



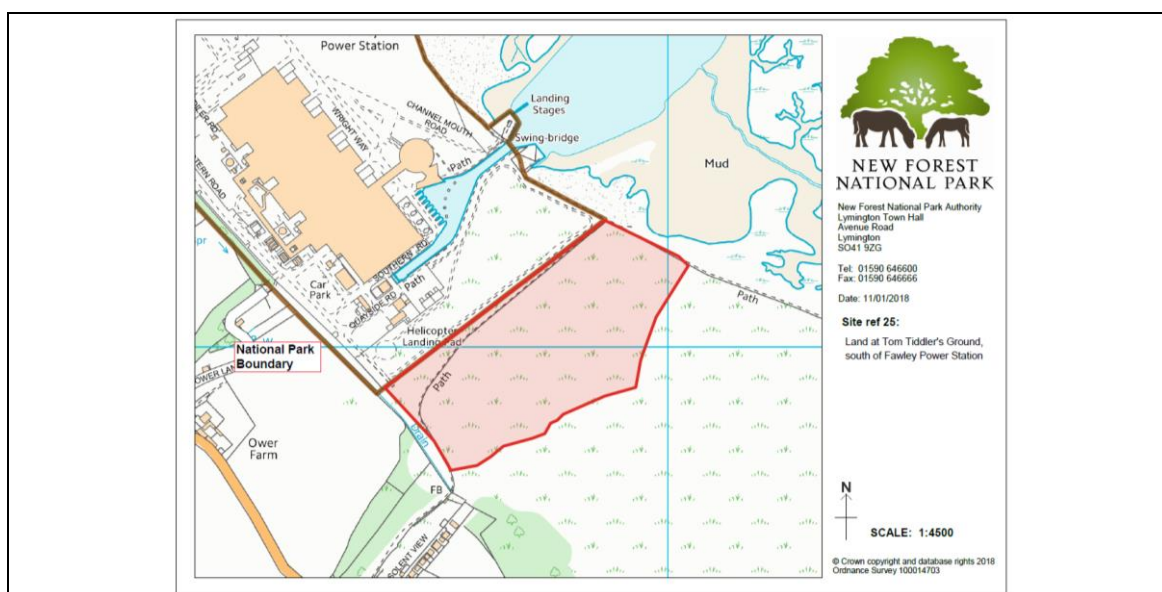
**New Forest National Park
Submission draft Local Plan 2016 – 2036**

**Strategic Housing Land Availability Assessment
(SHLAA)**

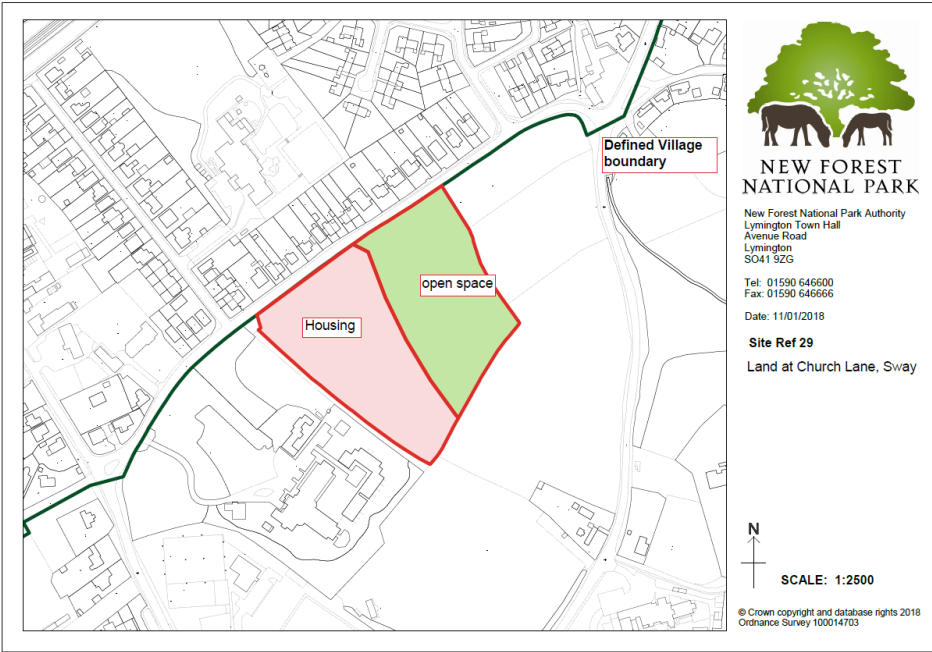
January 2018

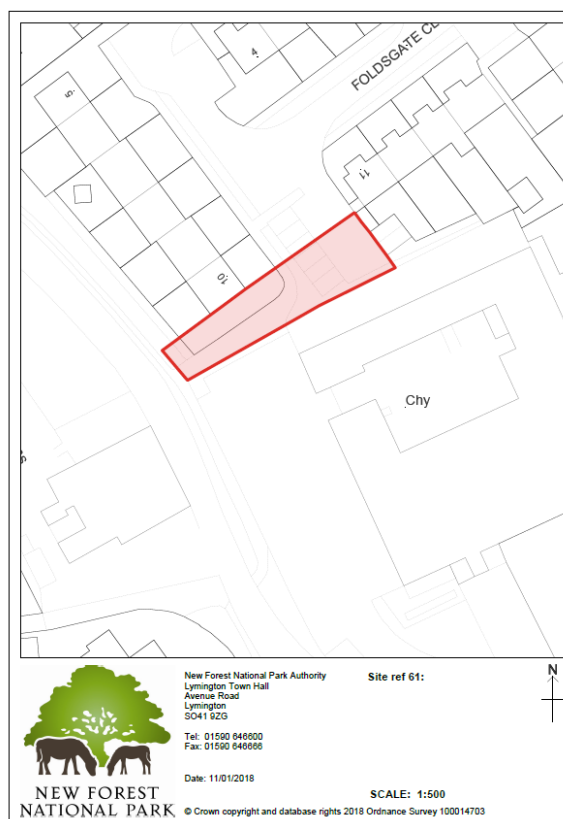
Appendix B – Sites with development potential

Appendix B: Sites considered to have potential for housing development

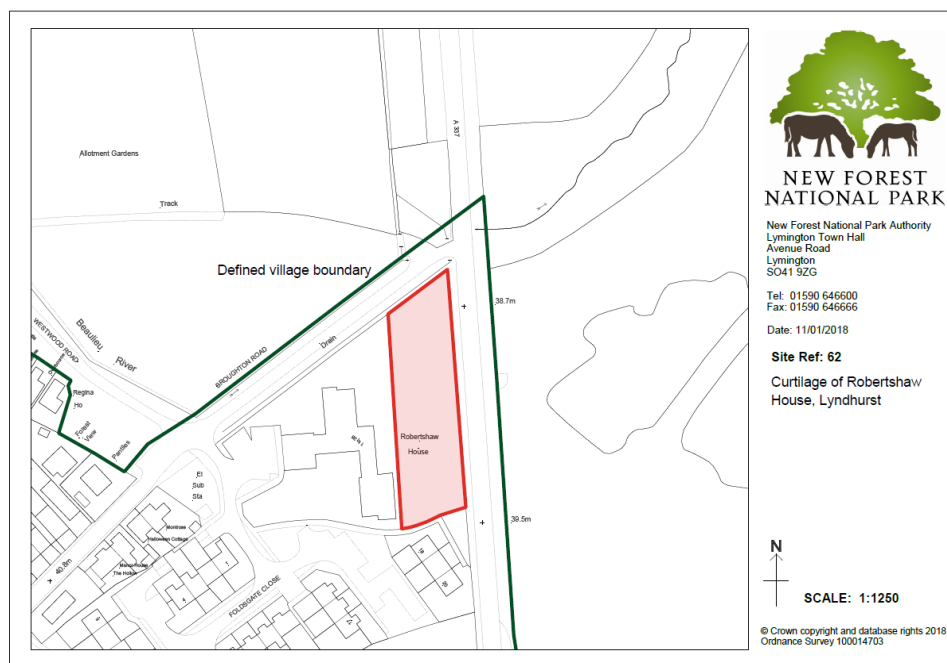


Reference	25
Site Address	Land at Tom Tiddler's Ground, south of Fawley Power Station
Parish	Fawley
Summary of Suitability	The greenfield site is a designated SINC and includes areas at risk from flooding. Development is only considered suitable on the site if the exceptional circumstances required to 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.
Summary of Availability	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).
Summary of Achievability	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.
Site Area	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.
Estimated Yield	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.

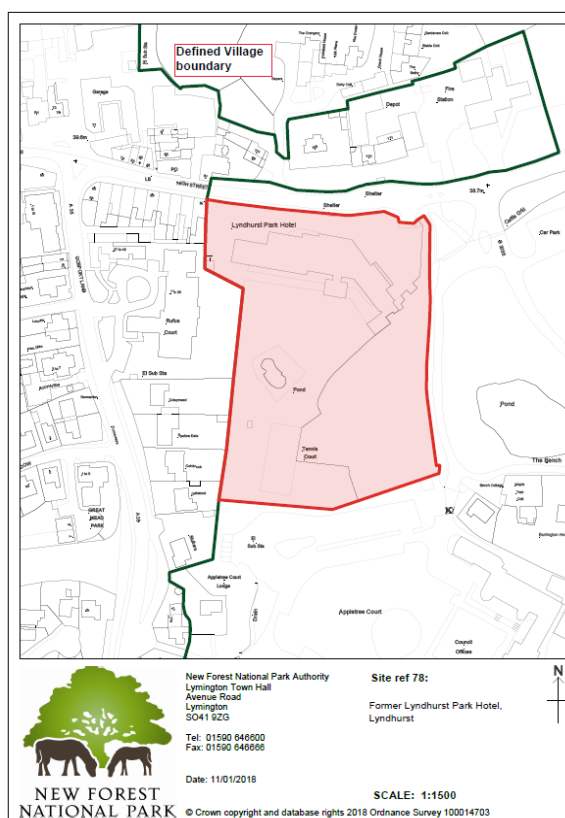
 <p>The map shows a defined village boundary in Sway. Within this boundary, a red-shaded area is labeled 'Housing' and a green-shaded area is labeled 'open space'. The map includes a north arrow, a scale of 1:2500, and contact information for the New Forest National Park Authority.</p> <p>NEW FOREST NATIONAL PARK New Forest National Park Authority Lymington Town Hall Avenue Road Lymington SO41 9ZG Tel: 01590 646600 Fax: 01590 646666 Date: 11/01/2018 Site Ref 29 Land at Church Lane, Sway</p> <p>SCALE: 1:2500 © Crown copyright and database rights 2018 Ordnance Survey 100014703</p>	
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.



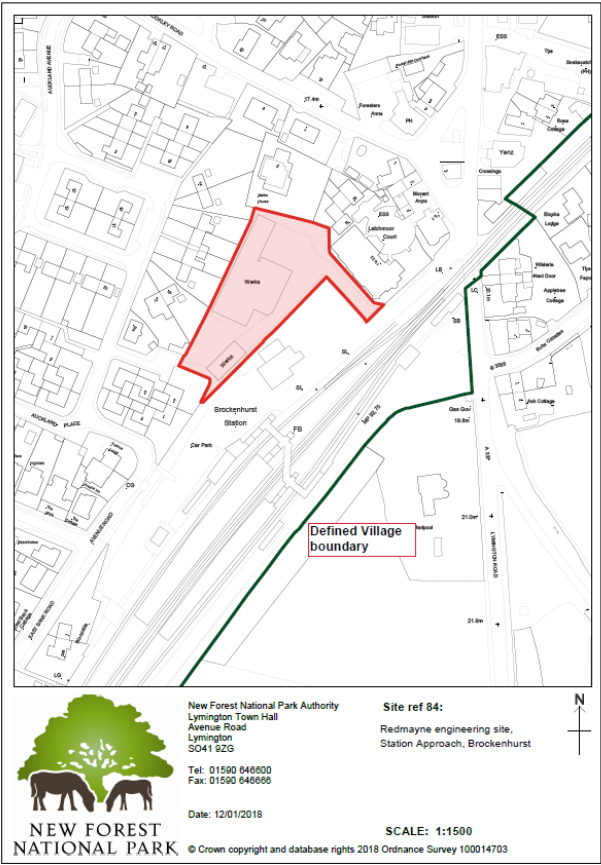
Reference	61
Site Address	Garage Site, Foldsgate Close, Lyndhurst
Parish	Lyndhurst
Summary of Suitability	This small brownfield site is located within the defined village boundary of Lyndhurst and has good pedestrian access to the services in the village centre. Development would have no landscape impact, 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.
Summary of Availability	The landowner indicates that the site is not immediately available for development, but would be available by 2020. .
Summary of Achievability	The site is in single ownership and development is considered achievable.
Site Area	275 square metres (0.027 hectares)
Estimated Yield	2 dwellings – based on the landowner's 'Call for Sites' submission.

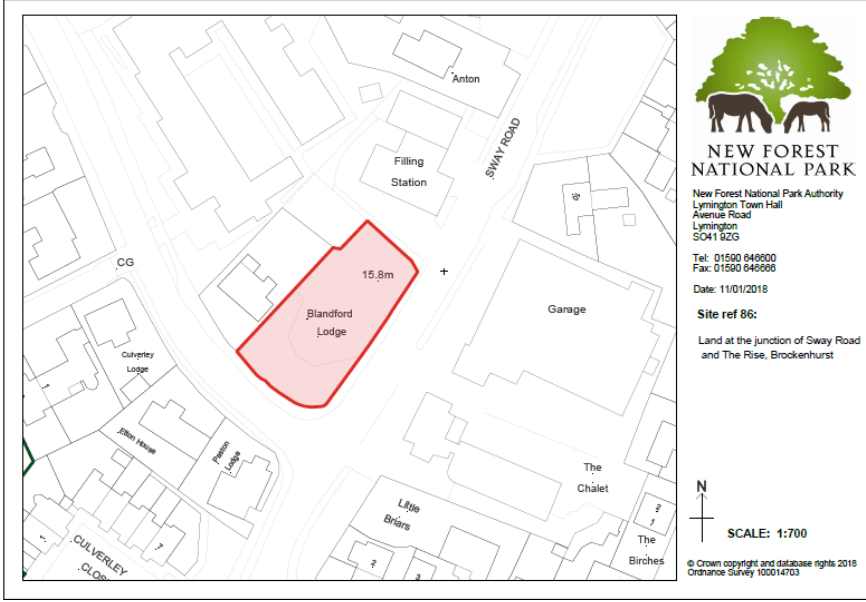


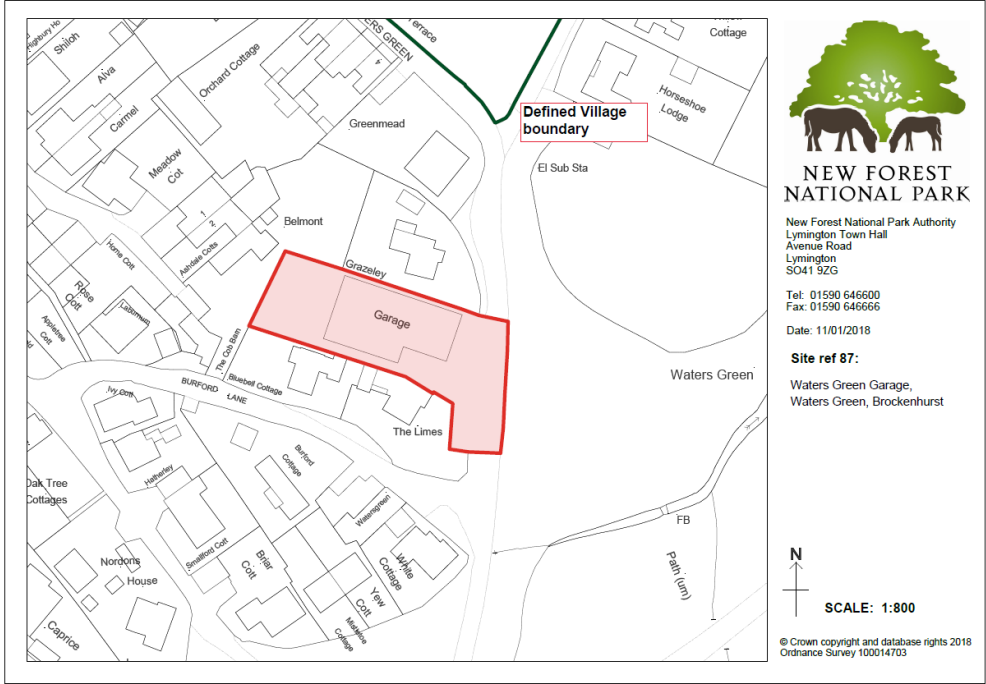
Reference	62
Site Address	Curtilage of Robertshaw House, Foldsgate Close, Lyndhurst
Parish	Lyndhurst
Summary of Suitability	The site lies within the defined village boundary of Lyndhurst and is adjacent to existing residential development. The site has good access to the services and facilities in Lyndhurst. 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.

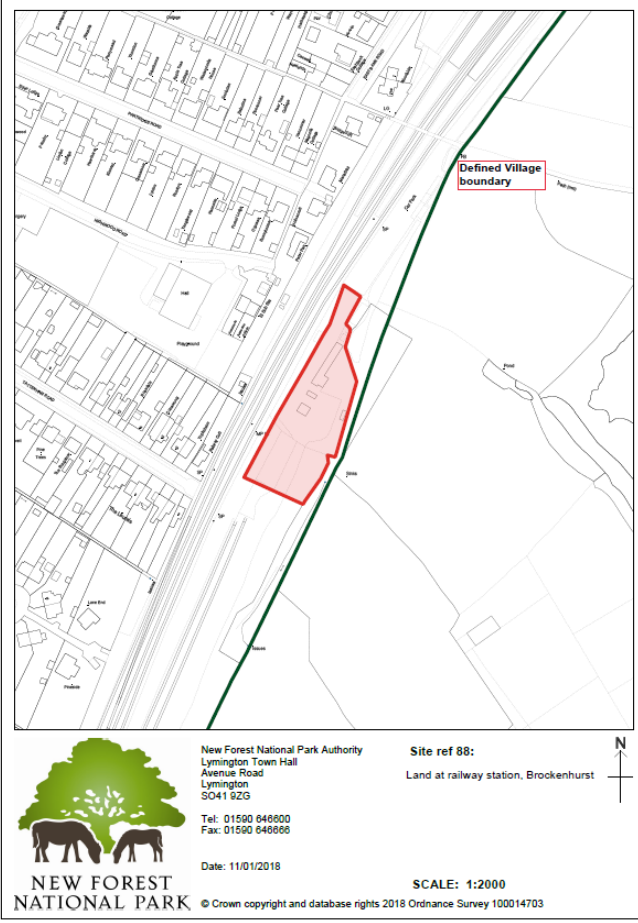


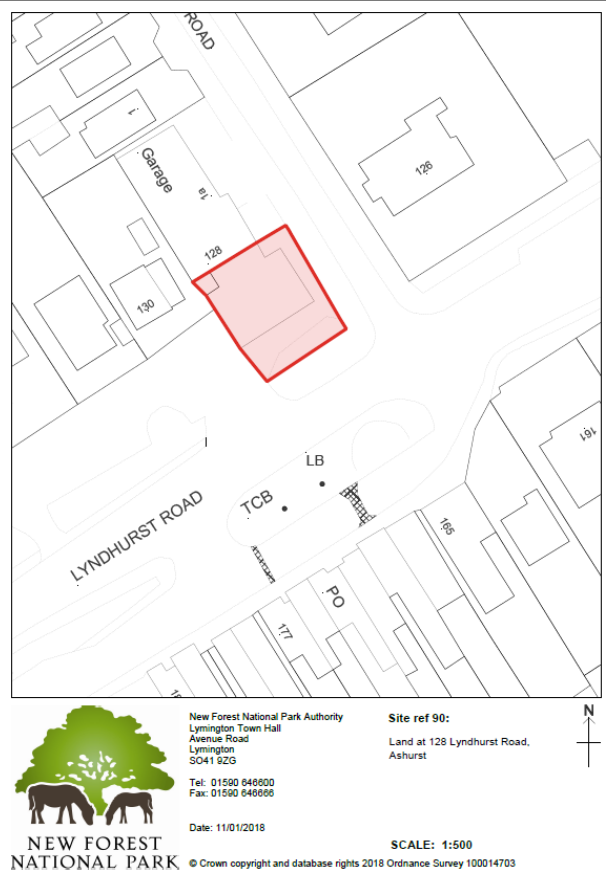
Reference	78
Site Address	Former Lyndhurst Park Hotel, Lyndhurst
Parish	Lyndhurst
Summary of Suitability	The part-brownfield site is well located on the edge of the village of Lyndhurst, although outside the defined village boundary as illustrated on the Policies Map. The site is close to the various 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.
Summary of Availability	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.
Summary of Achievability	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.
Site Area	The site extends to 1.61 hectares.
Estimated Yield	The site is considered to have potential for around 50 dwellings as part of the redevelopment of the site.

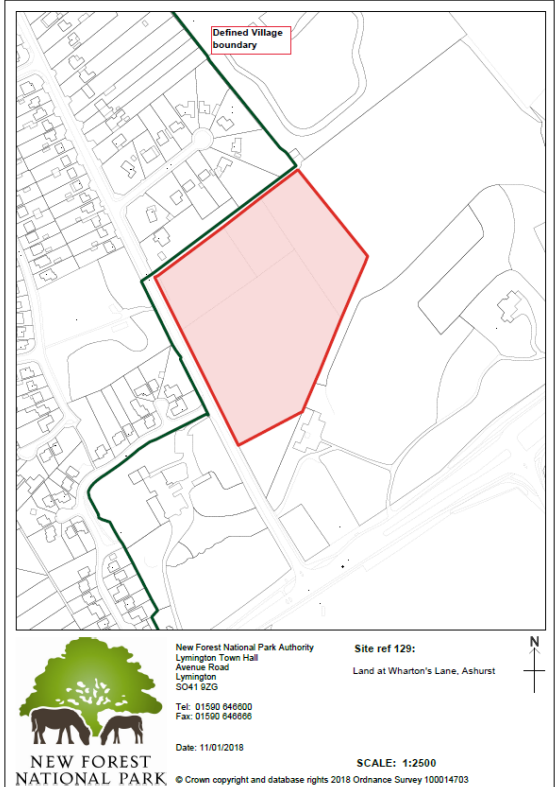
 <p>New Forest National Park Authority Lymington Town Hall Avenue Road Lymington SO41 9ZG Tel: 01590 646600 Fax: 01590 646666 Date: 12/01/2018 SCALE: 1:1500 © Crown copyright and database rights 2018 Ordnance Survey 100014703</p> <p>Site ref 84: Redmayne engineering site, Station Approach, Brockenhurst</p>	
Reference	84
Site Address	Redmayne Engineering Site, Station Approach, Brockenhurst
Parish	Brockenhurst
Summary of Suitability	<p>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.</p> <p>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.</p>
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.

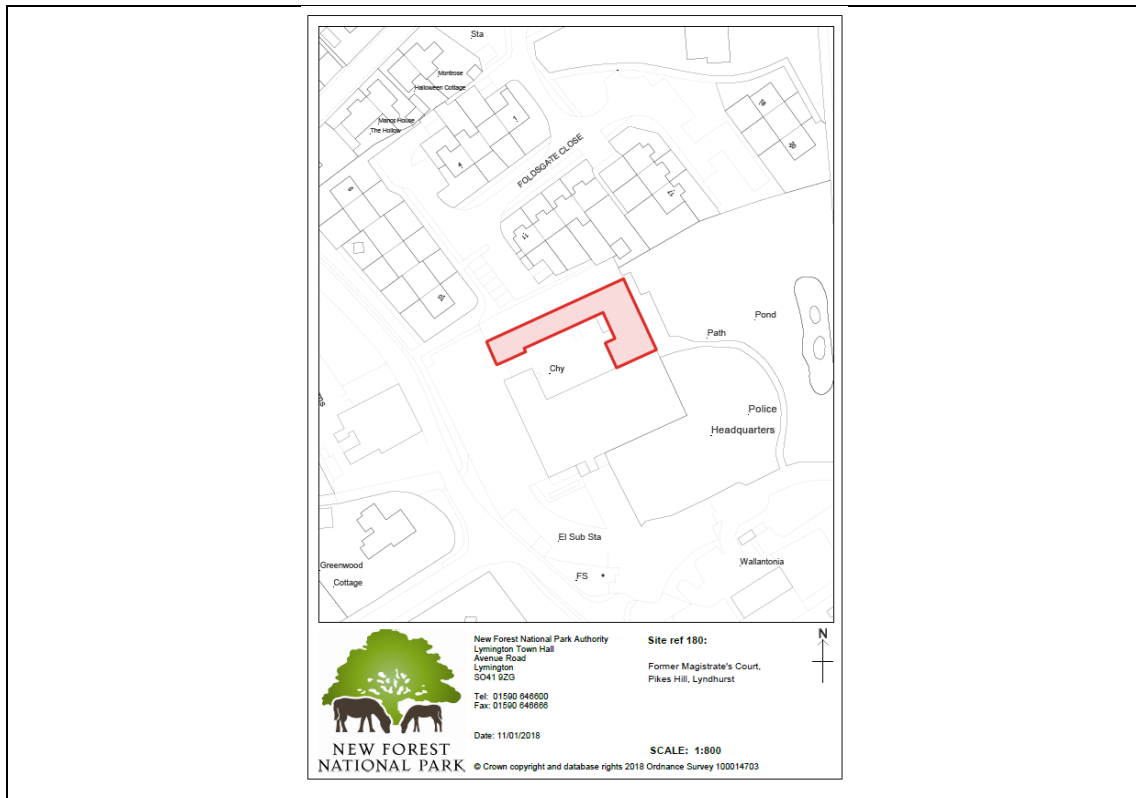
	
Reference	86
Site Address	Land at the junction of Sway Road and The Rise, Brockenhurst
Parish	Brockenhurst
Summary of Suitability	<p>The site lies within the Defined Village boundary of Brockenhurst, close to local services and transport links. The site also lies in close proximity to protected habitats, and therefore any development would be required to contribute towards habitat mitigation measures.</p> <p>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.</p>
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.

 <p>NEW FOREST NATIONAL PARK New Forest National Park Authority Lymington Town Hall Avenue Road Lymington SO41 9ZG Tel: 01590 646600 Fax: 01590 646666 Date: 11/01/2018 Site ref 87: Waters Green Garage, Waters Green, Brockenhurst</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100014703</p>	
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

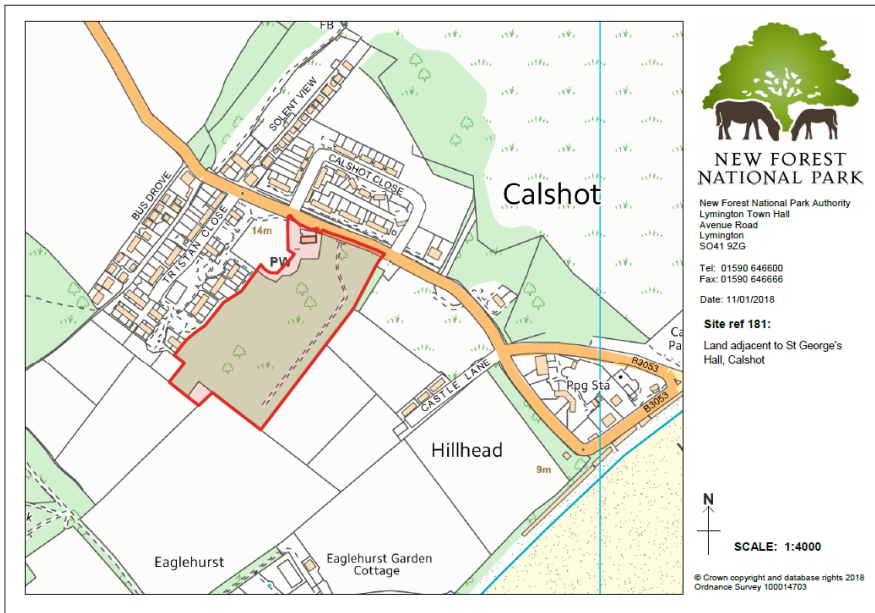
 <p>New Forest National Park Authority Lymington Town Hall Avenue Road Lymington SO41 9ZG Tel: 01590 646600 Fax: 01590 646666 Date: 11/01/2018 SCALE: 1:2000 © Crown copyright and database rights 2018 Ordnance Survey 100014703</p> <p>Site ref 88: Land at railway station, Brockenhurst</p>	
Reference	88
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 the 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

 <p>New Forest National Park Authority Lymington Town Hall Avenue Road Lymington SO41 9ZG Tel: 01590 646600 Fax: 01590 646666 Date: 11/01/2018</p> <p>Site ref 90: Land at 128 Lyndhurst Road, Ashurst</p> <p>SCALE: 1:500</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100014703</p>	
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.

 <p>Defined Village boundary</p> <p>New Forest National Park Authority Lymington Town Hall Avenue Road Lymington SO41 9ZG Tel: 01590 646600 Fax: 01590 646666 Date: 11/01/2018</p> <p>Site ref 129: Land at Whartons Lane, Ashurst</p> <p>SCALE: 1:2500</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100014703</p>	
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.



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.

	
Reference	181
Site Address	Land adjacent to St George's Hall, Calshot
Parish	Fawley
Summary of Suitability	<p>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.</p>
Summary of Availability	<p>The landowner has confirmed that the land is available and suitable for development.</p>
Summary of Achievability	<p>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.</p>
Site Area	The whole site extends to 2.5 hectares.
Estimated Yield	30 dwellings as part of a mixed use development.

