New Forest National Park
Local Plan Review 2024 – 2043

Strategic Land Availability Assessment (SLAA)

August 2026

Executive Summary

The Strategic Land Availability Assessment (SLAA) is a key part of a local planning authority's evidence base. It looks at potential sites for housing, employment, travellers and other uses, and considers whether they are appropriate, deliverable and developable, and when they could be developed.

This assessment is a technical report which provides evidence of land availability across the New Forest National Park. In accordance with the requirements of national planning policy and guidance, the assessment considers the suitability of sites identified within the National Park for a range of potential development and the likelihood of development coming forward (the availability and achievability of sites). In considering this Strategic Land Availability Assessment it should be emphasised that:

- **The Assessment does not allocate sites to be developed and is not part of the statutory 'development plan' for the National Park. It is instead one of many pieces of evidence that informs the Authority's Local Plan Review.** The allocation of sites for housing, employment or other development will be determined through either the Local Plan 2024 – 2043; or any future Neighbourhood Development Plans prepared in the National Park.

- **The identification of potential development sites within the SLAA does not imply that planning permission would be granted for development for residential or other land uses.** The SLAA is a high-level assessment of potential development land availability. Planning applications on sites identified within the SLAA will be determined on their merits in line with the development plan unless material considerations indicate otherwise.

- The omission of sites from the assessment does not preclude the possibility of planning permission being granted for development in the future. It is acknowledged that sites will come forward that may be suitable for development that have not been identified in this SLAA. A number of sites identified in this SLAA may be suitable as rural exception sites for affordable housing (rather than Local Plan allocations), or for habitat mitigation schemes, and these are best progressed through the development management process.

- This SLAA report updates the assessment report that was published in November 2025 and formed part of the Regulation 18 (part two) consultation on the New Forest National Park Local Pan undertaken in November and December 2025. It includes several new additional sites that were either submitted too late for inclusion in the earlier SLAA report or have been submitted in the intervening time up until the time of publication of this report. It also updates the details of some sites where the landowner has either requested the removal of the site from consideration or updated the types of potential uses for which it can be considered.

A total of 11 sites were found to have potential for development for housing or other uses (i.e. found to be suitable, available and achievable). These sites were then considered for potential allocations through the plan-making process, factoring in the spatial strategy and settlement hierarchy, resulting in eight of these ultimately being allocated for development in the submission draft Local Plan.

Of the remaining sites, the Assessment also notes some of the sites may have the potential to be considered as rural exception sites to meet local affordable housing needs in communities outside the Defined Villages of the National Park. These sites would be progressed through the planning application route rather than Local Plan allocations.

Appendix A to this report sets out the criteria against which sites have been assessed.

Appendix B provides a summary of the sites within the National Park that are considered to have some development potential, and are broadly suitable, available and achievable.

Appendix C provides a summary of the sites that have been rejected as either being unsuitable, unavailable or unachievable for development. These are grouped by parish in alphabetical order.

In a separate document Appendix D sets out the maps of the sites submitted.

Contents

Executive Summary 2

1. Introduction 5

2. Aims of the Assessment 6

3. Methodology 7

4. Site assessment summary by proposed land use 16

5. Conclusions 21

APPENDIX A - Assessment site criteria 22

APPENDIX B - Sites with residential development potential 28

APPENDIX C - Summary of rejected sites for development (by Parish / Town Council) 39

APPENDIX D – Site maps (separate document)

1. Introduction

1.1 The New Forest National Park Authority is undertaking a review of the local planning policies covering the National Park – currently contained within the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019). To support the review the Authority has prepared several evidence base studies, in particular exploring the level of housing need, demand and supply for employment development and likely need for future sites for gypsies, travellers and travelling showpeople.

1.2 This Strategic Land Availability Assessment (SLAA) is an important part of the evidence base for the Authority's Local Plan Review in assessing the suitability and availability of land for a range of development options.

1.3 The Government's National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) resource both confirm that the assessment of land availability is a key step in the preparation of Local Plans. In a New Forest National Park context, the assessment of land for housing, economic and other development must also give full weight to the protection afforded to the landscape of the area (as per paragraphs 189 and 190 of the NPPF). Additionally, the Government's Vision and Circular for the English National Parks (2010) confirms that National Parks are not suitable locations for unrestricted housing and new housing should be focused on meeting local affordable housing requirements.

1.4 The PPG suggests a standard process for undertaking a SLAA and this report sets out how the SLAA has been prepared in relation to the standard process in the Practice Guidance. The assessment is an iterative process, and sites have been added, deleted or amended since the initial version was published in November 2025. Furthermore, the conclusions represent a snapshot in time and information may change between publication and the examination of the Local Plan.

1.5 As part of the consultation on Regulation 18 (Part 1) of the New Forest National Park Local Plan Review, undertaken in February and March 2025, the Authority carried out a 'Call for Sites'. This invited site submissions from landowners, developers and others to be considered as potential development sites supporting the Local Plan Review. Submitted sites would be considered for a range of development uses including, but not limited to, residential, employment, renewable energy, habitat mitigation, and gypsies, travellers and travelling showpeople. In parallel the Authority had commissioned work to understand and quantify the level of need for housing, employment and gypsies, travellers and travelling showpeople over the Plan period.

1.6 The Call for Sites exercise was left open, and the form was available on our website for submissions until August 2025, when the draft Plan was subject to the Sustainability Appraisal and Habitat Regulations Assessment processes ahead of the Regulation 18 (Part 2) consultation.

1.7 A further period of public consultation on the Local Plan Review was undertaken in November and December 2025, and included the initial SLAA published as part of the supporting documents and evidence base studies. The Regulation 18 (Part 2) consultation comprised a working draft Local Plan with updated and new policies, including additional site allocations, based on the emerging evidence base studies. The spatial strategy and site allocations proposed in that emerging draft Local Plan were based on the evidence base studies available at that time. This included site submissions received during the Regulation 18 (Part 1) consultation and those received since that time, up to June 2026 when the Plan policies were finalised to undertake the Sustainability Appraisal and Habitats Regulation Assessment processes.

1.8 Consequently, this report provides an update from November 2025 to the current date of publication, setting out those site submissions where additional information has been received, where sites are no longer available, or new sites that have been submitted and assessed.

2. Aims of the Assessment

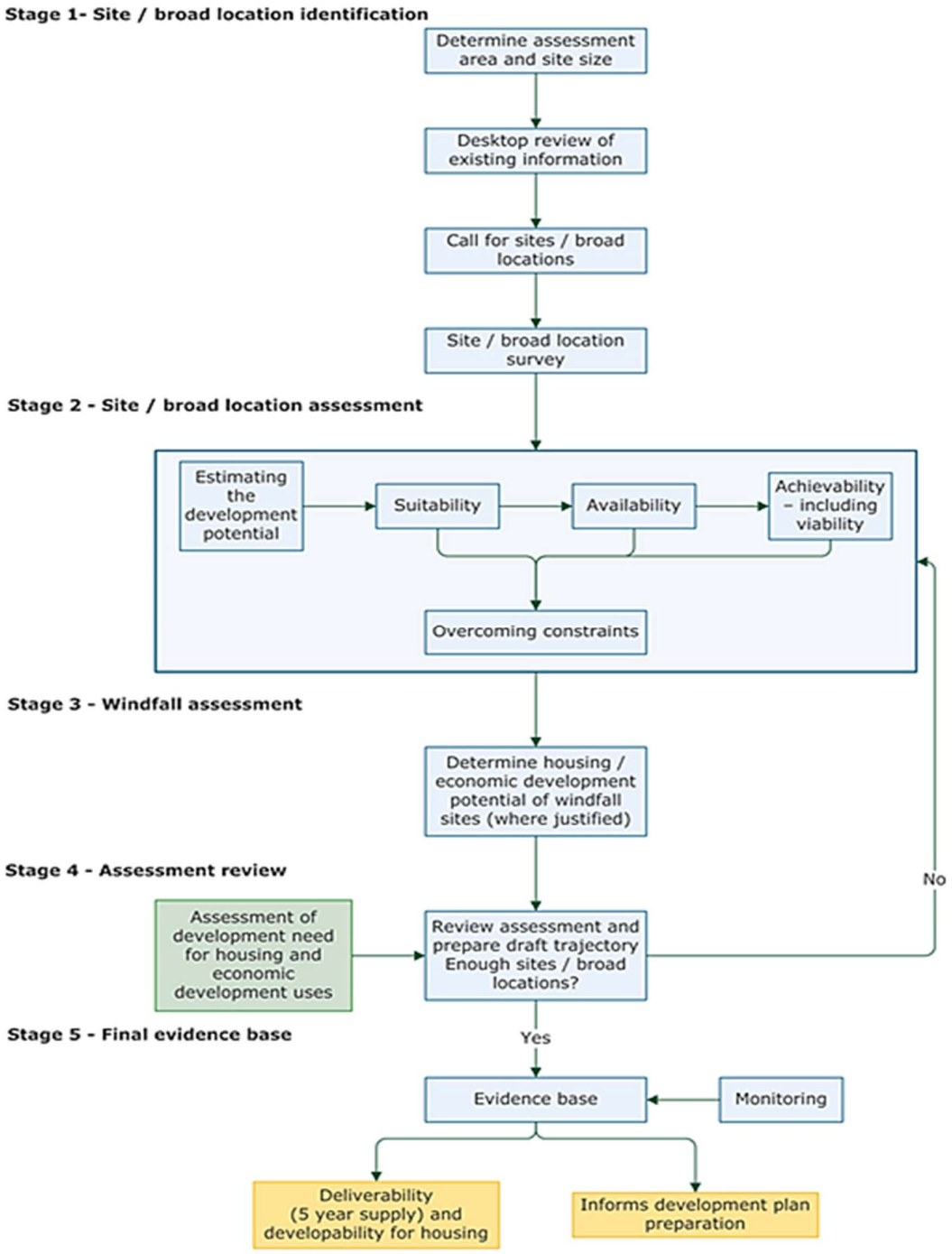
2.1 The NPPF states that planning authorities should “have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment” (paragraph 72). This report uses that guidance but has broadened the scope to include consideration of suitable sites not only for housing but other uses such as employment, travellers and renewable energy. For this reason, it is termed a Strategic Land Availability Assessment (SLAA).

2.2 The SLAA forms a key component of the evidence base underpinning the planning policies and spatial strategy in the Local Plan. The PPG states that assessments should:

- Identify sites and broad locations with potential for development
- Assess the development potential of the sites
- Assess the suitability of the sites and the likelihood of development coming forward (the availability and achievability).

3. Methodology

3.1 The PPG sets out guidance which indicates what inputs and processes can lead to a robust assessment of land availability. This process is summarised in the following diagram.



Source: PPG

Stage 1: Site / broad location identification

3.2 This SLAA covers the entire New Forest National Park, as this is the plan-making area of the adopted New Forest National Park Local Plan (2019) and the emerging review.

3.3 The PPG (Paragraph: 009 Reference ID: 3-009-20190722) suggests that that planning authorities should consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. However, alternative site size thresholds can also be considered. The National Park Authority considers it appropriate to consider all suitable and available sites with no site size limit or minimum dwelling threshold, given the more limited scale of development in the New Forest and the national policy emphasis on small scale development to meet local needs in National Parks.

3.4 The PPG states that Plan makers should "…*issue a call for sites and broad locations for development*" (Paragraph: 012 Reference ID: 3-012-20190722) and that it should comprise a *"comprehensive list of sites and broad locations derived from data sources and the call for sites."* (Paragraph: 013 Reference ID: 3-013-20190722).

3.5 In accordance with this guidance, the Authority undertook a 'Call for Sites' exercise in parallel with the consultation on the New Forest National Park Local Plan Review Regulation 18 (Part 1) in February and March 2025. The 'Call for Sites' process was subsequently kept open, with forms available on the Authority's website and submissions accepted up to August 2025.

3.6 In addition to sites submitted through these processes, the Authority also considered other sources of potential development land, including sites subject to pre-application advice and sites within the National Park on the Government Property Estate including buildings and land. The main public sector bodies with land within the National Park were contacted to highlight the assessment and invite submissions.

3.7 In line with the PPG, stage 1 of the assessment considered the suitability of the identified site against key designations and criteria where development within the National Park would not be acceptable. The PPG states that sites which have particular policy constraints, "…*need to be included in the assessment for the sake of comprehensiveness but these constraints need to be set out clearly, including where they severely restrict development*." (Paragraph: 010 Reference ID: 3-010-20190722). These key constraints are listed below and any sites put forward through the SLAA process that are within the areas outlined below have been assessed as not being suitable as national and local policy advises against development within these areas. The only exception is where the site forms part of a major development site where the 'exceptional circumstances' tests in paragraph 190 of the NPPF apply.

Sites and areas excluded from the Assessment at Stage 1
Sites wholly or largely within any one of the following designations: ▪ 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) ▪ Local Geological Sites (LGS) (Formerly known as Regionally Important Geological Sites) ▪ Scheduled Monuments ▪ Sites on the Historic England Register of Historic Parks and Gardens ▪ Flood risk zone 3 as defined by the latest Environment Agency maps

3.8 The NPPG states that site assessments should be proportionate to the detail required for a robust appraisal, as "*it will not be appropriate to carry out these more detailed assessments...where it is clear that they will not be suitable for development*" (Paragraph 014 Reference ID: 3-014-20190722).

Stage 2: Site Assessment

3.9 All 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 land with development potential appropriate to the New Forest National Park context. Set out below are the main criteria used during the Stage 2 assessment of potential sites and a copy of the full proforma is set out in Appendix A of this assessment.

- 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, County Wildlife sites) habitat designations. Over half of the National Park is designated as being of international importance for nature conservation and this is a major factor in the SLAA exercise. In Spring 2017, whilst preparing the current adopted National Park Local Plan, Natural England

advised against allocating greenfield C3 housing land within 400 metres of the New Forest SPA and this has continued to be a key criteria in the assessment of many of the identified sites given that the SPA and the 400 metre zone around it cover over two thirds of the National Park. However, in some cases C2 or extra care residential uses may be acceptable.

- Built environment – potential impacts on the historic environment, including the setting of a Listed Building or Conservation Area, Scheduled Monument; sites on the Sites and Monument record; a Historic Park and Garden, or on the local list of non-designated heritage assets.

- 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.

- 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 a 'defined village' in the adopted Local Plan; within or adjacent to a settlement with at least 5 essential services; or not related to a settlement with any services. Preparation of the Local Plan Review includes a review of the settlement hierarchy, assessment of the current boundary and capacity of the larger, more sustainable settlements identified as 'Defined Villages', and potential options for an alternative spatial strategy. Sites adjacent to villages with more community services and facilities will be assessed more positively, especially where they demonstrate a 20 minute neighbourhood, (i.e within 800m walking distance of key amenities) as set out in the recently adopted Hampshire Local Transport Plan 4. Once the spatial strategy was finalised for the emerging Local Plan, including the delineation of an additional three defined villages, the sites were reviewed again to ensure they were still correctly assessed under this category.

- 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 – whether the development would be compatible with existing surrounding uses; whether development may 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.

3.10 Appendices B and C of this assessment set out all the sites assessed with a summary of the assessment conclusions, with site maps set out separately in Appendix D. This includes sites that were excluded under the first stage of the assessment due to conflict with the key constraints and designations listed on page 8 of this report.

Approach to potential rural exception sites

3.11 In accordance with Government guidance on the delivery of affordable housing for local needs in the National Park, the planning policies for the area support appropriate rural exception sites within settlements across the National Park. Rural exception sites are key to the delivery of affordable housing in National Parks and are the principal planning policy tool enabling the delivery of affordable housing for local people in the smaller settlements of the New Forest. Some of the sites submitted may have potential to be progressed as rural exception sites. These sites are typically small (with capacity for around 2 – 15 dwellings); are not located within the Defined Villages or larger rural settlements; and are better suited to delivering small scale affordable housing for local people in rural communities.

Assessing suitability for future development sites

3.12 A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable communities. The main factors that make a site suitable for housing are considered through the assessment process outlined above and include the potential landscape impacts and proximity to protected habitats. One of the key assessment criteria is how the site relates to existing villages with local services and facilities, especially the defined villages in the adopted Local Plan, and those in the emerging submission draft Plan. None of the settlements in the New Forest National Park have populations of more than 3,500 people and many of the settlements are rural, with limited local services. Sites in the open countryside of the National Park, rather than within or adjoining a village, would not be assessed positively against the assessment criteria for open market housing.

3.13 Assessment of suitability also considers the need to seek to further the purposes of the National Park, which are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the New Forest; and
- To promote opportunities for the understanding and enjoyment of the special qualities of the New Forest by the public.

3.14 In taking forward the two purposes the National Park Authority also has a duty to seek to foster the economic and social wellbeing of local communities within the National Park.

3.15 An estimate of the housing potential of each site was made. Where information on the numbers of dwellings that a site could support exists - such as from a planning application or information provided in the 'Call for Sites' submission - this figure has been used.

Assessing availability for future development sites

3.16 The PPG sets out the factors to be considered in assessing whether sites are available. The Guidance states that, "*A site can be considered available for development, when, on the best information available... there is confidence that there are no legal or ownership impediments to development, such as unresolved multiple ownerships*." (Paragraph: 019 Reference ID: 3-019-20190722). The information submitted through the respective 'Call for Sites' processes is an important input into the assessment of site availability. In some cases, there has been further correspondence or meetings to explore this and other matters.

Assessing achievability for future development sites

3.17 The PPG states that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. "*This is essentially a judgement about the economic viability of a site*." (Paragraph: 020 Reference ID: 3-020-20190722). Likewise, the NPPF emphasises the importance of viability as a key aspect in understanding whether a site is achievable.

3.18 The Authority has commissioned an Economic Viability Assessment to inform the preparation of the Local Plan Review. The viability assessment (Three Dragons, 2026) tested a range of development scenarios and highlighted that there are no major viability challenges to developing housing within the National Park. Consequently, unless there are site specific factors, it is concluded that sites are economically viable (and therefore development is achievable).

Overcoming constraints

3.19 National guidance states that where constraints have been identified, the SLAA should consider what action would be needed to remove them. For potential housing sites within the National Park, the most significant 'constraints' to development are impacts on the landscape of the National Park, and impacts on the protected habitats in the New Forest. These 'constraints' are very challenging to overcome as the protection afforded to the landscape and habitats of the New Forest is enshrined in statute. Where appropriate, the Local Plan Review will be informed by the Habitats Regulations Assessment and factor in mitigation measures in the specific site allocations such as restrictions on the area of land that can be developed; the requirement to protect significant trees on the site; or the requirement for significant supporting green infrastructure as part of the development. Where potential impacts cannot be mitigated, the site has been excluded from the SLAA supply.

Stage 3: Windfall Sites

3.20 Windfall sites are sites that have not been allocated for housing in a development plan. They comprise a range of development types, including previously developed sites that have unexpectedly become available, conversions of existing buildings, commoner's dwellings, and also rural exception sites for affordable housing. Paragraph 75 of the NPPF 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.

3.21 A review of past dwelling completions in the National Park provides evidence of the record of windfall development and the justification for including a windfall allowance within the Local Plan. The table below sets out the dwelling completions on windfall sites within the National Park since April 2016. The Local Plan adopted in 2019 was the first one covering the National Park to include housing site allocations. These have all now been permissioned and construction is underway. An average of 25 windfall dwellings per annum have been completed in the National Park.

	2016 / 17	2027 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26
Windfall sites completions	9	25	29	50	13	15	32	40	23	16

Stage 4: Assessment Review

3.22 The amount of supply identified within this SLAA forms an input into the Local Plan review process. Ultimately it is the role of the Local Plan to set out the quantum of housing and associated development proposed in the National Park, based on the conclusions of this SLAA and other evidence base studies such as the assessment of housing and employment needs, settlement hierarchy study and Gypsy and Traveller Accommodation Assessment.

Further review of sites

3.23 Following the publication of the initial SLAA in November 2025 as part of the Regulation 18 (part 2) consultation on the emerging Local Plan the SLAA was reviewed in light of comments received from site promoters, landowners and others. This included one site being deleted on the request of the landowner. The landowner of one site clarified the potential uses to exclude future consideration as a site for gypsies, travellers or travelling showpeople.

3.24 Several other new sites were submitted as part of this consultation for our consideration. There have also been additional sites submitted to the Authority since the closure of the Regulation 18 (Part 2) consultation in December and the finalising of this report, which have been assessed and included in this report. These are all set out in the table below.

3.25 Furthermore, at the time of undertaking the initial site assessments to inform the SLAA published in November 2025 it was unclear exactly which spatial strategy option the evidence base would identify as the most appropriate. Consequently, in drafting this iteration of the SLAA officers have revisited the site assessments to review whether the subsequent identification of three additional defined villages, and the overarching spatial strategy, has any impact on the original assessments of any sites.

3.26 The table below summarises the main changes from the previous SLAA published in November 2025.

Site ref	Site name	Reason
Sites deleted		
LAA38	Land at Bartley Cross, Chinham Road, Bartley	Deletion requested by the landowner
Sites amended		
LAA32	Land south of Ringwood Road, Bartley	Potential future land use options no longer include gypsy, traveller or travelling showpeople sites.

New sites assessed		
LAA53	Land off The Ridge, Redlynch	New site submission
LAA54	Land adjacent to Knightwood Avenue, Lyndhurst	New site submission
LAA55	Land at Chapel Lane, Lyndhurst	New site submission
LAA56	former B & W Nurseries, Plaitford	New site submission
LAA57	Land at Grove Farm, Chinham Road, Bartley	New site submission
LAA58	Land off Sway Road, New Milton	New site submission
LAA59	Land north of The Drove, Redlynch	New site submission
LAA60	Land at Fox Wood, Landford	New site submission
LAA61	Land at Southampton Road, Bartley	New site submission
LAA62	Land known as Boothill, Woodlands	New site submission
LAA63	Land at Woodlands Road	New site submission
LAA64	Land at Ria House, Netley Marsh	New site submission
LAA65	Land at Romsey Road, Ower	New site submission
LAA66	Land south of Burley Road, Bransgore	New site submission

4. Site assessment summary by proposed land use

Residential uses

4.1 The following sites were considered for potential residential development uses, including affordable housing, older persons housing and C2 or extra care housing, and gypsies, travellers or travelling showpeople sites.

Site ref	Site name	Outcome
LAA1	The Old Vicarage, Bransgore	Rejected
LAA2	Land north side of Ashurst Bridge Rd, Ashurst	Rejected
LAA3	Littlecott Farm, Bartley	Rejected
LAA4	Land at Derritt Lane, Bransgore	Rejected
LAA5	Land west of Ramley Rd, Pennington	Rejected
LAA7	Land east of B3080, Woodfalls	Site allocated for housing & open space
LAA8	Drays Nurseries, Lymington	Rejected
LAA9	Land at Lanesbridge Farm, Woodlands	Rejected
LAA10	Land at Lanesbridge Farm, Woodlands	Rejected
LAA11	Land north west of Fletchwood Lane, Totton	Rejected
LAA12	Land adjacent Yew Tree Manor, Lyndhurst	Rejected
LAA13	Land at Hamptworth Road, Landford	Site allocated for housing & open space
LAA14	Former Fenwick Hospital, Lyndhurst	Site has some merit
LAA15	Land at Forge Road, Langley	Rejected
LAA16	Land adjacent 10 Park Close, Lyndhurst	Rejected
LAA17	Land west of Birchy Hill, Sway	Rejected
LAA18	Dale Farm, Applemore	Rejected
LAA19	Land at Wootton Hall, New Milton	Rejected
LAA20	Land off Meerut Road, Brockenhurst	Rejected
LAA21	Land west of Oakfield Cottage, Burley	Rejected
LAA22	Land off Pitmore Lane, Sway	Rejected
LAA23	Land east of Pitmore Lane, Sway	Rejected
LAA24	Former Beaulieu & East Boldre Sports & Social Club, East Boldre	Rejected
LAA25	Land adj Meyrick Close, Bransgore	Rejected
LAA26	Evelyn Cottage, Plaitford	Rejected
LAA31	Land North East of Pennywell Gardens	Site has some merit
LAA32	Land south of Ringwood Road, Bartley	Rejected
LAA34	Land at Dibden Golf Centre	Rejected

LAA35	Land at Knellers Lane, Ashurst	Site allocated for housing & open space
LAA36	Land at Little Fletchwood Farm, Totton	Rejected
LAA44	Whitehouse Farm, Landford	Rejected
LAA45	Avon Wood, Sway	Rejected
LAA46	Land at Royden Lane, Boldre (affordable housing)	Rejected
LAA47	Land at Nouale Lane, Ringwood	Rejected
LAA48	Land at Calpe Avenue, Lyndhurst	Site allocated for housing
LAA49	Land at Winsor Road, Bartley	Site allocated for housing
LAA50	Land at Totton western bypass, Colbury	Rejected
LAA51	Land at Brighton Road Sway	Site allocated for care home / extra care uses
LAA52	Garden of Hillrise, Landford	Rejected
LAA53	Land off The Ridge, Redlynch	Rejected
LAA54	Land adjacent to Knightwood Avenue, Lyndhurst	Site has some merit
LAA55	Land at Chapel Lane, Lyndhurst	Rejected
LAA57	Land at Grove Farm, Chinham Road, Bartley	Rejected
LAA58	Land off Sway Road, New Milton	Rejected
LAA59	Land north of The Drove, Redlynch	Rejected
LAA60	Land at Fox Wood, Landford	Rejected
LAA61	Land at Southampton Road, Bartley	Rejected
LAA62	Land known as Boothill, Woodlands	Site allocated for travelling showpeople
LAA63	Land at Woodlands Road	Rejected
LAA64	Ria House, Netley Marsh	Rejected
LAA65	Land at Romsey Road, Ower	Rejected
LAA66	Land south of Burley Road, Bransgore	Rejected

4.2 Appendices B and C of this report set out a summary of the assessments of the above sites for residential development.

Renewable energy

4.3 The following sites have been submitted for consideration for renewable energy uses:

Site reference	Site name	Reason
LAA3	Littlecott Farm, Bartley	Rejected
LAA6	Land at Fletchwood Lane, Totton	Rejected
LAA8	Drays Nurseries, Lymington	Rejected
LAA15	Land at Forge Road, Langley	Rejected
LAA23	Land east of Pitmore Lane, Sway	Rejected
LAA28	Big Field, Hamptworth Estate	Rejected
LAA31	Land North East of Pennywell Gardens	Site has some merit
LAA32	Land south of Ringwood Road, Bartley	Rejected
LAA39	Great Fletchwood, Totton	Rejected
LAA62	Land known as Boothill, Woodlands	Site allocated for Travelling Showpeople

4.4 The evidence base studies on the Local Plan do not identify need for specific renewable energy development within the National Park. The policies in the Regulation 19 Submission Draft Local Plan allow for small scale renewable energy schemes that are appropriate within the landscape character of the National Park. Therefore, the Local Plan is not seeking to allocate any large scale renewable energy development at this time. Any future schemes will be considered on their own merits in line with the adopted Local Plan policies in place at the time of a planning application.

Habitat mitigation

4.5 The following sites were submitted for consideration for habitat mitigation, biodiversity net gain (BNG), community green spaces or related uses, mostly in conjunction with an associated residential use.

Site ref	Site name	Outcome
LAA6	Land at Fletchwood Lane, Totton	Rejected
LAA7	Land east of B3080, Woodfalls	Site allocated for housing & open space
LAA12	Land adjacent Yew Tree Manor, Lyndhurst	Rejected
LAA13	Land at Hamptworth Road, Landford	Site allocated for housing & open space
LAA14	Former Fenwick Hospital, Lyndhurst	Site has some merit
LAA18	Dale Farm, Applemore	Rejected
LAA20	Land off Meerut Road, Brockenhurst	Rejected
LAA23	Land east of Pitmore Lane, Sway	Rejected
LAA25	Land adj Meyrick Close, Bransgore	Rejected
LAA27	Pound Bottom, Redlynch	Rejected
LAA28	Big Field, Hamptworth Estate	Rejected
LAA36	Land at Little Fletchwood Farm, Totton	Rejected
LAA37	Shallowmead Nurseries, Boldre	Rejected
LAA42	The Cadland Estate, Fawley	Rejected
LAA44	Whitehouse Farm, Landford	Rejected
LAA47	Land at Nouale Lane, Ringwood	Rejected
LAA61	Land at Southampton Road, Bartley	Rejected
LAA62	Land known as Boothill, Woodlands	Site allocated for Travelling Showpeople

4.6 None of these has been identified purely for habitat mitigation purposes as the sites allocated for residential uses are able to accommodate open space, BNG or habitat mitigation within the site boundary or adjacent land within the same ownership. More details are set out in the Habitat Regulations Assessment and Sustainability Appraisal.

Employment uses

4.7 The following sites were submitted for consideration for a range of employment and industry uses:

Site ref	Site name	Outcome
LAA8	Drays Nurseries, Lymington	Rejected
LAA9	Land at Lanesbridge Farm, Woodlands	Rejected
LAA10	Land at Lanesbridge Farm, Woodlands	Rejected
LAA11	Land north west of Fletchwood Lane, Totton	Rejected
LAA13	Land at Hamptworth Road, Landford	Site allocated for housing & open space
LAA22	Land off Pitmore Lane, Sway	Rejected
LAA32	Land south of Ringwood Road, Bartley	Rejected
LAA37	Shallowmead Nurseries, Boldre	Rejected
LAA39	Great Fletchwood, Totton	Rejected
LAA40	Former waste transfer station, Fawley	Site allocated for employment
LAA41	Fawley Quarry, Fawley	Rejected
LAA44	Whitehouse Farm, Landford	Rejected
LAA56	former B & W Nurseries, Plaitford	Rejected
LAA62	Land known as Boothill, Woodlands	Site allocated for Travelling Showpeople

4.8 The potential for these sites to be allocated for employment sites was considered in parallel with the sites submitted for residential, together with the identified options for the spatial strategy for the emerging Local Plan. The consideration of broad options for meeting the future employment needs in the National Park is set out in detail in the Sustainability Appraisal accompanying the Regulation 19 Submission draft Local Plan.

4.9 A site has been allocated to meet the majority of the identified needs for employment floorspace. The remainder will be delivered through windfall sites, which has been the main mechanism for delivery to date.

Other uses

4.10 The following sites have been submitted for consideration for a range of other uses, as set out for each site. However, the National Park Authority has not identified any needs for these specific development types within the National Park. Therefore, the Local Plan will not be allocating any sites for these uses. Any future applications for these uses, in these locations, or elsewhere within the National Park, will be considered on their own merits, in line with the adopted Local Plan.

Site ref	Site name	Outcome
LAA27	Pound Bottom, Redlynch (recreation / tourism infrastructure)	Rejected
LAA29	Bashley Park, New Milton (visitor accommodation)	Rejected
LAA33	Land at Ashurst Bridge Road (roadside EV charging station & associated retail)	Rejected
LAA40	Former waste transfer station, Fawley (data centre / energy related infrastructure)	Site allocated for employment
LAA41	Fawley Quarry, Fawley (data centre / energy related infrastructure)	Rejected
LAA50	Land at Totton western bypass, Colbury (commercial roadside employment uses e.g. motorway service / rest area; gas station or electric vehicle charging point)	Rejected

5. Conclusions

5.1 This SLAA provides evidence that an assessment of potential sites for housing development within the New Forest National Park has been undertaken. It should be noted that the Authority received a number of duplicate submissions for some sites through the 'Call for Sites' processes.

- One site was excluded from the assessment at Stage 1 for consideration for residential use, based on the amount of land falling within flood risk zones 2 and 3.

- Of the sites that progressed to a more detailed assessment, a total of 11 were found to have potential for development for housing or other uses (i.e. found to be suitable, available and achievable). These sites were then considered for potential allocations through the plan-making process, factoring in the spatial strategy and settlement hierarchy, resulting in eight of these ultimately being allocated for development in the submission draft Local Plan.

- The remaining sites were considered to be unsuitable, unavailable or unachievable (or a combination of the three), primarily due to the proximity of protected habitats or the lack of services in the vicinity of the site meaning they were not appropriate locations for additional housing land allocations.

- Some of these sites may have merit for consideration as rural exception sites to meet local affordable housing needs in communities outside the Defined Villages of the National Park. These sites would be progressed through the planning application route rather than Local Plan allocations.

5.2 Details of all the sites assessed are included in the appendices. Appendix B lists those sites with initial potential for residential and other development, whilst Appendix C sets out a summary of sites rejected for allocation in the emerging Local Plan. However, these sites may have some merit and does not exclude the possibility of their consideration in future for suitable uses. Site maps by Parish or Town Council area are set out in Appendix D.

APPENDIX A - Assessment site criteria

NEW FOREST NATIONAL PARK
STRATEGIC LAND AVAILABILITY ASSESSMENT PROFORMA

SITE DETAILS	
SLAA Reference	
Address	
Postcode	
OS Grid Reference	
Parish	
Ownership	
Current land uses	
Proposed uses	
Source	

SITE DESCRIPTION
Brief description of the site, including details of its setting and context

PLANNING HISTORY	
Planning status None / Proposal / Pre-app / Outline / Full	
Pertinent Planning Information References / history / under construction etc.	

SUITABILITY ASSESSMENT AND AVAILABILITY ASSESSMENT
ENVIRONMENTAL CONSIDERATIONS

A	**Biodiversity**					
What is the potential impact upon important sites or upon the habitat of any protected flora or fauna? (SPA, SAC, Ancient Woodland, SSSI, SINCs)						
A1	**European & International Sites**					
Site is more than 2km from a Natura 2000 / International site		Site is 400m - 2km from a Natura 2000/ International site		Site is within 400m of a Natura 2000 / International site		
Commentary:						
A2	**National Sites**					
Site is more than 2km from a SSSI		Site is 400m - 2km from a SSSI		Site is within 400m of a SSSI		
Commentary:						
A3	**Ancient Woodland and SINCs**					
Site is more than 2km from a SINC or Ancient Woodland		Site is 400m - 2km from a SINC or Ancient Woodland		Site is within 400m of a SINC or Ancient Woodland		
Commentary:						
B1	**Landscape**					
What would be the impact of development on the landscape of the National Park?						
Site is well related to existing settlements / development		Site has an open aspect to the surrounding National Park landscape				
Commentary:						
C1	**Built Environment**					
What would be the impact on the historic environment (setting and/or character of a Listed Building, SM, sites on the Sites and Monument record, Conservation Area, Historic Park and Garden etc?)						
Development could protect or enhance a designated heritage asset		No impact or not relevant		May adversely affect a designated heritage asset unless mitigated		
Commentary:						

D1	Site Constraints/Site Features			
Are there any topographical constraints on the site? Is there evidence of contamination, instability, underground or overhead services?				
Site appears free of topographical and other constraints		Site potential affected by one or more constraints relating to topography, contamination, instability or services		
Commentary:				

E1	Trees and Hedgerows			
What would be the impact upon trees or hedgerows (including those covered by TPOs)				
There are no protected trees or hedgerows on the sites		There are trees and hedgerows on the site that would require protection		
Commentary:				

F	Land Status			
Is the site previously developed land? Are there any existing structures? Is it good quality agricultural land?				
F1	**Brownfield / Greenfield land classification**			
Is the site previously developed?		Is the site a greenfield site?		
Commentary:				

F2	Agricultural land classification			
The proposal does not involve the loss of the best and most versatile agricultural land		The proposal involves the loss of the best and most versatile land		
Commentary:				

G1	Compatibility			
Would development for residential use be compatible with existing and/or proposed surrounding areas?				
The proposal would be compatible with surrounding land uses		The proposal would not be compatible with surrounding land uses		
Commentary:				

H1	Mineral and Waste Resources			
Would development of the site result in sterilisation of mineral and waste resources? Is the site within designated minerals safeguarding area?				
The proposal would not affect safeguarded minerals & waste resources		The proposal sterilises, or has the potential to sterilise, minerals and waste resources and sites		
Commentary:				

I1	Light Pollution / Tranquillity					
Is the site likely to generate inappropriate levels of light pollution and/or affect particularly tranquil areas as defined by the New Forest National Park Tranquillity Map?						
Site within the least tranquil areas of the Park (Levels A & B)		Site within Level C on the Tranquillity Map		Site within the most tranquil areas of the Park (Levels D & E)		
Commentary:						

J1	Access to Public Transport (train stations and bus routes)					
Is the site well located in relation to public transport to encourage people to use modes of transport other than the private car?						
The site would be within 400m of main bus route or within 800m of train station		Within 800m of main bus route or within 1.5km of train station		More than 800m from a main bus route or 1.5km from a train station		
Commentary:						

K1	Access to Services and Facilities					
What access does the site offer to the main Defined Villages in the National Park and other settlements (including those outside the National Park)?						
The site is within or adjacent to a defined New Forest village		Within or adjacent to a settlement with at least 5 essential services		Within or adjacent to a settlement with a basic range of services, or not related to a settlement		
Commentary:						

L1	Highway Access			
Can adequate access be provided from a highway?				
There is an existing (or permitted) road access to the site		A new access point would be required		
Commentary:				

M1	Public Rights of Way (PROW) Pedestrian and Cycle Links			
Are there any PROW on or adjacent to the site? Is there pedestrian & cycle access?				
The site is well located in relation to the existing PROW network		The site is not close to the existing PROW network		
Commentary:				

DEVELOPMENT CONSIDERATIONS

N1	**Open space / recreational facilities**					
Would development of the site result in the loss of open space/recreational facilities? Could replacement provision be accommodated?						
There would be no loss of existing public open space and new provision could be provided on site		There would be no loss of existing public open space		Development would result in the loss of existing open space		
Commentary:						

O1	**Employment Land**		
Would development of the site result in the loss of existing employment land?			
Development would not result in the loss of an existing employment site		An existing employment site would be lost	
Commentary			

P1	**Infrastructure Capacity**		
Is the site adequately served by existing infrastructure? If not, what improvements would be required? (includes consideration of local and strategic highway network, education, water, drainage and sewerage, health and any other appropriate infrastructure)			
The site is adequately served by existing infrastructure		Additional infrastructure requirements would be required	
Commentary:			

SITE SUITABILITY

Suitability for housing / employment / other uses. Conclusion based on constraints / potential for mitigation.

SITE AVAILABILITY

Conclusion based on any known ownership / legal issues / ransom strips etc, & planning history. Is the site vacant / being marketed / under construction etc?

SITE ACHIEVABILITY

Anticipated Commencement / site viability.

POTENTIAL USES & YIELD

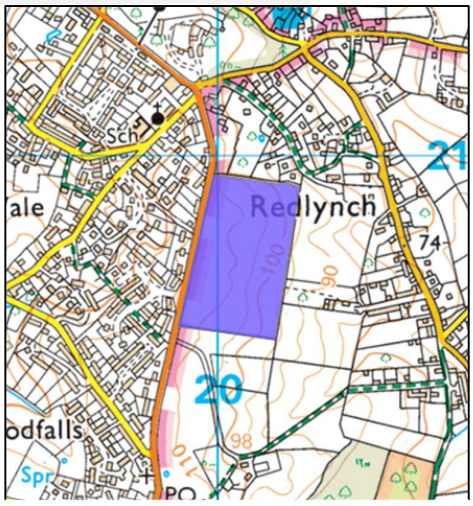
Potential future land uses, including likely timescales / phasing.		
0-5 Years	**5-10 Years**	**10-15 Years**

OVERALL CONCLUSION

The site is considered (tick the boxes that apply):					
Suitable		Available		Achievable	
Provide short summary conclusion and justification about site suitability, availability & achievability.					

APPENDIX B - Sites with residential development potential

SLAA Ref: LAA7	**Site Name:** Land to the east of The Ridge, Redlynch
Parish:	Redlynch
Current use:	Agriculture
Potential use(s):	Residential; Habitat mitigation; Renewable energy



© Crown copyright and database rights 2025 Ordnance Survey AC0000849959

Site description

A greenfield site which lies adjacent to the National Park boundary with Wiltshire.

Suitability

The site is within walking distance (800m) of services and facilities in Redlynch / Morgans Vale & Woodfalls villages. It lies adjacent to a County Wildlife site on the eastern boundary. Development has the potential to sterilise minerals and waste resources in this location. Consideration would need to be given the softening the landscape impact of development.

Availability

The site has been put forward by the landowner as being available for development. The landowners' submission states that approximately 6.4 hectares would be available for development. There are no known legal restrictions or covenants on the land.

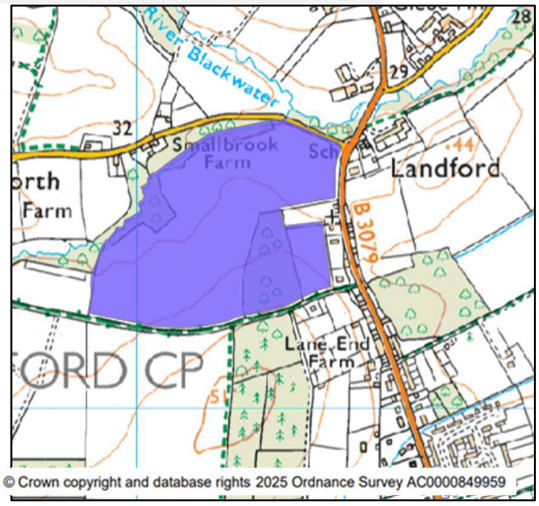
Achievability

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

Yield

If the whole site was developed it could accommodate up to 150 dwellings with habitat mitigation / BNG to be provided on site - based on the landowner's 'Call for Sites' submission. This would constitute 'major development' as per paragraph 190 of the NPPF (2024) and therefore a lower quantum of development would be appropriate given the site's National Park status.

SLAA Ref: LAA13	**Site Name:** Land to the south of Hamptworth Road, Landford
Parish:	Landford
Current use:	Agricultural
Potential use(s):	Residential Employment (office, workshop, retail, live / work units) Mixed (Mixed with community use opportunity) Habitat mitigation (on-site habitat mitigation potential to offset impacts of the on-site development) Other uses



Site description

A greenfield site of open fields bounded by low hedgerows, and surrounded by scattered development.

Suitability

The site has a relatively open aspect to the New Forest landscape, and lies adjacent to a SSSI and so development would only be acceptable on a significantly smaller part of the site. It is adjacent to the proposed defined village boundary of Landford and within walking distance of amenities including a primary school, village hall, convenience store and pub. Part of the site is classed as Grade 3 Best and Most Versatile agricultural land.

Availability

The site has been put forward by the landowner as being available for development.

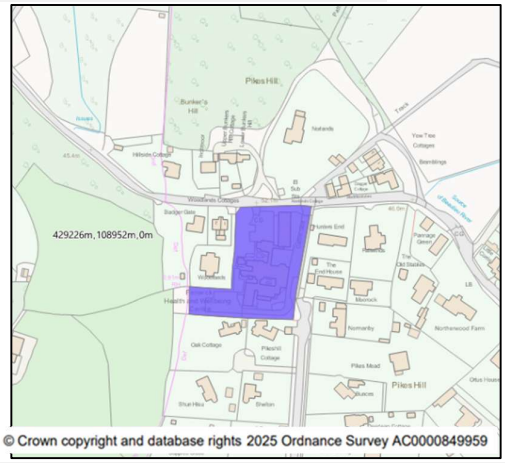
Achievability

There are no known impediments to it coming forward in terms of viability.

Yield

Approximately / up to 30 dwellings (50% to be affordable). Information based on the landowner's 'Call for Sites' submission, consideration of the scale of housing need in Landford and the need to ensure development is compatible with National Park status.

SLAA Ref: LAA14	**Site Name:** Fenwick Hospital, Lyndhurst
Parish:	Lyndhurst
Current use:	Vacant property & site
Potential use(s):	Residential; Habitat mitigation



© Crown copyright and database rights 2025 Ordnance Survey AC0000849959

Site description

This site comprises a former NHS hospital (now vacant) within the Defined Village boundary of Lyndhurst. It is surrounded predominantly by residential development.

Suitability

The site comprises previously developed land in the Defined Village of Lyndhurst, within access of local community services and facilities. It is located close to the New Forest's national and international habitat designations meaning that appropriate habitat mitigation measures would be required.

Availability

The site has been put forward by the landowner as being available for development. Planning applications for residential development on this site have been submitted and decisions are pending.

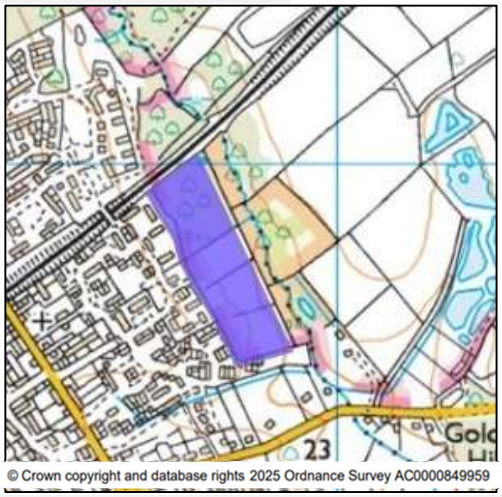
Achievability

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

Yield

Approximately 10 - 15 dwellings depending on the scale, design and layout of the scheme - mixture of market and affordable housing. This is based on the landowner's 'Call for Sites' submission.

SLAA Ref: LAA31	**Site Name:** Land North-East of Pennywell Gardens
Parish:	New Milton
Current use:	Grazing/woodland, permission for stables and hardstanding.
Potential use(s):	Residential On site - BNG, SANG, Open Space, Nitrate Credits available. Renewable energy TBD. Green spaces if applicable



Site description

Greenfield site located immediately adjacent to the boundary between the National Park and New Forest District, bordering the residential areas of Ashley / New Milton.

Suitability

The site is located on the National Park boundary adjoining a settlement outside the Park. The site features a watercourse and appropriate surface water treatment would be needed to be considered feasible. Consideration would need to be given to the spatial strategy and settlement hierarchy in the National Park, as well as local housing needs arising within the Park (as distinct from surrounding urban areas outside the National Park). Potential to upgrade the access arrangements would need to be considered.

Availability

The site has been put forward by the landowner as being available for development and has stated that approximately 1.45 hectares of the 3.86 hectares site would be suitable for development.

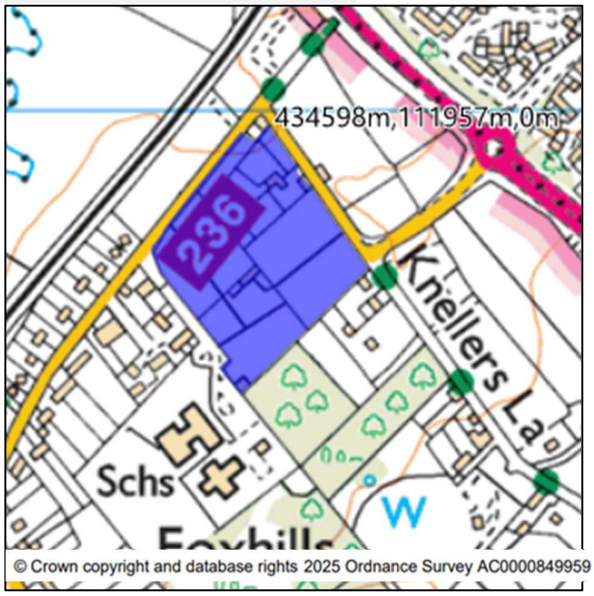
Achievability

The land is within a single landownership and there are no known impediments to it coming forward in terms of viability. The existing access would need to be upgraded or an alternative identified.

Yield

Potential for approximately 60 dwellings with a mix of tenure and dwelling sizes - based on the landowner's 'Call for Sites' submission.

SLAA Ref: LAA35D	**Site Name:** Land at Knellers Lane, Ashurst (parcel D)
Parish:	Ashurst & Colbury
Current use:	Agricultural / grazing
Potential use(s):	Mixed use / habitat mitigation.



Site description

The site is predominantly greenfield with one dwelling. It is adjacent to the infant and junior schools of Ashurst, with allotments and linear residential development along Foxhills.

Suitability

The site lies adjacent to the boundary of the Defined Village of Ashurst and is well related to the main built-up area and facilities of Ashurst. There are a number of Tree Preservation Orders both within the site and along the existing boundaries.

Availability

The site has been put forward by the landowner as being available for development. Approximately 3 hectares available for development.

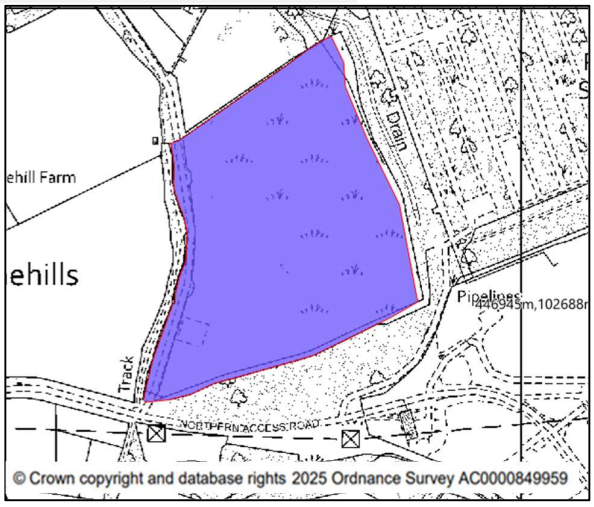
Achievability

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

Yield

It is estimated that the site could deliver circa 50 – 70 dwellings, depending on the layout and the need to deliver on-site mitigation, which could potentially be provided on other land in the same ownership (see sites LAA35A, LAA35B, LAA35C). Consideration would need to be given to ensuring the separation of the New Forest village of Ashurst with the A326 corridor and west Totton area outside the National Park.

SLAA Ref: LAA4***0***	**Site Name: Former waste transfer station, Fawley**
Parish:	Fawley
Current use:	Vacant except for a small area that is currently in use as a low earth orbit satellite monitoring station.
Potential use(s):	Employment



Site description

The site is predominantly greenfield with one dwelling. It is adjacent to the infant and junior schools of Ashurst, with allotments and linear residential development along Foxhills.

Suitability

Although the site is not within close proximity to defined villages within the National Park, it is part of the Solent Freeport sites which is seeking to provide high quality business and employment spaces. The site has potential for employment development.

Availability

The site has been put forward by the landowner as being available for development.

Achievability

There are some uncertainties regarding the extent of historical land contamination, and the likely remediation costs of addressing that issue.

Yield

It is likely to be able to accommodate around 12,000 sq.m. of employment land.

SLAA Ref: LAA48	**Site Name:** Land at Calpe Avenue, Lyndhurst
Parish:	Lyndhurst
Current use:	Vacant older persons home and older persons day centre (surplus to HCC's operational requirements).
Potential use(s):	Residential



© Crown copyright and database rights 2025 Ordnance Survey AC0000849959

Site description

The site is previously developed land with vacant buildings, hardstanding and gardens.
It is surrounded by predominantly residential development and some visitor accommodation.

Suitability

The site is located within the Defined Village boundary of Lyndhurst. It is a predominantly residential area with good access to the services and facilities within Lyndhurst. The site is located close to the New Forest's national and international habitat designations meaning that appropriate habitat mitigation measures would be required. This is also likely to influence the form of development that would be acceptable.

Availability

The site has been put forward by the landowner as being available for development. It is considered that approximately 0.54 hectares would be available for development.

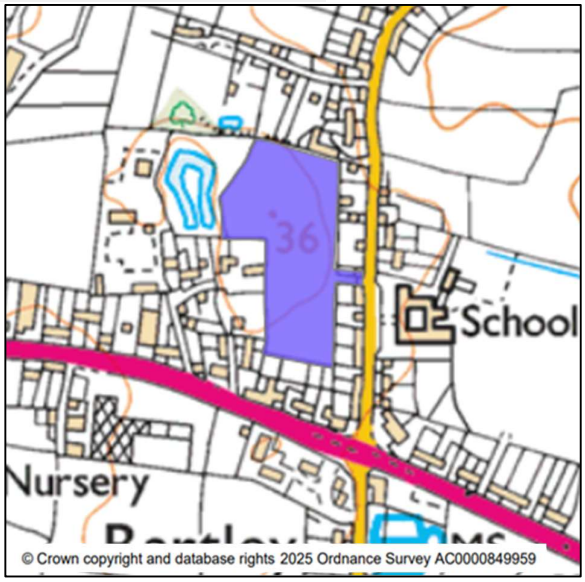
Achievability

There are no known impediments to it coming forward in terms of viability.

Yield

Potential for 8 units of new dwellings (C3); or approx. 60 units retirement home / sheltered housing (C2), subject to further design feasibility assessments. This is based on the landowner's 'Call for Sites' submission. The plan-making process will need to consider wider material planning considerations, including the proximity to internationally designated sites.

SLAA Ref: LAA49	**Site Name:** Land to west of Winsor Road, Bartley
Parish:	Copythorne
Current use:	Grazing land and single detached residential plot
Potential use(s):	Residential



Site description

A greenfield site surrounded predominantly by residential development.

Suitability

The site is within walking distance of the local community facilities and services of Bartley village, including a school, shops and bus route.

Availability

The site has been put forward by the landowner as being available for development. The anticipated timeframe for the commencement of development is within the next 5-years. This timescale assumes that the site would be marketed for a prospective purchaser securing planning permission and deliver the site.

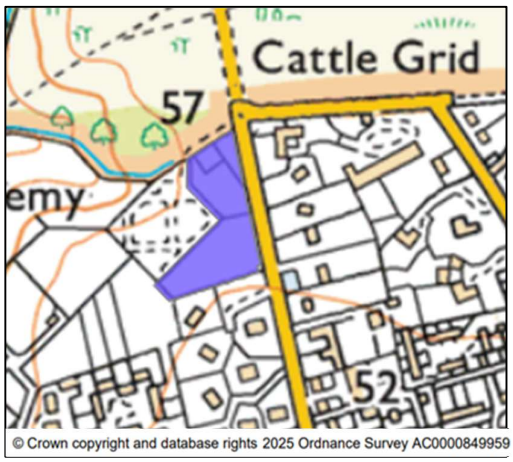
Achievability

The detached house adjacent to the existing vehicular access is in the same ownership and will facilitate a wider, more suitable access.

Yield

Approximately 55 dwellings at a gross density of 25dph - based on the landowner's 'Call for Sites' submission.

SLAA Ref: LAA51	**Site Name:** Land to west of Brighton Road, Sway
Parish:	Sway
Current use:	Paddock
Potential use(s):	Residential



Site description

A greenfield site surrounded by a cemetery to the west and residential development to the east and south. There are mature trees and hedgerows on the site boundaries.

Suitability

The site is located within the Defined Village boundary of Sway, within walking distance of local amenities. It is close to the New Forest's national and international habitat designations meaning that appropriate habitat mitigation measures would be required. This is also likely to influence the form of development that would be acceptable. Development has the potential to sterilise minerals and waste resources in this location.

Availability

The site has been put forward by the landowner as being available for development.

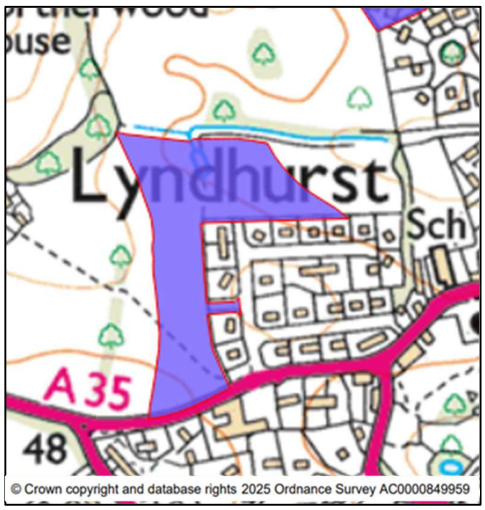
Achievability

There are no known impediments to it coming forward in terms of viability.

Yield

It is considered that the site could accommodate circa 50 C2 or extra care units. Further work would be required to assess the quantum of development and ensure the amenity of the adjacent cemetery is respected.

SLAA Ref: LAA54	**Site Name:** Land adjacent to Knightwood Avenue, Lyndhurst
Parish:	Lyndhurst
Current use:	Agriculture
Potential use(s):	Residential



Site description

A greenfield site located to the west of the defined village boundary of Lyndhurst. Existing residential development to the south east. There are mature trees and hedgerows on the site boundaries.

Suitability

The site is located adjacent to the defined village boundary of Lyndhurst, within walking distance of local amenities. A small part of the northern part of site lies within flood zone 3 and will need further investigation.

Availability

The site has been put forward by the landowner as being available for development.

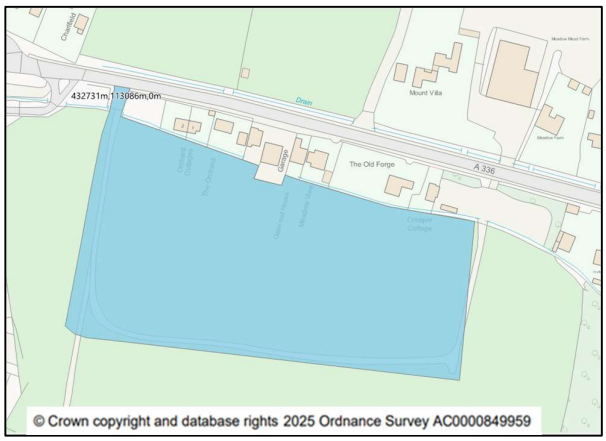
Achievability

There are no known impediments to it coming forward in terms of viability, subject to more detailed consideration of the access options either through Knightwood Avenue (current field access) or direct from Bournemouth Road.

Yield

It is considered that the site could accommodate around 25 dwellings.

SLAA Ref: LAA62	**Site Name:** Land known as Boothill, Woodlands
Parish:	Netley Marsh
Current use:	Open field / car boot sale site
Potential use(s):	Travelling showpeople site



Site description

A greenfield site surrounded by residential development and some businesses to the north. Access is from Ringwood Road. The field slopes gently uphill from the road. The site is within the Forest North East Conservation Area, with several locally listed buildings adjacent to the site.

Suitability

The site is located within the parish of Netley Marsh, in close proximity to an existing overcrowded travelling showpeople site.

Availability

The site has been put forward by the landowner as being available for development.

Achievability

There are no known impediments to it coming forward in terms of viability.

Yield

It is considered that the site could accommodate 6 travelling showpeople plots.

APPENDIX C - Summary of rejected sites for development (by Parish / Town Council)

Ref	Site name	Current & proposed uses	Suitability	Availability	Achievability	Reasons for rejection
LAA50	**Land at Totton western bypass, Colbury**				**Parish:** Ashurst & Colbury	
		Current uses: Grazing land **Proposed uses:** Residential (rural exception site); Employment - commercial roadside employment uses e.g. motorway service / rest area; gas station or electric vehicle charging point.	**Rejected at Stage 2** – It is a greenfield site with an open aspect to the surrounding National Park landscape and is not well related to the main built up area of Ashurst village.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	The site is relatively detached from local services and would result in additional development in the countryside. The majority of journeys would be car-based.
LAA35	**Land at Knellers Lane, Ashurst (parcels A, B & C)**				**Parish:** Ashurst & Colbury	
		Current uses: Agricultural / grazing **Proposed uses**: Mixed use; Habitat mitigation	**Rejected at Stage 2** – this is a prominent greenfield site where development of the scale proposed would fundamentally alter the landscape character of the site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the landowner states that sufficient options within all leases will allow development to come forward in a timely manner whilst respecting the requirements of the lessee.	Together these greenfield sites would constitute major development in the National Park. Development would effectively merge the village of Ashurst with Totton urban area. Development on that scale would significantly impact the landscape character.

LAA37 Shallowmead nurseries, Boldre			**Parish:** Boldre	
Current uses: Mixed use including retail, café, distillery and teaching space **Proposed uses**: Employment - 10,000sqm – existing buildings. Habitat mitigation - Mixed use and some mixed habitat.	**Rejected at Stage 2** – the site lies immediately adjacent to international nature conservation designations.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is located adjacent to international nature conservation designations and is not well related to local services and communities and settlements in the National Park. Therefore it is not considered appropriate as a Local Plan site allocation.
LAA46 Land at Royden Lane, Boldre			**Parish:** Boldre	
Current uses: Horse grazing **Proposed uses:** Residential - affordable housing	**Rejected at Stage 2** – a greenfield site with an open aspect to the National Park landscape. Boldre has limited services.	Unknown - the site was not put forward by the owner and it is unknown whether the site is available.	Unknown - the site was not put forward by the owner and it is unknown whether development is achievable on the site.	The greenfield site is not in close proximity to local services and would result in additional development in the countryside.
LAA1 The Old Vicarage, Bransgore			**Parish:** Bransgore	
Current uses: Large Victorian House converted into low rental flats 1 house "The Beeches" - leased to NPA for social rental. **Proposed uses:** Residential	**Rejected at Stage 2** – the site already contains 2 affordable dwellings.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This small site is not well related to local services and communities and settlements in the National Park, and would potentially involve the loss of 2 affordable dwellings (to be confirmed).

LAA25 Land adjacent Meyrick Close, Bransgore			**Parish:** Bransgore	
Current uses: Bare land **Proposed uses**: Residential / Habitat mitigation	**Rejected at Stage 2** – the site is on the edge of Bransgore out of easy walking distance of the main village centre.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This small greenfield site is not well related to local services and communities in the National Park and would result in additional development in the countryside.
LAA66 Land south of Burley Road, Bransgore			**Parish:** Bransgore	
Current uses: Greenfield site **Proposed uses**: Residential	**Rejected at Stage 2** – this greenfield site has an open aspect to the National Park landscape. It is not well related to the amenities of a community within the National Park.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is not well related to local communities in the National Park and would result in additional development in the countryside.
LAA20 Land off Meerut Road, Brockenhurst			**Parish:** Brockenhurst	
Current uses: Paddocks **Proposed uses**: Residential; Habitat mitigation (on site mitigation and BNG)	**Rejected at Stage 2** – the site lies outside the village boundary of Brockenhurst and immediately abuts the New Forest SAC, SPA, Ramsar & SSSI.	No. The landowner considers it would be available within the next 5 years i.e. by the end of 2030.	Yes - no issues have been identified regarding the achievability of development.	This greenfield site is located adjacent to the New Forest's internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
LAA21 Land west of Oakfield Cottage, Burley			**Parish:** Burley	
Current uses: grazing field with stables	**Rejected at Stage 2** – the site is within 10m of the New Forest SAC, SPA,	Yes – the site has been put forward by the landowner and is	Yes - the land is in single ownership and no issues have been	This site is in close proximity to the New Forest's internationally designated

Proposed uses: Residential	Ramsar & SSSI. It is detached from the main built up area and services of Burley village.	therefore considered to be available.	identified regarding the achievability of development.	sites and is therefore not considered appropriate as a Local Plan site allocation.
LAA3 Littlecott Farm, Bartley			**Parish:** Copythorne	
Current uses: Livery yard, stabling & land **Proposed uses**: Housing for commoners, affordable housing. Possibly renewable energy.	**Rejected at Stage 2** – the site lies immediately adjacent to the New Forest SPA, SAC, Ramsar & SSSI.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is located adjacent to the New Forest's internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
LAA57 Land at Grove Farm, Chinham Road, Bartley			**Parish:** Copythorne	
Current uses: Agricultural and storage (Class B8) **Proposed uses:** Residential	**Rejected at Stage 2** – the site lies within 400m of the New Forest SPA, SAC, Ramsar & SSSI.	Yes - the site has been put forward by the landowners and is therefore considered to be available.	Yes - the landowners have not identified any issues regarding the achievability of development.	This site is located within 400m of the New Forest's internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
LAA61 Land off Southampton Road, Bartley			**Parish:** Copythorne	
Current uses: paddock **Proposed uses:** Residential / C2 care home use / Gypsy & Travellers / Habitat mitigation	**Rejected at Stage 2** – the site lies within 400m of the New Forest SPA, SAC, Ramsar & SSSI.	Yes - the site has been put forward by the landowners and is therefore considered to be available.	Yes - the landowners have not identified any issues regarding the achievability of development.	This site is located within 400m of the New Forest's internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
LAA24 Former Beaulieu & East Boldre Sports & Social Club, East Boldre			**Parish:** East Boldre	
Current uses:				

Site of demolished club building and adjacent land **Proposed uses**: Residential	**Rejected at Stage 2** – the site lies within 400m of the New Forest SPA, SAC, Ramsar & SSSI.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Unclear - the landowner has stated that the Estate may need to sell a few units off to fund the development	This site is located within 400m of the New Forest's internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
LAA15 Land at Forge Lane, Langley			**Parish:** Fawley	
Current uses: Horse grazing **Proposed uses**: Residential	**Rejected at Stage 2** - a greenfield site with an open aspect to the National Park landscape. A new access would be needed involving third party land.	Unclear – the site has been proposed by the landowner, but part of the proposed access would cross over land within NFDC's ownership (who are not party to this submission).	Unclear – whilst no legal issues have been identified, the impact of the need for third party land to upgrade the access is unknown.	This greenfield site has an open aspect to the National Park landscape. It is not well related to the amenities of a community within the National Park and would extend neighbouring urban areas into the National Park.
LAA41 Fawley Quarry, Fawley			**Parish:** Fawley	
Current uses: Sand and gravel minerals workings **Proposed uses:** Other uses; Energy related infrastructure	**Rejected at Stage 2** - the quarry site has an agreed restoration plan in place. The area is currently detached from local services and could only be considered as part of a wider scheme linked to the redevelopment of the adjacent Power Station site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	The Fawley Quarry site has an agreed restoration scheme in place. With the proposed deletion of the residential allocation at land south of the former Fawley Power Station, this site would be detached from settlements and services.

LAA42 The Cadland Estate, Fawley			**Parish:** Fawley	
Current uses: a mix of land uses including agriculture, forestry, minerals, residential and commercial. **Proposed uses**: Habitat mitigation	**Rejected at Stage 2** - Site is considered highly sensitive due to several nature conservation designations / coastal location.	Unclear - this area has been put forward by the landowner. However, availability varies between parts of the estate.	Unclear - the land is in single ownership. However, such uses will need to be considered as part of the wider estate operations.	It is unlikely that the Local Plan will be looking to allocate sites for habitat mitigation. Sites allocated for residential uses can accommodate open space, BNG & habitat mitigation within the site boundaries.
LAA18 Land at Dale Farm, Dibden			**Parish**: Hythe & Dibden	
Current uses: Pasture **Proposed use:** Residential (9 units) & / or habitat mitigation	**Rejected at Stage 2** - The site abuts the New Forest SAC, SPA, Ramsar & SSSI. Part of the site is designated as a SINC. There is a National Grid pylon & high voltage power line crossing the southern part of the site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is located within 400m of the New Forest's international nature conservation designations. It is not well related to local amenities.
LAA34 Land at Dibden Golf Centre, Dibden			**Parish**: Hythe & Dibden	
Current uses: Golf course	**Rejected at Stage 2** - The area is detached from	Yes – the site has been put forward by	Yes - the land is in single ownership and	This greenfield site has an open aspect to the National

Proposed uses: Residential	local services. It lies adjacent to ancient woodland, with TPOs on site.	the landowner and is therefore considered to be available.	no issues have been identified regarding the achievability of development.	Park landscape. It is not well related to the amenities of the local villages of Hythe and Dibden. The scale of development is not compatible with National Park purposes or national policy.
LAA28 Big Field, Hamptworth Estate			**Parish:** Landford	
Current uses: Solar array **Proposed uses:** Habitat mitigation; Renewable energy	**Rejected at Stage 2** - this site is within the most tranquil parts of the National Park.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	The existing solar array on the site is large scale and further development would constitute 'major development'.
LAA44 Whitehouse Farm, Landford			**Parish:** Landford	
Current uses: Commercial / Industrial use **Proposed uses:** Residential, Employment, Habitat Mitigation	**Rejected at Stage 2** – this site is not well related to the village of Landford	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site has an open aspect to the National Park landscape, is not well related to the village of Landford and would involve the loss of an employment site.
LAA52 Garden of Hillrise, Landford			**Parish:** Landford	
Current uses: residential garden	**Rejected at Stage 2** – the site is within 400m of the New Forest SPA, SAC,	Yes – the site has been put forward by the landowner and is	Yes - the land is in single ownership and no issues have been	This site is located within 400m of the New Forest's international nature

Proposed uses: Residential	Ramsar & SSSI. It has an open aspect, and is not within walking distance of the amenities of Landford.	therefore considered to be available.	identified regarding the achievability of development.	conservation designations. It is not well related to local amenities.
LAA60 Land at Fox Wood, Lyndhurst Road, Landford			**Parish:** Landford	
Current uses: Paddock **Proposed uses:** Unspecified	**Rejected at Stage 2** - the site is within 400m of the New Forest SAC & SSSI. This backland greenfield development would detrimentally change the character of the area.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site relates reasonably well to the proposed defined village boundary of Landford. However, access to the site is unclear, as there is an existing house on the site frontage. It is not currently considered to be deliverable.
LAA5 Land west of Ramley Road, Pennington			**Parish:** Lymington & Pennington	
Current uses: Livestock / Horse grazing **Proposed uses**: Residential	**Rejected at Stage 2** - the site is within 400m of the New Forest SAC & SSSI. It is Grade 2 best and most versatile agricultural land. It is not within easy walking distance of local amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is located within 400m of the New Forest's international nature conservation designations. It is not well related to local amenities of communities within the National Park.
LAA8 Drays Nurseries, Lymington			**Parish:** Lymington & Pennington	
Current uses: Horticultural use & dwelling **Proposed uses**:	**Rejected at Stage 2** - It is Grade 2 best and most versatile agricultural land. It is not within easy walking distance of a defined village or local amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - no issues have been identified regarding the achievability of development.	This site has an open aspect to the National Park landscape, and is not well related to villages in the National Park.

Residential, Mixed (residential, industrial, commercial, office), Renewable Energy				
LAA12 Land adjacent Yew Tree Manor, Lyndhurst (Parcels 12A, 12B, 12C)			**Parish:** Lyndhurst	
Current uses: Agriculture **Proposed uses**: Residential; Habitat Mitigation (nutrient neutrality, BNG, alternative recreational greenspace)	**Rejected at Stage 2** – all parcels of land are adjacent to the New Forest SAC & SSSI, and within 400m of the SPA and Ramsar designations.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is located adjacent to the New Forest's international nature conservation designations and is therefore not considered to be appropriate as a Local Plan site allocation.
LAA16 Land adjacent 10 Park Close, Lyndhurst			**Parish:** Lyndhurst	
Current uses: Derelict land formerly used as garages **Proposed uses**: Residential	**Rejected at Stage 2** – the site is outside the village boundary of Lyndhurst. It abuts the New Forest SPA, SAC, Ramsar & SSSI.	Unclear – the site has been proposed by one landowner, but would need land within NFDCs ownership (who are not party to this submission).	Unclear – whilst no legal issues have been identified, the impact of the need for third party land is unknown.	This site is located adjacent to the New Forest's international nature conservation designations and is therefore not considered to be appropriate as a site allocation.
LAA55 Land at Chapel Lane, Lyndhurst			**Parish:** Lyndhurst	
Current uses: Agriculture **Proposed uses**: Residential	**Rejected at Stage 2** - there are concerns regarding the landscape impact of developing the site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - no issues have been identified regarding the achievability of development.	Although the site adjoins the defined village boundary of Lyndhurst, it is also immediately adjacent to the open forest. Access arrangements are unclear,

				and the site is not considered suitable or deliverable.
LAA26 Evelyn Cottage, Plaitford			**Parish:** Melchet Park & Plaitford	
Current uses: Existing semi-detached dwelling, detached garage & large residential garden. **Proposed uses**: Residential (affordable housing)	**Rejected at Stage 2** – the site is within 400m of the New Forest SPA, SAC, Ramsar & SSSI. It is not within easy walking distance of local amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Unclear – third party involvement may be required to facilitate access to the site.	This site is located adjacent to the New Forest's international nature conservation designations and is therefore not considered to be appropriate as a Local Plan site allocation.
LAA56 Former B&W nurseries, Plaitford			**Parish:** Melchet Park & Plaitford	
Current uses: Vacant horticultural site **Proposed uses**: Employment	**Rejected at Stage 2** – the site is almost immediately adjacent to the New Forest SPA. In addition, it does not relate particularly well to surrounding settlements and services.	Unknown - the site was not put forward by the owner and it is unknown whether the site is available.	Unknown - the site was not put forward by the owner and it is unknown whether development is achievable on the site.	This large redundant horticultural site has been vacant for more than a decade. It lies almost immediately adjacent to the internationally protected habitats in the New Forest and is therefore not appropriate for a housing allocation.
LAA2 Land north side of Ashurst Bridge Road			**Parish:** Netley Marsh	
Current uses: Occasional grazing **Proposed uses**: Residential	**Rejected at Stage 2** – the site is not well related to the village of Ashurst.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	The site is detached from local services and would result in additional development in the countryside.

LAA6 / LAA39 Land off Fletchwood Lane, Totton			**Parish:** Netley Marsh	
Current uses: Farmland **Proposed uses:** Renewable energy / mixed uses / community green space	**Rejected at Stage 2** – the site immediately abuts a SSSI. It is detached from the main built up area of Ashurst. It has an open aspect to the surrounding National Park landscape, with protected trees / hedgerows.	Unclear – landowner states that the site is not immediately available for development – anticipated by the end of 2030.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	The site is detached from local services and would result in additional development in the countryside. It is unlikely at this stage that the Local Plan will allocate sites for renewable energy use. Development of this scale would impact on landscape character.
LAA9 Land at Lanesbridge Farm, Woodlands (site A)			**Parish:** Netley Marsh	
Current uses: scrub land used for stock (non-native) and equine grazing. There is a converted barn on site which houses 4 stables. **Proposed uses**: Residential, Employment	**Rejected at Stage 2** - It is not well related to existing local services and communities. It has an open aspect to the surrounding National Park landscape.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.
LAA10 Land at Lanesbridge Farm, Woodlands (site B)			**Parish:** Netley Marsh	
Current uses: Site is permanent pasture but has not been actively managed. It is rarely grazed. **Proposed uses:** Residential; employment	**Rejected at Stage 2** - It is not well related to existing local services and communities. It has an open aspect to the surrounding National Park landscape.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.
LAA11 Land to north west of Fletchwood Lane, Totton			**Parish:** Netley Marsh	

Current uses: Agricultural **Proposed uses**: Residential Employment / Mixed uses Habitat mitigation Renewable energy	**Rejected at Stage 2** - Site is greenfield with an open aspect to the surrounding National Park landscape. It is not well related to existing settlements. Liquid fuel pipeline crosses middle of site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.
LAA32 Land south of Ringwood Road, Bartley			**Parish:** Netley Marsh	
Current uses: Recreational horse grazing **Proposed uses**: Residential Employment Mixed (residential, industrial, commercial, office) Renewable Energy	**Rejected at Stage 2** - Site is greenfield with an open aspect to the surrounding National Park landscape. It is not well related to existing settlements.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.
LAA33 Land at Ashurst Bridge Road			**Parish:** Netley Marsh	
Current uses: Agricultural / grazing **Proposed uses**: Roadside EV charging station and associated retail.	**Rejected at Stage 2** - Site is greenfield with an open aspect to the surrounding National Park landscape. It is not well related to existing settlements.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes – the landowner states that sufficient options within all leases will allow development to come forward in a timely manner whilst respecting the requirements of the lessee.	This greenfield site is detached from local services and would result in additional development in the countryside. It is unlikely at this stage that the Local Plan will allocate a site for an EV charging station.

LAA36 Land at Little Fletchwood Farm, Totton			**Parish:** Netley Marsh	
Current uses: Agricultural / grazing **Proposed uses**: Residential Habitat Mitigation	**Rejected at Stage 1** – at least 50% of the site falls within flood risk zones 2 and 3.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes – the landowner states that sufficient options within leases will allow development to come forward in a timely manner whilst respecting the requirements of the lessee.	A significant part of the site falls within flood risk zones 2 and 3.
LAA63 Land at Woodlands Road, Netley Marsh			**Parish:** Netley Marsh	
Current uses: Paddock **Proposed uses**: Residential	**Rejected at Stage 2** - Site has an open aspect to the surrounding National Park landscape. It is not well related to existing settlements in the National Park. The site is adjacent to the New Forest SPA & is not suitable for housing.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and communities within the National Park & lies adjacent to the New Forest SPA so is not suitable for housing.
LAA64 Land at Ria House, Ringwood Road, Netley Marsh			**Parish:** Netley Marsh	
Current uses: Rented accommodation – C2 children's care home **Proposed uses**: Residential Mixed uses	**Rejected at Stage 2** - Site has an open aspect to the surrounding National Park landscape. It is not well related to existing settlements in the National Park.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and communities within the National Park. It would result in additional development in the countryside.

LAA65 Land at Romsey Road, Ower			**Parish:** Netley Marsh	
Current uses: Greenfield site **Proposed uses**: Travelling showpeople site	**Rejected at Stage 2** - Previous application refused on the site in 2015. The updated Assessment of needs for travelling showpeople identifies a need within the National Park. Concerns regarding landscape impact of greenfield development.	Yes - the site was put forward by the landowner and is considered to be available.	Yes - no legal issues have been identified and the development of the site is considered achievable.	An application on the site for 4 travelling showpeople plots was refused in Feb 2015 due to concerns regarding the landscape impact of the development at this prominent gateway to the National Park. There are some locational merits to the site.
LAA19 Land at Wootton Hall, New Milton			**Parish:** New Milton	
Current uses: Private horse grazing land **Proposed uses:** Residential	**Rejected at Stage 2** - Site is within 400m of New Forest SAC, SPA, Ramsar, SSSI & Ancient Woodland. It is a greenfield site with an open aspect to the surrounding landscape. It is not well related to existing settlements.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.
LAA29 Bashley Park, New Milton			**Parish:** New Milton	
Current uses: Golf course	**Rejected at Stage 2** - It is a greenfield site which acts as a buffer to urban	Yes – the site has been put forward by the landowner and is	Yes - the land is in single ownership and no issues have been	This greenfield site is detached from local services and would result in additional

Proposed uses: Visitor accommodation	areas outside the National Park boundary. It is not well related to existing settlements / amenities.	therefore considered to be available.	identified regarding the achievability of development.	development in the countryside. It is unlikely the Local Plan will be looking at this stage to allocate visitor accommodation.
LAA58 Land off Sway Road, New Milton			**Parish:** New Milton	
Current uses: Agricultural and residential **Proposed uses**: Residential	**Rejected at Stage 2** – this greenfield site has an open aspect to the surrounding National Park landscape.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - no issues have been identified regarding the achievability of development.	This greenfield site would result in additional development in the countryside, away from settlements in the National Park.
LAA27 Pound Bottom (former landfill site), Redlynch			**Parish:** Redlynch	
Current uses: Landfill site being restored to grazing land **Proposed uses:** Habitat mitigation / enhancement. Public access / recreational facilities.	**Rejected at Stage 2** – the site currently has an agreed restoration scheme. It is located away from existing settlements and amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Unclear – the landowner has stated there are ongoing discussions with a third party regarding a new access.	It is unlikely at this stage that the Local Plan will be looking to allocate habitat mitigation schemes or recreational facilities, but the draft Plan does include policies that support such uses in principle.
LAA53 Land off The Ridge, Redlynch			**Parish:** Redlynch	
Current uses: Pasture land **Proposed uses**: Residential Habitat mitigation Renewable energy	**Rejected at Stage 2** – this greenfield site has an open aspect to the surrounding National Park landscape.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - no issues have been identified regarding the achievability of development.	This greenfield site would result in additional development in the countryside, further away from settlements in the National Park

LAA59 Land north of The Drove, Redlynch			**Parish:** Redlynch	
Current uses: Paddocks **Proposed uses**: Residential	**Rejected at Stage 2** – this greenfield site has an open aspect to the surrounding National Park landscape.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site would result in additional development in the countryside, further away from settlements in the National Park.
LAA47 Land at Nouale Lane, Ringwood			**Parish:** Ringwood Town	
Current uses: Grazing **Proposed uses**: Residential, Habitat Mitigation (nutrient neutrality, BNG, alternative recreational greenspace)	**Rejected at Stage 2** – this greenfield site has an open aspect to the surrounding National Park landscape. It is not well related to existing settlements or amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is detached from local services and would result in additional development in the countryside
LAA4 Land adjacent Ivy Cottage, Bransgore			**Parish:** Sopley	
Current uses: Landscape Gardening storage yard. **Proposed uses:** Residential	**Rejected at Stage 2** – this small, mostly greenfield site has an open aspect to the surrounding National Park landscape.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This small greenfield site would result in additional development in the countryside.
LAA8 Drays nurseries, Lymington			**Parish:** Sway	
Current uses: Horticultural use with a detached residential bungalow on site.	**Rejected at Stage 2** - it is an existing employment site and is not well related	Yes – the site has been put forward by the landowner and is	Yes - the land is in single ownership and no issues have been identified regarding	This site is detached from local services and would result in additional development in the

Proposed uses: Residential, Mixed uses, Renewable Energy	to existing settlements or local amenities.	therefore considered to be available.	the achievability of development.	countryside. It would result in the loss of an employment site.
LAA17 Land west of Birchy Hill, Sway			**Parish:** Sway	
Current uses: Pasture **Proposed uses:** Residential Other uses (Associated on site green space along with housing development)	**Rejected at Stage 2** – this greenfield site is within 400m of the New Forest SAC, SPA, Ramsar, SSSI & ancient woodland.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	Although the site is adjacent to an existing Local Plan housing site allocation (currently under construction) this area is within 400m of the New Forest SAC, SPA, Ramsar & SSSI. It is therefore not considered to be appropriate as a Local Plan housing site allocation.
LAA22 Land off Pitmore Lane, Sway			**Parish:** Sway	
Current uses: Mixed use – Sui Generis, C3 & B8 **Proposed uses**: Commercial (Class E) - 1200sqm Residential (C3) (77 units) - 6938sqm	**Rejected at Stage 2** – Although it's a partial brownfield site, it is not well related to existing settlements or local amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is detached from local services and would result in additional development in the countryside.
LAA23 Land east of Pitmore Lane, Sway			**Parish:** Sway	
Current uses: Grazing land / agricultural.	**Rejected at Stage 2** - Site is greenfield with an open	Yes – the site has been put forward by	Yes - the land is in single ownership and	This greenfield site is detached from local services

Proposed uses: Residential; Habitat mitigation Renewable Energy TBC Other uses	aspect to the surrounding National Park landscape. It is not well related to existing settlements.	the landowner and is therefore considered to be available.	no issues have been identified regarding the achievability of development.	and would result in additional development in the countryside.
LAA45 Garden of Avon Wood, Sway			**Parish:** Sway	
Current uses: Residential garden **Proposed uses**: Residential	**Rejected at Stage 2** – the site is situated on a rural road with no pedestrian footpath or pavement and thus not within easy walking distance of the amenities of Sway village.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is detached from local services and would result in additional development in the countryside, impacting on the landscape character of the area.

Site deleted

LAA38 Land at Bartley Cross, Chinham Road, Bartley			**Parish:** Copythorne	
Current uses: pasture **Proposed uses:** residential	**Rejected at Stage 2** – the site lies within 400m of the New Forest SPA, SAC, Ramsar & SSSI.	No – the landowner has withdrawn consideration of this site for future development.	No – the landowner has withdrawn consideration of this site for future development.	This greenfield site is located within 400m of the New Forest's internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.