New Forest National Park
Submission draft Local Plan 2016 – 2036

Strategic Housing Land Availability Assessment (SHLAA)

January 2018

Appendix B – Sites with development potential
Appendix B: Sites considered to have potential for housing development

<table>
<thead>
<tr>
<th>Reference</th>
<th>25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Land at Tom Tiddler’s Ground, south of Fawley Power Station</td>
</tr>
<tr>
<td>Parish</td>
<td>Fawley</td>
</tr>
<tr>
<td>Summary of Suitability</td>
<td>The greenfield site is a designated SINC and includes areas at risk from flooding. Development is only considered suitable on the site if the exceptional circumstances required to justify major development in a National Park (currently set out in paragraph 116 of the NPPF) are all met. Housing on the site is only suitable as an integral part of the wider Power Station redevelopment and cannot be supported in isolation.</td>
</tr>
<tr>
<td>Summary of Availability</td>
<td>The site has been put forward by the landowner as being available for development. Adjacent land within the same ownership offers the potential for mitigation measures and the enhancement of the wider National Park landscape, habitats and access network to help ameliorate the impacts of the development (in accordance with the requirements of paragraph 116 of the NPPF).</td>
</tr>
<tr>
<td>Summary of Achievability</td>
<td>The wider Power Station site has been the subject of a viability study jointly commissioned by the NPA and NFDC. The viability assessment concludes that some development within the National Park is necessary to help achieve a comprehensive redevelopment of the Power Station site.</td>
</tr>
<tr>
<td>Site Area</td>
<td>The total site amounts to 51 hectares. It is proposed to develop around 8 hectares (around 15% of the site) of land within the National Park for housing as part of the wider redevelopment of the former Power Station site.</td>
</tr>
<tr>
<td>Estimated Yield</td>
<td>The 8ha site within the National Park could accommodate circa 120 dwellings as part of the comprehensive redevelopment of the adjacent brownfield Fawley Power Station site which would deliver around 1,400 dwellings.</td>
</tr>
</tbody>
</table>
### Reference
29

### Site Address
Land south of Church Lane, Sway

### Parish
Sway

### Summary of Suitability
The site immediately adjoins the existing defined village boundary of Sway and is well located for public transport links and the services within the village centre (including the school and train station). The part of the site outside the New Forest SPA 400 metre zone is considered to be suitable for residential development. The existing tree boundaries should be protected and a further 1 hectare of adjoining land could offer further community benefits as informal open space provision.

### Summary of Availability
The land is in single ownership and the landowner has stated that the site is available for housing development.

### Summary of Achievability
There are no covenants on the land and the Authority’s viability assessment (2017) indicates that policy compliant development (in terms of dwelling sizes and affordable housing provision) is achievable on the site.

### Site Area
The whole site extends to circa 4.8 hectares. Residential development would be limited to the part of the site outside the New Forest SPA 400m zone (around 1.1 hectares). In addition to housing, the site could also provide around 1 hectare of public open space.

### Estimated Yield
On the basis of development being focused on the 1.1ha of the site beyond the New Forest SPA 400m zone, the site could deliver around 40 dwellings.
<table>
<thead>
<tr>
<th>Reference</th>
<th>61</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Garage Site, Foldsgate Close, Lyndhurst</td>
</tr>
<tr>
<td>Parish</td>
<td>Lyndhurst</td>
</tr>
<tr>
<td>Summary of Suitability</td>
<td>This small brownfield site is located within the defined village boundary of Lyndhurst and has good pedestrian access to the services in the village centre. Development would have no landscape impact, although the site is located close to the New Forest’s national and international habitat designations meaning that developer contributions would be required towards habitat mitigation measures. The owner of the site would need to ensure the current users of the garages have come to the end of any contracts they have with the District Council. Consideration may need to be given to alternative parking provision in the area.</td>
</tr>
<tr>
<td>Summary of Availability</td>
<td>The landowner indicates that the site is not immediately available for development, but would be available by 2020.</td>
</tr>
<tr>
<td>Summary of Achievability</td>
<td>The site is in single ownership and development is considered achievable.</td>
</tr>
<tr>
<td>Site Area</td>
<td>275 square metres (0.027 hectares)</td>
</tr>
<tr>
<td>Estimated Yield</td>
<td>2 dwellings – based on the landowner’s ‘Call for Sites’ submission.</td>
</tr>
</tbody>
</table>
Ne
New Forest National Park Submission draft Local Plan 2016 - 2036
Strategic Housing Land Availability Assessment

Reference
62

Site Address
Curtilage of Robertshaw House, Foldsgate Close, Lyndhurst

Parish
Lyndhurst

Summary of Suitability
The site lies within the defined village boundary of Lyndhurst and is adjacent to existing residential development. The site has good access to the services and facilities in Lyndhurst. The site is located close to the New Forest’s national and international habitat designations meaning that developer contributions would be required towards habitat mitigation measures.

Summary of Availability
The landowner indicates that the site would be available within the next 5 years.

Summary of Achievability
The land is within a single landownership and there are no known impediments to it coming forward in terms of viability.

Site Area
0.045 hectares

Estimated Yield
The site has the capacity for around 12 residential units. This is based on the density proposed by the landowner in their ‘Call for Sites’ submission and reflects the flatted scheme adjacent to the site.
<table>
<thead>
<tr>
<th>Reference</th>
<th>78</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Former Lyndhurst Park Hotel, Lyndhurst</td>
</tr>
<tr>
<td>Parish</td>
<td>Lyndhurst</td>
</tr>
<tr>
<td>Summary of Suitability</td>
<td>The part-brownfield site is well located on the edge of the village of Lyndhurst, although outside the defined village boundary as illustrated on the Policies Map. The site is close to the various services and public transport links serving the village and benefits from an existing access. The site is also in a sensitive location at one of the main ‘gateways’ into Lyndhurst, within the Conservation Area and immediately adjacent to internationally protected habitats to the east. Redevelopment proposals for the site would need to factor in these important considerations.</td>
</tr>
<tr>
<td>Summary of Availability</td>
<td>Through their representations on the Local Plan review, the current landowner has stated that the site is available and can be developed within the next 5 years.</td>
</tr>
<tr>
<td>Summary of Achievability</td>
<td>The developer has stated that the site is achievable and this has been broadly tested through the Authority’s Whole-Plan viability assessment, as well as an assessment undertaken by the current landowner.</td>
</tr>
<tr>
<td>Site Area</td>
<td>The site extends to 1.61 hectares.</td>
</tr>
<tr>
<td>Estimated Yield</td>
<td>The site is considered to have potential for around 50 dwellings as part of the redevelopment of the site.</td>
</tr>
</tbody>
</table>
### Reference
84

### Site Address
Redmayne Engineering Site, Station Approach, Brockenhurst

### Parish
Brockenhurst

### Summary of Suitability
This is a sustainably located site within the Defined Village boundary of Brockenhurst. The site is close to local facilities and transport links and is a brownfield site. The site is also within 400m of the New Forest SPA and therefore any development would be required to contribute towards habitat mitigation measures.

The previous use of the site was for employment and a planning application submitted for solely residential use in 2014 was refused, partly due to the loss of the employment site. A mixed-use development, retaining the employment uses with some additional housing would be in line with local planning policies and would be a suitable use for the site.

### Summary of Availability
There have been pre-application enquiries on the site for residential use and/or mixed use and the brownfield site is considered to be available.

### Summary of Achievability
No legal issues have been identified and the development of the site is considered achievable.

### Site Area
The site extends to 0.4 hectares

### Estimated Yield
10 dwellings as part of a mixed use development.
# New Forest National Park Submission draft Local Plan 2016 - 2036

## Strategic Housing Land Availability Assessment

### Reference
86

### Site Address
Land at the junction of Sway Road and The Rise, Brockenhurst

### Parish
Brockenhurst

### Summary of Suitability
The site lies within the Defined Village boundary of Brockenhurst, close to local services and transport links. The site also lies in close proximity to protected habitats, and therefore any development would be required to contribute towards habitat mitigation measures.

Given the site’s location with the Defined Village boundary, close to services, and adjoining residential areas, it is considered to be suitable for residential development in principle.

### Summary of Availability
The site was not put forward through the ‘Call for Sites’ process and therefore its availability is unknown.

### Summary of Achievability
No legal issues have been identified and the development of the site is considered achievable.

### Site Area
The site covers 0.91 hectares.

### Estimated Yield
It is estimated that the site could accommodate around 5 dwellings, possibly through a flatted development.
Reference 87

Site Address Waters Green Garage, Waters Green, Brockenhurst

Parish Brockenhurst

Summary of Suitability The site lies within the Defined Village boundary of Brockenhurst and is a brownfield site. Planning permission has been granted on the site in the past for a mixed-use development including two residential units. The redevelopment of the site would not have a landscape impact of the National Park given the site’s location. The site is adjacent to protected habitats and therefore contributions towards habitat mitigation measures would be required.

Summary of Availability The site was not put forward through the ‘Call for Sites’ process and therefore its availability is unknown.

Summary of Achievability No legal issues have been identified and the development of the site is considered achievable. The previous consent on the site required land within the development site owned by the Forestry Commission to be returned to grazing.

Site Area The site covers 0.1 hectares

Estimated Yield A previous consent on the site was for 2 houses; office building; 2 office units
Reference | 88  
--- | ---  
Site Address | Land at Railway Station, Brockenhurst, SO42 7TW  
Parish | Brockenhurst  
Summary of Suitability | The brownfield site is located within the Defined Village boundary of Brockenhurst, although separated from the main part of the village by the railway line. Access is through the railway car park which would be an important consideration should site come forward for development. The site also lies adjacent to protected habitats and therefore contributions towards habitat mitigation measures would be required.  
Summary of Availability | Unclear - The site has not been promoted by the landowner through the Authority’s Call for sites process or Local Plan Review but has been cited by others as developable.  
Summary of Achievability | Unclear – access to the site would need to be investigated. The existing planning policies for the National Park – and those in the Submission draft Local Plan – support the principle of the site being redeveloped.  
Site Area | 0.35 hectares  
Estimated Yield | 10 dwellings
New Forest National Park
Submission draft Local Plan 2016 - 2036
Strategic Housing Land Availability Assessment

Reference 90

Site Address 128, Lyndhurst Road, Ashurst
Parish Ashurst & Colbury

Summary of Suitability This small brownfield site is located within the defined village boundary of Ashurst and is considered to be suitable for development. The site is surrounded by residential properties and is well located in terms of the services and transport links within Ashurst.

Summary of Availability The site was not put forward through the ‘Call for Sites’ process and therefore its availability is unknown.

Summary of Achievability No legal issues have been identified and the development of the site is considered achievable.

Site Area 0.05 hectares
Estimated Yield 2 dwellings.
### Reference
129

### Site Address
Land at Whartons Lane, Ashurst

### Parish
Ashurst and Colbury

### Summary of Suitability
The site, which immediately adjoins the existing settlement boundary, is identified as being suitable for housing development. The site has been promoted for housing development by the landowner through the ‘Call for Sites’ process and had also been identified as part of the settlement boundary review process. The site is well related to the existing development, school and recreation ground. It is not in close proximity to the New Forest's Natura 2000 sites or areas at risk from flooding.

### Summary of Availability
The land is within the single ownership of a developer who have confirmed that the suit is available for residential development through the Local Plan.

### Summary of Achievability
The landowner has confirmed that the site is available for development and a range of preliminary studies have been undertaken. The Authority’s own whole-Plan Viability Assessment has concluded that policy-compliant residential development on the site is viable.

### Site Area
The site extends to 2.5 hectares.

### Estimated Yield
It is estimated that the site could accommodate circa 60 dwellings. This is based on the site area and the need to protect the Root Protection Zones of the trees that fringe the site.
<table>
<thead>
<tr>
<th>Reference</th>
<th>123</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Land adjoining Cranleigh Paddock Residential Home, Calpe Avenue, Lyndhurst</td>
</tr>
<tr>
<td>Parish</td>
<td>Lyndhurst</td>
</tr>
<tr>
<td>Summary of Suitability</td>
<td>The site is located within the defined village boundary of Lyndhurst and it is stated that it should become available for development within the next 5 years. The site is located within a predominantly residential area with good access to the services and facilities within Lyndhurst.</td>
</tr>
<tr>
<td>Summary of Availability</td>
<td>The site has been put forward through the ‘Call for Sites’ process as being available for residential development.</td>
</tr>
<tr>
<td>Summary of Achievability</td>
<td>No specific issues have been identified in terms of achieving residential development on the site.</td>
</tr>
<tr>
<td>Site Area</td>
<td>0.35 hectares</td>
</tr>
<tr>
<td>Estimated Yield</td>
<td>Based on the ‘Call for Sites’ submission, it is estimated that the site could accommodate 18 dwellings.</td>
</tr>
</tbody>
</table>
### Reference
180

### Site Address
Lyndhurst Magistrates’ Court, Pikes Hill, Lyndhurst

### Parish
Lyndhurst

### Summary of Suitability
This is a brownfield site within a Defined Village of Lyndhurst and is well located for the services and facilities within the village centre. The site has been available and marketed since its closure in 2011 with no potential redevelopment forthcoming. Given its brownfield status and location within the Defined Village boundary, it is considered to be suitable for an element of residential development as part of a mixed use redevelopment. The site has been included on the Authority's Brownfield Register (December 2017).

### Summary of Availability
The site has been on the market for some time and is therefore considered to be available.

### Summary of Achievability
No specific issues have been identified in terms of achieving residential development on the site.

### Site Area
The site area amounts to 0.05 hectares.

### Estimated Yield
The site has an estimated capacity of 5 dwellings.
<table>
<thead>
<tr>
<th>Reference</th>
<th>181</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Land adjacent to St George’s Hall, Calshot</td>
</tr>
<tr>
<td>Parish</td>
<td>Fawley</td>
</tr>
<tr>
<td>Summary of Suitability</td>
<td>The site is located adjacent to the existing housing within the village and the landowner has confirmed that the land is available and suitable for development. The site has the potential to provide a mix of dwellings to diversify the local housing stock, as well as providing new cemetery space. Although the village of Calshot has limited facilities at present, the redevelopment of the Fawley Power Station site will significantly improve local services, facilities, transport links and employment opportunities. The important trees on the site are protected through a number of Tree Preservation Orders.</td>
</tr>
<tr>
<td>Summary of Availability</td>
<td>The landowner has confirmed that the land is available and suitable for development.</td>
</tr>
<tr>
<td>Summary of Achievability</td>
<td>The landowner has confirmed that the land is available and that residential development on the site – alongside the cemetery use that was consented in December 2016 is achievable.</td>
</tr>
<tr>
<td>Site Area</td>
<td>The whole site extends to 2.5 hectares.</td>
</tr>
<tr>
<td>Estimated Yield</td>
<td>30 dwellings as part of a mixed use development.</td>
</tr>
</tbody>
</table>