

Breamore Camp Site

Heritage Statement

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1.0 INTRODUCTION

- 1.1 Tetra Tech Planning has been instructed by Breamore Estate Company Ltd. to prepare a Heritage Statement to support a full planning application for the use of the 'Rally Field' for camping and caravans to New Forest District Council (hereafter referred to as NFDC).
- 1.2 This Heritage Statement analyses the application site and surrounding area and sets out the significance of the Estate as a whole and the impact on the significance and setting of those designated and non-designated heritage assets located in the vicinity of the proposed site.

DETAILS OF PROPOSAL

- 1.3 The Town and Country Planning (General Permitted Development) Order (England) 2015 (the 'GDPO') at Part 4 Class B allows for the Temporary Use of Land, for activities such as camping, for no more than 28 days a year. Breamore Estate Company Ltd. are applying for full planning permission to be able to use the site for camping and caravans for up to 120 days of the year, for approximately 50 pitches, as this exceeds the allowance given by Part 4, Class B GPDO regulations. The Estate has historically used this field for rallies with various camping and caravan clubs and this does not appear to have generated any concerns. .
- 1.4 The overall site is approx. 3.5ha in size and is located within the wider Breamore Estate of c. 1,265ha and the registered Breamore Park and Gardens (Historic England registered number: 1000329). It is also situated within an Area of Outstanding Natural Beauty, the Cranbourne Chase and West Wiltshire Downs.
- 1.5 The site is accessed via the A338, Salisbury Road and North Street or via the Breamore House Road. There is a public right of way extending north to south east through the field.
- 1.6 The campsite currently has no fixed buildings on site; it has previously been used for portable accommodation, such as campervans, caravans and tents only. Permanent toilet and welfare facilities are located nearby on the Estate adjacent to the tea rooms and farm shop.
- 1.7 The existing toilet block is a mid-late 19th century building which accommodates male and female toilets and disabled facilities. This level of provision has been beneficial in the past in alleviating the need for any additional permanent structures being built on the proposed field. It is not expected that there will be any significant increase in the use of the current facilities.
- 1.8 The current tea rooms are located to the north of the Farm Shop and are also within easy walking distance of the proposed site. Both the Tea Rooms and the Farm Shop date from the 20th Century and have little heritage significance.

2.0 BACKGROUND

- 2.1 The Breamore Estate covers a total of c. 1,265 ha and includes over 80 listed buildings, two scheduled monuments, a Registered Park and Garden (RPG) and portions of two conservation areas. This statement concentrates on the designated buildings to be directly impacted by the proposed site along with those designated assets in their vicinity which will have their settings and significance affected.
- 2.2 The principal building on this working estate is the Grade II* listed Breamore House, which is set within a Registered Park and Garden comprising woodland to the northwest and formal gardens and parkland to the southeast. The proposed site is approx. 239m southwest of Breamore House.
- 2.3 To the north of the site is St. Mary's Church (Grade I listed); to the east is open parkland; south of the site is agricultural fields and to the west is the museum buildings, tea rooms, toilets and farm shop.
- 2.4 There are four listed buildings in the vicinity; to the northeast are Church Cottage (Grade II listed) and Breamore Cottage (Grade II listed) and a Barn, 10m west of Breamore Cottage (Grade II listed) which is now residential and to the west is Museum Cottage (Grade II listed).

3.0 STATEMENTS OF SIGNIFICANCE

ST MARY'S CHURCH – GRADE 1 LISTED

- 3.1 The Church of St Mary in Breamore dates in part to the late 10th century and is sited within the parkland of the Breamore Estate, about 100m south of the mansion house. It is built principally of flint with stone dressings and stands in a churchyard within the park, it is largely enclosed by mature trees, with several cottages in their own gardens adjacent to the south. Its tower and north wall are partly visible in views across the park from the mansion house.
- 3.2 The significance of this heritage asset is derived principally from the historic and architectural special interest of its built fabric which signals very high levels of architectural and artistic value in terms of construction and detailing, with the early date and subsequent phasing of the development of the building also generating illustrative value.
- 3.3 The church is set within a private churchyard plot surrounded on all sides by historic tree-planting, which screens the building from the wider parkland environment. The churchyard is accessed from the south, although historically there was a separate road access from Breamore House.
- 3.4 The nearby presence of Breamore House and the historic buildings associated with the estate generate high levels of illustrative and architectural value to the wider setting of the church, providing high levels of historic context. With the alteration in layout and approach to the church, and the presence of the Museum buildings to the immediate southwest, a degree of the integrity of the historic streetscape approach to the church has been lost.
- 3.5 The setting of the Church relates to the designated areas of Breamore Conservation Area and Registered Park and Garden. The proposal for a camp site is considered to preserve the significance of the Registered Park and Garden and to generate the lowest level of less than substantial harm to the conservation area. The church is mostly hidden from the wider environs with substantial landscaping, and as the proposal is not related to the Church and its setting, it is therefore considered that the setting and significance of the Church is preserved from harm. The proposal is for temporary structures of tents and caravans which will move from the site and as there will be no permanent structures proposed it is considered that the proposals are acceptable.

BREAMORE HOUSE - GRADE II* LISTED

- 3.6 Breamore House stands towards the centre of the site, on land slightly elevated above the River Avon valley and enjoys extensive views south-east across the park. The significance of this highly designated heritage asset is derived principally from the historic and architectural special interest of its built fabric which exhibits high levels of architectural and artistic value in terms of its age, material construction, legibility of floor plan and stylistic changes.

- 3.7 The setting of this asset relates to the grounds of the Breamore estate, which is covered by dual designations, with the Registered Park and Garden covering the parkland setting of the asset, and the Breamore Conservation Area covering the house, immediate gardens and parkland to the east.
- 3.8 In terms of direct impacts arising from the proposal for the campsite, it is considered that the lowest level of less than substantial harm arises to Breamore House as a consequence of the proposal; the setting of Breamore House would be preserved and there would be no harm arising to the Grade II* listed building as a result of the proposal.
- 3.9 The proposal is for temporary structures of tents and caravans which will move from the site and as there will be no permanent structures proposed it is considered that the proposals are acceptable.

MUSEUM COTTAGE

- 3.10 This Grade II listed building is located approx. 290m to the south of Breamore House. The significance of this asset is derived from the architectural and special interest of its built fabric which derives principally from its early date and the intactness of its built fabric.
- 3.11 The setting of this heritage asset principally relates to its orientation along the southern side of the roadway which leads towards the church, its position within its rectangular plot and its wider rural setting. It is principally seen when approaching it from the east along the roadway from the church and shares co-visibility with the current 20th century tearoom building and part of the 19th century building which houses the toilet facilities. From the south, the view is partially broken by a mature hedgerow which defines the asset's plot boundary.
- 3.12 Whilst the proposal for the camp site does generate a change in the setting, there is no material difference in terms of heritage impacts, the contribution would remain neutral and the significance of the asset is considered to be preserved.
- 3.13 The proposal is for temporary structures of tents and caravans which will move from the site and as there will be no permanent structures proposed it is considered that the proposals are acceptable.

BREAMORE COTTAGE

- 3.14 This Grade II listed building is located approx. 232m to the southeast of Breamore House and approx. 71m from the proposed camp site. The significance of this asset is derived from the architectural and special interest of its built fabric which derives principally from its early date and the intactness of its built fabric.
- 3.15 The setting of this heritage asset principally relates to its proximity to St. Mary's Church and its wider rural setting. It is principally seen when approaching it from the west along the access roadway from the church.

- 3.16 Whilst the proposal for the camp site does generate a minimal change in the setting, there is no material difference in terms of heritage impacts, the contribution would remain neutral and the significance of the asset is considered to be preserved.
- 3.17 The proposal is for temporary structures of tents and caravans which will move from the site and as there will be no permanent structures proposed it is considered that the proposals are acceptable.

CHURCH COTTAGE

- 3.18 This early 19th century cottage is a Grade II listed building located approx. 232m to the southeast of Breamore House and approx. 48m from the proposed camp site.
- 3.19 The significance of this asset is derived from the architectural and special interest and intactness of its built fabric.
- 3.20 The setting of this heritage asset principally relates to its proximity to St. Marys Church and its wider rural setting. It is principally seen when approaching it from the west along the access roadway from the church.
- 3.21 Whilst the proposal for the camp site does generate a minimal change in the setting, there is no material difference in terms of heritage impacts, the contribution would remain neutral and the significance of the asset is considered to be preserved.
- 3.22 The proposal is for temporary structures of tents and caravans which will move from the site and as there will be no permanent structures proposed it is considered that the proposals are acceptable.

BARN 10 METRES WEST OF BREAMORE COTTAGE

- 3.23 Formerly listed as House GV, it is located approx. 217m from Breamore House and approx. 38m from the proposed camp site. The Grade II listed, 17th century small barn now a residential dwelling sited adjacent to Church Cottage.
- 3.24 The setting of this heritage asset principally relates to its proximity to St. Marys Church and its wider rural setting. It is principally seen when approaching it from the west along the access roadway from the church.
- 3.25 Whilst the proposal for the camp site does generate a minimal change in the setting, there is no material difference in terms of heritage impacts, the contribution would remain neutral and the significance of the asset is considered to be preserved.
- 3.26 Images 1 and 2 below show the four assets in relation to the proposed camp site and Breamore House and St Mary's Church.



Images 1– original image courtesy of Historic England



Image 2 – courtesy of Google Earth

REGISTERED PARK AND GARDENS

- 3.27 Breamore Park and Garden is comprised of dense woodland set on higher ground to the northwest of Breamore House, formal ornamental gardens to the northeast, while the land to the south and east is largely comprised of open pasture interspersed with clumps of trees. The open nature of this area affords panoramic views out towards the River Avon and beyond. An important feature of the parkland is the bank of mature trees which stretch from the church westwards, largely splitting the views of the church, walled garden and buildings within the village to the south.
- 3.28 The setting of Breamore Registered Park and Garden relates principally to its position within the wider surrounding agricultural landscape. Its north and west boundaries are delineated by belts of mature trees while its southern boundary largely follows the route of the lane which runs east from the entrance of the park towards Dog Kennel Farm before turning north across open fields. The eastern section of the park which contains the Grade II* listed Breamore House lies within the Breamore Conservation Area.
- 3.29 The surrounding rural landscape and built form within the conservation area are considered to make a positive contribution to the overall significance of the park and garden. With regards to the proposal, in terms of how the garden is experienced, harm is not expressly perceived or experienced and it is considered that, on balance, its significance would be preserved.
- 3.30 The proposal is for temporary structures of tents and caravans which will move from the site and as there will be no permanent structures proposed it is considered that the proposals are acceptable.

4.0 CONTRIBUTION OF LANDSCAPE SETTING

- 4.1 The boundary treatments used within the Estate are of importance to the character and appearance of the Conservation Area. Within the parkland the natural woodland has been cleared selectively to demarcate the various building groups within the estate. The perimeter of the estate parkland is protected with high brick walls, hedges and trees which offer privacy for its inhabitants and any activities being held on the Estate. The historic trackways which cross the Conservation Area are often lined with hedges and low wooden fencing.
- 4.2 The large areas of green space included within the Conservation Area contribute to its character and appearance. Much of the space between Breamore and Upper Street, and to the north-east of the Conservation Area, is flat open marshland which has undergone little recent change. The flat topography of this farmland allows unimpeded views across large sections of the Conservation Area, so significant buildings can be experienced in a wide context. Within the Breamore estate the green space has a planned character which intentionally enhances the settings of the buildings.
- 4.3 Trees are a prominent feature of the whole Conservation Area, most notably within the parkland, where dense wooded areas separate the various building groups and define the perimeter. The narrow trackways which traverse the marshland are lined with trees and hedgerows, dividing the roads from the flat farmland on either side. The eastern side of the Conservation Area is particularly populated with trees which line Salisbury Road, historic meadow boundaries and the riverbank itself.
- 4.4 St Mary's Church and Breamore House are identified as the most important landmarks in the Conservation Area. The linear view along Upper Street is also significant as it displays a high number of vernacular buildings in the context of the estate's main approach.
- 4.5 The significance of the Conservation Area relates to the architectural and historic interest provided by the listed buildings. The historic relationship between the Breamore estate parkland, the farmhouses and cottages and the agricultural landscape is still legible through the surviving topography and buildings. The relative uniformity in building materials and the intermingling of vernacular cottages with ancient meadows and trees lends the Conservation Area a scenic quality. The appearance of the Conservation Area is positively enhanced by its relationship with surrounding agricultural landscape, marshes and the riverbank.
- 4.6 The view from Breamore House towards the proposed camp site is mostly restricted by the mature trees and hedging surrounding St Mary's Church. Visibility of the site would only be accessed via the Estate road heading south west as shown in image 3 below.



Image 3 – courtesy of Google Earth – showing view from Breamore House towards proposed site.

5.0 POLICY

5.1 In accordance with Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, this statement draws together available information on the designated and non-designated heritage assets which potentially could be impacted by the proposal.

Planning (Listed Building and Conservation Areas) Act 1990

5.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

5.3 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.4 Section 69 of the Act requires local authorities to define as conservation areas ‘any areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

5.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework 2021 (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

5.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 5.7 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 5.8 Heritage Assets are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 5.9 Designated Heritage Assets comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 5.10 Significance is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 5.11 Setting is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 5.12 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- 'Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles.'*
- 5.13 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 5.14 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 5.15 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

5.16 Paragraph 18a-013 concludes:

'The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.'

5.17 Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

'What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.'

5.18 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

'Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.'

5.19 Paragraph 203 states:

'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

5.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

5.21 The New Forest District Council Local Plan 2016 – 2036 Part 1: Planning Strategy, together with the saved policies from the First Alteration Plan 2005, the Local Plan Part 1 Core Strategy (2009) and Part 2: Sites and Development Management (2014). forms the Local Development Plan. The Planning Strategy contains strategic policy ENV3 Design Quality and Local Distinctiveness, as follows:

‘All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:

- *Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;*
- *Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and*
- *Attractive: visually appealing and enjoyable to be in.’*

5.22 New development will be required to:

- i. *Create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features;*
- ii. *Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity;*
- iii. *Create buildings, streets and spaces which are accessible to those with disabilities or of reduced mobility, that are safe and easy to navigate, and that minimise opportunities for anti-social and criminal behaviour or other public threats;*
- iv. *Integrate sufficient car and cycle parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street, highway safety, emergency or service access or to pedestrian convenience and comfort;*
- v. *Incorporate design measures that improve resource efficiency and climate change resilience and reduce environmental impacts wherever they are appropriate and capable of being effective, such as greywater recycling and natural heating and cooling, and the use of Sustainable Drainage Systems (SuDS);*
- vi. *Provide appropriately designed green spaces including sufficient planting, and where applicable: provision for play, sports and natural green spaces for recreational mitigation; and*

viii. *Enhance the sense of place by ensuring that buildings, streets and spaces are attractive to look at through good architecture, landscape and street design.*

3.23 The saved policy of the 2005, 2009 and 2014 documents relevant to this assessment is: Policy DM1 from the 2014 Part 2: Sites and Development Management plan, which replaces policy CS3 from the 2009 Core Strategy and C2 from the 2005 Local Plan First Alteration. The policy is as follows:

Policy DM1: Heritage and Conservation

- a) Development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets. In particular:
- All heritage assets will be protected in proportion to their significance. The more significant the heritage asset, the greater the presumption in favour of its conservation.
 - Development proposals should conserve or enhance the significance, character and appearance of heritage assets.
 - Any development that may affect archaeological remains should demonstrate the likely impact upon the remains and where appropriate include mitigation measures to reduce that impact. Any information gained as a result of the investigation should be publicly available.
 - Development proposals should respect historic road, street and footpath patterns that contribute to the character and quality of an area.
- b) In assessing the impact of a proposal on any heritage asset, account will be taken of:
- the impact of the proposal on the heritage asset and its significance, with regard to the nature of the significance of the heritage asset and the value that it holds for this and future generations
 - the impact of the proposal on the setting of the heritage asset
 - the impact of the proposal on public access to, and enjoyment and appreciation of, the heritage asset.

If there would be harm to the heritage asset, account will be taken of:

- how any conflict between climate change objectives and the conservation of the heritage asset is addressed and mitigated
- whether the public benefits of a proposal outweigh any harm caused to the heritage asset. Exceptions to the principle of safeguarding heritage assets from inappropriate development will only be considered where substantial harm is avoided and where the public benefits of a proposed development can be clearly demonstrated to outweigh the level of harm to the significance of the heritage asset.

- c) Where appropriate and necessary to secure the long term future of a heritage asset, in particular where it is in a poor condition or at risk, an exception may be made to other local plan policies, providing:
- the nature of the heritage asset means it is not suitable for all reasonable uses of the site which accord with local plan policies
 - the proposal will not materially harm the significance of the heritage asset and its setting, and is sympathetic to its conservation.
 - any variance in, or departure from, other policies is minimised to that necessary to secure the heritage asset, and the benefits of securing the long term conservation of the heritage asset outweigh the disbenefits.
- d) The local planning authority will work with others, and in particular with local communities, to identify, record and give appropriate recognition to heritage assets not subject to a national designation, but which are of local significance.

Supplementary Planning Guidance

- 3.24 The Breamore Village Design Guidance Statement has been adopted by the local planning authority but does not form part of the development framework.
- 3.25 There is no Conservation Area Appraisal available for Breamore and Whitsbury Conservation Areas.

Neighbourhood Planning

- 3.26 There is currently no Neighbourhood Plan in preparation for Breamore.

6.0 CONCLUSION

- 6.1 Tetra Tech have prepared this statement to support a planning application to NFDC for Breamore Estate Company Ltd. Permission is sought to increase the number of days that the camp site can be used throughout each year from 28 days per year to up to 120 days per year, for up to 50 pitches.
- 6.2 It has been demonstrated that the scheme responds to the key objectives of the NPPF and accords with planning policy at both the national and local level.
- 6.3 The proposed development relates well to the surrounding area and is served by local services and facilities. The impact on the surrounding historic buildings is considered to be minimal and there will be negligible impact on the Registered Park and Garden, Breamore House or St Mary's Church.
- 6.4 Increasing the number of opening days will assist with relieving harmful pressures on any sensitive parts of the New Forest National Park and will help to meet local recreational needs.
- 6.5 The site has been used for camping for a long time and has not, to our knowledge, generated any complaints and would be a beneficial use of the site to generate income which in turn will support the economy of the Estate and the preservation of the listed buildings. Whilst it is accepted that the site is located within the Estate and proximity of several listed buildings, the proposals will only be for a small part of the year and for a limited number of pitches with no permanent structures proposed.