

# Hyde Parish

## Village Design Statement



Revised and updated 2012

## **INDEX**

Introduction	page 1
History	page 2
Hyde Today	page 3 & 4
Landscape	page 5
Map	page 6
Commoning	page 7
Settlements	page 7,8 and 9
Map	page 10
Building and Materials	page 11,12 & 13
Conservatories	page 14
Highways and Traffic	page 15 & 16
Aerial map	page 17
Appendix 1	page 18
– planning policies	



This design statement was designed and drawn up by a group of local residents, on behalf of the Parish Council as part of the Parish Plan implementation.

Design guidelines throughout the document complement and expand on the planning policies in the National Park Authority's Core Strategy (see Appendix 1).

### **Acknowledgements**

Residents' views and survey results - The Parish Plan.

Landscape section – edited from the Landscape Assessment conducted for Hyde Parish Plan by Margaret Parslow.

Grants for printing – New Forest District Council (original version) and New Forest National Park Authority (revised edition).

Help with planning implications – New Forest District Council and National Park Authority planning departments.

This updated version approved by Hyde Parish Council on 14 December 2011.

Adopted by the New Forest National Park Authority as a Supplementary Planning Document on...

## INTRODUCTION

Hyde Parish, located in South West Hampshire, is made up of several thousand acres of the New Forest and contains eight hamlets, one of which, Hyde, gives its name to the Parish. Nearly all of the Parish is in the New Forest National Park. The Parish measures some 6 kilometres from East to West and 3 kilometres from North to South. In the East almost three quarters of the Parish is open heath and forest with no roads, buildings or conventional agriculture whereas the Western fringe is mostly grazing land sloping down into the Avon Valley.

The Parish undertook the production of a Parish Plan in 2004/05 and, as part of this, conducted a survey of all inhabitants of the Parish. The survey was itself the result of meetings with all the parish groups and also of two open meetings for all inhabitants. Some 456 questionnaires were returned, almost 60% of those distributed. The full details of this Survey and an analysis of the results can be viewed in the Parish Plan. This Design Statement is based on the survey carried out and is a reflection of the views expressed and thus carries the endorsement of local residents.

This revised Design Statement has been drawn up in co-operation with the planning department of the New Forest National Park Authority and is consistent with the Core Strategy planning policies for the Park. A small part of the parish is outside the National Park and is covered by New Forest District Council's planning policies. Reference should therefore also be made to the District's adopted Core Strategy.

The Design Statement is intended to be a practical tool capable of influencing design and development in the parish. We hope that it will be formally adopted by the National Park Authority as a Supplementary Planning Document for that part of the parish within the National Park. It follows national guidance on Village Design Statements which states that 'VDS's are intended to influence the operation of the statutory planning system, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment'.

Where changes fall outside of the planning parameters it is hoped that residents will note the collective views of the community and will preserve the essential character of the existing environment.



This design statement has a single aim - to protect and preserve the character of Hyde Parish, in keeping with the wishes of residents. Each new Planning Application needs to be considered on its merits and on individual circumstances. Good design and choice of materials needs to be decided in the context of the local environment into which the new development will fit.

The measure of the success of the VDS will be the extent to which new buildings sit in harmony with the environment of Hyde and win the approval of its inhabitants

## HISTORY

What follows is a very abbreviated history of the Parish of Hyde; a much fuller version can be found in the Parish Plan.

The civil parish of Hyde dates only from 1979; however there has been human habitation in the area for many thousands of years. Remains from the Stone Age, the Bronze Age and the Iron Age have been found locally as well as significant evidence of Roman occupation. By 1301 there are records which identify both Hyde and Frogham as place names and by the early 1500s there are several references to Gorley and Blissford. The oldest buildings in the Parish date from this time. Later there were many legends about the Frogham area being a centre for smuggling dating from the 18<sup>th</sup> Century.

By the 19<sup>th</sup> Century Hyde was still not a wealthy area and was described by one inhabitant of Fordingbridge as “nothing more than a collection of the rude rough huts of the inhabitants of the New Forest”! Education and religion both played an important and linked role at this time – Frogham Chapel was originally a non-conformist school for 70 pupils and was also registered for worship. When the school closed the building was refurbished as the chapel we have today. The Anglican Church of the Holy Ascension was built in 1854 and a Church of England school was established on the site on which Hungerford Chapel had stood; a new chapel was built in Stuckton in 1886 and the school was rebuilt in 1885. By the end of the Century all of our current hamlets, except Furzehill, were established communities.

The First World War brought many changes and by its end the owners of the three major estates (Eyre Coote, the Coventry family and the Earl of Normanton) had sold off much of their property in the Parish. This allowed new purchasers from the growing middle class to buy land and many to become Commoners. The post-war years saw big changes in the Forest – the 1949 Act widened the eligibility for election of Commoners to the Verderers’ Court. In 1964 a further Act enabled the establishment of cattle grids at all access points to the perambulation affording protection to Commoners’ stock. This Act also redefined the Perambulation to its present position to include the Commons.

Between the 1960s and the 1990s many changes took place, there was pressure on building and house prices rapidly increased as more “incomers” came to live here. The New Forest District Local Plan led to the building restrictions which are now in place.

The end of the 20<sup>th</sup> Century saw significant community efforts from incomers and original families working together – one such effort was the fund raising and building of the church room. Another arose when the old village hall needed to be replaced; the whole village raised funds and co-operated in the building of the new hall. A further event, which began in 1971 and which continues today was Frogham Fair – still run almost entirely by locals and still a major community effort.

*The Forest has been the abiding influence on the Parish and is the single most important attribute for the majority of its inhabitants. The changes which have taken place in its management have always affected it – they will continue to do so now that the area has become a National Park.*



*Holy Ascension – Hyde  
with Ibsley 1850*



*A listed barn*

## HYDE TODAY

### Churches and Chapels

The local religious establishments are actively supported by residents and offer not only opportunities for regular worship but also a flourishing variety of social activities. They contribute significantly to the quality of life in the parish.

### Group and Club activities

A very diverse range of social group activities supports the talents and interests of all ages.

### Hyde War Memorial Parish Hall

Acting as a focal point within the community, 'The Hall' provides the venue for an extensive range of community activities. It is supported by fundraising efforts from the community and has recently invested in a significant programme of improvements.

### Industry and Employment

There is no industry in the Parish and no major employer. Employment within the Parish is mainly related to horses, other forms of agriculture, including commoning and tourism.

At the moment a significant proportion of the workforce is self-employed and some commute to nearby towns. Around a third of the population is retired.

However as the age and occupation profiles of residents change in the 21<sup>st</sup> century, new needs and opportunities begin to evolve in the area. These are principally directed towards the provision of goods and services for inhabitants and visitors. Some of these are:-

Restaurants, Tea Rooms and Licensed Premises

A Garden Centre and Local Shop  
Recreational Activities – Horse Riding, Cycling, Walking

Land and Garden maintenance  
Building Trades and Property Maintenance  
Catering and Event Organisation  
Home Care and Support

These are characterised as small, often family-run enterprises located in the immediate area and employing local staff. With the creation of National Park status it is likely that visitor numbers will increase and with this a demand for more activities to cater for their needs.

### Recommendations

It is considered vital to the ongoing development of the Parish that the opportunities created by a new balance in society is recognised and encouraged so that residents, especially younger ones, can find employment opportunities within the local environment and share the benefits they bring.



*Hyde War Memorial Village Hall*



*Frogham Chapel 1883*

## School

There is a flourishing Church of England primary school in Hyde, which was shown by the Parish Plan to be much valued by the inhabitants. In addition to providing a good education in a small family environment, the school also has an enviable record of music provision and many after-school activities.

There is also a pre-school group, which meets in the church hall. They have a secure outdoor play area in lovely surroundings.

## Shop

Hyde Shop and Garden Centre provides a vital level of support to residents in offering a much valued supply of essential groceries and vegetables in addition to its specialised activity in gardening and nursery products.

## Restaurants and Licensed premises

Although the resident population is relatively small it is well served by two public houses, Hyde Working Men's Club, three restaurants and two tearooms.

These facilities are also of considerable importance in supporting the significant level of tourism that occurs within the parish.

## Residents' Views

*The Parish Plan showed that the village school was greatly valued by the residents.*

*The Village Shop was also shown to be greatly valued by residents, both for its garden centre and for the provision of supplies and fresh vegetables.*

*The amenities available to residents fulfil a wide spectrum of needs for personal and community activity.*



*Hyde School 1885*



*Hyde Village Shop & Garden Centre*

## Recommendations

The parish, its rural environment and its amenities, is deeply appreciated by its inhabitants and it is their hope that the relevant authorities will do all in their power to ensure the continuation of these services.

## LANDSCAPE

Approximately half of the open forest area lies on Crown lands managed by the Forestry Commission, the rest is common land managed by HCC, or is privately owned. The majority of the New Forest is a Site of Special Scientific (SSSI), or a Special Area of Conservation (SAC), under European designation. These designations must be taken into account when planning management of the area.

Waterways- Three brooks run roughly east to west through the parish into the river Avon. Ditchend Brook enters the Parish from the north at Blissford. Latchmore Brook crosses the middle of the Parish, its name changing to Huckles Brook as it leaves the open forest. Dockens Water forms part of the south eastern boundary of the Parish.

Open Forest (Crown land) – The open forest area consists of heath - mainly mixed heathers, gorse, bracken, areas of grass pasture (lawns), small woodlands and mires. The presence of open land is due to the fact that the farming practice of commoning has continued on the Forest and Commons for centuries and this has prevented the area from being enclosed and built on. Ancient forest law has also prevented the enclosure of land.

The Commons - Gorley and Hyde Commons lie adjacent to the residential part of the Parish,

consequently they are subject to higher stock grazing pressure and more concentrated recreational use. They have similar heath and mire habitat to the Crown lands and show more variety in a smaller area.

Farmland - There is a considerable amount of enclosed farmland alongside the river Avon and its tributary brooks where the soil is more fertile; most of this is pasture.

Trees - Inclosures on Crown land are now mostly planted with conifers, except Sloden, which is still oak. Apart from the woodland on private land, there are several naturally occurring small woods and copses, mainly oak or beech but also including holly, hawthorn, sloe, birch, crab apple, whitebeam, and Scot's pine with some willow and alder by waterways. In addition there are many tree-lined lanes and individual trees adjacent to the populated areas, often protected by Tree Preservation Orders or because they are within the Conservation Area. These features are important for their landscape diversity and for wildlife.

Flora & fauna – The dry heath supports specialised invertebrates and nationally rare birds, such as stonechat, dartford warbler, and nightjar. The mires and wet flushes support uncommon plants and invertebrates. In addition to these open

habitats, the copses and woodlands support a range of resident and migratory birds.

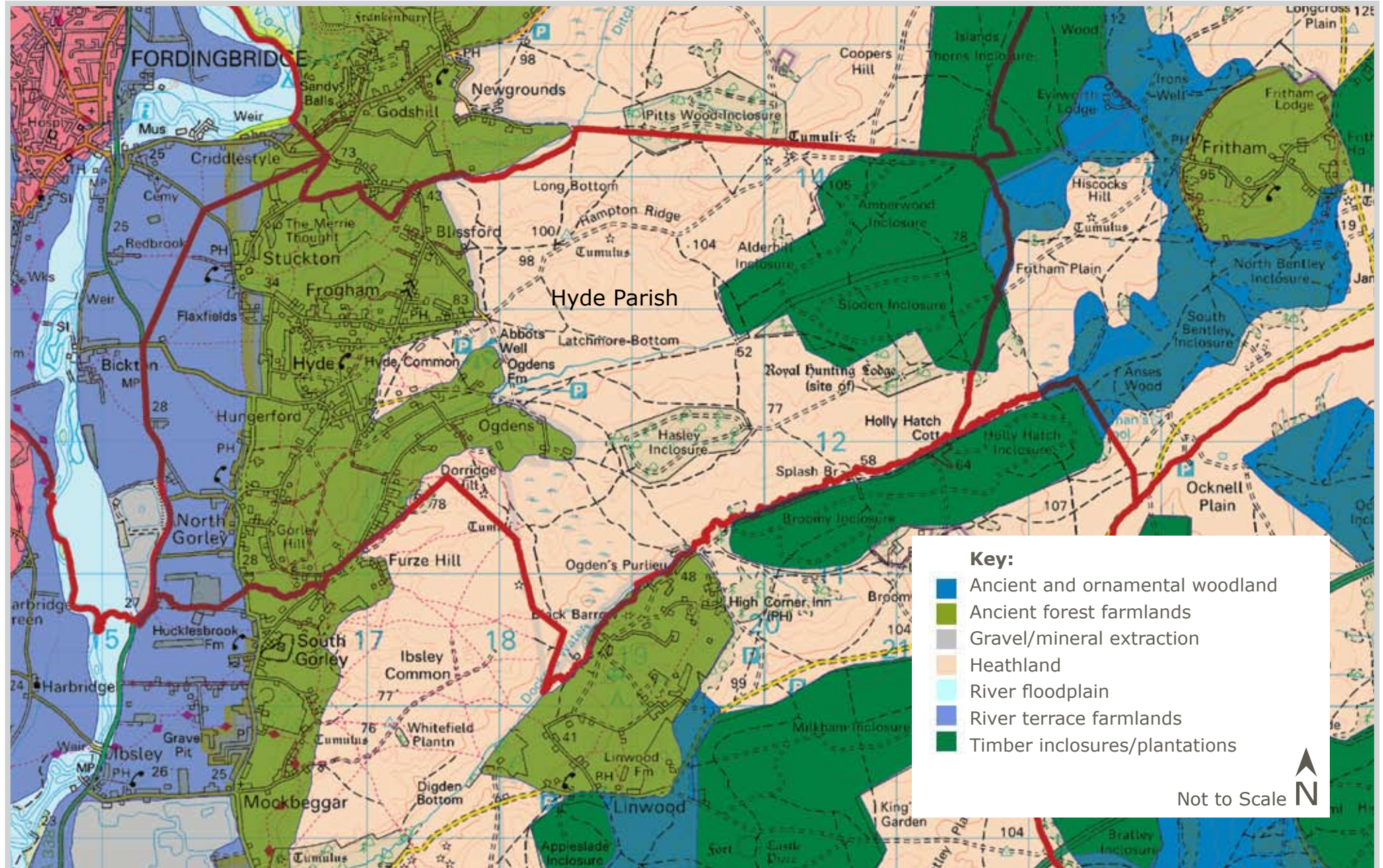
*The Parish Plan asked respondents to assess the value they placed on the open land of the Parish.*

*94% considered it very important, over half using it for walking daily and 84% once or twice a week.*

*The main reasons given for this use were exercise, dog walking and wildlife interest.*



# Hyde Parish Landscape Types



© Crown copyright. All rights reserved New Forest National Park Authority. Licence no. 100014703 2007



## **COMMONING AND BACK-UP GRAZING**

Commoning activity is what has created the landscape we have today and its continuation is vital to the maintenance of the landscape.

The Parish still retains a significant number of commoners, who derive their income from herding and farming activities. The flat lands composed of sandy / gravelly soils represent the best and most useful grazing available and complement the rougher forest areas. These flat lands are essential back-up grazing, when stock needs to be removed from the forest for any reason. The National Park boundary creates a distinction between the western edge of the forest plateau and the Avon valley floodplain, the floodplain is an essential and integral part of the Forest landscape, because of its contribution to commoning.

### **Recommendations**

Where commoners are living in temporary housing every effort should be made to provide permanent accommodation, suitable for them to continue their commoning activities, in line with the National Park Authority's Commoners' Dwelling Scheme.

If any part of the parish, or area adjacent to it, is considered for mineral extraction in the future this would seriously affect the continuance of much commoning activity and thus threaten the landscape of the Forest. Any proposed minerals development would need to be considered against the relevant Minerals Development Plan policies.

### **Recommendations**

The continuation of commoning is vital to the maintenance of the landscape. The National Park Authority, the NFDC and HCC are encouraged to do everything in their power to ensure that it is maintained at least at its current level.

## **THE BUILT ENVIRONMENT**

The 1842 Tithe map shows 150 buildings in the Parish. The 2001 census figures show 402 "household spaces" and 903 residents. The majority of the original sites are still occupied. Apart from foresters' homes in or near the Inclosures the settlements have developed on terrace farmlands and on ancient forest farmlands in the western area of the parish. Many dwellings are modest, formerly being the houses of commoners or farm workers.

There are 8 settlements within the Parish – Hyde, Hungerford and Frogham are sited on high ground, surrounded by the other hamlets situated in river valleys. Blissford, Ogdens and Furze Hill lie towards the open Forest. North Gorley and Stuckton lie in the Avon Valley. Those parts of the settlements within the National Park are all included in the Western Escarpment Conservation Area, designated in 2008. The largest hamlet is Hyde with 83 dwellings followed by Frogham with 78, the smallest is Hungerford with 11. These figures include dwellings scattered along the connecting roads and tracks. In all the hamlets many houses are on private tracks and hidden from the road by trees.

Dwellings on higher ground in the hamlets and commons have views over the Avon Valley to the west. The valley, which comprises a patchwork of fields and hamlets between Fordingbridge and Ringwood is a band of rural tranquillity, integral to the Forest's western edge.

### **Guidelines**

Any new building should be in scale with the surrounding dwellings and with the environment and landscape.

Developers and owners should make every effort to make new buildings as unobtrusive as possible, in keeping with the traditional settlement pattern.

## SETTLEMENTS

### Hyde and Hungerford

Hyde hamlet is situated on a plateau between the Avon valley to the west and the Latchmore Brook valley to the east. The western area of Hyde Common includes a flat area of grass and a gravel car park rented by the Cricket Club since 1975. The school, with its landmark bell tower faces the cricket ground. The church is hidden from view by trees and gorse but its triangular bell tower can be seen from the surrounding area. Glimpses of houses bordering the Common are also visible. To the east the Common and the road run down towards Ogdens and the open Forest. The main part of the settlement lies between the school and the shop, In addition to the mix of styles found throughout the parish, Hyde has a group of rendered bungalows, a brick-built terrace of four houses and two large Victorian country houses, built in 1856 and 1893. Hungerford is adjacent to Hyde and is notable for its attractive triangle of grass, bordered by two white thatched cottages with their gable ends facing the green, a rendered cob farmhouse and a traditional Forest cottage. A country house built in 1927, is sited next to copse on the southern edge of the hamlet. This Arts and Crafts house is one of two in the Parish.

### Frogham

Frogham is also on the plateau and has panoramic views across the open Forest from its eastern boundary and of Hyde Common from the south. Pasture and woodland drop down steeply to the north on either side of Blissford hill. The settlement lies mainly around the narrow crossroads where the lanes from Hyde, Blissford, Stuckton and the forest meet. The Memorial Hall and The Foresters' Arms are sited at this junction. A neat red brick Congregational Chapel, built as a school in 1910, lies on the edge of the Common next to a thatched cob cottage possibly dating from late 18th century (sadly this was demolished on 22<sup>nd</sup> January 2007!). In the 1960s several detached homes were built between existing cottages along Abbotswell Road, named after the ancient roadside well which is still in use. Apart from a small close of 1950s bungalows the houses are mainly spaced out along the roadsides; as elsewhere in the parish they are generally partly hidden from view by trees and hedges.

### Blissford

The settlement lies spread out on low ground around Blissford Cross and towards Ditchend Brook where the ford marks the northern

boundary of the parish. The houses and farm buildings are surrounded by patches of woodland and low-lying pasture rising to open heath to the east. Views of this setting can be seen between the trees lining Blissford Hill. A settlement of post-war park/mobile homes is sited on high ground at edge of the open forest; it is hidden from view and protected from the wind by a belt of trees.



*Blissford Hill*



*Hyde Common*

### **Ogdens**

Ogdens lies in the Latchmore Brook valley, most of the settlement is bounded by open Forest, with wide views of the valley, its forest lawn and of woods on higher ground. Hyde Common and pasture lie to the west. There are a few post-war detached dwellings along the roadside but the majority are older houses, most with outbuildings, widely scattered on tracks and farmland.

### **Furze Hill**

The southern border of Hyde parish runs through this area. The houses and farms are situated on low ground on either side of Huckles Brook and the Ogdens-South Gorley Road, and on tracks sloping up to the open forest in the east. The houses along the roadside are set in large plots surrounded by fields and paddocks. Several houses, approached by a ford and a footbridge, lie hidden from the road at the southern fringe of Gorley Common and line the narrow, shaded track leading into North Gorley.

### **North Gorley**

The dwellings spread downwards from Gorley Common across the fertile terrace farmland of the Avon Valley to the A338, the western boundary of the parish. The farmland is rich pasture essential for back-up grazing.

North Gorley Green is patterned with areas of pond and marsh and parts of it are prone to flooding in winter. The enriched grass on this wetland provides valuable grazing for livestock. Several thatched buildings border the Green, including cottages, a restaurant and The Royal Oak Public House which has evolved from a 16th century hunting lodge. Several dwellings, including a 16th century thatched cottage, regrettably, lie outside the National Park boundary

### **Stuckton**

Stuckton is in the Avon Valley and straddles Ditchend Brook, the dwellings are surrounded by pasture suitable for back-up grazing, and by patches of woodland. The ribbon of mixed houses running downhill from the west of Frogham continues through Stuckton and then northwards towards the B3078 and to Fordingbridge. The dwellings include four semi-detached houses built in 1899, and two early Victorian semi-detached cottages; this style of building is rare within the parish. Stuckton Chapel, a well-proportioned, brick building, is sited by a woodland stream behind the old post office. As in North Gorley, part of the hamlet is outside the National Park boundary and these hamlets are therefore governed by two planning authorities.



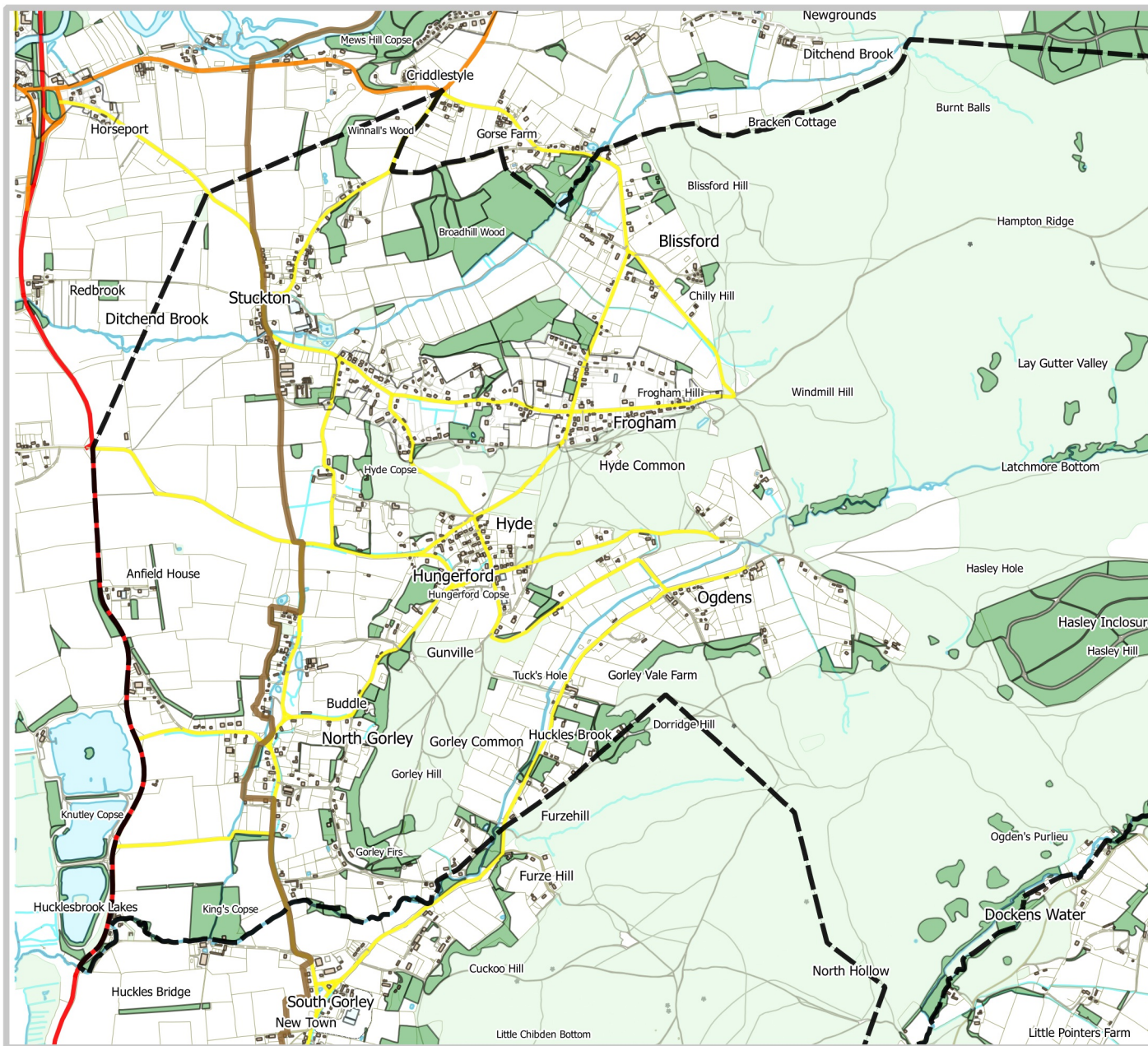
*Thatched Cottages at North Gorley*



*Ogdens from Abbotswell*



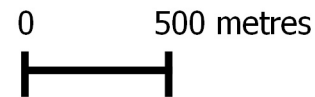
*Stuckton Chapel 1886*



### Built Settlements in Hyde parish

 Hyde CP boundary

 New Forest National Park boundary



## **Buildings and materials**

In Hyde Parish there is a wide variety of housing styles. The earliest houses are timber framed and/or thatched, the oldest dating back to the 1550's, three from the 17<sup>th</sup>, four from the 18<sup>th</sup> and nine from the 19<sup>th</sup> centuries. There are 26 listed buildings in the parish - 21 dwellings, 3 barns, Hyde Church and The Royal Oak public house.

Most of the houses in the Parish were built in the 20<sup>th</sup> Century but some fine examples of older homes visually enhance the village character, provide examples of local and traditional building techniques and materials (such as cob and thatch, and tiled red brick) and demonstrate the historic continuity of the community. A list of buildings which are of particular importance to the village is currently being drawn up.

In the 1950s and 60s planning permission was granted for clusters of small, detached bungalows at Hyde and Frogham. 82% of dwellings are detached; the remainder is made up by semi-detached, terraced and mobile homes.

The variety of the present housing stock is provided by the size and age of the properties and the building materials used.



*1550's thatched cottage*



*Built 1800 to 1900*



*Substantial house 1890's*



*Terraced houses, circa 1887*



*Bungalow 1979*



*Recently rebuilt cottage*

***Homes from the 16<sup>th</sup> to the 21<sup>st</sup> century.***

## **Recommendations**

The Parish Plan showed that residents did not want to see the demolition of vernacular and smaller buildings. Owners and architects are strongly encouraged to keep them wherever possible.

## **Guidelines**

Any new house should be sympathetic to its surroundings and integrated with established landscape features; it should be built close to the location of the original house.

Within the National Park replacement houses should be of no greater floor space than the existing dwelling, and be in proportion to the site on which they are built – traditionally houses are not built right up to their boundaries. They should also be in scale with surrounding properties and the overall settlement pattern of the Parish.

Traditional materials, such as brick, render or thatch, are considered to be the most appropriate for replacement houses. Where brick and tiles are used they should be of a mellow appearance to complement the existing character of the area.

Dwellings in the parish show a progression from early cob and thatch, through brick and slate to brick and tile in the mid to late 20<sup>th</sup> century. Some recent buildings are of wood or of more industrial materials.

At present the majority of houses are of brick, (traditionally mellowed red brick), or of rendered block construction. This diversity gives Hyde its distinctive character.

The most prevalent roofing material is tile, followed by slate and thatch. Gabled roofs are common and nearly all roofs are pitched, traditional pitches on houses are often 40/55%.

Traditionally many houses had outbuildings, often made from corrugated iron, some are still in existence.

Most existing properties have hedges or rural fencing, such as post and rail as boundaries. The traditional form of gateway is the five bar farm type.

Brick walls, high fences and security gates may form a barrier between landscape and built form; these barriers are not characteristic in a landscape where built form and landscape setting are closely inter-related.

The traditional tracks and byeways are surfaced with hoggin or gravel and drives that use these materials reflect that tradition. These materials also help to prevent flooding.



*This extension reflects the original cottage.*

### **Guidelines**

The scale, character and variety of the housing stock in the Parish are important and should be reflected in any new building or extension.

Extensions need to be:

- subtle, borrowing characteristics which reflect the main building without dominating it.
- proportionate to the existing building, adjacent buildings and to the plot.
- appropriate in the choice of materials and details.
- positioned to avoid pressure on adjacent trees, established boundaries and other areas of significant vegetation.

### **Guidelines**

New buildings should have pitched roofs, preferably in keeping with the traditional 40/55° pitch.

Any addition to an existing dwelling provides an opportunity to enhance both form and function. If these opportunities are not taken fully into consideration then the extension risks spoiling the existing structure and its surroundings.

Garages and other outbuildings should be in proportion to the house for which they are built and also to the neighbouring houses and landscape

Extensions should have roofs which complement and reflect the roof of the original building.

Owners, architects and developers are encouraged to take account of the history and environmental impact of the original building and to design any replacement in sympathy with those factors.

The use of new technologies to reduce the carbon footprint of existing buildings is encouraged, where these complement and do not detract from the original character of the building.

Within the rural areas of the National Park the adopted Core Strategy generally only permits new residential development as a replacement for a previously existing dwelling. Replacement dwellings should be of no greater floor space than the existing building. Extensions, which include any conservatories, will be permitted up to 30% of the floor space of the existing dwelling. In the case of small dwellings, replacements and any extensions should not result in a total floorspace of more than 100 sq. m.

An increasing number of dwellings are being extended and double or triple garages are being built. The mixed stock of housing that is characteristic of the Parish is therefore changing.

A number of smaller dwellings have been demolished and replaced by larger houses and this, together with the increasing cost of housing, means that there are virtually no houses at the lower end of our market.

Affordable Housing for local residents is, therefore, an area of concern and the Parish Council is investigating its provision within the Parish, through exception sites.

Approximately 50% of dwellings in the Parish have Common Rights, 7 or 8% of the residents exercise those rights.

### **Residents' Views**

*The traditional form of gate is preferred as is the rural fencing and hedging.*

### **Recommendations**

In order to maintain the character of the community and the Commons, the NPA and the Housing Enabler are asked to ensure that they collaborate with the Commoners' Defence Association to ensure that the housing needs of commoners are met.

The responsible authorities are asked to ensure that any affordable housing development will be built in sympathy with the aspirations of this design statement and that such developments should be small-scale schemes.

### **Guidelines**

#### **Access**

Owners and developers are encouraged to take account of the rural and undeveloped environment that characterises Hyde, to avoid formal entrances with entry phones and to install the traditional style of gate.

### **Guidelines**

#### **Drives**

- Urbanisation of driveways should be avoided and grass verges should be retained. Where new "turn-ins" are proposed care should be taken to ensure that they blend with the surrounding area.
- If a new entrance is made the original entrance should be closed and returned to the character of its surroundings.
- Owners are encouraged to use existing access points to dwellings, and where possible avoid altering them in a way which creates an intrusive visual break in the mix of hedges, verges and rural fencing which characterises the area. It should be borne in mind that many verges are legally protected as part of the New Forest Site of Special Scientific Interest.
- Owners are encouraged to have all driveways and parking areas surfaced with hoggin, gravel or similar natural material to maintain the local character and prevent the risk of flooding.

#### **Boundary Walls / hedges**

Where fences are used, they should be simple and in a material sympathetic to the surrounding areas, such as post and rail or post and wire.

New owners and developers are encouraged to keep the original hedges and mature trees where these exist and to use traditional species such as holly or hawthorn when planting a new hedge.

Many existing trees will be given legal protection through Tree Preservation Order or Conservation Area legislation. Vigorous, hybrid, coniferous hedges are discouraged.

## Conservatories

Many house owners have chosen to add to their properties by building a conservatory. Such structures will often require planning permission and anyone considering building a conservatory should seek advice from the National Park Authority or District Council BEFORE building, because the regulations are complex.

Many conservatories of less than 30m<sup>2</sup> do not need Building Regulations approval provided that they meet certain criteria, however owners should check with the authorities BEFORE building commences.

Although some conservatories will not require local authority consents, aspects of their design can have a fundamental effect on the existing property and on neighbouring properties.

Even an average sized conservatory can have an undesirable impact on a neighbour's garden or it can isolate a living room from the garden and make the house feel darker. However a well-designed conservatory, compatible with the existing property can provide a sympathetic and appealing form of extension.



*This glass "orangery" complements the cottage*

### Guidelines for Conservatories

Owners are asked to consider the following checklist:

- Is the conservatory an appropriate building type? A modest property is best suited to a modest conservatory.
- Is it neighbourly and does it complement its environment?
- Does it reflect appealing aspects of the architectural style of the existing building?
- Do materials and finishes create the right overall appearance and relationship with existing property?
- Does the location of the conservatory spoil the symmetry of the property?
- Does the roof pitch of the conservatory reflect that of the house?

### Guidelines for Conservatories

- The existing property's style and size should be respected or enhanced by the new addition.
- Owners and designers are asked to take account of the roof, proportion, windows and architectural details of the existing building and reflect these in the conservatory.
- The conservatory should not look either weak or bulky – both look unattractive.
- A wholly glass conservatory is preferable to one using plastic or insulated plastic sheeting.
- The glazing should reflect the methods and proportions of the existing property.
- The location of the conservatory should be sympathetic to the symmetry of the existing building



## **Highways and Traffic**

### **Highways**

There are 7 roads leading into the Parish. Access is from the A338 to the west, the B3078 to the North and the Ringwood-Gorley road to the south. The roads are mainly surfaced tracks without foundations and are therefore constantly requiring maintenance. Many of the roads have wide verges and ditches, most are lined with hedges or woodland, these features not only reinforce the rural character of the area but also provide valuable habitat for plants and other wildlife.

### **Road Marking**

Road lining is only used in the vicinity of crossroads. Unbroken roadside white lining has been used from the A338 to Hyde/Frogham.

### **Traffic Signage**

Most signs are non-reflective and are generally in keeping with the rural setting.

### **Pavements**

The only examples of pedestrian pavement are outside the school and in Paddock Close.

### **Kerbing**

There are kerbstones around some roadside gullies. Given the animal-cropped nature of the verges any further kerbing would serve little purpose.

### **Byeways, Tracks and Rights of Way**

The current Public Access map shows a network of 26 Footpaths and 19 Bridleways, around half of these correspond to tracks and paths shown on the Tithe map. There is one cycle track from Abbotswell to Fritham. The possibility of a safe route from the Parish to Fordingbridge, for walkers and cyclists, is currently being considered.



*Abbotswell cycle track*

## **Residents' Views**

### **Highways & Road Signage**

*Residents consider the current level of road marking to be "reasonable". Further marking is not considered appropriate. Residents are in favour of maintaining the number of direction boards at their current level. The use of non-reflective signage is in keeping with residents' wishes. Residents like the rural nature of the lanes and do not want pavements.*

## **Recommendations**

### **Highways and Road Signage**

All signage should be appropriate to the rural environment. Urbanisation of roads and driveways should be avoided. Grass verges should be maintained. The appropriate authorities are asked to take account of residents' views and to avoid the installation of any more pavements.

### **Street Lighting**

There is no street lighting in the Parish.

### **Exterior Lighting**

Commercial lighting and illuminated signage is effectively restricted to licensed premises. The number of domestic security lights is increasing.

### **Drains and Gullies**

Most council installed drainage is for road surface run-off. Owners are responsible for maintaining ditches on their property but in some areas there is confusion over land title and the responsibility for ditching. Some areas are subject to flooding partly due to lack of ditch maintenance.

### **Overhead Wires**

There is a plethora of overhead wires, some of which are redundant; these impinge adversely on the parish environment.

### **Residents' Views**

*Residents want a minimum of commercial and domestic illumination and a reduction in the level of light pollution, particularly that caused by security lighting, which is not movement sensitive but is always on.*

### **Street Lighting**

*Residents want to keep the rural nature of the parish and like the lack of street lighting – they do **not** want it installed.*

### **Recommendations**

#### **Overhead Wires**

Service providers are asked to remove redundant wires, to consider putting overhead wires underground and to ensure that any future provision is underground.

#### **Street Lighting**

Street lighting should not be installed.

#### **Commercial and Domestic Lighting**

All security lights should be angled downwards and masked to minimise their impact on the environment. Security Lighting, which is movement sensitive, is preferred to that which is always on, and should be on a low sensitivity setting wherever possible.



*Overhead wires*





0157

F2182/RAF/1454 26 JUL '56 = 10.532 20" 33333'

↑ North  
Not to Scale

### Aerial Photograph of Hyde Parish 1956

© Crown Copyright/MOD. Reproduced with the permission of the Controller of Her Majesty's Stationary Office.

## APPENDIX 1 PLANNING POLICIES RELEVANT TO THE HYDE VDS

### **The New Forest National Park Authority's Management Plan (2010)**

states the following:

Cumulative impacts on the landscape (page 19)

*Examples of changes contributing to the loss of character include:*

- *increasing suburbanisation of villages, with traditional building features replaced, changes in boundary treatments, greater use of hard surfacing and lighting, and inappropriate scale and design of new buildings;*
- *a general increase in signage and other infrastructure in the countryside;*
- *loss of important trees, hedgerows and features of the historic environment of local value;*
- *decline in the traditional management of meadows, hedgerows and features of the historic environment of local value; and*
- *encroachment on Open Forest Land.*

*Most small-scale changes in the landscape by their nature do not require planning permission. Success in retaining local distinctiveness will therefore depend largely*

*on the interest and involvement of local people and statutory agencies.*

**The New Forest National Park Authority's Core Strategy and Development Management Policies Development Plan Document (2010)** includes the following policies particularly relevant to the VDS:

#### Policy CP2: The Natural Environment

*Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment.*

#### Policy DP1: General Development Principles

*All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness. This includes, but is not restricted to, ensuring:*

- a) *development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout;*

- b) *development respects the natural and built environment, landscape character and biodiversity;*
- c) *materials are appropriate to the site and its setting;*
- d) *amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking of shading; and*
- e) *no adverse impacts associated with traffic or pollution (including noise and light pollution)*  
*New development must also comply with required standards for:*
- f) *car parking;*
- g) *open space; and*
- h) *the Code for Sustainable Homes.*

#### Policy CP7: The Built Environment

*Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the built environment, including local vernacular buildings, archaeological sites and designed landscapes.*

#### Policy CP8: Local Distinctiveness

*Built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual*

*suburbanising effect within the National Park will not be supported.*

#### Policy DP6: Design Principles

*All new development will be required to achieve the highest standards for the design, external appearance and location of new development within the National Park with particular regard to:*

- *enhancing the built heritage of the New Forest;*
- *designing out crime through the use of Secured by Design principles and standards;*
- *ensuring new development is accessible where appropriate;*
- *ensuring new residential development takes account of the lifetime homes principles where appropriate; and*
- *ensuring all new development incorporates sound sustainable design and construction principles and good environmental practices.*

The document goes on to state that development whether of a traditional or modern design should be sympathetic and in keeping with its surroundings. New buildings should have a low (or no) carbon footprint and all new development should make a positive contribution to the National Park particularly through its design, scale and layout.

#### Additional National Park Core Strategy policies relating to topics covered in the VDS include:

Policy DP2: Safeguarding and Improving Water Resources  
Policy CP11: Affordable Housing  
Policy DP10: Replacement Dwellings  
Policy DP11: Extensions to Dwellings  
Policy CP14: Business and Employment Development  
Policy CP15: Existing Employment Sites  
Policy CP17: The Land-based Economy  
Policy DP19: Re-use of Buildings outside the defined villages  
Policy CP19: Access

#### **The New Forest District Core Strategy (2009)** includes the following policies particularly relevant to the VDS:

##### Policy CS1 Sustainable development principles

*All new development will be expected to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment within the Plan Area by:*  
*(a) meeting most development needs within existing communities and, where appropriate to meet Core Strategy objectives, providing for some small developments adjoining the main towns and villages;*

*(b) ensuring a balanced mix of uses where development takes place in environmentally, socially and economically sustainable locations with a good range of services and facilities and is accessible by both car and other transport modes in order that reliance on the private car is minimised (as further developed in Policies CS10 and CS24);*  
*(c) minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly (as further developed in Policy CS3);*  
*(d) ensuring building construction and other forms of development adheres to high environmental standards with particular regard to energy efficiency, water efficiency, use of sustainable materials and the minimisation of waste (as further developed in Policy CS4);*  
*(e) ensuring communities are safe and feel safe, are well served by emergency services and the risks from potential hazards are minimised (as further developed in Policy CS5);*  
*(f) following a sequential approach to flood risk, in line with the requirements of Planning Policy Statement 25: Development and Flood Risk (PPS 25), avoiding the development of previously undeveloped land which is, or will be, at risk from flooding, and managing and reducing flood risk for development on previously developed land where continuing development has wider sustainability benefits to*

*the community, or where there is no reasonable alternative site compatible with other sustainability considerations (as further developed in Policy CS6);*

*(g) ensuring accessibility to a good range of services and facilities, and not putting an unreasonable burden on existing infrastructure and services (as further developed in Policies CS7 and CS8).*

*In order to enable required development to take place, in some cases mitigation measures will be needed to address the impacts of new development on existing infrastructure and on nearby sensitive areas (e.g. international nature conservation designations.)*

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

*Development proposals must protect and, where possible, enhance sites of recognised importance for nature and heritage 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. Measures will be taken, working with other partners, to secure the enhancement, restoration and creation of biodiversity, including measures to adapt to the consequences of climate change, so as to assist in achieving national, county and local biodiversity targets as set out in the Hampshire and New Forest Biodiversity Action Plans.*

#### Additional New Forest District Core Strategy policies relating to topics covered in the VDS include:

Policy CS4: Energy and resource use

Policy CS7: Open spaces, sport and recreation

Policy CS19: Tourism

Policy CS21: Rural economy

Policy CS22: Affordable housing for rural communities