



## **New Forest National Park Local Plan Review**

### **Interim Topic Paper: Housing**



**Consultation Draft**

**October 2016**

## **Interim Topic Paper – Housing**

- 1.1 This topic paper sets out the background to the proposed housing policies in the New Forest National Park Local Plan – Consultation Draft document, published in October 2016. The paper provides more detail that would be appropriate to include within the draft Local Plan, including (i) the relevant national policy context for the delivery of housing within the New Forest National Park; (ii) a summary of the evidence base studies that have informed the draft Plan; and (iii) an outline of the consultation undertaken to date. The final part of the paper sets out work to date to assess potential housing sites following the ‘Call for Sites’ exercise undertaken in 2015/16.

### **Introduction**

- 1.2 The New Forest National Park is home to 35,000 residents and the local need for housing remains a pressing issue. The Authority’s current *Core Strategy & Development Management Policies DPD* (December 2010) requires an additional 220 dwellings to be built within the National Park between 2006 and 2026. This equates to an annualised average of 11 dwellings per annum. The future housing requirement is to be assessed through the Authority’s current Local Plan review process in line with recent updates to national policy.
- 1.3 At just over 220 square miles, the New Forest is the UK’s smallest National Park and is under significant development pressures. The rail and road network in southern England means the New Forest is within 90 minutes of London, Bournemouth, Portsmouth, Salisbury and Southampton and this accessibility, allied to the outstanding natural beauty of the area, makes it a desirable location to live.
- 1.4 The New Forest is also the second most densely-populated National Park in England (with nearly twice as many people per square kilometre than the third most densely populated, Dartmoor, and more than 30 times more densely-populated than Northumberland National Park). This population density, allied to the New Forest’s position in the south of England, means that the challenges and pressures facing the area differ from those experienced in many other National Parks.
- 1.5. There are approximately 15,000 existing dwellings within the New Forest National Park. The Authority is not a housing authority, but as the planning authority for the Park the Authority’s role is to manage development in accordance with the two statutory National Park purposes. The constituent local authorities (New Forest District, Wiltshire Council and Test Valley Borough) remain the housing authorities for their respective areas of the National Park.
- 1.6 Affordable housing for people is a significant issue for the review of the Local Plan. Affordability in the New Forest has progressively worsened in recent years and changes to national policy relating to affordable housing provision on smaller sites within the main villages has

presented a further challenge to delivery. However, residential development on a scale sufficient to reduce open market house prices substantially would be incompatible with the statutory National Park purposes, and the Authority must therefore seek alternative measures to address local needs.

## **2. National Policy Context**

- 2.1 There is a range of national legislation, planning policy and guidance relating to National Parks and the delivery of housing that is relevant to the Authority's Local Plan Review. Set out below is a summary of the main areas of national policy and legislation

### *Environment Act 1995*

- 2.2 The Environment Act 1995 sets out the statutory National Park purposes and related duty. Section 62(1) states that in pursuing the two purposes, National Park Authority's, "...shall seek to foster the economic and social well-being of local communities within the National Park, but without incurring significant expenditure in doing so, and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park."

- 2.3 This 'duty' is not a third National Park purpose and the Authority's main objectives relate to conservation and the enjoyment of the Park's special qualities. However, although the need to conserve and enhance the National Park takes precedence, meeting local housing needs can contribute to the economic and social well-being of communities and to maintaining the unique New Forest landscape.

### *English National Parks & the Broads: UK Government Vision and Circular (2010)*

- 2.4 The Circular provides policy guidance on National Parks and is relevant to those bodies with statutory functions within the Parks. The Circular calls for National Park Authorities to renew their focus on achieving the Park purposes and reaffirms the Government's position that National Park confers the highest status of protection as far as landscape and natural beauty is concerned.
- 2.5 The Circular recognises that the planning system is a key instrument in the achievement of National Park purposes. Planning legislation has a major impact on the form and location of development; is a vital tool for managing the impact of development on landscape and biodiversity; and is a key part of conserving and enhancing the built heritage in Park settlements. For these reasons Government has made all National Park Authorities the sole local planning authorities for their areas.
- 2.6 Paragraph 31 of the Circular confirms that major development in or adjacent to the boundary of a National Park can have a significant impact on the qualities for which they were designated. Government

planning policy is that major development should not take place within a National Park except in exceptional circumstances.

- 2.7 Rather than accommodating major development, the Circular emphasises the delivery of affordable housing within National Parks to meet local needs. Paragraphs 78 & 79 state that National Park Authorities, “...*have an important role to play as planning authorities in the delivery of affordable housing...they should include policies that pro-actively respond to local housing needs. The Government recognises that the Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services. The Government expects the Authorities to maintain a focus on affordable housing and to work with local authorities and other agencies to ensure that the needs of local communities in the Parks are met and that affordable housing remains so in the longer term.*”
- 2.8 This clear policy on the delivery of housing within National Park is reflected in the updated *New Forest National Park Partnership Plan 2015-2020*. This forms the Management Plan for the New Forest National Park and was produced by a range of partner organisations in the New Forest including the three housing authorities covering the National Park – New Forest District Council, Wiltshire Council and Test Valley Borough Council. The Partnership Plan includes a priority action to support local communities through the provision of affordable housing for local people. Action LC5 outlines the aim of identifying possible sites for affordable housing and agreeing new schemes designed for local people which are of high quality and are in keeping with the character of the area.

*National Planning Policy Framework (2012)*

- 2.9 The National Planning Policy Framework (NPPF) was published in 2012 and consolidated existing national planning policy into a single succinct document. The NPPF constitutes guidance for local planning authorities and decision makers in drawing up Local Plans. Set out below is a summary of the main areas of the NPPF that relate to National Parks and the delivery of housing through Local Plans.

(i) *Sustainable Development*

- 2.10 The NPPF’s presumption in favour of sustainable development (paragraph 14) means that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development should be restricted. Footnote 9 confirms that this includes policies relating to sites protected under the Birds and Habitats Directives, SSSIs and National Parks. In addition to the New Forest’s National Park status, over 50% of the area is designated as being of international importance for nature conservation.

(ii) *Delivery of Housing*

- 2.11 Paragraph 47 of the NPPF confirms that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed housing needs in the housing market area, as far as is consistent with the policies set out in the NPPF. This reflects the guidance in paragraph 14 and the acknowledgement that there are parts of the country where development should be restricted.
- 2.12 Paragraph 48 states that local planning authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to historic windfall delivery rates and future trends. This guidance is relevant in the planning context of the New Forest National Park, where housing land has not been allocated for several decades and housing delivery has been solely on windfall sites.
- 2.13 In rural areas, the NPPF confirms that local planning authorities should plan housing development to reflect local needs, particularly for affordable housing, including appropriate rural exceptions sites where appropriate (paragraph 54). The Authority's existing Core Strategy (2010) includes a policy supporting rural exceptions sites and this is retained in the draft Local Plan. The NPPF also confirms that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (paragraph 55). This is reflected in the settlement hierarchy and proposed housing allocations in the draft Local Plan, which focus new housing to the larger settlements in the New Forest.

(iii) *Protection Afforded to National Parks*

- 2.14 The NPPF reaffirms the Government's commitment to protecting National Parks, previously outlined in Planning Policy Statement 7. Paragraph 115 of the Framework confirms that, "...*great weight should be given to conserving the landscape and scenic beauty of National Parks, which have the highest status or protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations and should be given great weight in National Parks.*" This statement of national policy – which reflects the statutory National Park purposes - forms the basis of the local planning policies for the New Forest National Park.
- 2.15 Paragraph 116 outlines the Government's position on major development in National Parks, and is consistent with the wording in the National Parks Circular highlighted above. The Framework states that planning permission should be refused for major developments in National Parks except in exceptional circumstances and where it can be demonstrated they are in the public interest. Considerations of such applications should include an assessment of the scope for developing elsewhere outside the designated area.

(iv) *Local Plan preparation*

- 2.16 Local Plans are required to plan positively for the development required for the area and allocate sites to promote development and flexible use of land. Paragraph 159 of the NPPF confirms that local planning authorities should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs. This process was undertaken in the New Forest in 2014 with a detailed SHMA jointly commissioned by the Authority and New Forest District Council. .

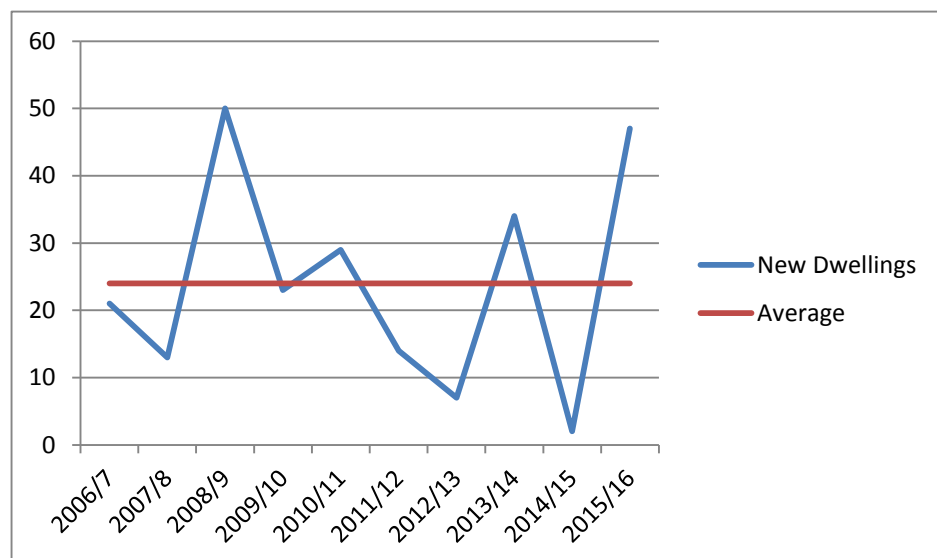
*National Planning Practice Guidance (NPPG)*

- 2.17 In 2014 the Government launched its National Planning Practice Guidance (NPPG) online resource. The NPPG supports the NPPF and provides more detailed planning policy guidance on a wide range of areas, including the protection of the natural environment (including National Parks) and the delivery of housing to meet identified needs.
- 2.18 One of the core principles in the NPPF is that the planning system should recognise the intrinsic character and beauty of the countryside (including designated landscapes such as National Parks). The NPPG references the National Parks Circular (2010) and confirms that local planning authorities should have regard to National Park Management Plans in preparing their local plans.
- 2.19 In relation to meeting local housing needs, the NPPG states that the objective assessment of housing needs in an area should be based on facts and unbiased evidence. National planning policy is clear that planning authorities should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints. The NPPG clarifies that “...these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans...” and this is particularly pertinent within the New Forest National Park given its range of landscape and habitat designations.
- 2.20 The NPPG also confirms that local planning authorities are required undertake an assessment of land availability to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. “*Plan makers should issue a call for potential sites and broad locations for development, which should be aimed at as wide an audience as is practicable...The comprehensive list of sites and broad locations derived from data sources and the call for sites should be assessed against national policies and designations to establish which have reasonable potential for development.*” In response to this, the Authority undertook a ‘Call for Sites’ process in 2015/16, the main conclusions of which can be found within this topic paper.

### 3. Evidence Base

#### *Annual Monitoring Report data*

- 3.1 All local planning authorities are required to publish information at least annually that shows progress with Local Plan preparation; activity relating to the duty to cooperate; and the implementation of Local Plan policies. In response to this, the National Park Authority has since 2006 published an Annual Monitoring Report setting out a range of information on the implementation of the local planning policies in the National Park, including data on dwelling completions.
- 3.2 The Annual Monitoring Reports set out annual dwelling completions in the National Park and highlight delivery over the decade since the National Park was designated. Since the Authority assumed its planning powers in April 2006, a total of 240 new dwellings have been completed within the National Park (up to 31 March 2016) without the allocation of land for housing. Of these, a total of 37 dwellings have been affordable dwellings. This equates to an average of 24 net additional dwellings per annum within the National Park. Set out below is an illustration of these dwelling completions, illustrating the annual fluctuations. For example, 2 dwellings were completed in the 2014/15 reporting year, followed by 47 dwellings in 2015/16.



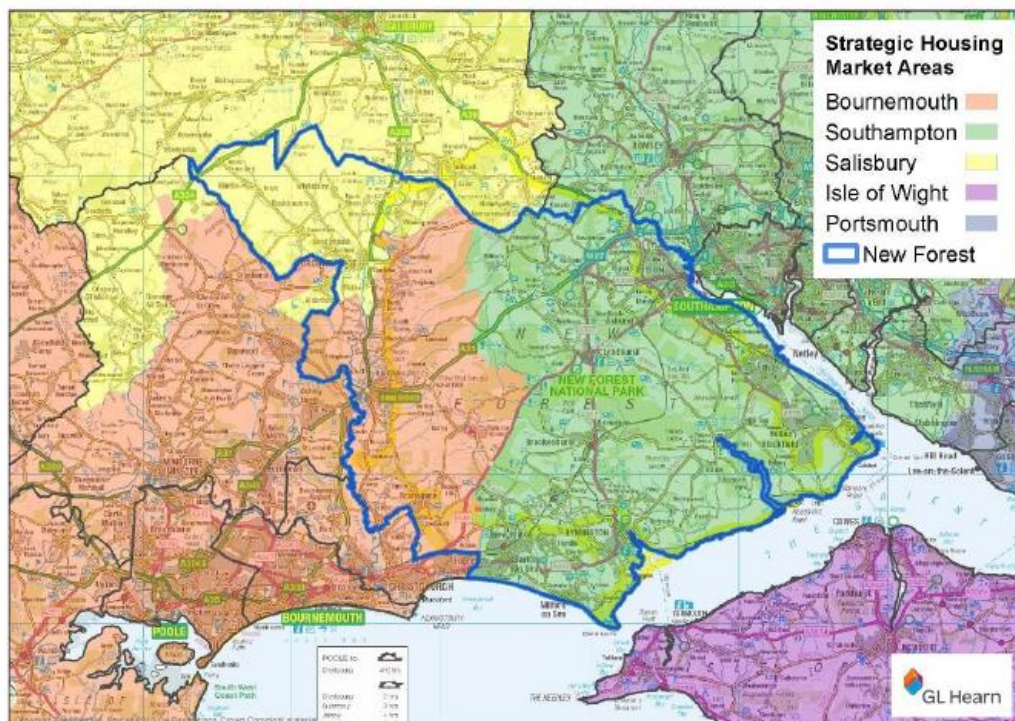
- 3.3 These net new dwellings have been delivered on sites within the four defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway; on rural exceptions sites in the Park; and through specialist housing for agricultural workers and commoners. In addition to these dwelling completions, there are a total of 75 dwellings within the New Forest National Park with extant planning permission (as at 31.03.16).



### *New Forest Strategic Housing Market Assessment (2014)*

- 3.4 In response to the requirements of national policy which states that the starting point for preparing plans should be an assessment of the housing needs of an area, the National Park Authority and New Forest District Council jointly commissioned a Strategic Housing Market Assessment covering the whole of the National Park and New Forest District in 2014. This forms a key part of the evidence base for the respective local plans currently being prepared for the areas.
- 3.5 The assessment concluded that ‘the New Forest’ (National Park and District) falls principally within the Southampton-focused Housing Market Area, although parts of the New Forest also have functional links to the Bournemouth and Salisbury Housing Market Areas – as illustrated below. The study states that these cross-boundary Housing Market Area relationships should be considered through the Duty to Co-operate when developing housing policy for the New Forest.

**Figure 4: CLG-defined Strategic Housing Market Areas**



- 3.6 Government guidance is clear that the assessment of housing need should not take account of development constraints – such as those related to infrastructure, environmental constraints, or land availability. These factors are however relevant in translating assessment of need into local planning policy, and particularly in the New Forest which includes broad range of landscape and habitat designations.
- 3.7 The SHMA assessed housing needs in the New Forest in accordance with the approach set out in the NPPF and the NPPG. This is based on demographic projections covering official population and household



projections. Set out below are the main conclusions of the Assessment that are relevant to the review of the Authority's local planning policies

- The affordability of housing in the New Forest has worsened over the 2001-11 period. House prices in parts of the New Forest are considerably higher than the Hampshire and South East averages for all house types.
  - There are just under 15,000 existing dwellings within the National Park and 80% of these are owner occupied (well above the regional average). Social rented households make up 7% of the existing dwelling stock in the Park.
  - The dwelling stock within the Park is significantly skewed towards detached properties which account for 67% of the total stock, while semi-detached properties account for another 19%. The National Park currently has a very low proportion of smaller property types (such as terraces or flats) compared to other parts of the District. The existing housing stock in the National Park has a strong focus toward larger properties, with 75% of homes having three bedrooms or more.
  - The National Park experiences high levels of 'under-occupation' (85% of the existing dwelling stock), well above the Hampshire average (75%). Housing policies could help to ensure there is appropriate housing available for households who might wish to downsize.
  - The SHMA concludes that the full need for market and affordable housing within the New Forest National Park between 2011 and 2031 is 2,800 – 3,280 dwellings. This equates to 140 – 164 dwellings per annum. This is an objective, policy off analysis and takes no account of land supply or development constraints, such as the Forest's National Park status and areas subject to European nature conservation designations (which cover over 50% of the National Park).
  - In terms of dwellings sizes, the SHMA analysis concludes that the overwhelming need within the New Forest is for 1 – 3 bed properties. The Assessment states that, *"...in areas where the level of housing development might be restricted, particularly within the National Park, consideration might be given to focusing delivery of market housing towards smaller properties to assist local households to get on the housing ladder; and to support downsizing of older households, releasing stock for other groups."*
- 3.8 The SHMA is an important part of the evidence base for the draft Local Plan housing policies. In response to the conclusions of the SHMA the draft Local Plan proposes: (i) an increase in the quantum of new housing that is to be delivered within the National Park from the current Core Strategy target; and (ii) a policy restriction on the size of new dwellings in the Park, reflecting the fact that the existing housing stock is skewed towards larger properties and that the overwhelming local need is for 1-3 bedroom dwellings.

### *Provision for Gypsy and Travellers and Travelling Showpeople*

- 3.9 National planning policy for traveller sites was updated in August 2015. The *Planning Policy for Traveller Sites* sets out the Government's planning policy for traveller sites and should be read in conjunction with the NPPF. The overarching aim of the policy is to ensure fair and equal treatment for travellers. To achieve this, the Government requires local planning authorities to make their own assessment of need; develop fair and effective strategies to meet needs; include fair, realistic and inclusive policies; and increase the number of sites in appropriate locations with planning permission.
- 3.10 Government policy also states that, "...If a local planning authority cannot demonstrate an up to date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission. The exception is where the proposal is on land within a National Park..." (paragraph 27).
- 3.11 In response to the requirements of national planning policy (which changed in 2012 – previously the requirement to assess traveller needs had fallen on local housing authorities, not planning authorities) the National Park Authority jointly commissioned a travellers accommodation assessment with a number of other planning authorities in Hampshire. The published report (April 2013) concluded that two additional pitches were required within the New Forest National Park by 2027. An updated needs assessment is currently being jointly undertaken by a number of local planning authorities in Hampshire – including the National Park Authority – and the updated assessment (due late 2016) will feed into the preparation of the Authority's Submission draft Local Plan in 2017.

## **4. Consultation to date**

### *Regulation 18 consultation on the issues & scope of the Local Plan Review*

- 4.1 The National Park Authority launched an initial consultation on the scope of the Local Plan Review in 2015 (this represented Regulation 18 in the relevant Government Planning Regulations). The review commenced with information on the National Park Authority's stand at the New Forest Show in July 2015, where visitors were invited to vote on the key planning issues that they felt were important. The three main issues raised by the public were: (i) the conservation and enhancement of the Forest's landscape and habitats; (ii) assessing the need for new and improved footpath and cycle paths; and (iii) how to address the need for affordable housing for local people.
- 4.2 In September 2015 an initial consultation document was sent to a wide range of consultees invited feedback on the key planning issues identified by the Authority. During the 6 week public consultation in

September – October 2015, responses were received from a range of interest groups, local residents and town and parish councils on the topic of housing delivery within the National Park. Set out below is a summary on the responses received to each of the main points raised in the Regulation 18 Local Plan consultation document on housing.

**Issue:** *Delivering new housing at an appropriate scale, mix and tenure in a way that helps address local housing needs, while at the same time ensuring development does not compromise the delivery of the two statutory purposes.*

- The New Forest Association outlined their view that the SHMA figure is so high that it is meaningless. Instead the Association stated that the true need as being for affordable homes in an area of high environmental protection.
- Other respondents called for the Authority to restrict new development to smaller units to help provide a balance within the housing stock to meet local needs.
- A number of the New Forest Estates called for greater support for Estate worker housing within the National Park.
- Some public support for implementing a local occupancy clause on all new builds, which would have the effect of reducing their open market value

**Issue:** Reconsidering the established settlement hierarchy within the National Park, whereby new development is primarily focused on the villages of Ashurst, Brockenhurst, Lyndhurst and Sway where a range of services can be provided close together

- Sway Parish Council felt that the benefits of maintaining Sway as a defined village outweighed abandoning the designation
- The Keep Ashurst & Colbury Green Group stated that the defined village boundary of Ashurst should be maintained in its current position. New development should be confined to the four defined villages, preferably on brownfield sites. Concern regarding any development that reduces the gap between Ashurst and the Totton urban area.
- Brockenhurst Parish Council stated that the defined village boundary should be maintained unless significant benefit could be justified by its amendment. The Friends of Brockenhurst also supported retaining the approach of four defined villages.
- Some respondents felt that other larger villages should become defined villages and have boundaries (e.g. Cadnam, Landford, Burley, Beaulieu).
- The Hinton Admiral Estate suggested that Bransgore could be seen as a defined New Forest village given the tightness of the National Park boundaries that wrap around it.

**Issue:** Reviewing the Commoners' Dwelling Scheme (CDS)

- The CDS must ensure that commoners have sufficient land to look after their stock. The Authority were urged to find more back up grazing land for commoners as so much land has been lost to horisiculture.
- Others felt that since the CDS was set up in 1991 the situation has changed completely with increases of more than 50% in both numbers of commoners and animals turned out. Calls for the Authority to help by either facilitating access to affordable housing or by facilitating access to

affordable back up grazing land.

- Concerns were raised that although commoner's dwellings are limited in size, there are no restrictions on the size of related outbuildings. This should be rectified in the Local Plan review.
- The Commoner's Defence Association (CDA) considered that the CDS makes a vital contribution to the long term survival of the Forest. Given the importance of the Scheme, the CDA believe the CDS policy should stand outside the affordable housing policy which has different objectives.

*Issue: Assessing the current approach of seeking to reduce the landscape impact of new development and safeguard the stock of smaller dwellings through limiting the size of residential extensions, replacement dwellings and outbuildings*

- Godshill Parish Council offered strong support for retaining the existing policy aim of safeguarding of the stock of smaller dwellings through limiting the size of extensions, replacement dwellings and outbuildings.
- A number of planning consultants objected to the policy approach of restricting the size of replacement dwellings and extensions which they considered to be out of step with Permitted Development Rights.
- Sway Parish Council called for the introduction of sensible limits on the extent of outbuildings.
- Minstead Parish Council called for a policy on basements as these are becoming increasingly common.
- The Friends of Brockenhurst called for the "30% rule" to be retained and to also apply within the defined villages to help retain the stock of small dwellings.

*Issue: Considering how to address the national policy requirement for planning authorities to identify gypsy and traveller sites to meet local needs.*

- It was highlighted that between 2006 and 2014 no planning permissions for Travelling Showpeople's sites have been granted. The Authority should fulfil its statutory requirements & identify sites to meet the identified need.

#### *Local Plan Review – Topic-Based Workshops - Spring 2016*

- 4.3 Following consideration of the responses received during the initial Regulation 18 Local Plan consultation in Autumn 2015, the Authority held a series of meetings in Spring 2016 with relevant groups to inform the drafting of the Local Plan. A number of these meetings including discussions around housing in the National Park, summarised below.

##### *(i) Neighbouring Authorities Meeting – March 2016*

- 4.4 In response to the housing need identified within the National Park through the New Forest SHMA (2014), the Authority convened a meeting with its five neighbouring planning authorities to discuss the delivery of housing in the Housing Market Areas covering the New Forest. At this meeting the Authority confirmed that given the level of protection afforded to the landscape and habitats of the New Forest, a

significant step change upwards in the scale of housing delivery to meet the figures outlined in the SHMA was unlikely to be consistent with the two statutory National Park purposes.

- 4.5 The local planning authorities present recognised the significant challenges in meeting the Objectively Assessed Housing needs figures identified for the various Housing Market Areas covering the area. The local authorities agreed that cross-boundary liaison and co-operation must continue, with a number of authorities unlikely to be able to accommodate the full scale of housing required due to a variety of constraints and designations. It was acknowledged that this may necessitate planning authorities making representations on each other's Local Plans as they are developed.

(ii) *Estates Meeting – May 2016*

- 4.6 During the initial public consultation on the Local Plan review, a number of the larger Estates in the New Forest made representations on the delivery of housing for local people and suggested a meeting to discuss the future role of the New Forest's Estates. A meeting was convened in May 2016 between the Authority and representatives of nine of the larger Estates in the New Forest, as well as the Country Land & Business Association (CLA). At this meeting the Estates highlighted the changing position in relation to Estate workers meaning that the existing planning policy approach of enabling agricultural workers dwellings was increasingly outdated. The general consensus of the Estates was that the existing, narrow definition of an 'agricultural worker' needed to be broadened to reflect modern practices.
- 4.7 The general move away from agriculture also meant that some Estates had a significant stock of redundant agricultural buildings that could be put to more viable uses, including the provision of housing for local people. This would enable communities across the Forest to grow; support local facilities and services; and ensure Estates could continue to attract employees as they would have somewhere to live. These discussions led to the inclusion of a proposed policy supporting the production of comprehensive Estate Plans as an avenue through which proposals for Estate worker's housing would be considered.

(iii) *Defined Villages Meeting – June 2016*

- 4.8 The Authority has regular liaison meetings with the Town and Parish Councils in the National Park through the Parish Quadrant meetings held throughout the year. In addition to these, the Authority met with the Parish Councils for Ashurst, Brockenhurst, Lyndhurst and Sway in June 2016 to discuss the draft Local Plan. This meeting covered the review of the defined village settlement boundaries (which date back to the 1980s and 1990s); and the detail development control policies relating to residential development within the National Park. The main outcomes of the meeting included:

- Recognition from the Parish Councils of the need for the four defined village boundaries to be reviewed. There was also a consensus that any suitable sites identified adjoining the four defined villages should be brought forward through specific Local Plan allocations rather than amendments to the settlement boundary.
  - A call for the Authority to consider allocations elsewhere in the National Park to supplement development within the main villages.
  - The current Core Strategy was considered to have performed well, but recent changes in national Permitted Development Rights and the development pressures on the Park meant that the detailed policies relating to residential extensions, replacement dwellings, outbuildings and changes of use should be considered as part of the review.
  - It was suggested that the Authority should consider a policy limiting the size of net new dwellings to encourage the development of smaller dwellings to meet the identified local housing need.
- 4.9 In response to these discussions, the draft Local Plan includes (i) proposed housing allocations on the edge of the defined villages; (ii) proposed allocations within a number of the other larger settlements elsewhere in the Park; (iii) detailed development control policies relating the other forms of residential development; and (iv) a proposed limit on the size of net new dwellings across the Park.

## **5. Conclusions**

- 5.1 The delivery of housing within the New Forest National Park must be assessed within the context of the two statutory Park purposes (and associated duty) and national planning policy as set out in the NPPF and the NPPG. The Authority's revised Local Plan must consider the quantum of new housing development in the National Park and how this can be directed towards meeting identified local needs arising within the 35,000 people who live there.
- 5.2 The NPPF confirms that National Parks continue to have the highest status of protection in relation to landscape and scenic beauty. In addition, the Framework's presumption in favour of sustainable development recognises National Parks as areas where development will be restricted (paragraph 14, footnote 9).
- 5.3 National policy is also clear that the starting point for considering housing provision in the review of local plans is an objective, 'policy-off' assessment of housing needs. In the context of the New Forest, this assessment was jointly commissioned by the National Park Authority and New Forest District Council in 2014. The Assessment confirmed that the New Forest is covered by three Housing Market Areas and identified a housing need of 2,800 – 3,280 dwellings new dwellings between 2011 – 2031 in the National Park. This figure is significantly



above the current level of development in the Park and would represent a 19% - 22% increase in the dwellings stock of the Park.

- 5.4 In accordance with national policy, the Strategic Housing Market Assessment (SHMA) forms the starting point for considering housing delivery within the National Park. The NPPF and NPPG are clear that considerations such as environmental designations will need to be factored in when developing policies in the development plan on housing delivery. This guidance is particularly pertinent within the New Forest National Park as it has a greater proportion of its Local Plan area covered by national and international landscape and habitat designations than any other planning authority area in the country.
- 5.5 The Authority will be unable to meet the full objectively assessed housing need in the Park given the wealth of landscape and habitat designations covering the Plan area. The Government has confirmed that National Parks are not appropriate locations for major development and to meet the full housing need within a protected landscape would undermine the legal purposes behind the area's designation as a National Park. Consequently discussions will continue with neighbouring planning authorities under the 'duty to cooperate'.
- 5.6 Over the last decade dwelling completions within the National Park have averaged just under 25 dwellings per annum. To help communities grow and to contribute towards meeting the housing need identified within the Park, the Authority is proposing to allocate housing land within the National Park for the first time since it was designated in 2005. All of the proposed housing sites included within the draft Local Plan (October 2016) came through the 'Call for Sites' process and have landowners who are willing to bring the sites forward.
- 5.7 As well as the quantum of new development, the review of the Local Plan provides an opportunity to include policies on the type of new housing delivered. In response to feedback received during the initial consultation on the scope of the Local Plan Review (Regulation 18 consultation, Autumn 2015), the draft Local Plan includes policies covering Estate Worker's Housing and commoner's dwellings.
- 5.8 The delivery of affordable housing within the National Park has proved increasingly challenging following recent changes to the NPPG which mean the Authority can no longer seek on-site affordable housing on sites of 10 dwellings or less (and can only seek financial contributions on sites of between 6 – 10 dwellings). In response to these changes, the Authority is looking to restrict the size of net new dwellings in the Park to ensure that, although not 'affordable' in the legal sense of the word, the new dwellings completed within the Park go towards meeting the identified local housing needs. In preparing the Submission draft Local Plan consideration will also be given to the recent *Housing and Planning Act 2016* which indicates that National Parks may be exempt from the affordable housing thresholds introduced through the NPPG.

- 5.9 In conclusion, the draft Local Plan seeks to respond to the various requirements of national policy and local needs in a way that is consistent with the legal framework for planning within National Parks.

## 6. 'Call for Sites' process and Housing Land Availability Assessment Interim Assessment - October 2016

- 6.1 Over the last decade, housing completions within the New Forest National Park have averaged just under 25 dwellings per annum. These new dwellings have been delivered on development sites within the four defined village; on rural exceptions sites; and through housing targeted at meeting the needs of agricultural workers and New Forest commoners. With the Strategic Housing Market Assessment (SHMA, 2014) for the New Forest indicating a significant housing need in the National Park, the Authority took to decision to consider housing allocations within the Park through the review of the Local Plan.
- 6.2 The NPPF and NPPG both confirm that the assessment of housing land availability is an important step in the preparation of Local Plans. As part of this assessment, the Authority launched a 'Call for Sites' exercise at the same time as the initial public consultation on the scope of the Local Plan Review in September 2015. Running the 'Call for Sites' process in tandem with the Regulation 18 Local Plan consultation enabled the process to reach out to a wide audience.

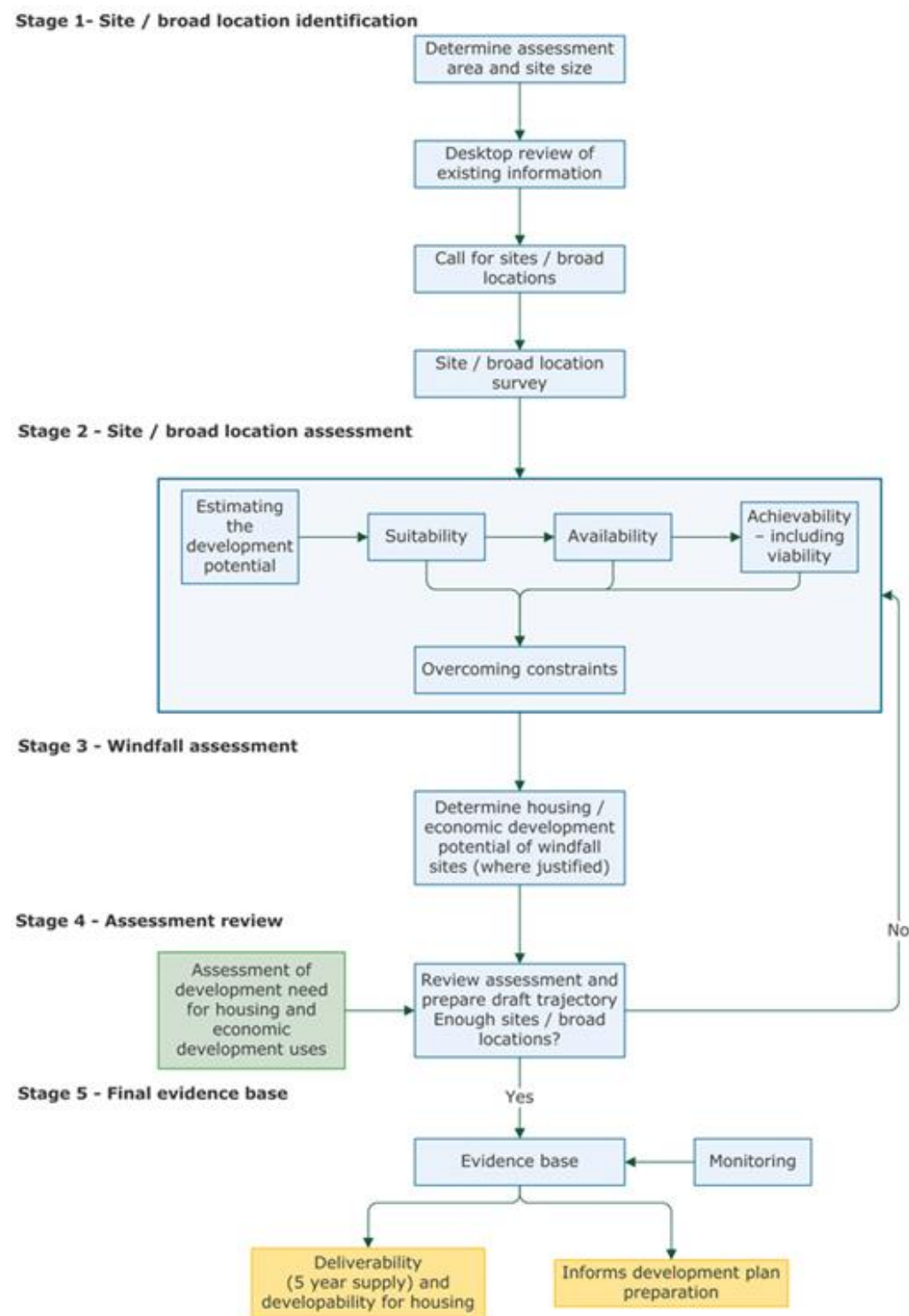
### ***Status of the 'Call for Sites' process & Housing Land Availability Assessment***

- 6.3 The assessment of the availability of housing land within the National Park ultimately feeds into the preparation of the revised New Forest National Park Local Plan. The NPPG confirms that, "...*the assessment is an important evidence source to inform plan making **but does not in itself determine whether a site should be allocated for development.** It is the role of the assessment to provide information on the range of sites which are available to meet need, but **it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.***"
- 6.4 The 'Call for Sites' process and assessment of the availability of housing land forms part of the evidence base used to determine potential housing sites to be allocated in the Local Plan. As it is a piece of evidence, it is not open to consultation. It is through the public consultation on the draft Local Plan between October and November 2016 that there is an opportunity to comment on and discuss the proposed sites being allocated for housing development.

### ***'Call for Sites' process***

- 6.5 The NPPG states that assessments of housing land availability should:
- a) Identify sites and broad locations with potential for development
  - b) Assess the development potential of these sites
  - c) Assess the suitability of these sites for development and the likelihood of development coming forward (the availability and achievability)

6.6 Set out below is a diagram summarising the process of assessing land availability (source: NPPG). This interim paper sets out the work done to date by the Authority on assessing housing land availability which covers Stage 1 and part of Stage 2 on the diagram below. It therefore represents a snapshot in time and work will continue on the assessment to inform the preparation of the Submission draft Local Plan in 2017.



- 6.7 The NPPG states that, “...*Plan makers should issue a call for potential sites and broad locations for development...The comprehensive list of sites and broad locations derived from data sources and the call for sites should be assessed against national policies and designations to establish which have reasonable potential for development.*”

(i) *Site Identification*

- 6.8 The geographical area covered by the assessment is the whole of the New Forest National Park. As well as the sites submitted through the ‘Call for Sites’ process undertaken in Autumn 2015 (promoted to a wide range of consultees on the Local Plan), the Authority also considered other sources of potential housing land including sites subject to pre-application advice. The Authority also contacted all of the main public sector bodies with land within the National Park to highlight the assessment and invite submissions. Given the small-scale of existing housing development within the New Forest National Park, the Authority placed no size limit or threshold on site submissions.
- 6.9 All of the sites submitted have been assessed against national and local policy designations to determine their development potential. **At Stage 1 of the assessment** the Authority identified key designations/criteria where, in line with national or local policy, development within the National Park would not be acceptable. These are listed below.
- Ancient Woodland
  - Sites of Importance for Nature Conservation (SINC) in Hampshire
  - County Wildlife Sites in Wiltshire
  - Local Nature Reserves (LNR)
  - Sites of Special Scientific Interest (SSSI)
  - Special Protection Area (SPA)
  - Special Area of Conservation (SAC)
  - Ramsar sites
  - National Nature Reserves (NNR)
  - Regionally Important Geological Sites (RIGS)
  - Scheduled Ancient Monuments
  - Sites on the Historic England Register of Historic Parks and Gardens
  - Flood risk zone 3 as defined by the latest Environment Agency maps

(ii) *Site / broad location assessment*

- 6.10 All of the sites which were not excluded from the assessment under the Stage 1 criteria outlined above progressed to a more detailed **Stage 2 assessment**. This covered a wider range of criteria, with the aim being to identify potential housing sites that are well related to existing settlements within the National Park where new housing could be provided close to services and facilities (in accordance with paragraph 55 of the NPPF). Set out on the following page are the main criteria used during the Stage 2 assessment of potential housing land.

- *Landscape character* – the site’s relationship to existing settlements and development; whether it is a brownfield or greenfield site; potential impacts on protected trees and hedgerows.
- *Biodiversity* – the proximity of the site to international (SPA, SAC, Ramsar); national (SSSI); and local (SINCs and Ancient Woodland) habitat designations
- *Built environment* – potential impacts from developing the site on the historic environment, including the setting of a Listed Building or Conservation Area, Scheduled Ancient Monument; sites on the Sites and Monument record; or a Historic Park and Garden
- *Special qualities of the New Forest National Park* – the potential impact of developing the site on the levels of light pollution and/or potential impacts on particularly tranquil areas as defined by the [New Forest National Park Tranquillity Map](#); the proximity of the site to designated Air Quality Management Areas
- *Agricultural land classification* – would the development of the site involve the loss of the best and most versatile agricultural land
- *Access to public transport* – how well the site relates to public transport in the area, focusing mainly on the rail and bus network.
- *Access to services and facilities* – whether the site is within or adjacent to one of the New Forest defined villages; within or adjacent to a settlement with a least 5 essential services; or not related to a settlement with any services.
- *Access* - whether the site has an existing road access, proximity to existing pedestrian footpaths; links to the surrounding Public Rights of Way network.
- *Compatibility with surrounding uses* - would development for residential use be compatible with existing surrounding uses; would development result in the loss of existing employment land
- *Particular site constraints* – for example, evidence of contamination, underground or overhead services; whether the site is adequately served by existing infrastructure.
- *Open space / recreational facilities* – would the development of the site result in the loss of open space / recreational facilities; could new provision be provided as part of the development.



### ***Assessment of suitability, availability and achievability***

- 6.11 The NPPF requires local planning authorities to identify a supply of specific ‘deliverable’ sites to provide housing and ‘developable’ sites to provide a supply of housing over the longer term.
- 6.12 To be considered deliverable, sites should be *available* now, offer a *suitable* location for development now, and be *achievable* with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 6.13 To be considered developable, sites should be in a *suitable* location for housing development and there should be a reasonable prospect that the site is *available* and could be viably developed in the future.
- 6.14 All of the proposed housing sites included within the draft Local Plan (October 2016) have been put forward by the relevant landowners and are considered, in principle, to be suitable and available for development as there is a clear intention to bring the sites forward. Further work on assessing the whether the sites are deliverable and developable will continue to inform the preparation of the Authority’s Submission draft Local Plan in 2017.
- 6.15 The final part of this paper lists of all of the sites assessed and an outline of the interim assessment conclusions. This includes sites that were excluded under the Stage 1 assessment against key designations/criteria. The sites were categorised as:
- **Rejected at Stage 1** as development would conflict with the key designations/criteria set out in paragraph 6.9
  - **Rejected at Stage 2** as development would potentially conflict with at least one of the key criteria listed in paragraph 6.10
  - Considered to have **Development Potential**. This includes a number of small sites that may be best progressed through the Development Control process as possible Rural Exceptions Sites.
- 6.16 The Authority received a number of site submissions relating to land within the National Park boundary, but adjoining larger settlements located outside the Park (e.g. Bransgore, Fawley, Hythe, Lymington, Ringwood, Totton). The general principle adopted within the assessment has been to not support the extension of neighbouring urban areas into the New Forest National Park. The final boundary of the National Park was established in 2005 following extensive consultation and a detailed landscape assessment. It is the Authority’s view that it would therefore be inappropriate for the Local Plan for the National Park to support the encroachment of these surrounding urban areas into a landscape that has the highest status of protection in relation to landscape and scenic beauty.

6.17 Based on annual monitoring data, historic trends of development and the assessments undertaken to date of potential housing land, the draft Local Plan identifies:

- A stock of 75 new dwellings with extant planning permission within the National Park (at 01.04.16). These comprise unimplemented or part implemented planning permissions. The NPPF confirms that sites with planning permission should be considered deliverable until permission expires. The housing market in the New Forest remains strong and therefore there is no reason to suppose these dwellings will not come forward within the next 5 years.
- A total of 220 dwellings on additional sites adjacent to the main villages within the National Park that are proposed for allocation within the consultation draft Local Plan.
- An estimate of 400 dwellings that have the potential to be delivered on windfall sites. This equates to 20 dwellings per annum and is slightly below the historic rate of windfall development within the National Park over the last decade.
- The 'Call for Sites' process and housing land availability assessment has also highlighted sites within the existing defined village boundaries that are, in principle, developable. This includes the redevelopment of brownfield sites and potential minor amendments to village boundaries. Further work will continue on assessing the potential supply from these sources.

## Summary of Site Assessment Outcomes – Interim Conclusions – October 2016

### Parish: Ashurst & Colbury

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
89	Ashurst	St Joseph's Retreat, Lyndhurst Road, Ashurst	<b>Rejected at Stage 2</b> – although the site is well located in relation to the village of Ashurst, it is very well treed and residential development would impact on the character of the area.	The site has not been promoted by the owner and it is unclear if it is available for redevelopment. The site has many mature trees which would need to be cleared for residential development, impacting on the character of the area.
90	Ashurst	128 Lyndhurst Road, Ashurst Currently used for car washing	<b>Development Potential</b> – the site lies within the defined village boundary and may have some potential for a mixed use redevelopment (including housing).	This is a small brownfield site in employment use. There may be scope for a mixed use redevelopment to include an element of housing.
91	Ashurst	Telephone Exchange, Lyndhurst Road, Ashurst	<b>Development Potential</b> – the site lies in a sustainable location adjacent to the existing defined village boundary. Any development would need to retain an element of employment use.	This part brownfield site is in employment use. There may be scope for a mixed use redevelopment to include an element of housing. The site lies adjacent to internationally protected habitats which would need to be considered.
129	Ashurst	Land at Whartons Lane, Ashurst 2.5ha greenfield site currently used for grazing	<b>Development Potential</b> – the site is well enclosed by trees and development would not have a wider landscape impact on the Park. There is an existing road frontage.	The greenfield site is immediately adjacent to the existing defined village boundary of Ashurst. The protected habitats of the New Forest lie around 1km to the south west.

### Parish: Beaulieu

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
131	Beaulieu	St Leonard's Farm buildings, Sowley Lane, Beaulieu	<b>Rejected at Stage 2</b> – the site comprises a range of listed buildings in an area with	The site comprises a collection of listed buildings situated in a relatively remote location. The site is

			limited access to services. A more appropriate route to pursue residential use may be through an agreed Estate Plan.	not served by public transport and is detached from the nearest settlement.
132	Beaulieu	Land adjacent to 'Harlicks', Hatchet Lane, Beaulieu Proposal for 2 dwellings	<b>Rejected at Stage 2</b> – the site is detached from the village of Beaulieu and has no safe pedestrian routes to Beaulieu or East Boldre.	The site does not relate to a particular settlement and is located in an open area between Beaulieu and East Boldre.
133	Beaulieu	Land at Palace Lane, Beaulieu Proposal for 2 dwellings	<b>Development Potential</b> – the site relates fairly well to the village of Beaulieu. It represents a small site and is best pursued through the Estate Plans route.	The site is fairly well located in terms of the services or Beaulieu and public transport. There may be scope for a couple of Estate worker's dwellings.

**Parish: Boldre**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
5	Walhampton	Walhampton Hill, Lymington 0.4ha site adjacent to existing properties at Walhampton Hill. 2 dwellings proposed	<b>Rejected at Stage 2</b> – the site is not well located in relation to existing services and settlements within the National Park.	The site is not located within or adjacent to any of the main villages within the National Park and planning permission has in the past been refused for residential development on the site.
66	Norleywood	Land adjacent to 'Butlers', Norleywood Road Proposal for up to 3 dwellings in the curtilage of 'Butlers'	<b>Rejected at Stage 2</b> – this greenfield site is on the edge of the scattered settlement of Norleywood with limited access to local services.	The site is relatively detached from local services. An application for two dwellings on the site was refused in 1988 and dismissed at appeal due to the lack of justification for open market houses in the protected landscape.
97	Boldre	Land adjacent to 1 Frogmore Cottages, Norleywood, Boldre	<b>Rejected at Stage 1</b> – the site includes land within Flood Risk Zone 3 on the latest maps available from the Environment Agency.	Rejected due to concerns over flooding.

## Parish: Bramshaw

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
125	Bramshaw	Home Farm, Kewlake Lane, Bramshaw Currently in mixed agricultural, residential and storage use. Proposal for 10 – 15 dwellings	<b>Rejected at Stage 2</b> – the site is in a relatively inaccessible location and does not relate to any particular settlement in the area.	Residential development in this location would be detached from local settlements, services and transport links.

## Parish: Bransgore

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
19	Bransgore	Land adjacent to Meyrick Close, Bransgore 4.5ha greenfield site. Proposal for residential development on agricultural land	<b>Rejected at Stage 2</b> - development of this large greenfield site would result in the neighbouring urban area of Bransgore (outside the Park) extending into agricultural land within the National Park.	The proposed development would extend the built form of Bransgore into the surrounding open countryside of the National Park.
20	Bransgore	Land north of Burnt House Lane, Bransgore 8.1ha greenfield site. Proposal for residential development on agricultural land	<b>Rejected at Stage 2</b> - development of this large greenfield site would result in the neighbouring urban area of Bransgore (outside the Park) extending into agricultural land within the National Park.	The proposed development would extend the built form of Bransgore into the surrounding open countryside of the National Park.
55	Thorney Hill	Land adjacent to 1 Brick Lane, Thorney Hill, Bransgore 0.12ha site comprising rear gardens. Proposal for 2 affordable dwellings.	<b>Rejected at Stage 2</b> – the settlement of Thorney Hill has very limited services and is not a focus for new development.	The site comprises a very well treed garden area linked to existing properties in a settlement with very limited services.
56	Thorney Hill	Land to the rear of 266 – 272 Burley Road, Thorney Hill	<b>Rejected at Stage 2</b> – the settlement of Thorney Hill has very limited services and	The settlement of Thorney Hill has very limited services, with the nearest facilities 2 km away in

		0.04ha site currently used for parking. Proposal for 2 affordable dwellings.	is not a focus for new development.	Bransgore.
57	Bransgore	Land to the east of East Close Farm, Bransgore 0.14 ha site currently very overgrown. Proposal for 2 affordable dwellings.	<b>Rejected at Stage 2</b> – the site is detached from settlements and would result in new dwellings in the open countryside.	The existing site is heavily planted with large trees on the boundaries. The area is of a rural character (woodland and open farmland) with some sporadic housing and not an appropriate location for further development.
101	Thorney Hill	Land adjacent to 'Forest Acre', Brick Lane, Thorney Hill	<b>Rejected at Stage 2</b> – the settlement of Thorney Hill has very limited services and is not a focus for new development.	The settlement of Thorney Hill has very limited services and public transport links. with the nearest facilities 2 km away in Bransgore.
106	Bransgore	Hague Nurseries, Burnt House Lane, Bransgore	<b>Rejected at Stage 2</b> - development of this site would result in the neighbouring urban area of Bransgore (outside the Park) extending into the National Park.	The proposed development would extend the built form of Bransgore into the surrounding National Park. The site has a relatively open aspect to the surrounding National Park to the north, although there are existing built structures on the site.
125	Godwinscroft	Land at The Glen, Lyndhurst Road, Godwinscroft Proposal for a single infill plot	<b>Rejected at Stage 2</b> - the site is detached from settlements and would result in new dwellings in the open countryside.	The site is in a rural location and is surrounded by some residential development but also wide ranging views to the rear and front of the site across open landscape.

### Parish: *Brockenhurst*

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
7	Brockenhurst	Land adjacent to the Balmer Lawn Hotel Proposal for 6 – 8 new dwellings	<b>Rejected at Stage 1</b> due to concerns over flood risk	The majority of the site lies with Flood Risk Zone 3 as identified by the Environment Agency's latest mapping.



8	Brockenhurst	Land adjacent to Hartling / south of Forest View, Rhinefield Road, Brockenhurst Proposal for 4 – 6 dwellings	<b>Development Potential</b> – the site lies within the defined village boundary of Brockenhurst.	The site has development potential within the policies of the current Core Strategy and draft Local Plan. The site is subject to a S106 agreement requiring it to be retained as (private) open space and this would need to be considered.
28	Brockenhurst	New Forest Activity Centre, Rhinefield Road, Brockenhurst 1.3ha site proposed for low density residential use	<b>Rejected at Stage 2</b> – the site lies detached from the existing defined village boundary of Brockenhurst.	This site is detached from the existing built up part of the village and residential development would not relate well to forming a logical extension to the defined village boundary.
69	Brockenhurst	Hunters Lodge, Sway Road, Brockenhurst 0.12 ha paddock site. Proposal for 2 dwellings.	<b>Development Potential</b> – the site is located between existing built development and could be considered through a minor amendment to the Defined Village Boundary. Previous reasons for refusal would need to be addressed.	Planning permission was refused on the site for a single dwelling in 1962 and 1979 due to conflicts with the development plan and concerns over the impact on the character of the area. These issues would need to be addressed.
83	Brockenhurst	Lane adjacent to Vinney's Close, Mill Lane, Brockenhurst Greenfield area adjacent to existing exceptions site.	<b>Development Potential</b> - the site lies adjacent to an existing rural exceptions site and development for affordable housing would not have a wider landscape impact.	The site lies immediately adjacent to the defined village boundary of Brockenhurst and could be developed without opening up adjacent areas for development.
84	Brockenhurst	Former Redmayne Engineering site, Station Approach, Brockenhurst 0.4ha brownfield site previously in employment use	<b>Development Potential</b> - the site lies in a sustainable location close to the station. Any development would need to retain an element of employment use.	Planning permission refused in 2015 for a solely residential use of the existing employment site.
85	Brockenhurst	R A Sibley, Lyndhurst Road, Brockenhurst	<b>Development Potential</b> – the site lies in a sustainable location within the village. Any development would need to retain an element of employment use.	This is a small brownfield site that is in employment use. There may be scope for a modest mixed use re-development to include a small element of housing.

86	Brockenhurst	Land opposite the Meaden's car dealership, Sway Road, Brockenhurst Currently used for car storage	<b>Development Potential</b> – the site lies in a sustainable location with a mix of surrounding land uses.	There are no existing buildings on the site and it has the potential for residential use.
87	Brockenhurst	Garage, Water's Green Brockenhurst Currently used by a car dealership	<b>Development Potential</b> – the site lies in a sustainable location within the village. Any development would need to retain an element of employment use.	This is a small brownfield site that is in employment use. There may be scope for a modest mixed use re-development to include a small element of housing.
88	Brockenhurst	Railway Sidings, Brockenhurst Currently used for parking and storage	<b>Development Potential</b> – the site lies within the existing Defined Village Boundary with direct access to the station.	This linear site is accessed through the station car park and separated from the main area of the village by the railway line. It has some redevelopment potential, but is possibly better suited to employment use.

### Parish: *Burley*

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
2	Bisterne Close	Land adjacent to Uplands, Bisterne Close 2.5ha greenfield site, proposed residential use	<b>Rejected at Stage 2</b> – concerns over development encroaching into the open countryside surrounding Burley and consolidation of scattered development.	Development would change the character of Bisterne Close; and would result in development encroaching into the surrounding open countryside.
41	Burley	Land adjacent to Deer Hall, Campden Park, Ringwood Road, Burley Potential rural exceptions sites for 2 – 4 affordable dwellings	<b>Development Potential</b> – the site has the potential for a small affordable housing development. It is relatively well located for the services in Burley village centre.	The site could accommodate a small development of affordable dwellings subject to consideration of the access and the re-location of the day nursery. Given the size of the site this could be taken forward through the Development Control process, rather than the Local Plan Review.
54	Burley	Garage court between 8 & 10 Meadow Close, Burley	<b>Development Potential</b> – the site has the potential for a small affordable housing	The site could accommodate a small development of affordable dwellings subject to consideration of

		0.05ha site currently used for parking. Proposal for 2 – 3 affordable dwellings	development. It is relatively well located for the services in Burley village centre.	the access and loss of parking for neighbouring properties. Given the size of the site this could be taken forward through the Development Control process, rather than the Local Plan Review.
65	Burley Street	Land at Randalls Farm, Burley Street 1.2ha greenfield site. Proposal for 30 dwellings	<b>Rejected at Stage 2</b> – the site is relatively detached from the services in Burley village centre, in a semi-rural area characterised by large buildings in spacious plots.	This site is close to the scattered residential development at Burley Street. The site is accessed via an un-made road across the SSSI and is not suitable for an additional 30 dwellings

### Parish: Copythorne

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
9	Cadnam	Land north of Fir Tree Road, Cadnam 3.8ha greenfield site. Proposal for up to 90 dwellings	<b>Rejected at Stage 2</b> – concerns regarding the scale of development on a large greenfield site.	This is a large greenfield site outside any of the defined New Forest villages. While there is potential for some development within Cadnam, the Authority's focus is on smaller (preferably brownfield) sites.
15	Bartley	Land opposite The Thatched Cottage, Bartley Road, Bartley, Southampton 1.7ha greenfield site. Proposal for 30 dwellings	<b>Rejected at Stage 2</b> – the relatively large greenfield site is not well located in relation to existing services and settlements within the National Park. Bartley has limited local facilities.	Development of the site would add to the scattered development which has already occurred in this part of the parish, within an essentially open agricultural landscape some distance from the village of Bartley.
47	Bartley	Garages, Shepherds Close, Bartley 0.04ha site, proposal for 3 dwellings	<b>Rejected at Stage 2</b> – the Authority would not be looking to allocate small sites for 3 dwellings through the Local Plan Review. It could be progressed through the Development Control route instead as a potential exceptions site.	The potential of the site for a small affordable housing development is best taken forward through the Development Control route. The Authority would not be looking to allocate brownfield sites for less than 5 dwellings.

16	Cadnam	Cadnam Works, Old Cross Road, Cadnam Existing employment site. Proposals for 3 dwellings	<b>Rejected at Stage 2</b> – principally due to concerns over loss of employment on the site.	As a brownfield site within Cadnam the proposal has some merit. However, the proposal would result in the loss of an employment site.
23	Cadnam	Land at Pollards Moor Road, Copythorne 2.8ha greenfield site currently used for grazing. Proposals for 36 dwellings	<b>Rejected at Stage 2</b> – concerns regarding the scale of development on a large greenfield site.	This is a large greenfield site outside any of the defined New Forest villages. While there is potential for some development within Cadnam, the Authority's focus is on smaller (preferably brownfield) sites.
80	Cadnam	'Horseshoes', Southampton Road, Cadnam 0.75ha greenfield site to the rear of properties from Southampton Road.	<b>Rejected at Stage 2</b> – although the site is well screened and may have some merit, it would represent a greenfield development and there could be potential impacts on neighbouring properties.	While there is potential for some development within Cadnam, the Authority's focus is on smaller (preferably brownfield) sites. The site may have some merit for an infill development but concerns regarding potential impacts on neighbours.
116	Cadnam	Corner of Newbridge Road / Romsey Road, Cadnam Agricultural land. Proposal for 30 dwellings	<b>Rejected at Stage 2</b> – the greenfield site is on the periphery of Cadnam with only scattered development nearby.	The site is slightly detached from the local services within Cadnam. While there is potential for some development within Cadnam, the Authority's focus is on smaller (preferably brownfield) sites.
117	Cadnam	Land at 'The Yews', Southampton Road, Cadnam Proposals for 14 dwellings	<b>Development Potential</b> – the brownfield site has a direct road access and is well screened from neighbouring areas. Potential for redevelopment to include residential use.	The brownfield site has the potential to be redeveloped for a mix of uses, including residential. The site lies adjacent to protected habitats which will need further assessment.
118	Cadnam	Land adjacent to Uncle Tom's Cabin, Romsey Road, Cadnam Greenfield site. Proposals for 22 dwellings	<b>Rejected at Stage 2</b> - the greenfield site would represent backland development and there could be potential impacts on neighbouring properties.	This predominantly greenfield site comprises a long narrow strip of land running behind the rear gardens of properties fronting Romsey Road.

119	Bartley	Land at Southampton Road, Bartley	<b>Rejected at Stage 2</b> – development of this large greenfield site is not well located in relation to existing services within the National Park. Bartley itself has limited local facilities and is not an appropriate focus for larger scale new development.	Development of the site would add to the scattered development which has already occurred in this part of the parish, within an essentially open agricultural landscape. The site lies close to a range of protected habitats.
122	Bartley	Land at Winsor Road Bartley 2.1ha greenfield site. Proposal for 50 dwellings.	<b>Rejected at Stage 2</b> – development of this large greenfield site is not particularly well located in relation to existing services within the National Park. Bartley has limited local facilities and is not an appropriate focus for larger scale new development.	Development of the site would add to the scattered development which has already occurred in this part of the parish.

**Parish: East Boldre**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
17	East Boldre	Land adjacent to Gaza Avenue and Matthews Lane, East Boldre	<b>Development Potential</b> – the enclosed site lies within the village of East Boldre which has a basic range of local services.	The site is surrounded by existing residential development on all sites and development would not have a wider impact on the landscape of the National Park. There is an existing road access to the site and basic local services nearby.
53	East Boldre	Open space, Sweyns Lease, East Boldre 0.4ha area of open space. Proposal for 8 affordable dwellings & improved parking	<b>Rejected at Stage 2</b> – although the site is surrounded by existing dwellings, development would significantly change the character of the area.	Concern over the loss of public open space (which is also grazed) with no alternative provision proposed.
130	East Boldre	Land at Strawberry Fields, East Boldre Proposal for residential development	<b>Development Potential</b> – the site benefits from an existing access road and could be developed without wider landscape impacts.	Strawberry Fields serves existing housing at the end of the cul-de-sac. Consideration would need to be given to the possible relocation of the East Boldre Sports & Social Club.

**Parish: Ellingham, Harbridge & Ibsley**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
6	Linford	Former Linford Park Nursing Home 10ha former nursing home. Proposal for 10 dwellings	<b>Rejected at Stage 2</b> – the site lies in a relatively inaccessible location and does not relate well to services and settlements within the National Park.	The site does not relate well the settlements within the Park. The Authority's preference is for the brownfield former nursing home site to be brought back into active use as a care home.

**Parish: Exbury & Lepe**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
10	Exbury	Exbury Estate Yard 0.76ha site proposed for a mixed use development	<b>Rejected at Stage 1</b> – the site lies within the designated Historic Park & Garden.	Rejected at Stage 1 – the site lies within the designated Historic Park & Garden
11	Exbury	Land adjacent to Ramblers and Ivy Cottage 1 ha greenfield site. Proposal for 10 dwellings	<b>Rejected at Stage 2</b> - the village of Exbury has a very limited range of services.	The rural village of Exbury has a limited range of services and is not one of the main settlements where the Authority is considering new housing development.
12	Exbury	Land to the rear of Erica Cottage 0.2ha greenfield site. Proposal for 7 dwellings	<b>Rejected at Stage 2</b> - the village of Exbury has a very limited range of services.	The rural village of Exbury has a limited range of services and is not one of the main settlements where the Authority is considering new housing development. Unclear if the proposal is for open market or affordable dwellings.

**Parish: Fawley**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
25	Calsot	Tom Tiddler's Ground,	<b>Rejected at Stage 1</b> – concerns over	Site ruled out during Stage 1 assessment as



		adjacent to Fawley Power Station 51ha greenfield site Proposed mixed use development including 100 residential units, marinas, SANGs & public open space	impact on protected habitats and flood risk	development would involve partial loss of a Site of Importance for Nature Conservation (SINC) and the site is also partially located with Flood Risk Zone 3 as defined by the latest Environment Agency maps.
27	Calshot	Fawley Quarry 11.8 ha sites currently used for sand and gravel extraction Proposed 400 home residential development	<b>Rejected at Stage 2</b> – the site has an agreed restoration plan in place. The area is currently detached from local services and could only be considered as part of wider regeneration linked to the redevelopment of the adjacent Power Station site (outside the National Park).	The Fawley Quarry site has an agreed restoration scheme in place that does not involve residential use. Discussions with NFDC will continue regarding the potential development of the wider Power Station site.
27	Calshot	Stag Close, Calshot Road, Calshot 6.6ha greenfield site proposed for a primary school in association with the redevelopment of Fawley Power Station, Tom Tiddler's Ground and Fawley Quarry for residential development.	<b>This proposal is for education use of the site (as part of a wider plan for the former Power Station site and potentially surrounding land). It has therefore not been assessed for residential use.</b>	Discussions with NFDC will continue regarding the potential development of the Power Station site.
49	Calshot	Land adjacent to 53 Tristan Close, Calshot 0.1ha site currently used for parking. Proposal for 2 – 4 affordable dwellings	<b>Development Potential</b> – this brownfield site may have the potential for a small affordable housing development.	Consideration would need to be given to impacts on neighbouring properties / amenity and access. The site could be pursued through the Development Control process as a small rural exceptions site.
50	Calshot	Land adjacent to 50 Tristan Close, Calshot 0.03ha site currently used for	<b>Development Potential</b> – this brownfield site may have the potential for a small affordable housing development.	Consideration would need to be given to impacts on neighbouring properties / amenity and access. The site could be pursued through the

		parking and access. Proposal for 2 affordable dwellings.		Development Control process as a small rural exceptions site.
51	Calshot	Parking area and land adjoining 1 Tristan Close, Calshot 0.06ha site currently used for parking. Proposal for 2 – 5 affordable dwellings.	<b>Development Potential</b> – this brownfield site may have the potential for a small affordable housing development.	Consideration would need to be given to impacts on neighbouring properties / amenity and access. The site could be pursued through the Development Control process as a small rural exceptions site.
63	Calshot	Land at St George's Close, Tristan Close, Calshot 0.5ha area of open space. Proposal for 10 affordable dwellings.	<b>Development Potential</b> – this site may have the potential for a small affordable housing development, subject to the re-provision of the public open space.	A small affordable housing development on this site would have limited landscape impact. The re-location of the existing football pitch would be required to ensure no net loss of public open space if the site were to be developed as a rural exceptions site.
67	Stonehills	Land at Stonehill Farm, Fawley 0.6ha greenfield site. Proposal for 12 – 15 dwellings	<b>Rejected at Stage 2</b> – there are limited services available within the National Park within close proximity of the site. Development would effectively extend the settlement of Fawley into the Park.	Residential development refused prior to National Park designation due to conflicts with the development plan at the time. It is relatively well screened site and does have some pedestrian and public transport links north to Fawley.
68	Stonehills	Land off Stonehills, Fawley 1.8ha greenfield site currently used for grazing. Proposal for 40 dwellings	<b>Rejected at Stage 2</b> – the site would effectively extend the settlement of Fawley into the Park.	Residential development refused in the past due to conflicts with the development plan. The area is characterised by narrow country lanes and pedestrian access is poor.

### Parish: Godshill

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
110	Godshill	Land adjacent to Godshill Farm, Godshill	<b>Rejected at Stage 2</b> - although the site is fairly well located within the village of	Residential development on the site has been refused on a number of occasions dating back to

		Currently used for grazing	Godshill, it lies in close proximity to a range of protected habitats and has no regular public transport links.	the 1960s. Godshill is no longer on a regular bus route, with the nearest regular route running along the A338 between Fordingbridge and Ringwood (2.5km to the west).
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### Parish: Hale

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
109	Hale	Land adjacent to Garden Cottage, Queen Street, Hale	<b>Rejected at Stage 1</b> – the site lies within the designated Hale Park Historic Park and Garden.	The site lies within the designated Hale Park Historic Park and Garden

### Parish: Hordle

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
44	Hordle	Land adjacent Miranda, Vaggs Lane, Hordle	<b>Rejected at Stage 2</b> – this site is not well located in relation to existing services and settlements within the National Park	Development of the site would add to the scattered development which has already occurred in this part of the National Park. There are limited services available close to the site.
		Greenfield site adjacent to existing dwellings		

### Parish: Hyde

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
99	Hyde	Avon Valley Nurseries site, South Gorley	<b>Rejected at Stage 1</b> – the site lies within Flood Risk Zone 3 as defined by the Environment Agency. Part of the site also has national and international nature conservation designations.	The site was rejected at Stage 1 due to flooding and nature conservation issues.

103	Hyde	Hyde Garden Centre, Gorley Lynch, Hyde	<b>Rejected at Stage 2</b> – although the site is fairly well located within the village of Hyde, it lies in close proximity to a range of protected habitats and has no regular public transport links.	Previous application for 6 affordable dwellings on the site refused in 2006. Hyde has a modest range of local services, but is not served by public transport.
111	Hyde	Land adjacent Mabel's Cottage, Stuckton	<b>Rejected at Stage 2</b> – although the site is fairly well located in relation to surrounding buildings, the hamlet of Stuckton lacks facilities and has no regular public transport links.	The hamlet of Stuckton is not considered to be an appropriate location for the focus on new housing allocations in the National Park.
124	Hyde	Brookfields Farm, Stuckton Existing nursery site	<b>Rejected at Stage 1 – parts of the site</b> are located within Flood Risk Zone 3 as defined by the Environment Agency.	The site was rejected at Stage 1 due to flooding.

### Parish: Hythe & Dibden

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
18	Hythe	Land to the north of Southampton Road, Dibden 3.35ha greenfield site currently used for grazing	<b>Rejected at Stage 2</b> – development of this site would result in the neighbouring urban area of Hythe (outside the Park) extending into the National Park.	This is a large greenfield site on the fringes of the National Park where planning permission was refused in the past for residential development prior to the designation of the Park. Development would result in an extension of the built form of Hythe into the designated National Park.

### Parish: Landford

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
42	Landford	Forest View, Landford Site currently used as a single	<b>Development Potential</b> - the site is already in use as a single gypsy pitch.	The site has been used as a single gypsy pitch for a number of years. It is well screened from the

		gypsy pitch. Proposed use for an additional gypsy pitch.	There is an existing access and the site is well screened from the wider landscape.	surrounding area and Landford itself has a basic range of local services.
112	Landford	Land adjacent Shamba, Lyndhurst Road, Landford	<b>Rejected at Stage 2</b> – although the village of Landford does have some basic services, this backland greenfield development would change the character of the area.	Development in this location would comprise backland development and extend the built form of Landford to the west.

**Parish: Lymington & Pennington**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
14	Pennington	Land to the north of Ramley Road, Lymington	<b>Excluded as the site does not lie within the New Forest National Park.</b>	The site lies within New Forest District Council's planning remit.
71	Lymington	Land off Ridgeway Lane, Lymington 6ha greenfield site currently used for grazing. Proposal for residential use.	<b>Rejected at Stage 2</b> - The majority of the site is within New Forest District Council's planning remit - only the access route from Ridgeway Lane is within the National Park.	Development would encroach into the National Park and extend the built footprint of Lymington. The majority of the site lies outside the Park and <b>it is for New Forest District Council to assess this site through their Local Plan.</b>
77	Pennington	Wainsford Road, Pennington Grazing land. Proposal for up to 30 dwellings.	<b>Rejected at Stage 2</b> – the site forms part of the open countryside of the National Park and does not relate well to existing services and settlements.	Although close to the built up area of Pennington the site is surrounded by countryside and is immediately adjacent to a SSSI. Public transport links are poor despite the proximity of Lymington.

**Parish: Lyndhurst**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
40	Lyndhurst	Land to the rear of Tyrell Lodge, Southampton Road	<b>Rejected at Stage 2</b> – planning permission on the site has been refused in	Previous planning applications for single dwellings on the site have been refused due to impacts on

		0.15ha site with scope for 2 – 3 dwellings	the past due to a range of concerns, including highway access.	the Conservation Area, neighbouring properties and the A35.
45	Lyndhurst	Garage court, adjacent to 1 Beechen Lane, Lyndhurst 0.03ha garage area. Proposal for 2 affordable dwellings	<b>Development Potential</b> – this brownfield site may have the potential for a small affordable housing development.	Consideration would need to be given to impacts on neighbouring properties / amenity and access. Potential rural exceptions site development.
58	Lyndhurst	Garden Close, Lyndhurst 0.07ha garage site. Proposal for 10 affordable flats	<b>Development Potential</b> – this brownfield site may have the potential for a small affordable housing development.	Consideration would need to be given to impacts on neighbouring properties / amenity and access. Potential rural exceptions site development.
59	Lyndhurst	Garages, Northerwood Avenue, Lyndhurst 0.04ha garage site. Proposal for 2 affordable dwellings	<b>Development Potential</b> – this brownfield site may have the potential for a small affordable housing development.	Consideration would need to be given to impacts on neighbouring properties / amenity and access. Potential rural exceptions site development.
60	Lyndhurst	Garden Close, Lyndhurst 0.04ha garage site. Proposal for 2 dwellings	<b>Development Potential</b> – this brownfield site may have the potential for a small affordable housing development.	Consideration would need to be given to impacts on neighbouring properties / amenity and access. Potential rural exceptions site development.
61	Lyndhurst	Foldsgate Close, Lyndhurst 0.03ha garage site. Proposal for 2 affordable dwellings	<b>Development Potential</b> – this brownfield site is located within the existing defined village boundary of Lyndhurst.	The site is located within the defined village boundary of Lyndhurst with good pedestrian access to the services in the village centre. .
62	Lyndhurst	Robertshaw House, Lyndhurst 0.05ha site within the curtilage of Robertshaw House. Proposal for 12 flats	<b>Development Potential</b> – this site is located within the existing defined village boundary of Lyndhurst.	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 design of any future development would need to acknowledge the prominence of the site from the Open Forest to the east.
78	Lyndhurst	Former Lyndhurst Park Hotel 1.6ha former hotel. Proposal	<b>Development Potential</b> – part brownfield site with good access to the services of	Well located for local services. Within the Conservation Area and immediately adjacent to

		for C2 assisted living development	Lyndhurst.	protected habitats. Previous employment use on the site.
92	Lyndhurst	Land adjacent to 'Forest Glen', Pikes Hill, Lyndhurst Greenfield site in the curtilage of the existing dwelling	<b>Development Potential</b> – this site is located within the existing defined village boundary.	The site may have the potential for an infill dwelling subject to the consideration of access and impacts on the amenity of surrounding residential properties.
93	Lyndhurst	Land adjacent to 'Harmony', Chapel Lane, Lyndhurst 0.75ha greenfield site currently used for grazing. Potential for 20 dwellings.	<b>Rejected at Stage 2</b> – concerns regarding the landscape impact of developing the site from the countryside to the south of the village.	The site is fairly well related to the village of Lyndhurst. Concerns regarding the potential landscape impact of developing the site.
94	Lyndhurst	Land adjacent to Queen's House, Lyndhurst 1.5ha site comprising gardens and parking.	<b>Rejected at Stage 2</b> – although the site is well located in relation to access and services, concerns regarding the development of one of the few open spaces in the village: the loss of trees and potential impacts on heritage assets.	The site is within the Lyndhurst Conservation Area and immediately adjacent to a Listed building. These considerations would need to be addressed should part of the site come forward for development in the future.
95	Lyndhurst	Fenwick Hospital, Pikes Hill, Lyndhurst	<b>Rejected at Stage 2</b> – the hospital provides an important community service.	The site remains in active use as a hospital. Should it become available, the site is located within the defined village boundary and could include an element of residential use in the future.
96	Lyndhurst	Football Ground, Wellands Road, Lyndhurst	<b>Rejected at Stage 2</b> – the site provides an important recreational facility for the village of Lyndhurst.	The loss of open space is not supported and the site also has an open aspect to the surrounding Open Forest.
121	Lyndhurst	Ineos site, Beechen Lane, Lyndhurst	<b>Development Potential</b> – the brownfield site has an existing access and the potential to be redeveloped for a mix of uses. The defined village boundary could be amended to include the Clayhill area.	This mixed use site is located outside the existing defined village boundary. There is a recently lapsed permission for a mix of uses including some residential use.

123	Lyndhurst	Land adjoining Cranleigh Paddock, Calpe Avenue, Lyndhurst	<b>Development Potential</b> – the brownfield site lies within the existing defined village boundary of Lyndhurst with good access to services.	The site has the potential to be development to provide specialist accommodation for the elderly. Consideration would need to be given to possible impacts on neighbouring residential properties and access along Calpe Avenue..
127	Lyndhurst	Land to the rear of Swiss Cottage, Clay Hill, Lyndhurst 0.4ha site with the potential for 4 – 6 dwellings.	<b>Development Potential</b> – the site has an existing access and consideration could be given to reviewing the defined village boundary to incorporate this land.	The site has the potential to accommodate a modest level of development. An amendment to the defined village boundary could be considered in preparing the Submission draft Local Plan.

**Parish: Melchet Park & Plaitford**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
102	Plaitford	Former B & W Nursery site, Plaitford Former plant nursery site with extensive areas of glasshouses	<b>Rejected at Stage 2</b> – the site is located in an open landscape adjacent to Plaitford Common and West Willow Common. Residential development in this location would not be well located in terms of existing settlements.	The site is more suited to employment use. Previous planning permission granted on the site to change the use of some of the redundant horticultural buildings to industrial and commercial purposes.

**Parish: Milford-on-Sea**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
39	Keyhaven	Aubrey Farm and Vidle Van Farm, Keyhaven Proposal to use a number of parcels and land and buildings for a mix of uses.	<b>Rejected at Stage 1</b> – Several areas of the site fall within the Environment Agency's Flood Zone 3.	Part of the Vidle Van Farm buildings lie within Flood Zone 3 and the site at Aubrey Farm lies immediately adjacent to Flood Zone 3.



## Parish: Minstead

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
79	Castle Malwood	Castle Malwood Depot, Minstead 6.2ha employment site. Proposal for 180 dwellings	<b>Rejected at Stage 2</b> – the site lies in a relatively inaccessible location and does not relate well to services and settlements within the National Park.	The site is remote from any settlements or facilities. It is surrounded by the open landscapes of the National Park and there are nationally / internationally protected habitats nearby.

## Parish: Netley Marsh

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
1	Ower	Agricultural field situated adjacent to Romsey Road, Ower Proposal for use as a travelling showpeople site	Previous application refused on the site. <b>Situation regarding the need for sites for travelling showpeople to be reassessed in light of update needs assessment that is due in late 2016.</b>	An application of use of the site for 4 travelling showpeople plots was refused in February 2015 due to concerns regarding the landscape impact of the development at this prominent gateway to the Park. Situation to be kept under review.
13	Ower	Land adjacent to The Beeches, Romsey Road, Ower Greenfield site – proposals for between 6 – 15 dwellings	<b>Rejected at Stage 2</b> – the site lies in a relatively inaccessible location and does not relate well to services and settlements within the National Park.	The site does not relate well to services and settlements within the National Park.
70	Woodlands	Woodlands Road, Woodlands, Netley Marsh Currently used for grazing. Proposal for 16 dwellings or 30 retirements flats.	<b>Rejected at Stage 2</b> - this greenfield site forms an open, undeveloped paddock along the long linear line for development. There are limited local facilities in the vicinity of the site.	Planning permission was refused in the 1950s for larger scale residential development in this area. Development of the site would add to the scattered development which has already occurred in this part of the National Park
81	Loperwood	Loperwood Park Farm, Calmore 1.2 ha site within curtilage of	<b>Rejected at Stage 2</b> – this greenfield site does not relate well to services and settlements within the National Park.	Although the site is bounded by the A326 to the east and the Tatchbury Mount Hospital site to the west, it is relatively detached from local services.

		existing dwelling. Proposal for 25 – 35 dwellings.		
104	Ower	Garden Centre, Wigley, Ower	<b>Rejected at Stage 1</b> – the sites lies within Flood Risk Zone 3 as defined by the latest Environment Agency mapping.	Site rejected due to flood risk.
105	Ower	Golden Meadow, Romsey Road, Ower	<b>Rejected at Stage 2</b> – the site lies in a relatively inaccessible location and does not relate well to services and settlements within the National Park.	This predominantly greenfield is located on the edge of the Park and is not particularly well located in relation to existing settlements, although there are public transport links close to the site.
128	Woodlands	300 Woodlands Road, Woodlands 0.05ha residential curtilage. Proposal for a single dwelling.	<b>Rejected at Stage 2</b> – the site does not relate well to services and settlements within the National Park.	The site does not relate well to services and settlements within the National Park. The Authority would not be looking to allocate sites for single infill dwellings through its Local Plan Review.

### Parish: New Milton

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
24	Wootton	Land at Wootton Hall Farm, Tiptoe Road, New Milton 1.6ha greenfield site currently used for grazing. Proposal for 25 dwellings	<b>Rejected at Stage 2</b> – the relatively large greenfield site is not well located in relation to existing services and settlements within the National Park	Development of the site would add to the scattered development which has already occurred in this part of the National Park. There are limited services available close to the site.
30	Bashley	Land adjacent Redcliffe Garden Centre, Bashley Road, New Milton Small area currently used for parking. 2 dwellings proposed.	<b>Rejected at Stage 2</b> – this site is not well located in relation to existing services and settlements within the National Park	Development of the site would add to the scattered development which has already occurred in this part of the National Park. There are limited services available close to the site.

31	Bashley	Land south of Bashley Post Office Small site currently used for car storage	<b>Rejected at Stage 2</b> - The site lacks any pedestrian access along the road. The village of Bashley has only a very basic range of services.	There are limited services available close to the site. Planning permission for a single residential caravan on the site refused and dismissed at appeal in 2009.
32	Bashley	Former Bashley Saw Mill 0.5ha former commercial saw mill on the edge of Bashley	<b>Rejected at Stage 2</b> – planning permission for residential use in the past has been refused due to concerns over highway access. The settlement of Bashley has limited services and is not a focus for new development in the Authority's Local Plan.	Although previously in employment use, the site is now largely overgrown. Previous applications for residential use have been refused for a variety of reasons, including concerns over highways access and visibility. The site provides no safe pedestrian access to the limited facilities nearby.
36	Bashley	Ossemsley South Drive – Junction with Bashley Road Currently used an open pasture	<b>Rejected at Stage 2</b> – this is a large greenfield site on the edge of a settlement (Bashley) with very limited services and is not a focus for new development in the Authority's Local Plan.	This relatively large greenfield site has an open aspect to the north and west and is currently an open pasture. Bashley itself has a limited range of services and the site is not particularly accessible by means other than the car.
33	Bashley	Land adjacent to Sunnynholm', Bashley Common Road Small plot in the linear development along Bashley Common Road	<b>Rejected at Stage 2</b> – the site could potentially accommodate a single dwelling. However, the settlement of Bashley has limited services and is not a focus for new development in the Authority's Local Plan.	The settlement of Bashley has limited services and is not a focus for new development in the Authority's Local Plan.
34	Ossemsley	Allotments, Ossemsley Manor Proposal for 2 dwellings on allotment site	<b>Rejected at Stage 2</b> – Ossemsley is a small cluster of buildings with no local services and not a focus for new development.	Ossemsley is not a focus for new development. Loss of allotments not justified.
35	Bashley	Bashley Cross Roads, opposite junction with Sten Lane Proposal for 2 dwellings	<b>Rejected at Stage 2</b> – the site is detached from the limited services in Bashley and is not an appropriate location for new development.	The settlement of Bashley has limited services and is not a focus for new development in the Authority's Local Plan.

## Parish: Redlynch

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
114	Redlynch	Milkhill's Farm, Goggs Lane, Redlynch	<b>Rejected at Stage 2</b> – the brownfield site is detached from local services and settlements (Redlynch is 1.2km away).	The site is in an isolated position, away from settlements and other development, apart from a detached dwelling to the west of the site.
115	Redlynch	Orchards, Klin Lane, Redlynch	<b>Rejected at Stage 2</b> – the settlement of Redlynch has some basic facilities. However, the site is quite prominent and has protected trees. Limited public transport links.	There is a significant TPO designation all along the road frontage of the site which restricts access.

## Parish: Ringwood

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
3	Poulner, Ringwood	Land of Hillside Cottage, Cowpitts Lane, Poulner Common, Ringwood Greenfield site. Proposal for 4 dwellings	<b>Rejected at Stage 2</b> – although the site is related to existing housing, development would result in the neighbouring urban area of Ringwood (outside the Park) extending into the National Park.	The site lies adjacent to the settlement of Ringwood (located outside the Park). Therefore there is an in principle concern regarding the extension of neighbouring built up areas into the National Park.
74 and 75	Hightown, Ringwood	Land at Lynes Farm, east and west of Noule Lane, Ringwood 4ha site within National Park. Proposed to be used as a SANG to serve adjacent residential development	The land within the National Park (4ha) is proposed for SANG use linked to the proposed residential development on the 28ha site west of Noule Lane (outside the Park). It is therefore for <b>New Forest District Council to assess the housing potential of the site outside the Park.</b>	The housing element of this proposal lies entirely outside the National Park within New Forest District Council's planning remit. It is for New Forest District Council to assess the housing potential of the site through their Local Plan.
76	Ringwood	Land north of Moortown Lane, Ringwood	The land within the National Park (11ha) is proposed for SANG use linked to the	The housing element of this proposal lies entirely outside the National Park within New Forest

		11ha site within the National Park. Proposed to be used as a SANG to serve the adjacent residential development	proposed residential development on the site to the west. (outside the Park). It is therefore for <b>New Forest District Council to assess the housing potential of the site outside the Park.</b>	District Council's planning remit. It is for New Forest District Council to assess the housing potential of the site through their Local Plan.
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### Parish: Sopley

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
21	Bransgore	Land north of Derritt Lane, Bransgore 0.5ha greenfield site currently in agricultural use.	<b>Rejected at Stage 2</b> - development of this large greenfield site would result in the neighbouring urban area of Bransgore (outside the Park) extending into agricultural land within the National Park.	The proposed development is less visible from the open countryside around Bransgore. It would however, extend the built form of Bransgore into the surrounding National Park.
22	Bransgore	Land off Ringwood Road, Bransgore 3.3ha greenfield site currently in agricultural use	<b>Rejected at Stage 2</b> - development of this large greenfield site would result in the neighbouring urban area of Bransgore (outside the Park) extending into agricultural land within the National Park	The proposed development would extend the built form of Bransgore into the surrounding open countryside of the National Park.

### Parish: Sway

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
4	Pitmore Lane	Drays Nurseries, Pitmore Lane, Sway 2.6ha site currently comprising horticultural glasshouses. Proposals for 45 dwellings	<b>Rejected at Stage 2</b> – concerns regarding residential development in an area that is not well related to any services or settlements within the Park.	The site is detached from the main settlements within the National Park. Development would also result in the loss of an employment site.

29	Sway	Land south of Church Lane, Sway 4.8ha greenfield site currently in agricultural use. Proposed mix use comprising 100 dwellings with open space.	<b>Development Potential</b> – the site is well located in relation to the local services in Sway. Could deliver public open space benefits.	This is a relatively large greenfield site that has the potential to meet local housing needs. The site currently forms a transition from the edge of the village of Sway to the more scattered development to the south and east.
43	Sway	Land at Coombe Grange, Coombe Lane, Sway Existing care home on large plot. Potential for residential use	<b>Rejected at Stage 2</b> – the site is relatively detached from the village of Sway. Given the size of the site, it could be progressed through the Development Control route rather than the Local Plan Review.	The site may have some potential and this is best taken forward through the Development Control route given the relatively small size of the site. The Authority would not be looking to allocate brownfield sites for less than 5 dwellings.
72	Sway	Sway Garage and Workshops, Barrows Lane, Sway 0.43ha of mixed use employment. Proposal for 5 dwellings.	<b>Rejected at Stage 2</b> – the site is currently in employment use, is detached from the village of Sway and lacks access to local facilities on foot.	Although the site would represent previously developed land it is located some distance outside the main settlement and is accessed by a narrow lane.
120	Pitmore Lane	Pitmore Farm, Pitmore Lane, Sway	<b>Rejected at Stage 2</b> – concerns regarding residential development in an area that is not well related to any services or settlements within the Park.	The site is detached from the main settlements within the National Park. Development would also result in the loss of an employment site.
134	Sway	Land at Oakfield, Boundway Hill, Sway Proposal for 2 dwellings in residential curtilage	<b>Rejected at Stage 2</b> – the site is detached from the village of Sway and development would represent further infill in an area characterised by piecemeal development.	The site is detached from the main village of Sway and is located on a rural road with no dedicated footpaths.

**Parish: Wellow**

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
98	Canada	Abbotts Farm, Canada Currently in agricultural /	<b>Rejected at Stage 2</b> – concerns regarding residential development in an area that is	The site is detached from the main settlements within the National Park. Development would also

		horticultural use	not well related to any services within the Park.	result in the loss of an employment site.
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### Parish: Whiteparish

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
107	Whiteparish	Land south of Jewsons, Common Road, Whiteparish	<b>Rejected at Stage 2</b> – concerns regarding residential development in an area that is not well related to any services or settlements within the Park.	The site is detached from the main settlements within the National Park. Development would also result in the loss of an employment site.

### Parish: Woodgreen

Ref.	Settlement	Address & Site Description	Recommendation	Summary of interim conclusions
46	Woodgreen	Land between 10 & 11 Hill Close Estate, Woodgreen 0.04ha site with potential for 2 affordable dwellings	<b>Rejected at Stage 2</b> – the site is on the fringes of Woodgreen and has a rural character. Open aspect to the west.	The site is on the edge of the small village of Woodgreen and rural in character.