .
Plot width	These are fairly regular and boundaries which have the potential to allow taller trees and landscape feature to define the plots widths should be retained.
Building line	Development should not step forward of that of nearby older buildings.
Build up of building line	The gaps between buildings are particularly important here.  Consistent rhythms along this street.
Set back	This is fairly consistent and should not be reduced.
Front boundary	Many of these are low fences backed by taller hedges, shrubberies. Fences and walls should still not exceed waist height but can be augmented by taller planting. Size
	and design of gateways should reflect the importance of the building within the streetscape and the materials of the building to which it belongs.
Building format	and design of gateways should reflect the importance of the building within the streetscape and the materials of the
Building format  LANDSCAPE	and design of gateways should reflect the importance of the building within the streetscape and the materials of the building to which it belongs.  Varied formats will be acceptable provided a green setting dominates. The area should continue as a showpiece for

Elements of character	Barton Court Avenue guidance and
and identity	comments
Ground water availability	
Green Infrastructure	<b>v</b>
Access points	Loss of street trees and verges including shrub groups, for access or street and traffic management will irrevocably deplete the distinctiveness of this avenue and should be avoided.
Trees	Garden trees are important.
Green setting for built development	Detached buildings each have a green setting here which together creates a characteristic scale and park like quality. The space into which replacement buildings or extended buildings are set should retain at least 2/3 of its open area for soft landscape.
Gardens	
SCALE (proportion)	
Massing	
Key dimensions	Eaves heights are fairly consistent here. New development, infill or extension should match as closely as possible the typical eaves lines of the section of the street into which it is set.
Spatial setting	No building should dominate its plot. Reflect site coverage of older buildings typical in the area.  Buildings enclose the street space
APPEARANCE	buildings enclose the street space
Rhythms, patterns and consistency in features and detail	Rhythms and patterns in the skyline are important along this key approach to the coast. Oversized roof shapes or loss of comfortable proportion and clean simple roof forms, through inappropriate dormer additions are both likely to spoil the skyline. Designs should respect the existing skyline in terms of roof designs, chimney proportions and dormers.
Locally significant buildings and structures	This is a showpiece avenue. The key link from town to seaside. Buildings along this route should aspire to be well designed individual pieces of quality architecture within the parameters set. A number of the existing buildings are just this and should retain their integrity.

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The path along the Bunny and that which continues Farm Lane North to connect with Ashley Road; trees that line the Bunny and the bottom of the valley where many gardens contribute to a linked landscape feature will need particular consideration.

Elements of character and identity	Barton Court Avenue guidance and comments
,	
Materials	
DENSITY	
Site coverage (intensity of built form)	Greater intensity of built form and hard landscape can spoil the balance of soft greenery and spaciousness (see spatial setting above) and as a detriment to one of the key defining elements of the street would be discouraged.
Density	Pressure for car parking space can have a detrimental impact here.

# **Character Area 12. West Garden (The Pinetum)**







Houses in cul-de-sacs set against a back-drop of pine trees

#### Overview of character and distinctiveness

- 4.12.1 The West Garden area consists of two distinct halves. The west is a simple row of mobile units laid out as though it were a street of bungalows, each one personalised with small garden space and off street parking space. Gables face the street in uniform regularity, with a strong building line.
- 4.12.2 The more extensive area is quite distinct from the rest of West Barton. Probably part of the Chewton Glen grounds until earlier last century, the edges have been planted out with pine trees for around sixty to eighty years. This neighbourhood has a variety of bungalows and two storey houses laid out at various angles around a cul-de-sac road network, offering various sizes and shapes of dwelling, front garden and small verge remnants. Built in various small groups of similar type, while there are clearly some repeated elements in the forms there is variety in abundance. Without the distinctive backdrop of mature Monterey Pines and the green spaces and pathways under and around them, this variety could have created an anonymity and uncomfortable boundlessness. However, the result is a pleasant cluster of dwellings offering variety of views but enclosed and nestled into a grander and older landscape setting.

(See also Appendix 3: New Milton Town Design Statement Section 2.5)

#### Key defining elements that can positively inform new development proposals

- Pine trees
- Shared or public green spaces
- Encircling footpath link
- Variety in built form
- Cumulative effect of front gardens on the streetscapes
- Uniformity and low rise avenue in mobile home section.

### **Main element of Green Infrastructure**

- Pine trees
- Other public green space
- Front gardens

# Character Area 12. West Garden (The Pinetum)

# The West Garden (Pinetum) Character Area Guidance

4.12.3 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the West Garden (Pinetum) area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

This guidance supplements that already set out in Section 3.

Elements of character	West Garden (The Pinetum) guidance and
and identity	comments
LAYOUT – Pattern and	
arrangement of street	
blocks and plots (urban	
structure and urban grain)	
Plot width	This is varied. The mobile dwellings have regular plot widths that should be retained unless the whole of that area was to be redeveloped.
Building line	This only applies to the mobile dwellings. Building should not be permitted forward of this line.
Build up of building line	With the exception of the mobile dwellings there is not really a building line. However, across the whole area the gaps are vital. It is these that allow the pines and a varied skyline to act as a backdrop, giving the area its distinctiveness. There is a danger that infill or side extension could reduce or even remove these gaps. Side extensions should be designed as subservient forms to the main building and avoid obscuring the gaps between buildings.
Set back	Within the Pinetum neighbourhood this is important since building lines are not strongly evident.  Look at building heights in proportion to whatever the space contained by building frontages is.
Front boundary	The area is either open plan or utilizes low picket fences or hedges. Boundary walls and fences should not normally be introduced. Where they are needed, they should not exceed 1m in height.
Building format	Comfortable proportion can be reduced if clean simple roof forms are ignored in introducing dormer additions.

Elements of character	West Garden (The Pinetum) guidance and
and identity	comments
LANDSCAPE	
Topography	
Ground water availability	Alteration of ground water availability through hardening of surfaces would reduce or cause to fail, existing or potential planting including the mature pines.
Green Infrastructure	The path and linked space around the south and east of the area are fundamental. Care should be taken with boundaries to ensure that it remains a pleasant and inviting route and a green amenity.
Access points	
Trees	The identity of the area would be significantly impoverished if loss of tree groups, lines or individuals through age, management failure or development was allowed. Retain and manage forest species trees for their health and longevity. Where losses occur, replace with similar species (pine where possible or native New Forest species).
Green setting for built	
development	
Gardens	
SCALE (proportion)	
Massing	
Key dimensions	
Spatial setting	
APPEARANCE	
Rhythms, patterns and consistency in features and detail	Extensions or additional features should not seek to add undue variety but reflect regular or repeated elements.
Locally significant buildings and structures	As marked on key map
Materials	In such areas as these cul-de-sac dwelling groups, where excessive variety threatens the character, a replacement of materials or an element of new build in yet another different material will further erode the clarity of character. Designs should add to the integrity of clusters of dwellings through matching colour and texture choices in materials.

Elements of character and identity DENSITY	West Garden (The Pinetum) guidance and comments
Site coverage (intensity of built form)	Greater intensity of built form and hard landscape would spoil the balance of soft greenery and spaciousness and as a detriment to one of the key defining elements of the street would be discouraged.
Density	

# Character Area 13. West Town





Landmark buildings within the 'West Town' area

#### Overview of character and distinctiveness

- 4.13.1 The West Town area is an area of suburban expansion to the west of the town centre. It is a residential area almost entirely of detached or semi-detached houses, developed in the early part of last century. Hobart and Compton Roads for instance were laid out as uniform plots of 27' or 30' width with a given building line in 1907. Unlike Whitefield Road, relatively few of these plots have been redeveloped. The building lines are still largely evident as are most of the plot divisions. These give the streets a rhythm, the buildings a setting and a comfortable human scale space between built lines. Rear garden 'islands' of greenery together with some incidental street spaces and front gardens, contain several large mature trees. Of particular note are the big pines which form a strong backdrop and mini landmarks to find one's way about. Underlying the typical plot layout is a footpath route which connected up the old Gore Farm, which still nestles amongst the trees on Gore Road, with the station. The route is somewhat deflected now but gives Albert Road its shape and perhaps accounts for the delightful juxtaposition of built forms which create a pinch point and landmark at the corner, with a variety in form and richness of detail adding to the effect.
- 4.13.2 There are three areas where distinct sets of similar dwellings create their own identity within the wider neighbourhood. The first to have been built is the cul-de-sac at Peckham Avenue. The buildings are all of similar rendered finish with characteristic gables under steeply pitched roofs, and are varied only by colour which gives a hint of the seaside. Beautifully proportioned, these simple forms rely upon gardens to offer up variety and further decoration. Milton Meads has a similar off the peg code but these are somewhat more ubiquitous. Further from the town there are areas which feel at once less urban and with wide streets, verges and deep gardens which offer opportunity for a very verdant Sylvan setting one which has not really been taken advantage of over the years leaving rather sterile road verges.

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(See also Appendix 3: New Milton Town Design Statement Section 2.2)

#### Key defining elements that can positively inform new development proposals

- Presence of older buildings sometimes built with craftsmanship and quality detailing and their positioning in the street, occasionally land-marking a corner.
- Strong building lines
- Strong garden setting for most buildings
- Rhythms along most streets created by plot divisions and an articulated skyline
- Large pine trees
- Gore Farm

#### Main elements of Green Infrastructure

- Large garden trees (especially the larger Pines and Oaks) amongst the older suburban streets.
- Hedges
- School green space and churchyard

# **Character Area 13. West Town**

### The West Town Character Area Guidance

4.13.3 The following guidance illustrates how new development may be achieved in a way that maintains and enhances the character and distinctiveness of the West Town area of New Milton. It identifies how any new development should be designed to respond to its context and the key defining features of this area. In places, the right hand column is blank indicating that there is no additional area-specific guidance. The relevant headings in the left hand 'elements' column have been intentionally left in as a reminder to refer back to the earlier 'whole town' guidance.

This guidance supplements that already set out in Section 3.

Elements of character and identity	West Town guidance and comments
LAYOUT – Pattern and arrangement of street blocks and plots (urban structure and urban grain)	
Plot width	Most streets here have regular plot widths
Building line	Most streets here have a clear building line
Build up of building line	This is important for the green setting of most building here and should not be increased.
Set back	On some roads this is great enough to allow tree planting to improve the character and quality of the area.
Front boundary	Raising boundary fences above waist height would be considerable detriment to most of these streets.
Building format	Format is varied with mostly hipped roofs with exceptions noted above.
LANDSCAPE	
Topography	Slight rise from south to north
Ground water availability	With gardens so important, incremental changes would deplete character.
Green Infrastructure	School and churchyard could ensure management for wildlife diversity.
Access points	
Trees	As noted on the plan

Flowers of character	West Town suidenes and somments	
Elements of character	West Town guidance and comments	
and identity		
Green setting for built development	Each individual plot relies upon a green setting to contribute to the wider character of the area.	
Gardens	Frontages are important in most street scenes here and back garden 'islands' are marked on the plan.	
SCALE (proportion)		
Massing	This is varied but within fairly consistent limits. It would not be appropriate to repeat the changes in massing seen on Whitefield Road and the lower part of Station Road here.	
Key dimensions	Eaves heights will be particularly important	
Spatial setting	A strong one of the key defining elements	
APPEARANCE		
Rhythm, patterns and consistency in features and detail	Three areas above are noted as having such consistency. All areas benefit from rhythms in skyline as part of their distinctiveness.	
Locally significant buildings and structures	Some particularly distinctive buildings are marked. There are two listed buildings as part of the old farm.	
Materials		
DENSITY		
Site coverage (intensity of built form)		
Density	Any insertion between plots is likely to undermine characteristic setting and rhythm. Any simple conversion to flats will put pressure on the garden spaces which are so important to the area.	

# **Appendix 1: Townscape types**

The 'townscape character' types of residential developments found within New Forest District's main settlements are described briefly below. These were used to inform the identification of the character areas with New Milton and should be read in association with the general design advice in Section 3 and the the individual Character Area Guidance in Section 4.

# **Remnant of Early Settlement:**

Historic settlement; vernacular buildings and street patterns exist as evidence of early organised settlement.

#### **Isolated Farmstead:**

Farm groups; farmhouse and related farm buildings dating from 17C or 18C. Probably associated with a country estate or Manor originally but often becoming independent following the fragmentation of manorial land.

The Farm group will vary in original pattern, subsequent evolution and then the survival of individual buildings with the present form resulting from a protracted process of piecemeal addition followed by absorption into the urban landscape.

# **18C Country Estate:**

Principal house, home farm and other associated buildings together with a designed landscape.

#### The Classical, Urban House:

Mid 17C to mid 19C property in a variety of guises throughout the period but characteristically displaying symmetry, vertical windows and the use of classical details particularly mouldings but also in ironwork to boundary railings and balconies.

Dwellings in urban areas are evident in the form of repeated buildings of the same or similar form resulting typically in the "Georgian Terrace" marked by the typical characteristics identified above with brick or/and stucco facades. This type sets up a strong rhythm along a street and will dominate the immediate area. Buildings tend to be set just back from the pavement with a narrow frontage set behind railings or low walls with railings.

Individual buildings are found, typically as former "Merchants Houses" or early civic buildings in the commercial core of a historic urban settlement. The majority will now have a commercial use, at least at ground floor, with upper storeys being sub let as flats or having a less intensive, storage use or indeed in a number of cases being left empty. Buildings are with few exceptions set at the back edge of the pavement.

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#### Mid 19CVictorian "Workers House":

Usually terraces or semi-detached two-storey "redbrick" dwellings either at back edge of pavement or street or with small front gardens enclosed by strong boundary of low, brick wall or low, brick wall with cast iron railings on top.

The buildings themselves were often quite plain with simple facades and little decoration and almost always constructed in red brick in contrast to the earlier stucco and highly decorative brickwork of grander Victorian houses.

# Late 19C Victorian/ Edwardian/ Arts and Crafts Suburban Speculative:

The first suburban development type of large, individual dwellings built in generous plots of land set out in a planned manner on a grid of generous roads often avenues with street trees. The buildings sit within their gardens, not specifically addressing the street, with pedestrian gate and often the later addition of vehicular access, manoeuvring space and 20C garage. Architecturally these houses exhibit characteristics to the "High Victorian" with enriched detail and asymmetry of form both in the overall shape of the house and in the smaller parts of them. Bay windows in varying form are a distinctive feature with corner bays topped with a steeple roof being a common feature that is evident in the translation of the style into the urban terraced housing of this period where it is found at street corners for emphasis. Rooflines are broken by gables and have steep roof pitches, 60° being normal in the larger, more prosperous houses.

# **Forest Cottage:**

A small, rural dwelling linked to a smallholding or commoning rights. These span a number of periods and vary in appearance according to the period in which they were built. Older surviving examples being of timber frame construction, two or three bays, single storey or single storey plus attic and with commonly thatch to the roof. Subsequent construction sees the introduction of cob walls with a timber roof construction and thatch, tile or slate roofs. The most recent guise and most evident today is the double fronted, central entrance door, two storey, brick built dwelling with shallow slate roof. Characteristically the dwelling will be surrounded by a collection of simply constructed outbuildings, basic timber frames with tin roofs. These buildings were once isolated smallholdings supporting traditional activity in the Forest but have since the mid 20C become subsumed into the expanding townscape of the settlement.

#### 20C - Mass Inter-war/Post-war Suburban:

Housing developed following the example of the "Garden City" movement, and evolving into the "traditional suburban housing" of the interwar and immediately post war years. Detached or semi detached dwellings, with ample front gardens, set back from but addressing the street rather than the earlier suburban type which was larger and set into its plot. In the municipal housing boundaries tend to be utilitarian, in the private housing there is more sense of enclosure and privacy to frontages.

# **Bungalow Estates:**

Post war single-storey, mostly pyramidal roofed, dwellings. Consistency and repetition of scale and building materials with frequent use of "new materials" e.g. profiled concrete roof tiles, unifying large areas of development. Strong building line with generous front "gardens" set behind low front boundaries, often walls with shrub planting/ornamental hedge planting immediately behind the front boundary. Straight or semi-curved street patterns in a loose interconnected grid. Grass verge to front of pavement sometimes with ornamental street trees at regular intervals. Verges expanding into larger green areas at some road junctions.

# **Post-Second World War Flat developments:**

The demand for seaside properties and the increase in retirement flat market precipitated this movement. Large blocks of flats of individual design filling plots with little or no private amenity space.

# 1960's/ '70's Open Plan Estates:

The influence of architects like Corbusier and the introduction of new technologies resulted in the appearance of system built housing particularly seen in public housing developments of this period. Mixed developments of flats and houses (if the car is catered for this is in garage courts). Buildings set in generous "parkland" landscape. Surrounded by public open space and parking areas that are both often underused.

# 1980's and 1990's Development

Cul-de- sac developments with a hierarchy of residential roads encouraging low traffic speeds. Mass 'family' housing, often built by national or regional 'volume' house-building companies. In the 1990's pressure to maximise the use of development land increased resulting in smaller plots to building ratios. Development often mimicked historic styles, for example neo-classical. A variety of styles often found in one development.

# Turn of the 20<sup>th</sup>/21st Century:

Increasing amounts of new residential development on 'infill' sites, with pressure to increase housing densities on previously developed sites within established residential areas. Flatted developments replace large family houses. Space around buildings reduced. Less off road parking provided.

# **Appendix 2: Planning Policies supporting Local Distinctiveness**

#### **National Planning Policy**

Planning Policy Statement 1 (PPS1): Delivery Sustainable Development states that one of its key principles is:

"(iv) Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted."

#### It states that:

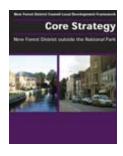
"Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space."

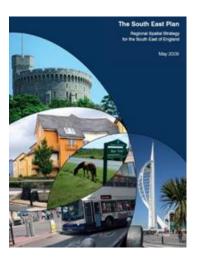
A key objective of PPS1 (set out in paragraph 36) is that new developments "respond to their local context and create or reinforce local distinctiveness".

# **Regional Planning Policy**

The South East Plan sets out the regional planning policies for the area. Policy BE1v states that opportunities should be taken to "promote and support design solutions relevant to context and which build upon local character and distinctiveness and sense of place".

gos.gov.uk/gose/planning/regionalPlanning/815640/





# Planning policy in New Forest District (outside the National Park)

A new Local Development Framework for New Forest District (outside the National Park) is being prepared and will eventually supersede all policies in the New Forest District Local Plan First Alteration.

The key document in the Local Development Framework is the Core Strategy. The Core Strategy for New Forest District (outside the National Park) was adopted on 26<sup>th</sup> October 2009. The Core Strategy sets the overall planning strategy for the area up to 2026. An objective of the Core Strategy is:

# "1. Special qualities, local distinctiveness and a high quality living environment

To provide for a high quality, safe and attractive living environment for communities in both urban and rural areas in a way that respects and safeguards the special qualities, character and local distinctiveness of the Plan Area and the adjoining New Forest National Park."

Core Strategy policy CS2 addresses design quality and states:

#### "Policy CS2 Design quality

New development will be required to be well designed to respect the character, identity, and context of the area's towns, villages and countryside.

All new development will be required to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities. ...."

Policy CS3 is concerned with protecting and enhancing our special environment and states:

# "Policy CS3 Protecting and enhancing our special environment (Heritage and Nature Conservation)

. . . . .

Working with local communities, features of local heritage value which contribute to local distinctiveness will be identified. New development proposals should maintain local distinctiveness and where possible enhance the character of identified features.

The special characteristics of the Plan Area's natural and built environment will be protected and enhanced through:

- (a) applying relevant national and regional policies;
- (b) ensuring that new development protects and enhances local distinctiveness (see Policy CS2);
- (c) a review of Areas of Special Character and landscape features through subsequent Local Development Framework Documents;
- (d) using the development management process to positively bring about development which enhances local character and identity and which retains, protects and enhances features of biological or geological interest, and provides for the appropriate management of these features;

. . . . . . . . .

newforest.gov.uk/index.cfm?articleid=9696

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The District Council is preparing a Sites and Development Management Development Plan Document which will contain further policies which will be part of the statutory development plan for the area. Policies in the Sites and Development Management Development Plan Document will also need to be taken into account by development

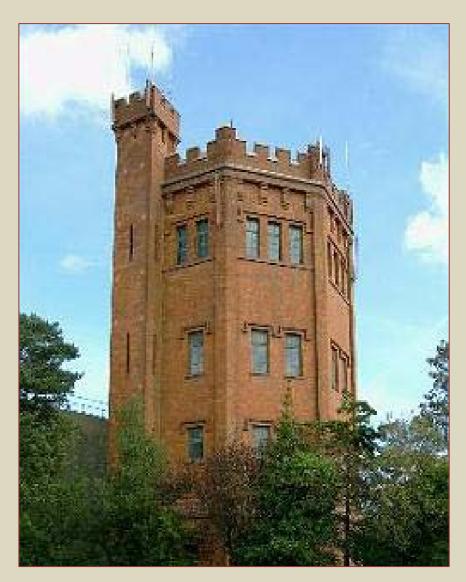
proposals as the policies in that document emerge.

Appendix 3: New Milton Town Design Statement



# **NEW MILTON**

(including Ashley, Bashley and Barton)



**Town Design Statement** 

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# Introduction

This Town Design Statement has been prepared by the New Milton Town Partnership as representatives of the community of New Milton, supported and guided by New Milton Town Council, primarily members of the Planning Committee, New Forest District Council and the Countryside Agency.

The Town Design Statement aims to ensure that any future development and change in New Milton is based on an understanding of the area's historic past as well as its present and future needs. It provides a source of information that respects the character of New Milton, raises awareness of what is special about the town – its buildings, open spaces and the travel links that connect the town, both internally and externally – and gives the community a voice in the future development of the town.

# The Planning Policy Framework

New Forest District Council (NFDC) is the local planning authority for New Milton.<sup>1</sup> The current Local Plan, the New Forest District Local Plan (First Alteration) adopted in August 2005, will gradually be replaced by the Local Development Framework, a suite of planning documents which will include the Core Strategy Development Plan Document (DPD) (2009) and the Sites and Development Management DPD. These documents will be supplemented by 'Supplementary Planning Documents' (SPDs) which provide additional detailed guidance about the implementation of planning policies.

It was originally intended that the District Council endorse the Town Design Statement as equivalent to a SPD. However, as the production of the document has become concurrent with the production of the District Council's SPD on Local Distinctiveness in New Milton, it is now proposed to feed the findings from the Town Design Statement into the District Council's Local Distinctiveness work, and include the Town Design Statement as an Annex to the SPD. The Local Distinctiveness Document as a whole, including the Town Design Statement Annex, will be adopted as SPD and will be taken into account when making future planning decisions.

In order to be included as an Annex to the Local Distinctiveness SPD, the Town Design Statement has met the requirements in Planning Policy Statement (PPS)12 for public consultation and has ensured that the guidance it contains is consistent with national, regional and development plan policies. Details on how the requirements for public consultation have been met can be found in Appendices 1 and 2.

### What the Town Design Statement will mean for the Town

New Milton continues to suffer from severe development pressures. The Town Council and New Forest District Council are striving to maintain a balance between the need for additional housing and retaining the character of the Town.

Development pressures have changed, and continue to change, the character of the Town and this warrants detailed guidance being drafted to help ensure its protection and

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<sup>&</sup>lt;sup>1</sup> A small part of the Parish (Bashley) is within the National Park, where New Forest National Park Authority is the local planning authority.

enhancement. The broad principles for this are set out in the Local Plan and in the emerging Local Development Framework (Core Strategy).

It would be unrealistic and not in the best interest of the local community to expect New Milton to remain unchanged and every effort should be made to ensure that the community continues to thrive while protecting those aspects of the town considered to be worthy of retention.

This Town Design Statement is intended to assist with the management of such change through the use of design guidance, which aims to ensure that new development is compatible with and beneficial to the local environment.

Prepared by the New Milton Town Partnership, taking into consideration the views expressed by local people in response to questionnaires circulated by the Town Project Partnership and with advice from New Forest District Council, the Statement aims to set out briefly:

- The distinctive character of the Town, by area.
- What people appreciate or would like to see improved in the local environment to meet community needs.
- Guidelines, to be endorsed by New Forest District Council
- Recommendations (which are not to be endorsed by New Forest District Council)
  which the Partnership and New Milton Town Council would like to be taken into
  account in future decision-making by other bodies, including NFDC.
- How the Town Design Statement will be of use to the Town Council, working in partnership with residents, developers and the New Forest District Council.



Figure 1 - Market day on Station Road

# 1.0 The History of New Milton and its Parishes

New Milton is situated on the south coast of England almost equidistant between Bournemouth and Southampton. To the north New Milton is bounded by the New Forest National Park which provides an additional buffer against development on the perimeter of the Forest. The western boundary of New Milton is the county boundary between Hampshire and Dorset.

Milton and the seven other manors within the parish boundaries were first detailed in Domesday (1086). "Middletune" (meaning "middle farm" of other-tons) and the other six manors were outside the Forest although their woods were under Forest Law. Barton, one of the other six, is world-famous, as a result of the fossils in the coastal cliffs being the subject of the first book on British fossils, published in 1766. Hundreds of Stone Age hand axes have also been found near the coast since the mid-19th century.

The area is amazingly rich in medieval documents, Bashley having been owned by Christchurch Priory and most land to the south by Winchester College. In this area, the medieval Church, except for the Stuart Tower, was pulled down in 1832 and rebuilt and now forms part of the Conservation Area which also includes the church rectory and gardens and other buildings around Old Milton Green, including the Green itself.

Parish records begin in 1654, a Poor House being established in the 1790s and in 1836 a National (C of E) School was erected just east of "The George" at Old Milton Green. The first Secondary School was at Ashley (1939), which amalgamated with Gore Secondary in 1970 to form Arnewood Comprehensive.

Milton changed dramatically after the railway station was built in 1886 (the railway line opening in March 1888) when the lands belonging to Winchester College and the Barton Court Estate were sold for housing and the beach was opened to the public.

A sub-post office was opened close to the railway station in 1895 and the Post Office and the Civil Parish agreed to the sub-post office's name, New Milton, becoming the name of the town. The railway company re-named the station "New Milton" in April 1897.

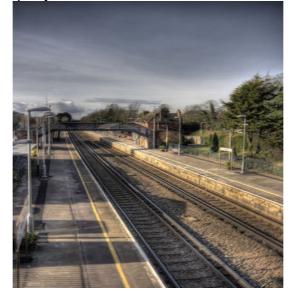


Figure 2 - New Milton Railway Station



Figure 3 - The Water Tower

The Water Tower, a well-known listed local landmark, was built in 1900, the year when England's first reinforced concrete bridge was also built at Chewton on the boundary between New Milton and Highcliffe (which is also the county boundary between Hampshire and Dorset).

From 1926 to 1932 New Milton was an Urban District Council becoming part of the Borough of Lymington between 1932 and 1974. In April 1974 the Borough of Lymington ceased to exist and New Milton became part of the newly created New Forest District Council when a Neighbourhood Council was set up. In 1979 as a result of the reorganisation of Local Government New Milton Town Council was formed.

The present population of the parishes of New Milton and Barton-on-Sea is 23,753 (18,697 excluding Barton), of which 95.8% comprises an urban population. (The total population of the New Forest is 172,735). This total is made up as follows:

Total	23,753
Milton	5,460
Fernhill	5,746
Becton	4,751
Bashley	2,740
Barton	5,056

Population figures from the 2001 census

The town's population has been increasing by between 1.5% and 2% per year for the last 10 years and has grown by approximately 4000.

The town's population has a high proportion of older people compared to the national and district average; the percentage of the population of retirement age (over age 60) in New Milton is 39%, which is higher than the average for the New Forest which is 27.2% and significantly higher than the national average. This contrasts sharply with the population of

New Milton below the age of 16 which represents just over 13.5% of the total population in the town. This figure is below the average for both the New Forest and the national average.

The town is a mixture of rural and urban environments with the villages of Milton, Ashley and Barton having expanded, over the years, to create the town of New Milton. Bashley village situated on the town's northern boundary and within the New Forest Heritage Area has escaped many of the development pressures that have affected other parts of the town and still remains a relatively quiet rural village. Ashley has been combined with eastern Barton to produce the political ward of Becton.

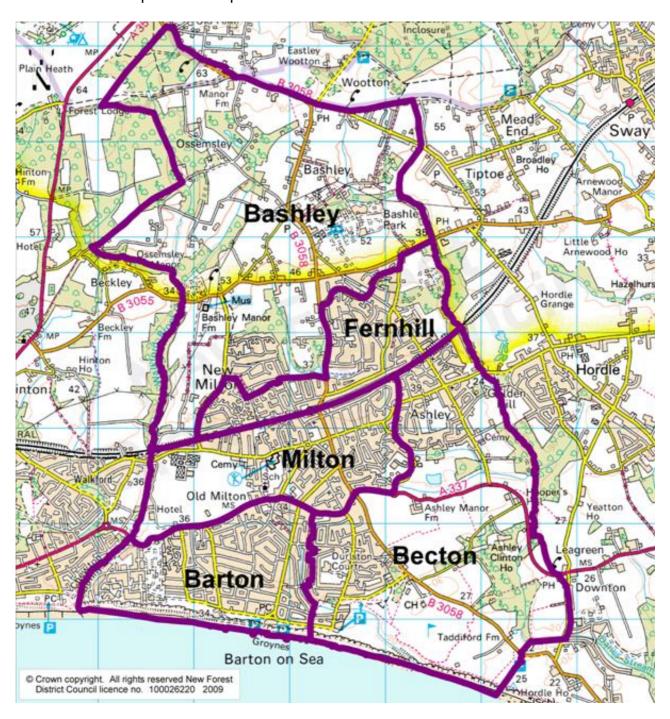


Figure 4 - Map showing town and ward boundaries.

# 2.0 The Character of New Milton

# 2.1 The Town Centre

The town centre is built around the axis of Station Road and Old Milton Road. It is linear in lay out and has wide roads and pavements (almost boulevard-like). It is quite different to more "traditional" shopping centres such as Lymington and Christchurch.

There are two distinctive parts to the Town Centre: Station Road with key high street stores, banks etc; and Old Milton Road with a more eclectic mix of shops, takeaways and specialist outlets.

One key feature is the number of independently run retail businesses. New Milton has not yet become dominated by chain stores and 'typical town centre' outlets.

# **Appearance**

90% of people in our survey said that the Town Centre needed to be made a more attractive environment.

There is currently no cohesive appearance to development in the Town Centre. The eastern side of Station Road is characterised by 1970s flat roofed 3 - 4 storey buildings with retailing on the ground floor with a mixture of commercial or residential units above. The western side is characterised by older 2 - 3 storey pitched roofed buildings with retailing on the ground floor with a mixture of commercial or residential units above. Buildings display a variety of styles and design appearance, with possibly the only cohesive development of note being at the lower or southern end. In addition there are examples of ad hoc design styles, with, for example, a recent high street development featuring wrought iron Victorian balustrade.

The general impression of New Milton town centre was that it is rather tired with few features of any great interest and in need of some major investment and refurbishment with a substantial injection of civic pride. The new pavements and street fittings have gone some way towards improving the appearance, but overall the town centre would still benefit from refurbishment / renovation / improvement of the buildings and additional features to improve the environment.



Figure 5 - The weekly Market at the south end of Station Road

The Town Action Plan, produced by a working group representing the Town, District and County Councils, the Town Partnership and various consultants, identified the need for a streetscape design plan, taking a long-term view of the redevelopment of the Town Centre, providing a blueprint which all landowners and developers can work to and avoid the current hotchpotch of styles. As a result the work to upgrade the footpaths and street furniture was carried out utilizing SEEDA grant aid raised by the Town Partnership as well as monies provided by the local District and County Councils.

Of the built landscape, the eastern side of the southern end of Station Road is the least cohesive in appearance of the whole street and could benefit from redevelopment, perhaps as a shopping mall extending over the car park behind, but with roof top parking.

The streetscape north of the railway bridge is much less attractive than Station Road and it too could benefit from a major redevelopment. Currently a mix of garages and small shops in a variety of building styles the area has poor parking facilities, a problem which is compounded by the new health practise buildings opposite which attracts a heavy throughput of patients looking for parking space.

# See guideline 2.1.1 concerning streetscape development

### **Shops and Amenities**

It is generally understood that in a small market town it is desirable to ensure a diverse mix of shops and amenities and it is therefore appropriate to limit the number of any same type of business locating in close proximity.

64% of people in our survey did most of their shopping in New Milton but only 45% thought there was a wide range of shops in town. One of the most common comments made in the major issues section of the survey was 'there are too many charity shops and estate agents in New Milton'. Additional public toilets to the southern end of the Town Centre were also mentioned by some residents.

It was felt by many that the town centre lacked vibrancy or a unique identity, perhaps something also reflected by the difficulty in establishing a Chamber of Commerce of any duration. Anecdotal evidence suggests that rents are unrealistically high and unduly long (some up to 25 years) for local or small businesses. Another deficiency is considered to be the lack of places to eat in the evenings and later.

Parking is felt to be an issue by some residents and little increase in parking has been made available since the 1950's. In fact recent developments have been calculated to have removed some 75 places from the town centre as a whole. At present it seems that the only possibility of increasing parking places is by developing the existing car parks.



Figure 6 - Station Road

# See guideline 2.1.2 concerning town centre shops

There are some Town Centre buildings which provide a substantial number of amenity activities for the residents of the town. Adjacent to the Recreation Ground is the Memorial Hall and indoor and outdoor bowls clubs, each with a substantial number of members. The popular Community Association is sited on Osborne Road.

Our survey identified the need for a Community Centre open to all groups. In particular there was a need identified for more facilities for young people and improved access to key services such as job centre web-sites as more offices are being subjected to closure and not everyone has access to a computer yet.

There are limited sites in the Town Centre which could house these assets although the Old Post Office, an existing prominent building holds out some prospect for future community use and should be protected from unsympathetic reuse.



Figure 7 - The old Post Office in Station Road

#### Recommendations

Potential sites for community use, such as the Old Post Office, Telephone exchange, Water Tower and associated car park, areas adjacent to the recreation ground etc. and development of these should ensure that such community use is included as a primary redevelopment option.

The proportion of absentee landlords should be reduced whenever the opportunity arises.

The opportunity should be taken to provide additional public amenities, such as toilets and car parks whenever possible.

# **Town Centre Transportation**

A Traffic management study was carried out in 1996 looking at vehicle movement around the Town Centre.

Currently traffic is directed through the town and detracts from the visitor and shopper experience. The central traffic lights pose a particular delay for both pedestrians and drivers having been introduced as part of an overall plan, the rest of which has not been implemented.

The lay out of the town could lend itself to a one-way traffic flow system. As traffic increases and current intersections struggle to cope with the amount of traffic, serious consideration needs to be given to introducing a one-way system.

In conjunction with traffic flow, pedestrian movements in town could be improved. In the Town Partnership survey 57% of people were in favour of pedestrianising the southern part of Station Road.

The introduction of the weekly street market has demonstrated that partial closure seems to have few negative affects on the traffic circulation.

#### Recommendation

Any development that prevented the possible future introduction of a one-way traffic flow and pedestrianisation scheme for Station Road south should be refused, unless the benefits of acceptance are overwhelmingly favourable.

### 2.2 MILTON

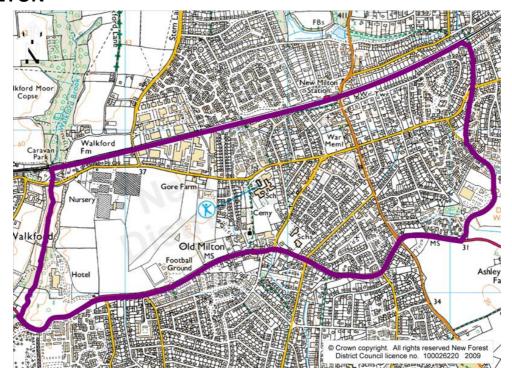


Figure 8 - Map of Milton ward.

This area generally covers the centre of the town, from south of the Bashley Cross Road / Sway Road to north of Lymington Road / Christchurch Road, the boundary with Barton, and from Caird Avenue in the east to the County boundary in the west.

It includes the main town shopping centre and the out-of-centre superstore, the railway station, the Recreation Ground and part of the Conservation Area around Old Milton Green, the Arnewood School, an 11 to 18 technology college and the town's main secondary school, the NFDC run New Milton Health and Leisure Centre and small industrial estates along Gore Road. It also includes two of the town's three doctors' practises, the other being in Barton, and the majority of the private and national health dentists' practises.

To the south side of Gore Road, past the Arnewood School, is to be found a mixture of council built housing stock, an area of green belt and a large green house complex, all bordering on the sports facilities to their south at Fawcetts Field.



Figure 9 - New Milton Town Hall and Council Offices

The housing stock in this area is very varied, consisting of houses, bungalows and flats ranging in age from early last century to new build, some so new that they are still awaiting occupation. The vast majority of the dwellings in this area are privately owned, a small number are for rent, both privately and through housing associations and the District Council.

The buildings of significant architectural value in the area include the Water Tower, a listed building, and St Mary Magdalene Church, in the Conservation Area.



Figure 10 – Map of Old Milton Conservation Area

Although well protected by its Conservation Area designation, the area around St Mary Magdalene illustrates well both good and bad planning decisions. The Almansa development diagonally opposite the church to the south east fits in well with the character of the area, whilst the sixties-style concrete and brick shopping parade to the south is completely at odds with its surroundings. The planning constraints of the conservation area should be extended over time to contiguous areas and more sympathetic development encouraged in this general area.

In recent times government policy has encouraged denser housing development which on completion can be seen to be at odds with the original streetscape of the area. Whilst it is not possible to undo that development further spread will result in the total loss of the remaining character of the centre.

See guideline 2.2.1 & 2.4.1 on development restrictions and parking provision

### 2.3 FERNHILL

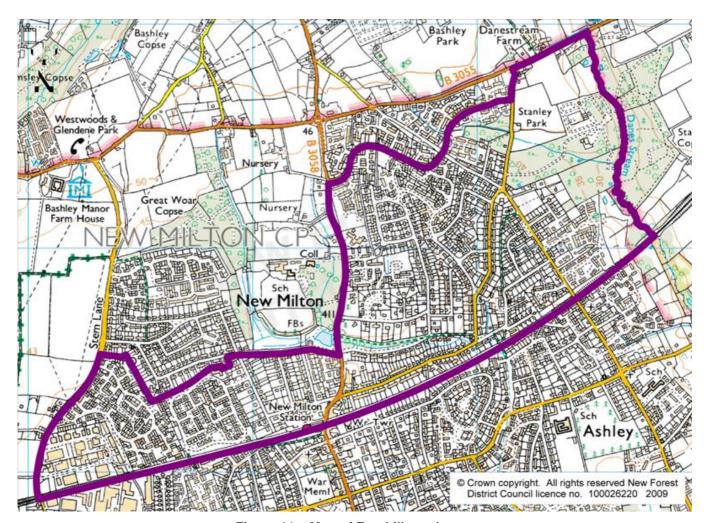


Figure 11 – Map of Fernhill ward.

Fernhill covers the area from Manor Road in the south to Sway Road in the north, Fernhill Lane in the west to Oakwood Avenue / Brockhills Lane in the east.

The area to the north of the railway line includes the Ballard Lake water meadows and Ballard School, a private school for 5 to 16 year olds. Further north is the newly completed Fernhill Sports Ground, home of the New Milton Cricket Club.

The whole area is covered by owner-occupied dwellings of varying size and age, mainly laid out in generous tree-lined roads with grass verges, giving the appearance of prosperity. There are roads of large executive houses with expansive gardens along Brook Avenue, Fernhill Lane, Barrs Avenue and Sway Road. Estates of bungalows were built in the 1940's in Oakwood Avenue and Brook Avenue North with private front and rear gardens.

Terrace houses and more modern family homes built in the 1960's with open-plan front gardens have in-filled the spaces between the older developments. In addition there is a regrettable current trend to attempt higher density development whenever a large garden plot becomes available. This has had the effect of nullifying the general open nature of the area.

See guideline 2.3.1 on in fill development

There is a parade of shops in Ferndale Road with flats above them. The shops consist of a Mace convenience shop, which also houses a post office, and a hairdresser. On the Sway Road to the north of the area there is a farm shop.

The Hollands Wood Estate at the north of the area was built in the 1970's and consists of comfortable family houses and bungalows, with an open-grass play area. A new estate of 2 and 4 bedroom houses has recently been built at Forest Oak Drive. There are few flats in the Fernhill area – "The Lakes" on the corner of Barrs Avenue and Fernhill Lane and "Forest Pines" off Violet Lane. The Fernmount Centre – a day centre for adults with learning disabilities is also situated off Violet Lane.

The lack of amenities in the Fernhill area mean that everyone has to travel to New Milton or beyond for all their needs.

There is a bus service along Manor Road (121, 122 Lymington to Bournemouth) and (118 Lymington to Ringwood) along Fernhill Lane.

See guidelines 2.2.1 and 2.3.2 on local development

### 2.4 NORTH MILTON

North Milton is that part of New Milton bounded by the railway line to the South and Fernhill Lane to the East, sometimes referred to locally as "the other side of the railway". It is bounded to the West and North by Stem Lane and the green belt.

It is a more modern residential part of the town so far as the majority of the property is concerned, with the exception of the original properties in the South East quadrant. Two main estates were built in the early 1980's, Chatsworth Park and North Milton Estate. The first stage of Chatsworth, known as Stevenscroft, consisted of 2 and 3 bedroom bungalows and 3 and 4 bedroom houses for owner occupiers. Unfortunately the estate was built with no public or amenity buildings whatsoever. The second stage was given over to smaller town houses, one, two or three bedrooms, as well as small blocks of flats. Despite the lack of amenity buildings, the whole area was well laid out with many open green spaces.

The North Milton Estate on the other hand, was built as a council estate, with rows of terraced houses and several blocks of flats. Latterly a number of the houses have been sold to their residents, the unsold houses and flats being transferred to a Housing Association. The estate contains the only public building in this area, the Nedderman Centre, named after Mrs Iris Nedderman, a local councillor, and used for various groups including mothers and toddlers. Unfortunately this immediate area figures highly as one of the most deprived areas within the NFDC's statistical coverage and will need the attention of all local authorities to improve its status.



Figure 12 – The Nedderman Centre.

There are no services available in the area; residents have to make the journey to New Milton centre for Doctors, Dentists and schools. There is however, a general store and post office on Beechwood Road. Recent research by the District Council has highlighted the lack of facilities in the area and the poor bus service and high fares make it difficult for many to get to the shops, especially Tesco which is on the opposite side of Town

The whole area is within reasonable walking distance of the town centre, a bus serves Chatsworth Park on a purely local service to the town.

To the North, further along Stem lane lies the latest residential development, a modern estate built during the late 1990's consisting exclusively of so-called executive houses in a range of sizes, in a relatively high-density layout, with only a small children's play area as amenity space.

This whole area has no space left for further development, save the green belt, which will come under increasing pressure as the impact of the National Park status for the New Forest makes itself felt.

# See guideline 2.4.1 on local development and recreational provision

In an area bounded in the South by Gore Road and in the North by the Chatsworth estate lies the bulk of New Milton's industrial space. Several nationally-known firms had their start in life in these estates, companies like McCarthy and Stone and Parker Baths. Until relatively recently there were also some internationally-known firms represented, but with the departure of Johnson & Johnson artificial hip manufacture the best known have gone.

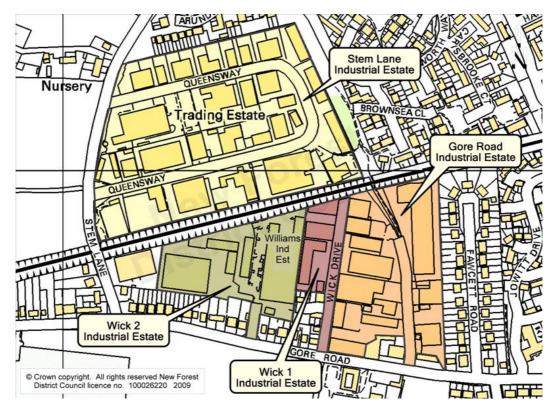


Figure 13 -Industrial Estates as indicated.

The various industrial estates in this area house the usual mix of wholesalers, small businesses and retail outlets that generally seem in demand, with little in the way of empty buildings available for newcomers. Recent development has been limited to an extension into the green belt south of Gore Road and the greenhouses that have been established in this area for a number of years. It is of interest to note that each expansion is several times greater than its predecessor, but produces fewer jobs per hectare as automation improves.

The estates have little to commend them aesthetically, being of the generic frame and cladding or redbrick, depending on age, so often found in such areas. Nonetheless they provide employment for the Town, which despite its demographic bias to the retired has a significant younger population in need of work.

# See guideline 2.4.2 on future industrial and commercial development

#### Recommendation

It is important that the green belt is retained as the last remaining buffer between the Town and any future development in Dorset.

#### 2.5 BARTON



Figure 14 - Map of Barton ward.

Barton-on-Sea lies to the south of the Christchurch and Lymington Roads, and from Chewton Bunny in the west (the County Boundary) to Taddiford Gap in the east.

This area consists mainly of housing, bounded at the west end by one of the Hoburne caravan and holiday home sites, Naish Holiday Village, and at the east end by green belt. Other than the seafront and the associated cliffs, which have been identified as a SSSI (Site of Special Scientific Interest) due to the many fossils and Bronze Age artefacts discovered there, there are few amenities for residents or visitors in comparison with other parts of the town.

Barton Common, Long Meadow and Barton Golf Club form a large open space to the east of Barton (although forming part of the Becton ward, see section 2.6) where it is possible to walk, via public footpaths, along the entire length of the cliff top from Milford-on-Sea in the east to Highcliffe in the west. The Durlston Court School, the other private school in New Milton, is located close to Becton Lane and provides some green area, although this has diminished of late as the school has found it necessary to sell off some of its land to developers.

Barton Common Road, which links Barton sea front and the common to Ashley, is a road of substantial houses which, although in a variety of styles, share similar spacious surroundings enabling them to form a homogeneous whole and is protected in the Local Plan as an Area of Special Character.



Figure 15 - Westcliffe Buildings, Barton on Sea

Housing stock is quite varied in nature, but tends to be in distinctive groupings. For example, a large part of Barton is given over to mainly pre-war and immediately post war bungalows, giving a very distinctive feel to their surroundings. Other areas are populated by large family homes in large, often wooded gardens, giving another distinctive area its own feel. Both these areas are in danger of losing this distinctive character as higher density developments take over the larger gardens and bungalows are altered into houses.



Figure 16 - Memorial to the WWI Indian Army

Nearer the coast the housing consists mainly of detached houses and bungalows, the majority having been built fairly recently, with a substantial number of flats and apartments throughout the area, a significant number of these being on or near the cliff top.

Recent developments have reduced the number of shops and social amenities available to the residents of Barton as public houses and shops have been turned into flats or rest homes. This loss is likely to cause severe problems to the elderly who are still being encouraged to move into the area by developers.



Figure 17 - Barton Sea Front

Further towards the cliff top, Barton has some areas of character housing, along such places as Dilly Lane and around the north side of the common. Several of these dwellings can be traced back to the original village cottages, some thatched, or coastguard cottages that give considerable character to the area.

#### See guideline 2.5.1 on local character buildings

The cliff face at the west end of Barton, in front of the Naish Holiday Village which contains a significant number of residential caravans and log cabins, has been left unprotected under a policy of managed retreat, as this is a Site of Special Scientific Interest (SSSI) because of the fossils and has to be open for examination and inspection.

There have been several instances of cliff erosion along the front and from time to time substantial sections have succumbed. Most of the seafront has now been protected by the installation of groynes or large rocks to try and delay further erosion. However there are some parts of the cliff face and cliff top both built on and open space, which are particularly vulnerable.



Figure 18 - Barton Cliffs looking east

There are a considerable number of multiple occupancy buildings along the cliff top itself, some of which are greater than three storeys. Current policy prevents any new development greater than two storeys, excluding appropriately designed accommodation in the roof space, except where an existing development is being replaced.

#### See guideline 2.5.2 on protection of the cliff top

#### Recommendation

The value to the population as a whole of the green spaces derived from some of the larger gardens should be recognised.

#### 2.6 BECTON



Figure 19 - Map of Becton ward, including Ashley.

The political ward of Becton joins the eastern part of Barton with the original village of Ashley. The Barton end has been retained within that section (2.5 above) to give a more complete picture of the sea front area.

On the northern edge of Barton, effectively the boundary between the original settlements of Barton and Ashley, lies Ashley Manor Farm, a large area of green belt that borders on the grounds of the golf club to the south and the gravel extraction plant north of the A337. At its north western corner is the new town cemetery with its combination of traditional and woodland burials. This whole area is a valuable green lung for the town against whose use for anything else has so far been successfully defended by the townsfolk.

North of the gravel extraction plant is the major supermarket in New Milton with its own large parking area. Bordering this to the north is Ashley proper.

Around Ashley crossroads, one can still find some secluded groups of older houses, one or two thatched cottages surviving at the extremities of the original village. The area is bounded by Milton in the West, the railway line to the North and by natural boundaries of valleys to the East and South.

Heading in a North Easterly direction from the crossroads, this part of Ashley is mainly modern estates, a mix of social housing and owner-occupied dwellings. There are properties ranging from retirement bungalows to flats, executive houses to housing association properties, with some distinctive dwellings around the margins.

The South East quadrant probably contains the majority of the oldest and most character buildings. However, it too has been developed with two social housing estates and some smaller private estates. It is also the home of Ashley Infant School and a large and thriving Baptist Church. Like the NE quadrant, it is bounded by valleys and intermittent natural woodland.

The Western quadrants merge into New Milton proper, although the boundary of the Southern part is a stream and woodland. The hinterland of this part of Ashley is almost totally given over to private housing spread around the open spaces of the Junior School and the Town's Rugby Ground.



Figure 20 - The Rugby Pavillion, Ashley

A small shopping centre is to be found immediately to the West of the crossroads, with a range of shops that can supply the immediate needs of the local population. It also includes the popular and imposing Ashley Hotel one of very few such establishments in the town as a whole. The area also includes three of the Town Council's five allotment sites, which are very popular with a long waiting list of prospective gardeners. New sites in this area are currently being considered.

In common with the rest of the town, Ashley feels the pressure of the developer. Much of the Infant School's original grounds have, at various stages in the past, been lost to housing and areas of marginally suitable land have been stabilised and then built on. The Infant School has recently received new classrooms to cope with the latest development.

Ashley is without many basic services such as a doctor or dentist. Its one pharmacy seems to suffer from being some distance from the surgeries. It is moderately well served with shops but has recently lost its own Post Office. It has few other community facilities. Such community facilities as exist are mainly school halls available only after school hours.

# See guidelines 2.2.1 and 2.6.1 on local development

#### Recommendation

It is important that the green belt is retained as the last remaining buffer between the Town and any future development in Hordle.

#### 2.7 BASHLEY

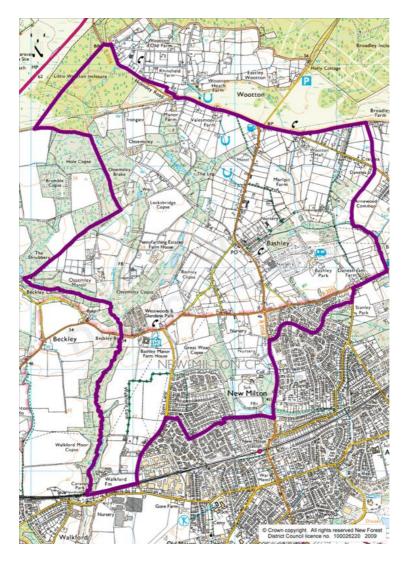


Figure 21 - Map of Bashley ward.

To the north of the Town beyond Bashley Cross Road is the village of Bashley, a small rural community stretching from the County boundary in the west to the Parish boundary with Hordle in the east, on the edge of the New Forest and, for the most part, included in the National Park.

Bashley stretches from Sway Road and Bashley Cross Road, northwards to the New Forest boundary, to Tiptoe in the east, and to Beckley in the west. The area is rural in nature, being generally quite sparsely populated, although there is Bashley Park holiday village and caravan park on the western boundary. Bashley contains 6 of the New Milton's 12 Sites of Importance for Nature Conservation, emphasising its rural nature.

The B3058 road runs through the middle of the village, giving it very much a "strip development" feel, whilst narrow-hedged lanes run off to the sides. The housing varies from old small cottages to modern executive homes, together with the mobile homes mentioned above. The village also incorporates the extensive Ossemsley Estate, with its fine old manor house.

The village centre revolves round the Post Office and local garage in Bashley Common Road. Close to these is the village Recreation Ground, which is leased to the Bashley Football Club as its home ground, the Village Hall and across the road the local Bashley Cricket Club grounds.

Community facilities include the Church, the Village Hall and Bashley Cricket Club. At the northern end of the village are the local pub, the Rising Sun, and the Bashley House Hotel. Along the Sway Road / Bashley Cross Road southern border lie two farm shops and Sammy Miller's Motorcycle Museum – an internationally famous collection, and in the opposite direction Hoburne Bashley Park holiday village and caravan park, one of the major tourist destinations within the town.

Close to the village centre is an equestrian establishment, Burley Villa Riding School, which has developed into a substantial activity with a significant number of horses and riders progressing along the road through the village to get to the Forest.

Unfortunately this road is also the main route into New Milton from the A35 and the Forest carrying a substantial volume of traffic which is sometimes in conflict with the riders and horses.





Figure 22 - St John's Church, Bashley

#### 3.0 General Notes

# 3.1 Public Amenity Spaces

There are a substantial number of amenity areas in the town although they are not evenly distributed throughout the town. They can be classified into one of two categories:

- Public Open Space
- Sports Areas

#### **Public Open Space**

Five large areas fall into this category: The Recreation Ground, Barton Cliff Top, Barton Common, Long Meadow and Ballard Water Meadows. They all have open access, general amenity use and all are owned or managed by the Town or District Council.

#### See guideline 3.1.1 on biodiversity obligations

#### Recommendations

Public Open Spaces should form an integral part of the town and not be boxed in or hidden away. Any new developments should seek to retain views onto Public Open Spaces. In some cases physical environmental improvement schemes are needed to enhance the areas and improve access like the linking footpath between the Recreation Ground and Station Road.

Every opportunity should be taken to improve the local information and signage.

#### The Recreation Ground

The War Memorial Recreation Ground, in the town centre, was bought in 1920 by public subscription with the rough land to the north, donated by a local benefactor, being used to create Bowling Greens and Tennis Courts. It now has additional facilities for younger residents which include a play area, skate-park and basketball area.



Figure 23 - The Skate Board Park within the Recreation Ground.

#### See guideline 3.1.2 on the Recreation Ground

#### **Barton Common and Long Meadow**

Long Meadow is mainly grassland with a small wooded area to the north. A stream runs from west to east, with a footbridge at each end of the meadow. There is a small car park with approx. 6 spaces. There are access points on all four sides, as well as dog bins and litter bins. To the north east, alongside the car park, there is Barton Sea Scout's hut and a temporary building housing the Friendly Dog Club. It is a popular area for the local public, not just for dog walking.



Figure 24 - Barton Cliffs looking west.

Barton Common, stretching roughly from Barton Common Road to the cliff tops, was purchased by the Borough of Lymington in 1935 in order to retain it as an open space for air and recreation. It is currently managed by New Milton Town Council in conjunction with the Hampshire Heathland project. The area is alive with wildlife. There is a wide range of habitats, from heathland to farmland, from cliff-top to sandy beaches, and these support a variety of plants and animals. As noted above, the cliffs themselves are a significant feature, having been designated a 'Site of Special Scientific Interest'.

Barton Golf Club occupies a large stretch of land adjacent to the common and provides a similar large expanse of open space.

See guideline 3.1.3 on local protection

#### **Barton Cliff Top**

Barton cliff top is an area of open space which is protected from development by the unstable nature of the cliffs themselves. The NFDC has established a danger area from the cliff edge back to 60 feet inland in which no development is permitted.

Due to the underlying geology (inter-bedded sand and clay overlaid by gravel) Barton-on-Sea is subjected to erosion. Over the years, extensive coastal protection work has been carried out, including new revetment, rock groynes and cliff drainage work. This coastline forms part of a Shoreline Management Plan (SMP) currently being reviewed.



Figure 25 - The Cliffs from the beach.

#### Recommendations

Any development inland from the cliffs must take into account the internal water flows toward the cliffs. Experience has shown that major interference with the local aquifers can result in locally increased water flows that can seriously damage the cliffs. Developments that can be predicted to increase local flows must therefore be avoided.

A site for a properly staffed visitor centre should be found in any major nearby development to enhance the understanding of the importance of the Barton Levels.

#### **Ballard Water Meadows**

Ballard Water Meadow is positioned to the North of New Milton, its boundary being Lake Grove Road to the South and Kennard Road to the West. It is an L-shaped tract of land stretching towards Ballard Lake at the southern part bordering the grounds of Ballard School and merging into Great Woar Copse at the northern boundary. It is a significant proportion of the small amount of water meadow left within Hampshire (7%).



Figure 26 - Ballard Lake

An ancient, small woodland on the western side of the meadow which has two ditches, one running north/south and the other running parallel to Lake Grove Road. A small stream divides Ballard School from the meadow and this eventually feeds Ballard Lake. The land is unimproved natural grassland with some boggy areas, and a survey conducted in June 1968 undertaken by Hampshire County Council concluded that the site should be a site of importance to nature conservation (SINC) which it now is.

There is a management plan in place and volunteers are working to ensure that the meadow and woodland is preserved for nature whilst providing an important amenity area for the Town.

See guideline 3.1.4 on bio diversity

Recommendation

Great Woar Copse naturally adjoins this area and is also important to nature and if the opportunity arises should also be taken into the stewardship of the Town.

#### **Sports and Play Areas**

There is a large sports ground on the east side of the town at Ashley (primarily used for rugby), another on the west side at Fawcetts Field (football) and one on the north side at Fernhill (cricket).

New Milton Health & Leisure Centre are centrally located, and offer a wide range of leisure activities for all age groups, and services include a creche and school holiday activities.

The Parish has very few designated play areas, and over the years play areas have been reduced from six to just two;

#### See guideline 3.1.5 on sports and play areas

#### Recommendation

Additional facilities are to be encouraged, with particular emphasis on all-weather facilities to attract back to the town those teams, in particular hockey, who have had to relocate outside of the town. Sports teams using indoor facilities, such as table-tennis, should also be encouraged to return to the town.

#### **Public Allotments**

There are five areas given over to allotments and there is a considerable waiting list. The provision of more space for public allotments is urgently needed.



Figure 27 - Typical allotments

#### Recommendation

Further space for allotments should be obtained whenever it becomes available.

# 3.2 Housing

As has been described above, there is a range of housing types across the town, which under normal circumstances would be sufficient to satisfy the population. However, New Milton is put under great pressure from its very desirability and up to 400 houses, particularly in Barton, are in fact second homes (2002 figures)<sup>2</sup>. In addition to this, the rail links with London attract a large commuting population who can afford to pay for "executive" style housing, a major driving factor in the minds of local developers.

Thus the town frequently sees developments which turn large garden plots into 14 or so "executive" homes. Developments rarely exceed this figure, ensuring that the policy to provide affordable housing never comes into play. This has the inevitable result that the town has a severe shortage of first time and affordable housing stock with new developments almost universally beyond the reach of the first time buyer.

#### Recommendation

Any additional housing should be matched with increases in the local social and service infrastructures to provide adequately for the population. In particular doctors, dentists and schools can be seen to be under some pressure to keep up with the growing needs of the community. Other less obvious services are, however, under equal pressure, with water and sewage systems in particular reaching the limits of the current installed infrastructure.

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<sup>&</sup>lt;sup>2</sup> An Action Plan for New Milton and Barton-on-Sea, New Milton Town Council 2005 – 2015

#### 4.0 Guidelines

Note: The following guidelines are numbered to correspond with the appropriate section which should be consulted for amplification.

#### Guidance 2.1.1

It is essential that any future development does not compromise the best of the streetscene design.

Any development should take in the streetscene as a whole and further piecemeal development is to be discouraged in line with current local plan policies.

#### Guidance 2.1.2

The Town should continue to maintain as wide a range of vibrant shops as possible within the Town Centre and should endeavour to develop a brand image for the town.

Late night opening should not be discouraged purely as the result of previous planning decisions to allow retirement flats to be built on the main street.

#### Guidance 2.2.1

New developments should be of a density which is in keeping with the character of the area.

#### Guidance 2.3.1

Backland development and infill schemes should only be allowed where it will not have a detrimental effect on local character and amenity to help retain the overall green and open nature of this area. (Refers to Fernhill ward).

#### Guidance 2.3.2

Any development proposed must match in spirit and realisation the green and open nature of the majority of this area. (Refers to Fernhill ward)

#### Guidance 2.4.1

Any further residential development should be limited in its extent in this already intensively developed area. (Refers to North Milton area)

All new development should be provided with adequate parking, as defined in the District Councils Supplementary Planning Document 'The provision of car parking space in residential development' and should realistically reflect the current facts, not some future aspiration.

It is important that the green belt is retained as the last remaining buffer between the Town and any future development in Dorset.

Further recreational areas should be provided as the opportunity arises.

#### Guidance 2.4.2

This area is important for the Town's economic and employment prospects and should not be developed for housing. (Refers to industrial area in Milton ward)

Future developments should be encouraged to include aesthetic improvements including for example landscaping proposals.

#### Guidance 2.5.1

Wherever possible, notwithstanding any recent developments, the remaining character buildings such as thatched or cob cottages should be protected from development which is not in keeping with surrounding properties.

#### Guidance 2.5.2

The protection of the cliff top from uncharacteristically high buildings should be continued and strictly applied.

#### Guidance 2.6.1

Any further residential development should be in keeping with its immediate neighbourhood.

#### Guidance 2.7.1

This area is covered by the National Park's planning guidelines. (refers to Bashley ward)

#### Guidance 3.1.1

The Town Council should receive all the support necessary to meet its obligation under the Natural Environment & Rural Communities Act 2006 current biodiversity guidelines within these open spaces as summarised by DEFRA in

their document "Guidance for Local Authorities on Implementing the Biodiversity Duty"<sup>3</sup>

#### Guidance 3.1.2

This area is governed by the original deed of covenant which limits it use to that of a public open space. It should be protected from further encroachment of development which might adversely affect the openness of the space. (Refers to New Milton Recreation Ground).

#### Guidance 3.1.3

These areas should be protected from the encroachment of development which might adversely affect their openness. (Refers to Barton Common and Long Meadow).

#### Guidance 3.1.4

The natural diversity of this area should be preserved and encouraged. (Refers to Ballard Water Meadows)

#### Guidance 3.1.5

All existing sports and play areas must be protected from developments that are likely to deprive the town of these facilities, or discourage their introduction. Access to these areas must be taken into account when considering any contiguous development proposal.

Additional play areas are to be incorporated into any future major housing developments.

<sup>3</sup> PB12584 May 2007 Published by the Department for Environment, Food and Rural Affairs. © Crown

# 5.0 Design Guidance

# 5.1 General principles and their application within the Town

The foregoing commentary on the character of the Town, the views of residents, the policy context set by planning documents and the programme of projects are an essential introduction to the design guidance and a means of providing ideas on new projects in this Statement.

The design guidance takes account of these and is built up from studies of individual parts of the Town undertaken by the various parties who have participated in the creation of the Design Statement. However, the general principles relating to the scale, form, detailing, materials and colour which might help new buildings or modernise old ones to fit in satisfactorily throughout the area are important elements in achieving a cohesive environment.

#### 5.2 Scale

The first consideration is the scale of a building. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings; the topography; the general pattern of heights in an area; and views, vistas and landmarks. For instance, in a large development of traditional bungalows dwellings should be of a similar size. A house would look completely at odds with the surrounding properties, as would a large block of flats amongst a row of conventional houses.

Barton Common Road is a road of substantial houses which, although in a variety of styles, share similar spacious surroundings enabling them to form a homogeneous whole. It would be incongruous to demolish one of these large properties and replace it with a dense development of terraced starter homes or a large block of flats (and extremely unlikely as this area is protected in the Local Plan, quite rightly, as an Area of Special Character).

Across New Milton and Barton there are a wide variety of styles and sizes of property and scale is as equally important whether buildings are large or small, widely or densely spaced.

Scale is also relevant to extensions to buildings as it would be inappropriate if the original building was dwarfed by the new extension.

#### **5.3** Form

The form of a new building is essentially to do with its shape and is closely related to its mass. Certain areas have buildings of similar form; narrow or wide frontages, flat fronts or bay windows, steep or shallow pitched roofs, tall or ornamental chimneys, etc. If a new building or extension echoes these forms, even if the design is modern, the building can be in harmony with its neighbours. This is particularly important where houses are close together or terraced; for example, a flat roofed extension will look out of place in an area of pitched roofs.

# 5.4 Detailing

Detailing is as important as form with the style and proportion of windows, the relationship of their height to width and the size and shape of the panes giving scale to a building. Details are particularly important when modernising an old building and while not wishing to live in a cold, draughty house with inadequate facilities it is important, whenever possible, to preserve the existing features of a building in order to retain its character.

Inappropriate additions and alterations, especially to the front of a building, detract from its appearance. Original brickwork, decorative panels, porches, front doors and windows (including window glass) are part of the patina of age. This does not mean that windows and doors cannot be overhauled and proper draught-proofing incorporated. A matching window or door can be made for one found to be beyond repair and a porch can be enclosed with windows and a door to match the existing.

#### 5.5 Materials and colours

Materials and colours for a new building or an extension must also be taken into consideration as part of the overall scheme and if the form and colours harmonise with adjoining buildings, modern materials should be acceptable. The materials used in an extension should normally match the original; bricks or rendering of the same colour or texture, slated roofs of the same profile or pitch, windows and doors of the same profile and sizes. When choosing a new exterior colour, or redecorating an existing building, the colours of the other properties in the vicinity need to be considered. Replacement windows, particularly in PVCu may not always be an automatic choice as they may not complement the original appearance or construction.

# 5.6 Landscape

Sensitive landscape design and its maintenance are essential; the retention of natural features can give context to a site. A new development that is reasonably satisfactory in terms of the guidance set out above can all too easily be spoilt by unsuitable boundary fencing or gates, by harsh alignment, levels and surface treatment of driveways or a fussy garden layout. Previous developments have often been too close to trees, with consequent demands for felling.

# 5.7 Density

Apart from its adverse effect on scale and setting, increased density can create traffic problems on existing roads and put pressure on existing services and infrastructure. While accepting that, where possible, the best use of land should be encouraged and higher densities can be justified near to town centres if there are good public transport links, this should not be the sole justification for allowing high density development to take place.

The character of the surrounding area and the impact of any such development should also be taken into consideration and should be considered sympathetically.

# 6.0 References

- An Action Plan for New Milton and Barton-on-Sea New Milton Town Council 2005 2015
- New Forest District Local Plan First Alteration, February 2005
- NFDC Housing Design, Density and Character, April 2006
- New Forest District Local Development Framework, Core Strategy Development Plan Document, Preferred Options, October 2007
- Hampshire Minerals Plan Regulation 26 Consultation
- New Forest District Supplementary Planning Document The provision of car parking space in residential development, February 2008
- Guidance for Local Authorities on Implementing the Biodiversity Duty PB12584 May 2007. Published by the Department for Environment, Food and Rural Affairs

Our thanks go to David Poole Photography for use of the following photographs for this publication – Figures 2, 16, 17, 22 and 26.

# **Appendix 1**

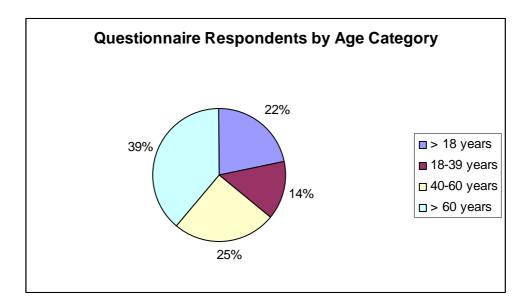
# **Town Design Statement Consultation 2001 – 2004**

The consultation and preparation of the 'New Milton Town Design Statement' has taken over three years to produce. During that time, there was extensive consultation with residents, local retailers, shopkeepers, other traders and groups and associations in the town. All were invited to participate in the production of the information and data.

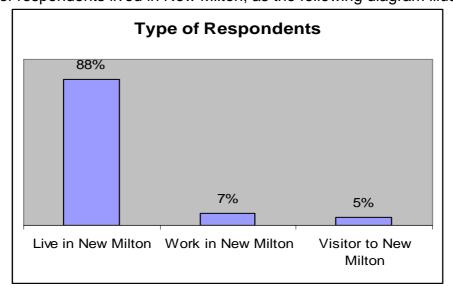
#### **Questionnaires**

During the period March – December 2002, the Town Project Group carried out a Healthcheck of New Milton which brought together information on the Economy, Environment, Transport and Social & Community issues in the town.

The questionnaire was entitled "Your Town, Your Say" and over 900 people responded to the survey providing a cross section of age groups. The combined responses provided a snapshot of their likes and dislikes about New Milton.



The majority of respondents lived in New Milton, as the following diagram illustrates.



#### Additional press and publicity

A considerable amount of publicity was given to the project through the local press and roadshow events, with additional publicity posters and questionnaires placed in strategic places, such as Safeways, throughout the town.

The questionnaire was also promoted via the web site with an email option through which we had 22 (3%) responses.

# **Appendix 2**

#### **Statement of Community Involvement**

The consultation process started in 2001 with residents and various local organisations, followed by a 'Healthcheck' in 2002 which promoted 900 responses. Details of this can be found on Appendix 1 of the Design Statement.

Following extensive discussion with NFDC Policy Officers, a final draft was formed and was subjected to a six week public consultation process, which started at the New Milton Town Partnerships' Annual General Meeting on 20<sup>th</sup> May 2009. An advertisement was placed in the local press, and copies of the document sent to the following organisations – New Milton, Barton on Sea and District Residents Association, local development companies Parkcrest and Pennyfarthing, the newly formed New Milton Chamber of Trade and New Forest National Park Authority.

It was also available to members of the public through the information desk at New Milton Town Hall, having further highlighted the documents availability through the Planning Committee minutes of 7 May 2009.

Several responses were received, and the main issues raised along with subsequent response, are shown overleaf.

Issue raised	Response
Late night town centre opening should be discouraged due to residential units being nearby and the associated problems with noise, litter etc.	The vitality of the town centre could be increased with select premises having late night opening, which would benefit both residents and visitors to the town. Those premises would be expected to adhere to Environmental Health restrictions on external noise etc.
The document does not reflect National, Regional or Development Plan policies.	The document has been prepared in line with comments made by Planning Policy Officers at New Forest District Council.(referring to Planning Policy Statement 3 paras.16-18 in particular)
Affordable and low cost market family housing provision is not addressed	This issue was within an earlier draft, but was removed as requested by the District Council, as policies regarding new affordable housing thresholds were being proposed within the District Councils' Core Strategy document.
The document does not deal with issues surrounding the proportion of Older People in the area, such as housing under-occupation and access to facilities.	This has been addressed within the District Councils' Sustainable Community Strategy which feeds into the Core Strategy document.
Various suggestions for textual changes	After consideration, some have been added as suggested.

# Appendix C:

# Proposed amendments to illustrations in the New Milton Local Distinctiveness SPD

The following illustrations will be redrawn for the final published document. The following sheets indicate the main revisions which will be made to illustrative material in the final printed version of the New Milton Local Distinctivess SPD. Other (non-material) changes to how the information is presented in the document may be made in the final editing.

#### Figure 1

#### Figure 2

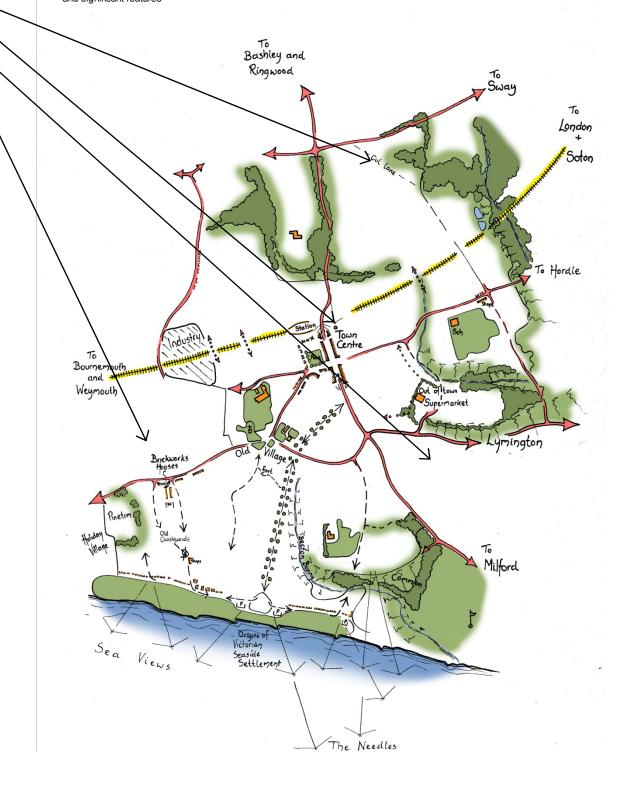
#### Character Analysis Areas:

- 1. Town Centre
- 2. Great Woar (North West New Milton)
- 3. The Lanes (North East New Milton)
- 4. Ashley
- 5. South and East New Milton
- 6. Caird Avenue
- 7. Becton Bunny Valley
- 8. Barton Sea Front
- 9. Barton Gardens
- 10. Old Milton
- 11. Barton Court Avenue
- 12. West Garden (The Pinetum)
- 13. West Town

Figure 1: Built-up Area Analysis	
REVISIONS TO ILLUSTRATION	
Amend to 'Cull'	
Indicate Water Tower more clearly	
Add 'important local views and vistas'	,

# **New Milton and Barton on Sea**

Built up area analysis - Connections, destinations and significant features

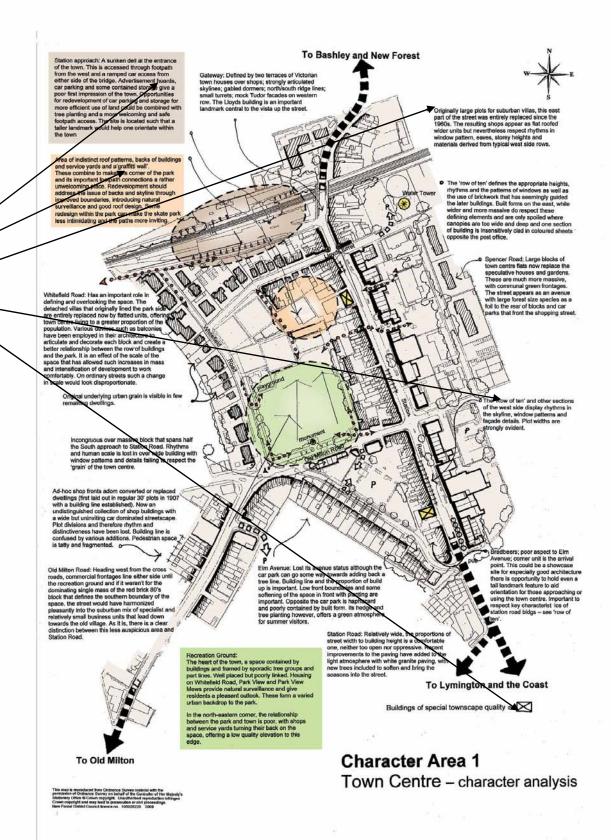


**Figure 2: Character Areas** 

# New Milton and Barton on Sea **REVISIONS TO ILLUSTRATION** Character Areas. Amend boundary to same as 'Built-up Area' boundary in adopted Local Plan Improve legibility of figure Inner boundaries between Character Town Centre Great Woar (North west new Milton) The Lanes (North East New Milton) 3. The Lanes (North East New 4. Ashley 5. South and East Suburban 6. Caird Avenue 7. Becton Bunny Valley 8. Barton Sea Front 9. Barton Gardens 10. Old Milton 11. Barton Court Avenue 12. West Garden 13. West Town Areas to match Character Area Analysis illustrations – remove thick boundary lines

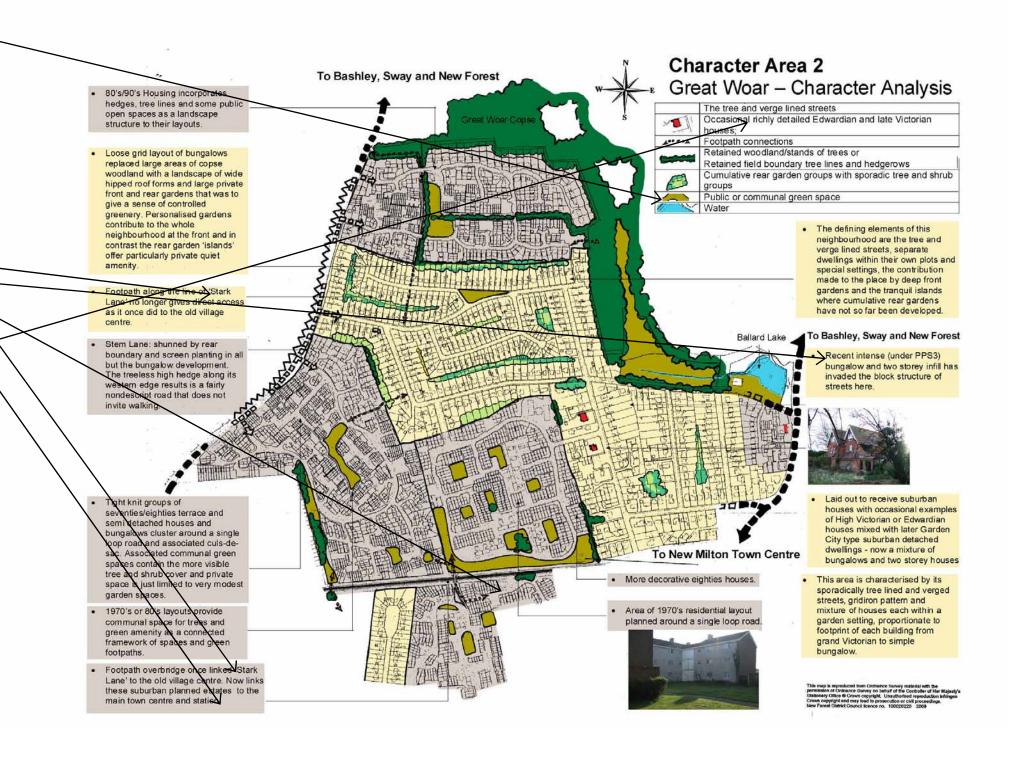
GENERAL REVISIONS TO ILLUSTRATION	
Insert Key	
Amend notations to consistent style	
Identify Listed Buildings	
Add colour to identified 'significant trees'	

SPECIFIC REVISIONS	
Amend to read 'advertisement hoarding'	
Amend to read 'graffiti'	
Add at beginning of text 'East side of shopping street'	_
Add at beginning of text 'West side of shopping street'	
Should be coloured yellow	

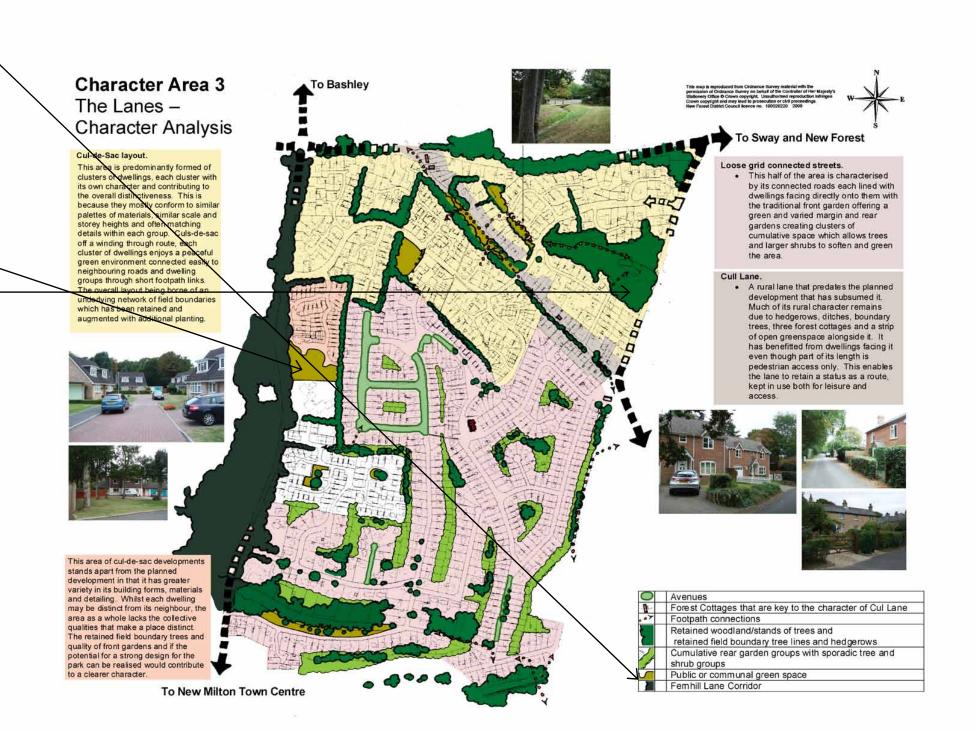


GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
In Key 'Public or communal green space' to	/
read 'Green open space'	
Amend notations to consistent style	
Identify Listed Buildings	

SPECIFIC REVISIONS	
Amend to read 'Dark Lane',	\
Amend text to delete first line.	
Add 'footpath connection' (See Area 13)	
Add to end '(West Town Character Area)	
Extend 'tree group' (See Area 13)	
Delete words 'richly detailed' from key	

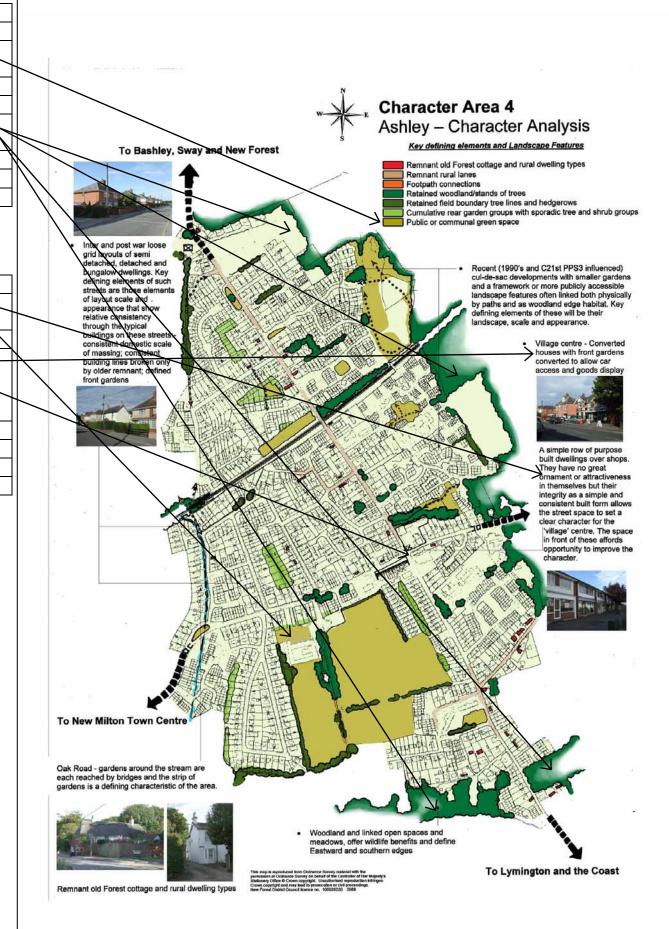


SPECIFIC REVISIONS	
(Long standing allocation for residential development) Remove notation	/
Change part of notation to 'green open space'	



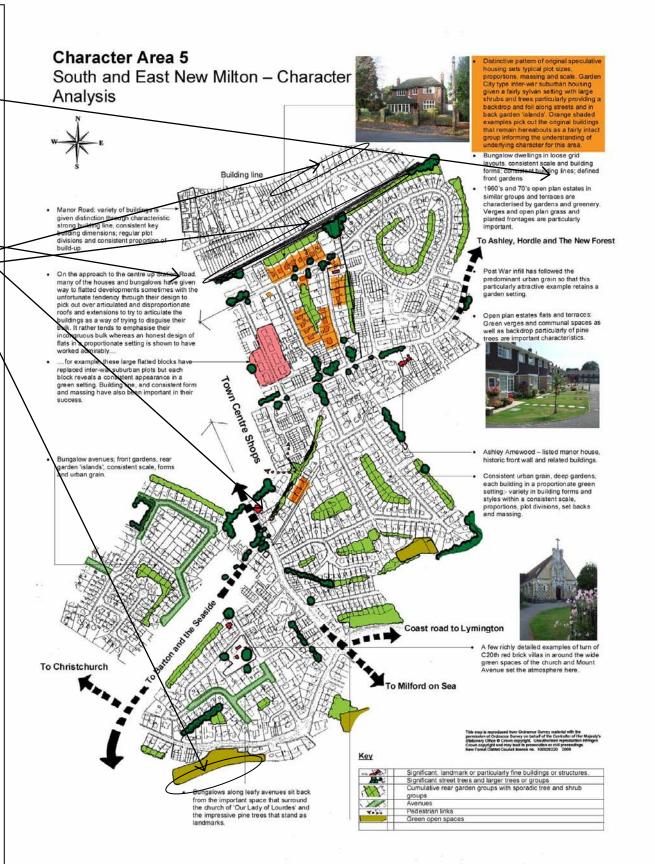
GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
In Key 'Public or communal green space' to	
read 'Green open space'	,
Amend notations to consistent style	
Identify Listed Buildings	
Amend notations relating to areas outside	,
the study area (the built-up area boundary)	\
	.1

Amend first sentence to read, 'A simple row of purpose built shops with flats above.'  Delete notation  Amend text to read: 'Village centre' — — formerly houses with front gardens, are converted to allow car access and sales
of purpose built shops with flats above.'  Delete notation  Amend text to read: 'Village centre' — — — formerly houses with front gardens, are
Delete notation  Amend text to read: 'Village centre' — — — formerly houses with front gardens, are
Amend text to read: 'Village centre' – – formerly houses with front gardens, are
formerly houses with front gardens, are
,
converted to allow car access and sales
displays.
Add and re-position 'keying in ' lines

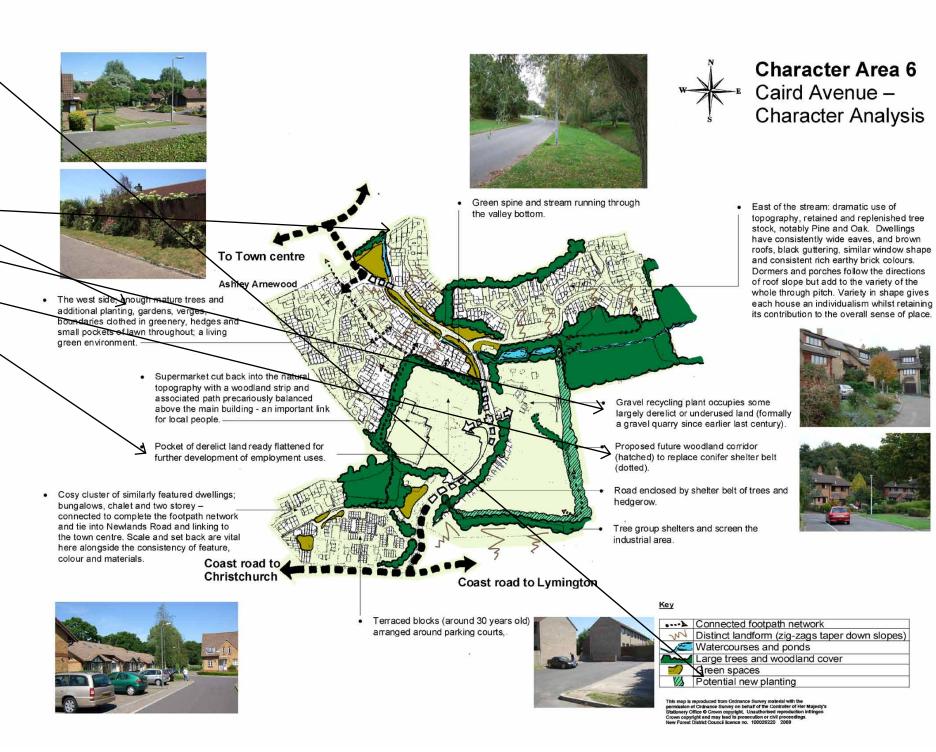


GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
Amend notations to consistent style	
Identify Listed Buildings	
Key in all text boxes to map	1

SPECIFIC REVISIONS	
Add 'Green open space' notation	
Amend to read 'Spencer Road'	
Add notation 'Cumulative rear garden groups'	
Add Significant trees notation (As CA7)	\
	\



Standardise Key Amend notations to consistent style Identify Listed Buildings Amend to read 'Green open space'  SPECIFIC REVISIONS Add 'Large trees and Woodland cover' notation Delete 'enough' Delete text Amend text to read: 'Provision of appropriate landscape framework for new housing and employment development' Delete text  Delete text	GENERAL REVISIONS TO ILLUSTRATION	
Amend notations to consistent style Identify Listed Buildings Amend to read 'Green open space'  SPECIFIC REVISIONS Add 'Large trees and Woodland cover' notation Delete 'enough' Delete text Amend text to read: 'Provision of appropriate landscape framework for new housing and employment development'	Standardise Key	
Identify Listed Buildings  Amend to read 'Green open space'  SPECIFIC REVISIONS  Add 'Large trees and Woodland cover' notation  Delete 'enough'  Delete text  Amend text to read: 'Provision of appropriate landscape framework for new housing and employment development'		
Amend to read 'Green open space'  SPECIFIC REVISIONS  Add 'Large trees and Woodland cover' notation  Delete 'enough'  Delete text  Amend text to read: 'Provision of appropriate landscape framework for new housing and employment development'	Identify Listed Buildings	
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Delete text  Amend text to read: 'Provision of appropriate landscape framework for new housing and employment development'		
Amend text to read: 'Provision of appropriate landscape framework for new housing and employment development'		
landscape framework for new housing and employment development'		
employment development'		
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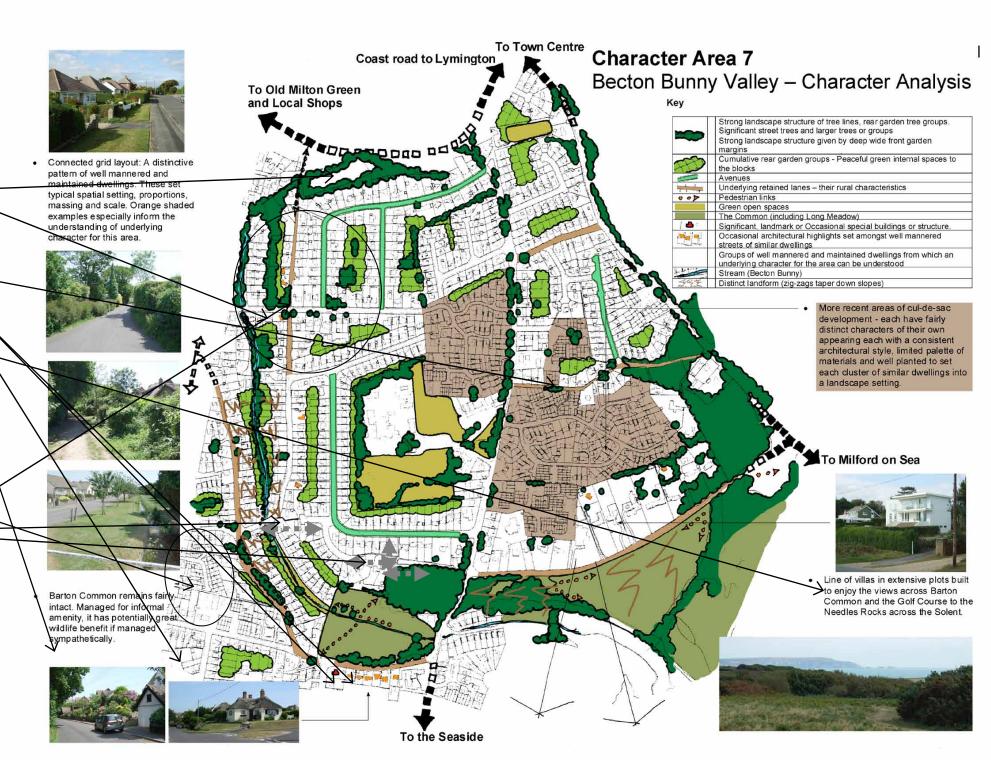
GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
Amend notations to consistent style	
Identify Listed Buildings	
SPECIFIC REVISIONS	
Add 'Green open space' notation	
Delete 'architectural highlight' notation	
Add 'architectural highlight' notation to:	
28 Highlands Road	
11 Barton Common Lane	
Old House, The Cottage, and Cleve Cottage	
First Marine Avenue	\
20 Grove Road	
30 Grove Road and 32 Grove Road	
Amend text to read: 'One of a line of villas'	7
Replace text with: 'Long Meadow and	<u> </u>
associated woods and green banks of the	\
stream are an important remnant of the	\
common land and an important green wedge	\
into the built-up area. Largely managed for	\
informal recreation, it has potential to be	\

managed to promote greater wildlife

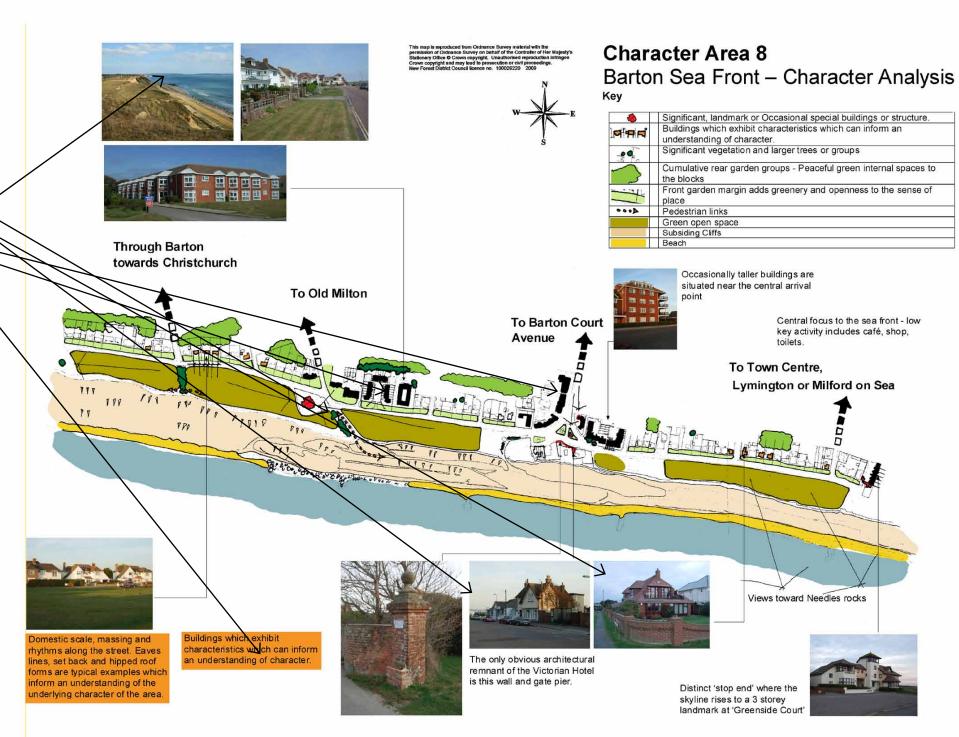
Add 'Important Trees' to this area

Add 'Pedestrian links'

benefits.'

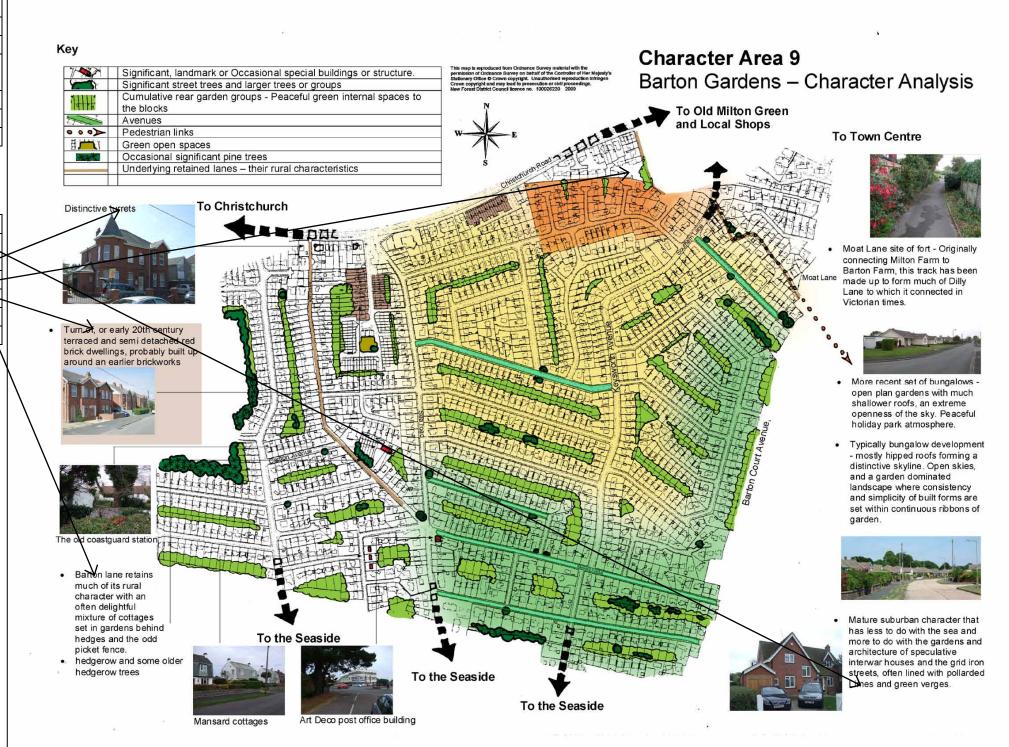


recipion Revisions  PECIFIC REVISIONS  Correct footpath links to lower cliffs  Complete captions  n key cllarify notation of buildings highlighted n black (Blocks with large footprints)  Delete (repeats 'Key')		ONS TO ILLUSTRATION	
PECIFIC REVISIONS Correct footpath links to lower cliffs Complete captions In key cllarify notation of buildings highlighted In black (Blocks with large footprints)	Standardise Key		
PECIFIC REVISIONS Correct footpath links to lower cliffs Complete captions In key cllarify notation of buildings highlighted In black (Blocks with large footprints)			
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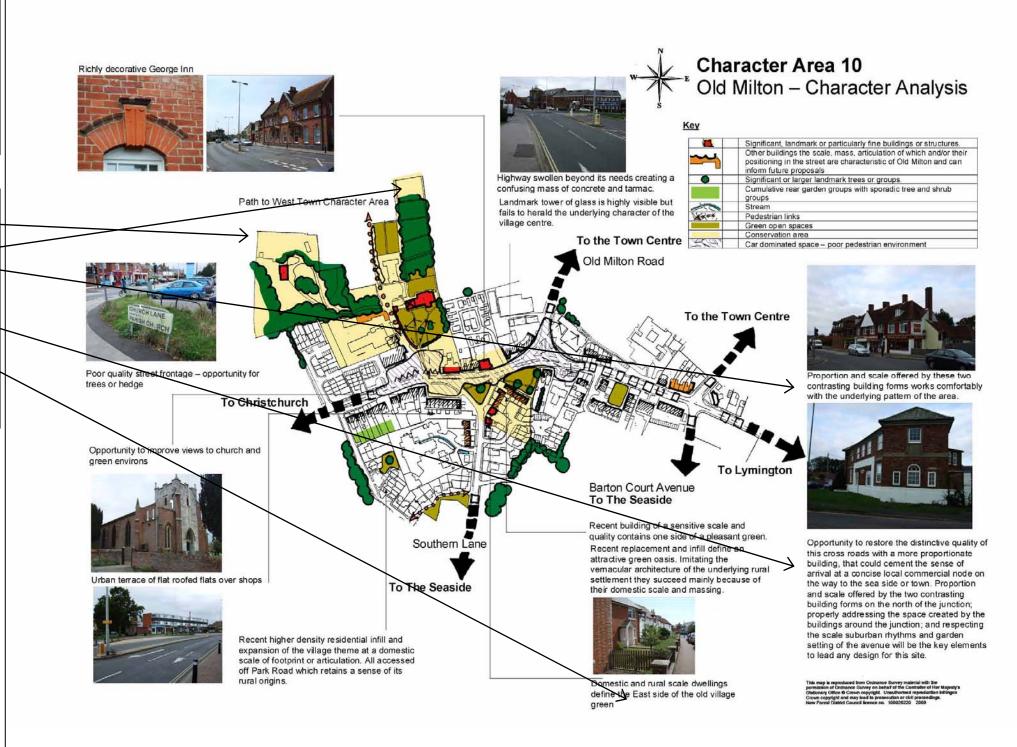
GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
Amend notations to consistent style	
Identify Listed Buildings	
Complete keying in links between comments	
and map.	

SPECIFIC REVISIONS	
Correct to read 'pollarded limes'	
Correct to read 'One of the distinctive turrets'	
Show as 'Green open space'	
Clarify areas this comment relates to	
Correct to read 'Barton Lane'	



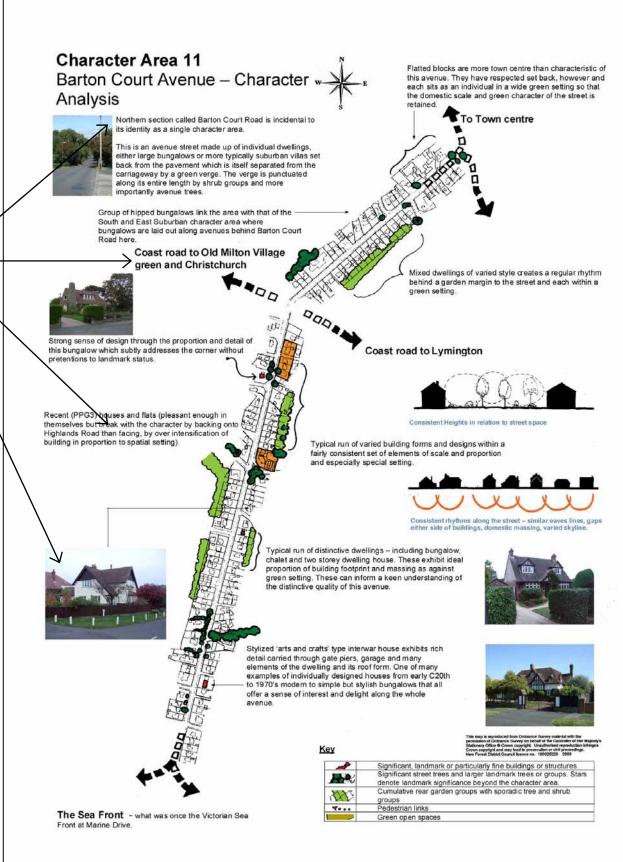
GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
Amend notations to consistent style	
Identify Listed Buildings	
Complete keying in links between comments	
and map.	
Add 'important views' to key.	

SPECIFIC REVISIONS	
Improve how Conservation Area boundary is	_
shown	
Add 'Green open space'	1
Relate comment to map	
Amend first sentence to read, 'Opportunity to	
restore the distinctive quality of this	
crossroads with a more proportionate	
building that cements the sense of arrival .'	
Amend to read 'east side'	



GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
Amend notations to consistent style	
Identify Listed Buildings	
Complete keying in links between comments	
and map.	

# **SPECIFIC REVISIONS** Amend first sentence to read, 'Barton Court Avenue and Barton Court Road have the identity of a single character area.' Capitalise 'Road' and 'Green' Amend text to read, 'Recent houses and flats (while pleasant enough in themselves) break with the character by backing onto Highlands Road rather than facing it and by overintensification of building in proportion to spatial setting Add caption: Proportion and setting allows this house to continue the characteristics of the avenue while addressing the corner. There is no inappropriate pretentions to 'landmark' status.



GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
Amend notations to consistent style	
Identify Listed Buildings	
Complete keying in links between comments	
and map.	
Complete captions	

SPECIFIC REVISIONS	
Add 'Green open space'	`



# **Character Area 12** West Garden (The Pinetum)

<b>∢•.</b> .*	Connected footpath network
(00)	Pine trees
	Large species trees, shrub and woodland cover
	Public green spaces

. Green road corridor as the coast road starts to wind down into the river valley to the west. Trees peter out to the east, which is hedge and verge lined with open green spaces - fields and school ground to the north side and older dwellings along the south side giving way to a hodge lined built up area of Barton before approaching the old village.



#### Coast road to Christchurch



 Simple row of mobile units laid out as a street of bungalows, each one personalised with small garden space and off street parking space. Gables face the street in uniform regularity, - a strong

building line.



Small groups of similar type bungalows or houses laid out around a cul-de-sac road network.







GENERAL REVISIONS TO ILLUSTRATION	
Standardise Key	
Amend notations to consistent style	
Identify Listed Buildings	
Clarify area boundary to remove overlap	
between this map and information on CA2	
and CA10	
Add 'important views' to key	

CDECIFIC DEVICIONS	
SPECIFIC REVISIONS	
Replace second sentence with:	
'Some designs are repeated but mostly there	
is variety in form and style with a consistency	
in mass, set back and front boundaries.'	
Add 'Green open space' notation	
Delete '(PPG3)'	
Delete '6'	_
Relate picture to caption/map	
Resolve overlap with Map CA10	
Add 'green open space' notation	

