

New Forest National Park Local Plan Review Regulation 19 Submission draft consultation

1. The role of the Local Plan in planning decision making
2. Summary of identified needs arising in the New Forest National Park
3. The proposed approach in the draft Local Plan to addressing needs
4. The Government's 'tests of soundness' for Local Plans
5. The independent examination process, led by the Government appointed Planning Inspector



- 220 square miles
- 34,400 residents
- 2,500 businesses
- Over 600 nationally listed buildings
- Over 2,000 assets on the 'Local List'
- 20 Conservation Areas
- 56% designated as internationally important for nature conservation
- 15 million people live within a 90 minute drive

1. The role of the Local Plan

- ‘Plan-led’ system with the development plan at the heart of decisions – pressure on planning authorities to get plans in place
- The New Forest National Park Local Plan (2019) is a key part of the statutory development plan for the National Park. The Plan requires updating based on the current evidence of needs
- National planning policy is also material to planning decisions and supports small-scale development in all 10 National Parks
- The New Forest National Park Authority (NPA) planning team deals with around 900 – 1,000 applications per annum
- National planning policy requires planning authorities to meet the identified needs arising within their planning areas. The role of the Local Plan is to set how locally-identified needs will be met through site allocations and criteria-based policies

2. Identified needs arising in the New Forest National Park

Topic	Identified Needs	Source
Local housing need arising from communities within the National Park	Circa 260 net new dwellings per annum (circa 5,000 new dwellings by 2043)	New Forest Housing Needs Assessment (Iceni, 2025)
Size of dwellings required to meet local needs	Overwhelming majority of the need is for 1, 2 and 3 bed properties	New Forest Housing Needs Assessment (Iceni, 2025)
Need for additional employment land to support local businesses and the economy of the New Forest	Circa 13,550 square metres (1.35 hectares) of additional employment floorspace	New Forest Economic Needs Assessment (Lichfields, 2025)
Local need for additional Gypsy and Traveller pitches	A need for 11 additional Gypsy and Traveller pitches	Gypsy & Traveller Accommodation Assessment (ORS, 2026)
Local need for additional Travelling Showpeople’s pitches	A need for 6 additional Travelling Showpeoples’ plots	Gypsy & Traveller Accommodation Assessment (ORS, 2026)

3. Proposed approach in the draft Plan to addressing needs

(i) Meeting local housing needs

- Review of the ‘settlement hierarchy’ in the National Park
- Updated evidence on economic viability to support the affordable housing targets
- Limited number of proposed housing site allocations to meet some local needs. Draft Plan makes provision for circa 50 dwellings per annum (circa 20% of the full need)
- Retaining the current approach of limiting the size of net new dwellings
- Proposed ‘principal residency condition’ on net new open market dwellings
- Local occupancy condition for affordable dwellings and C2 developments
- Support for small-scale rural exception site development in other communities
- Support for New Forest Commoners’ dwellings and other tied dwellings



Land at Knellers Lane, Ashurst

70 dwellings proposed – draft Policy SP34 refers to retaining green gap with the A326



Land at Winsor Road, Winsor

55 dwellings proposed – draft Policy SP39 identifies the site, which is well contained by existing development

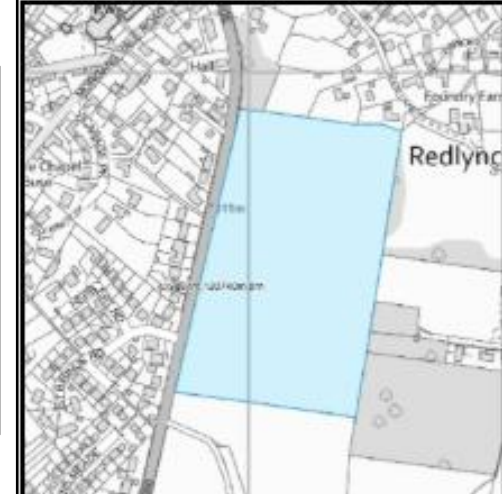


Land at Hamptworth Road, Landford

30 dwellings proposed – draft Policy SP40 refers to Flood Zones and protection of SSSI

Land at The Ridge, Redlynch

50 dwellings proposed – draft Policy SP39 refers to greenspace provision



Land at Cranleigh Paddock, Lyndhurst

Circa 50 C2 care home, nursing home or extra care units proposed – draft Policy SP36



Land at Brighton Road, Sway

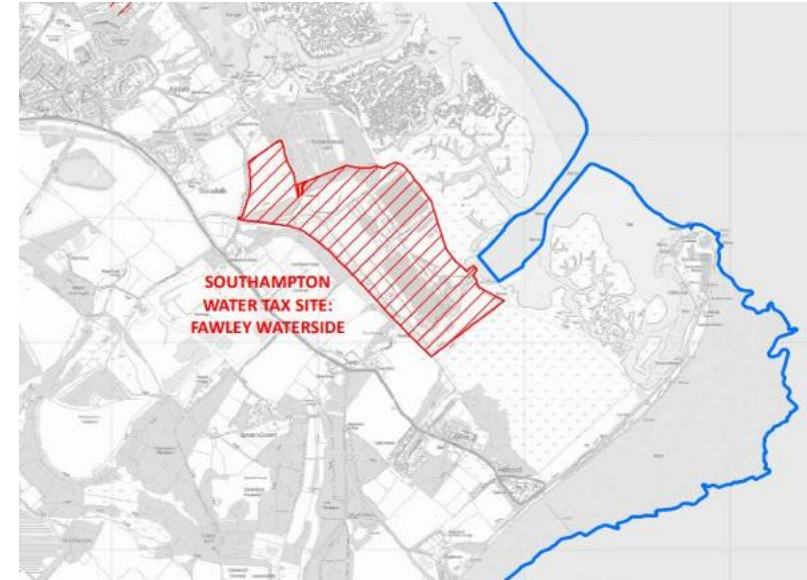
Circa 32 C2 care home, nursing home or extra care units proposed – draft Policy SP38



3. Proposed approach in the draft Plan to addressing needs

(ii) Meeting local employment needs

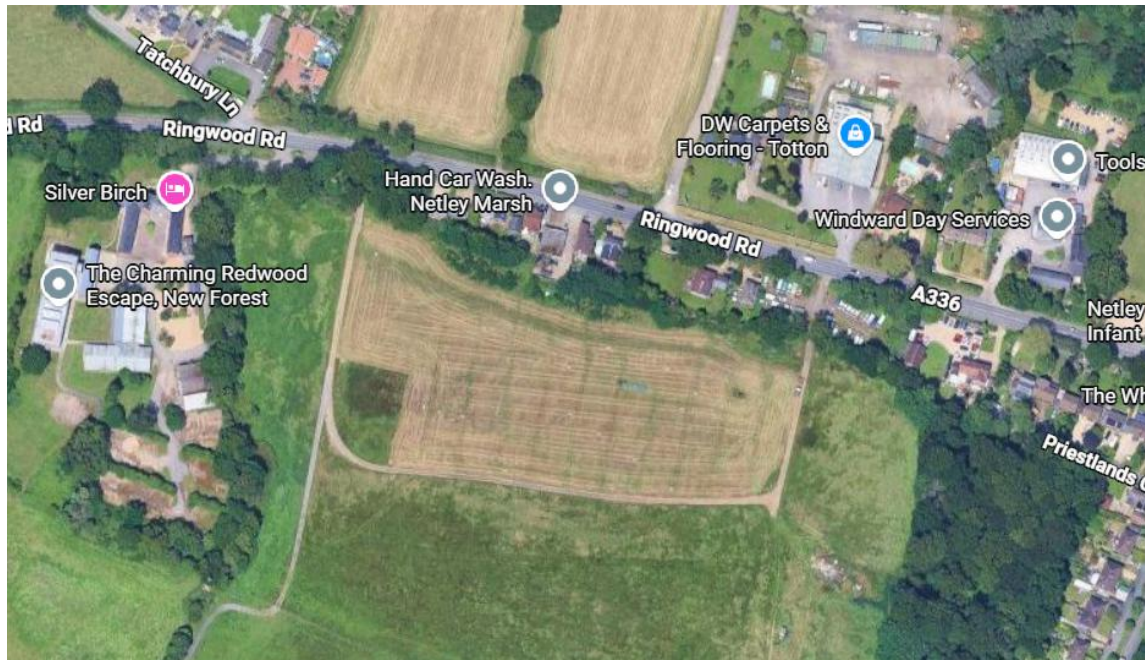
- Support for small-scale employment development in line with the settlement hierarchy
- Support for the retention and appropriate extension of existing employment sites across the National Park
- Proposed new employment land allocation on land at Fawley that forms part of the designated Solent Freeport site and would support site amelioration
- The draft Plan makes provision to meet the identified employment needs



3. Proposed approach in the draft Plan to addressing needs

(iii) Meeting the needs of Gypsies, Travellers and Travelling Showpeople

- Criteria-based policy reviewed and updated to inform decision on planning applications submitted by the Gypsy and Traveller community (draft policy SP49)
- Proposed allocation for Travelling Showpeoples' use (draft policy SP50) that would address the identified need for this form of development



Policy SP49: Gypsies, Travellers and Travelling Showpeople

Proposals for the provision of permanent and/or transit accommodation to meet an established need of Gypsies, Travellers and Travelling Showpeople, will be supported within the National Park where it can be demonstrated that there is a need for the site to be located within the National Park; and that:

- a) the impact of the site on the landscape character of the National Park is acceptable;
- b) occupancy of the site will be restricted to Gypsies, Travellers and Travelling Showpeople with a local connection to the New Forest National Park;
- c) the site is well located on the highway network and will not result in a level of traffic generation inappropriate for the roads in the National Park;
- d) there are adequate on-site facilities for parking and storage;
- e) in the case of any permanent site, be located where there are appropriate local facilities;
- f) the site does not detrimentally affect the amenities of surrounding occupiers; and
- g) the site has adequate provision for wastewater infrastructure and disposal.

In order to meet the identified need, consideration will be given to the intensification and expansion of existing permitted sites, subject to the impacts being acceptable on the protected landscape of the New Forest National Park and the existing local communities.



New Forest National Park Authority
Gypsy and Traveller Accommodation
Assessment (GTAA)

Report of Findings
January 2026

Changes between Reg 18 & Reg 19 versions of the draft Plan

- The Government has provided clarity on the timeline for the implementation of the Future Homes Standard and this is reflected in the Regulation 19 Local Plan
- Further wording added to Coastal Change Management Area policy to confirm development that benefits the local community or habitat creation is not precluded
- Regulation 19 draft Plan includes a cross-reference to the Government's Nationally Prescribed Space Standards in relation to policy SP30
- Regulation 19 draft Plan includes reference to 'principal residency' conditions on new open market housing, an approach adopted by several national park authorities
- Flexibility introduced into the Plan to enable larger affordable homes to be provided where there is evidence of need and the support of the relevant Housing Authority
- Additional engagement undertaken with site promoters and statutory consultees regarding the proposed site allocations in the draft Plan to ensure sites are deliverable

4. National ‘tests of soundness’ for draft Local Plans

1. Is the Plan legally compliant?	Does it follow the required planning laws and regulations?
2. Is the Plan sound?	Does it meet the tests (see below) set out in national planning policy?

Soundness test	What it means
Positively prepared	Meets local needs for housing, jobs and development.
Justified	Based on strong evidence and better than reasonable alternatives.
Effective	Can realistically be delivered between 2024 and 2043.
Consistent with national policy	Fits national planning policy while supporting local priorities and sustainable development.

5. Independent examination by the Planning Inspectorate

- The New Forest NPA is required to submit its draft Local Plan, the supporting evidence base and all of the representations received during the current Regulation 19 consultation to the Secretary of State before the end of December 2026
- The Secretary of State will then appoint a Planning Inspector to independently review the draft Plan and supporting information
- The independent examination is likely to last most of 2027 and will include examination hearing sessions
- The Planning Inspector will issue a report to the National Park Authority at the end of the examination process
- The Inspector can change the wording of draft policies, delete proposed site allocations and include new site allocations – all of which happened during the examination of the current New Forest National Park Local Plan (2019)

ONLINE (Microsoft Teams) **Thursday 10 September**, 4pm – 5.30pm.

Joining link to follow.

In-person drop-in sessions 2pm – 7pm

- **Wednesday 2 September:** Landford Village Hall, Lyndhurst Road, **Landford**
- **Friday 4 September:** Bartley Village Hall, Bourne Road, **Woodlands**
- **Monday 7 September:** The Copythorne & District Royal British Regional Hall, Southampton Road, **Cadnam**
- **Tuesday 8 September:** Jubilee Field, Station Road, **Sway**
- **Friday 11 September:** Lyndhurst Community Centre, Main Car Park, **Lyndhurst**
- **Wednesday 16 September:** Redlynch Village Hall, Vicarage Road, **Redlynch**

2pm – 5pm

Drop in to view the display boards and chat informally with National Park Authority officers about the revised draft Local Plan.

5.30pm

Join a presentation explaining the key changes since the 2025 consultation and the next steps for the Local Plan