

New Forest National Park Local Plan 2016 – 2036 Examination

Action 10 - List of Sites rejected through SHLAA process due to SPA proximity

1. The table below sets out the sites rejected through the Strategic Housing Land Availability (SHLAA) process due to SPA proximity. The New Forest SPA and the 400m buffer zone around it cover over two thirds of the total land area of the National Park.
2. It should be noted that for many of the sites included below the SPA proximity was one of a number of reasons why the site did not progress to proposed Local Plan allocations. The table therefore notes the other reasons and also highlights in bold the sites where particular consideration would have been given to allocation through the Local Plan but for the SPA proximity.

Site Ref.	Settlement / Parish	Location	Indicative Dwelling Capacity and other notes
91	Ashurst	Telephone Exchange, Lyndhurst Road, Ashurst	6 dwellings The site has not been actively promoted and is currently in employment use.
154	Ashurst	Land to rear of 213 & 219 Lyndhurst Road, Ashurst	4 dwellings
179	Ashurst	Part of the Ashurst Hospital Site	30 - 90 dwellings (depending on the form of development) The availability of the site remains unclear, with the existing access arrangements over third party land.
66	Boldre	Land adjacent to 'Butlers', Norleywood Road	3 dwellings The site is detached from local services.
97	Boldre	Land adjacent to 1 Frogmore Cottages, Norleywood, Boldre	10 dwellings

			The site includes land within Flood Risk Zone 3.
155	Bramshaw	The Rosary Garage, Bramshaw	10 dwellings The site does not relate well to existing services and settlements within the National Park.
55	Bransgore	Land adjacent to 1 Brick Lane, Thorney Hill, Bransgore	2 dwellings The site is located in a settlement (Thorney Hill) with very limited services and does not fit with the spatial strategy.
56	Bransgore	Land to the rear of 266 – 272 Burley Road, Thorney Hill	2 dwellings The site is located in a settlement (Thorney Hill) with very limited services and does not fit with the spatial strategy.
101	Bransgore	Land adjacent to 'Forest Acre', Brick Lane, Thorney Hill	8 dwellings The site is located in a settlement (Thorney Hill) with very limited services and does not fit with the spatial strategy.
7	Brockenhurst	Land adjacent to the Balmer Lawn Hotel	8 dwellings The majority of the site lies with Flood Risk Zone 3 as identified by the EA's mapping and the New Forest SFRA.
28	Brockenhurst	New Forest Activity Centre, Rhinefield Road, Brockenhurst	Up to 30 dwellings Concern that residential development would not relate well to the existing Defined Village boundary.
69	Brockenhurst	Hunters Lodge, Sway Road, Brockenhurst	2 dwellings

2	Burley	Land adjacent to Uplands, Bisterne Close, Burley	6 dwellings Concerns regarding the consolidation of scattered development and impacts on landscape character.
54	Burley	Garage court between 8 & 10 Meadow Close, Burley	3 dwellings
65	Burley	Land at Randalls Farm, Burley Street	30 dwellings The site is accessed via an un-made road across a SSSI which is unsuitable for an additional 30 dwellings.
162	Burley	Oak Bark Bend, Chapel Lane, Burley	6 dwellings The site is detached from the main part of the village.
168	Burley	Moormans & Son Ltd, Ringwood Road, The Cross, Burley	6 dwellings
9	Cadnam	Land north of Fir Tree Road, Cadnam	90 dwellings This is a large greenfield allocation that would potentially constitute major development in the National Park.
16	Cadnam	Cadnam Works, Old Cross Road, Cadnam	3 dwellings Housing would result in the loss of an employment site.
47	Cadnam	Garages, Shepherds Close, Bartley	3 dwellings The site is located in a settlement (Bartley) with very

			limited services and does not fit with the spatial strategy.
80	Cadnam	'Horseshoes', Southampton Road, Cadnam	20 dwellings
117	Cadnam	Land at 'The Yews', Southampton Road, Cadnam	14 dwellings Planning permission has recently been granted for additional employment development on the site.
119	Cadnam	Land at Southampton Road, Bartley	45 - 60 dwellings The site is located in a settlement (Bartley) with very limited services and does not fit with the spatial strategy.
175	Cadnam	Land at 'Hazelmere', Southampton Road	8 dwellings Access would potentially be required directly from the A336 which may be an issue.
176	Cadnam	Cadnam Garden Centre, Southampton Road, Cadnam	50 dwellings This site is in active use as a garden centre and the landowner states that the site is not currently available.
157	Denny Lodge	Ipers Bridge, Holbury,	4 dwellings The site does not relate well to the spatial strategy and there is no safe pedestrian access to services.
17	East Boldre	Land adjacent to Gaza Avenue and Matthews Lane, East Boldre	12 dwellings
53	East Boldre	Open space, Sweyns Lease, East Boldre	8 dwellings Development would result in the loss of public open

			space which would require alternative provision.
130	East Boldre	Land at Strawberry Fields, East Boldre	20 dwellings
6	Ellingham	Former Linford Park Nursing Home	Up to 30 dwellings (depending on the form of development) The site lies in a relatively inaccessible location and does not relate well to services and settlements within the Park.
99	Ellingham	Avon Valley Nurseries	Up to 75 dwellings The site lies within Flood Risk Zone 3 as defined by the Environment Agency.
110	Godshill	Land adjacent to Godshill Farm, Godshill	3 dwellings The site is located in a settlement (Godshill) with very limited services and does not fit with the spatial strategy.
40	Lyndhurst	Land to the rear of Tyrell Lodge, Southampton Road	3 dwellings Previous planning applications for single dwellings on the site have been refused due to impacts on the Conservation Area, neighbouring properties and the A35.
45	Lyndhurst	Garage court, adjacent to 1 Beechen Lane, Lyndhurst	2 dwellings
58	Lyndhurst	Garden Close, Lyndhurst	Up to 10 dwellings (depending on the form of development)
59	Lyndhurst	Garages, Northerwood Avenue, Lyndhurst	2 dwellings

60	Lyndhurst	Garden Close, Lyndhurst (Site 2)	2 dwellings
96	Lyndhurst	Football Ground, Wellands Road, Lyndhurst	30 dwellings The loss of the well-used, locally valued sports pitch would require replacement provision.
121a	Lyndhurst	Ineos site, Beechen Lane, Lyndhurst	25 – 200 dwellings (depending on the proportion of the site developed) This is a part brownfield, part greenfield site with an existing access and the potential to be redeveloped for a mix of uses. The brownfield element of the site would be more suitable for redevelopment and amounts to around 0.8 hectares. Dwelling capacity is estimated at around 25 dwellings as part of a mixed scheme.
121b	Lyndhurst	Vernalls Farm, Lyndhurst	200+ dwellings This is a large 15 hectare greenfield site that would constitute major development in the National Park.
127	Lyndhurst	Land to the rear of Swiss Cottage, Clay Hill, Lyndhurst	6 dwellings Access would need to be considered, as the site is located close to the Lyndhurst on-way system.
137	Lyndhurst	Land north of Bournemouth Road, Lyndhurst	200+ dwellings The development of this 15ha site would represent major development within the National Park and would need to be justified against the NPPF's major development test.

102	Plaitford	Former B & W Nurseries site, Plaitford	60 dwellings The site does not relate particularly well to surrounding settlements and services and is more suited to employment use.
79	Minstead	Castle Malwood Depot, Minstead	Up to 150 dwellings The site is in a relatively inaccessible location and does not relate well to services and settlements within the Park.
167	Minstead	Hazel Hill Yard, Seamans Lane, London Minstead	1 dwelling The site is detached from the village of Minstead, which only has limited services and no public transport links.
24	New Milton	Land at Wootton Hall Farm, Tiptoe Road, New Milton	45 dwellings Development 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.
134	Sway	Land at Oakfield, Sway	2 dwellings The site does not relate well to the existing settlements and services in the National Park.
98	Wellow	Abbotts Farm, Canada, Wellow	30 dwellings

			The site is in a relatively inaccessible location and does not relate well to services and settlements within the Park.
46	Woodgreen	Land between 10 & 11 Hill Close Estate	2 dwellings The site is in a relatively inaccessible location and does not relate well to services and settlements within the Park.
174	Woodgreen	Land to the rear of The Horse and Groom, High Street, Woodgreen	4 dwellings Access to the site may also be challenging given the existing width of 'The Alley'.