Draft Regulation 22 Consultation Statement

Part 3 Regulation 19

New Forest National Park

Local Plan Review 2024 - 2043

December 2026

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1. Introduction

Purpose of this Statement

1.1. This Statement of Consultation has been prepared to comply with Regulation 22 (1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012, which states:

> **Submission of documents and information to the Secretary of State**
> 22.(1) The documents prescribed for the purposes of section 20(3) of the Act are—
>
> (a) the sustainability appraisal report;
>
> (b) a submission policies map if the adoption of the local plan would result in changes to the adopted policies map;
>
> **(c) a statement setting out—**
>
> **(i) which bodies and persons the local planning authority invited to make representations under regulation 18,**
>
> **(ii) how those bodies and persons were invited to make representations under regulation 18,**
>
> **(iii) a summary of the main issues raised by the representations made pursuant to regulation 18,**
>
> **(iv) how any representations made pursuant to regulation 18 have been taken into account;**
>
> **(v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and**
>
> **(vi) if no representations were made in regulation 20, that no such representations were made;**
>
> (d) copies of any representations made in accordance with regulation 20; and
>
> (e) such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.

1.2. It sets out how the Authority has undertaken community participation and stakeholder involvement in the production of the New Forest National Park Local Plan Review in accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012, the Statement of Community Involvement (SCI) and Local Development Scheme (LDS) in place at the time.

1.3 This statement should be read in conjunction with the Local Plan Reg 18 (Part 1) Consultation Statement (November 2025), which summarises consultation undertaken during February – March 2025 on the Strategic Direction of Travel document. Further consultation was undertaken on a full draft local plan during November – December 2025 as set out in the Local Plan Reg 18 (Part 2) Consultation Statement (August 2026).

1.4 This statement therefore reflects consultation under Regulation 19, on the pre-submission draft Local Plan Review for six weeks, between 17 August and 30 September 2026. Accordingly, this statement summarises the consultation process, comments received and how the Authority has responded to the main issues raised, prior to submission of the Local Plan Review for examination.

Background

1.5 The New Forest National Park Authority undertook a review of the planning policies set out in the New Forest National Park Local Plan 2016–2036, adopted in August 2019, to determine whether they needed updating. This assessment was due by August 2024 (5 years from the date of adoption) and was in response to changes in national policy and the experiences of applying the adopted planning policies for the past five years. However, it is important to emphasise that many key aspects of national planning policy, guidance and law relating to National Parks remain unaltered from the time the Local Plan was prepared, examined and adopted. Therefore, the Authority has undertaken a review of the Local Plan rather than preparing a completely new Local Plan. At the Authority Meeting on 21 March 2024 (report AM 675/24), members to a review of the adopted Local Plan.

1.6 The revised Local Plan will form a key part of the statutory 'development plan' for the National Park and to guide decisions on planning applications submitted. The Local Plan sets out detailed planning policies and allocations that seek to deliver the two statutory National Park purposes and related socio-economic duty, together with the Protected Landscape Duty, which requires that relevant authorities 'seek to further' the statutory purposes.

Duty to Cooperate

1.7 The "Duty to Cooperate" was introduced by Section 33A of the Planning and Compulsory Purchase Act (2004). Section 110 of the Localism Act (2011) reinforces the duty to cooperate as per Section 33A, in relation to the planning of sustainable development. It places a legal duty on Local Planning Authorities, County Councils and prescribed public bodies to engage constructively, actively, and on an ongoing basis to maximise the effectiveness of a local plan in the context of strategic cross boundary matters.

1.8 On 25 March 2026, through the Levelling-up and Regeneration Act 2023, the formal duty was abolished, however, there remains a requirement for Local Planning Authorities to cooperate and engage on cross boundary issues.

1.9 Engagement has taken place to date with both neighbouring local authorities and the prescribed bodies. Further details are set out in the Cooperation Statement and agreed Statements of Common Ground published separately to this report on the examination webpage.

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2. Overview New Forest National Park Local Plan Review Timeline

2.1 The Local Plan Review has been developed through several consultation stages supported by early and ongoing engagement with communities, businesses and organisations, ensuring the final strategy and policies reflect the needs of the New Forest National Park.

2.2 The table below summarises the key plan preparation and consultation stages undertaken in the development of the Local Plan Review prior to its submission in December 2026.

Key stages of the Local Plan preparation prior to submission for examination

Stage	Key dates	Summary
Resolution made to undertake a Local Plan Review	March 2024	The decision to undertake a partial review of the Local Plan was made during the Authority Meeting on 21 March 2024.
Review of the Local Plan adopted 2019, commissioning of new evidence studies, and preparation of a draft Local Plan Authority meeting 25 July 2024 agreed to update LDS (report AM 684/24)	March 2024 to January 2025	Review of existing policies and evidence; commissioning of updated evidence and further research to inform the Local Plan Review.
Regulation 18 Part 1 Strategic Direction of Travel Consultation & Call for Sites Authority meeting 23 January 2025 agreed to consultation on the Direction of Travel Document (report AM 702/25)	February to March 2025	Public consultation on the key issues and options took place over a 6-week period in early 2025. Four drop-in events were held, and a questionnaire was produced and made available to statutory consultees, stakeholders and residents. A 'Call for Sites' was also undertaken, inviting local communities, landowners and developers to put forward sites for consideration for residential; employment; and Gypsy, Traveller & Travelling Showpeople development, among other uses.
Consideration of Reg.18 (Part 1) representations & technical evidence, with amendments to the draft Local Plan	April to October 2025	Representations to the Part 1 consultation were reviewed, alongside evidence from technical studies & Duty to Cooperate meetings. A draft Local Plan was prepared. Further technical studies were commissioned.

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Stage	Key dates	Summary
Regulation 18 Part 2 Draft Local Plan Consultation Authority meeting 16 October 2025 agreed to consultation on the draft Local Plan (report AM 727/25)	November to December 2025	Public consultation on the draft local plan took place, evidence studies and supporting documents were also published. An online consultation platform was used to receive representations. The consultation ran for 6 weeks in late 2025 and included 5 drop-in events and an online presentation with a Q&A session.
Consideration of Reg.18 (Part 2) representations & amendments to draft Local Plan	January to July 2026	Comments from the second consultation were reviewed, alongside evidence from Duty to Cooperate meetings and completed evidence studies. The draft Local Plan was accordingly amended to reflect representations where justified.
Regulation 19 Pre-Submission Consultation Authority meeting 23 July 2026 agreed to LDS update and consultation on the Regulation 19 draft Local Plan (report AM 740/26)	August to September 2026	Consultation was undertaken on the revised local plan and its evidence base over the course of 6 weeks. This included 6 drop-in events and an online presentation with a Q&A session. An online consultation platform was used to publish the consultation documents and to receive representations.
Preparation of submission to Secretary of State Authority meeting 27 November 2026 agreed to submit the Local Plan Review for examination	October to November 2026	The NPA reviewed the comments received during the Regulation 19 consultation. It is the National Park Authority's view that the draft Local Plan meets the legal requirements, is sound, and is ready to be submitted for Independent Examination, which was agreed at the Authority meeting on 27 November 2026.
Submission to Secretary of State for examination (Reg.22)	December 2026	The final draft of the Local Plan and supporting documentation including a schedule of proposed modifications for consideration through the examination was submitted to the Secretary of State in December 2026.

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3. Part 3 Regulation 19

3.1 Prior to commencement of the consultation, presentations providing an update on the Local Plan were delivered to NPA members (on 24 February, 15 April, 11 June 2026). These sessions set out the responses to the previous Regulation 18 Part 2 consultation and provided detail on where and how the Local Plan had evolved in light of feedback. Through these sessions members could recognise the concerns of the community and continue to incorporate local issues into developing planning policy.

3.2 Updates were also provided at Parish Quadrant meetings, the New Forest Consultative Panel, and New Forest Access Forum meetings in the first half of 2026.

3.3 Approval was given during the Authority meeting on 23 July 2026 for publication of the Regulation 19 Submission draft Local Plan review for consultation.

3.4 The Regulation 19 consultation on the Proposed Submission Local Plan Review was undertaken for 6 weeks between 17 August - 30 September 2026.

3.5 The Regulation 19 representation period is the last stage of public engagement before submitting the draft plan to the Planning Inspectorate for examination. This is a formal process that requires comments on the soundness and legal compliance of the plan.

Summary of Engagement

3.6 Publication of the Proposed Submission local Plan Review was sent to all those specific and general consultation bodies (211 recipients) as prescribed by planning regulations (Appendix A), in addition to those registered within the National Park Authority to receive its Enews which has 27,000 subscribers. Details were supplied of when and where documentation would be publicly available to view, and how representations could be submitted.

3.7 Consultation was promoted through a number of channels including press releases; media coverage; e-newletters, social media and posters were displayed across the National Park as set out in Appendix B. A formal public notice was also published in the Lymington Times and New Milton Advertiser for one week – see Appendix C.

3.8 A Statement of Representations Procedure was duly published setting out the subject matter and area covered; the consultation period; where to view documents and how to make a representation. The Authority's data protection policy and privacy notice were also highlighted in terms of how the representations submitted would be processed and subsequently published.

3.9 The draft Local Plan and key supporting information were available for inspection at the Authority's office during normal office hours in Lymington Town Hall, Avenue Road, Lymington, SO41 9ZG; and online at: Local Plan review 2025-27 - New Forest National Park.

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3.10 An online presentation was held via Microsoft Teams on Thursday 10 September 2026, between 4pm – 5.30pm.

3.11 The presentation was also delivered during several in-person public drop-in events (2pm – 7pm) that were held across the National Park to enable people to speak to planning staff and find out more about the Local Plan review.

3.12 All drop-in sessions were structured as follows:

- 2pm-5pm - view the display boards and chat informally with National Park Authority officers about the revised draft Local Plan.
- 5.30pm - presentation explaining the key changes since the 2025 consultation and the next steps for the Local Plan, followed by a managed Q&A session.

Location	Date	Approximate number of attendeees
Landford Village Hall	Wednesday 2 September 2026	45
Bartley Village Hall	Friday 4 September 2026	29
The Copythorne & District Royal British Regional Hall	Monday 7 September 2026	39
Jubilee Field, Sway	Tuesday 8 September 2026	36
Lyndhurst Community Centre	Friday 11 September 2026	16
Redlynch Village Hall	Wednesday 16 September 2026	35

3.13 Representations could be submitted via:

- the online consultation portal, or
- email to policy@newforestnpa.gov.uk, or
- posted to the Policy Team, New Forest National Park Authority, Lymington Town Hall, Avenue Road, Lymington, SO41 9ZG.

Consultation Responses – Overview

3.14 When submitting representations, respondents were asked whether they believed the draft Local Plan Review, in whole or in part, to be sound and legally compliant. Respondents were also given the opportunity to provide comments and to propose modifications. The majority of comments were submitted through the Authority's online consultation portal Commonplace, with some responses also being sent by email and letter, these have since been uploaded to Commonplace to enable the following analysis.

3.15 All responses can be viewed in full at New Forest National Park Authority Local Plan Examination - New Forest National Park

3.16 Representations were received from over 300 different organisations, groups and individuals, of these responses some 749 comments were made. Figure 1 below summarises the breakdown of representations per chapter:

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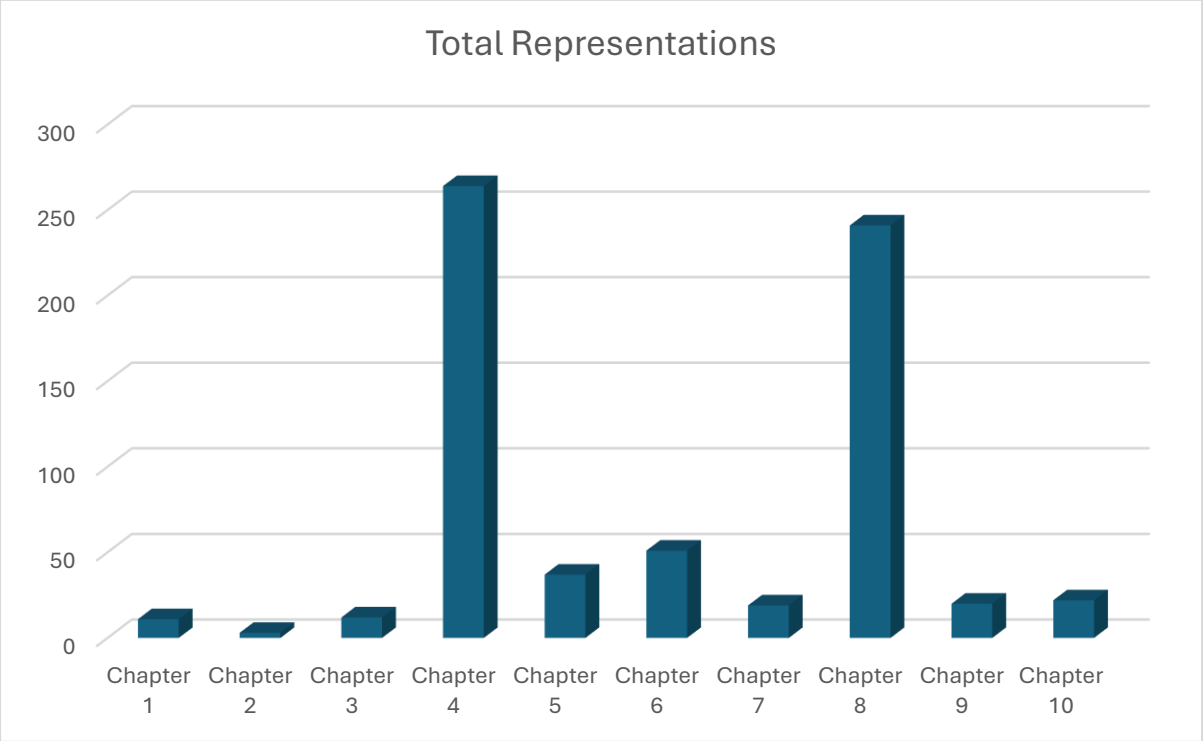


Figure 1: Total representations received broken down by chapter.

Figures 2 and 3 below summarise[1] legal compliance and soundness:

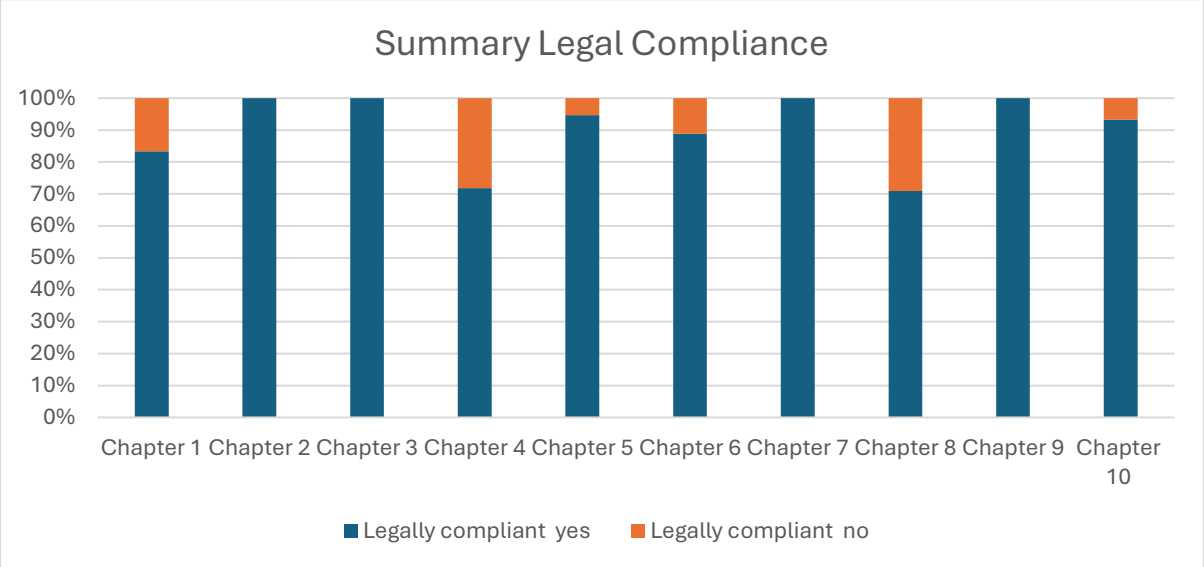


Figure 2 Overview of Legal Compliance per chapter.

[1] Not all representations responded to these questions

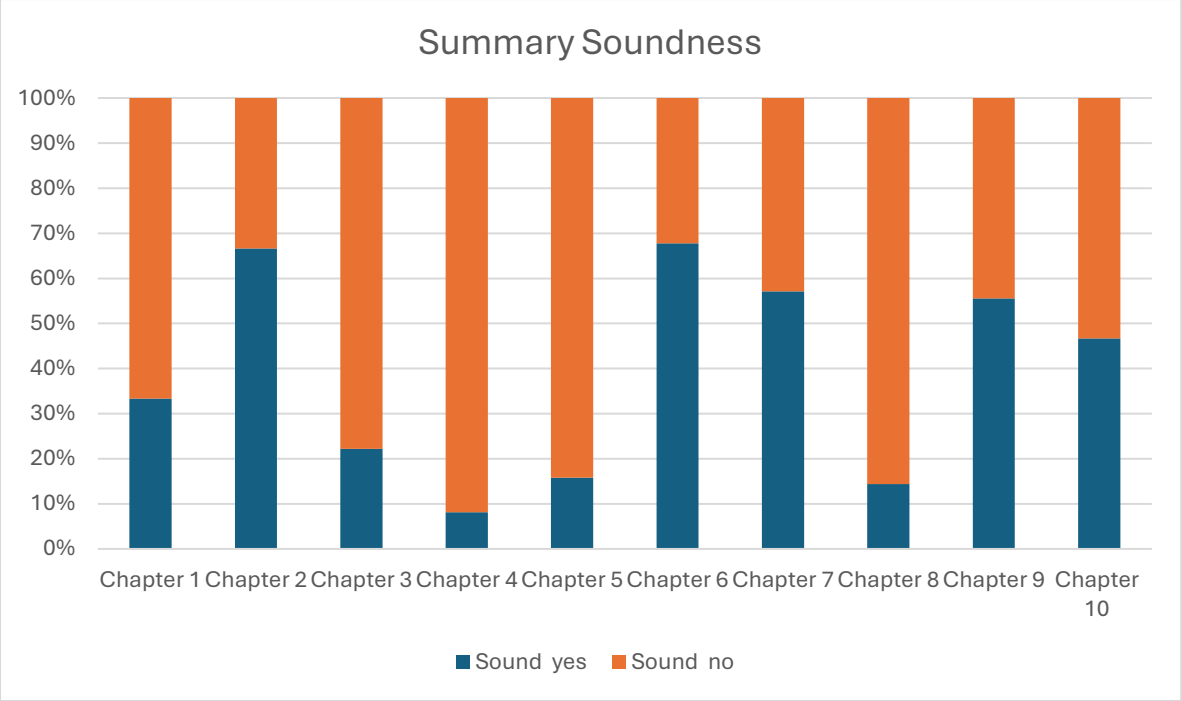


Figure 3 Overview of Soundness per chapter.

3.17 As the data above illustrates, Chapter 4 and 8 generated the most feedback, commenting on the spatial strategy and associated site allocations.

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4. Summaries of Representations and Key Issues

4.1 Assessment of the representations reveals the following key issues raised through the Regulation 19 consultation:

Key Issues Raised

- Concerns raised regarding the draft Local Plan's approach of not meeting the identified housing needs arising within the National Park in full and the potential impact on the socio-economic well-being of communities within the National Park.

- Representations on whether the proposed spatial strategy (draft policy SP3) is the most appropriate. This includes representations objecting to the proposed settlement hierarchy and the identification of the smaller defined villages; as well as representations promoting sites on the edge of the National Park (adjacent to larger settlements outside the National Park) in meeting identified development needs.

- Local community opposition to the proposed site allocations (for housing and travelling showpeople use) citing impacts on road infrastructure and the lack of public transport opportunities; impacts on landscape character and protected habitats; lack of infrastructure (primarily health and education); loss of local distinctiveness; and the risk from increased flood risk.

- The relevant landowners confirm that the proposed site allocations are available and deliverable within the Local Plan period.

- Concerns that the majority of the identified employment needs are proposed to be met in a single allocation, rather than being distributed on sites across the area.

- Representations seeking greater encouragement for the provision of larger renewable energy schemes, rather than focus on small-scale proposals

- Expressions of support for the proposed 'principal residency condition' for new open market housing; and the local connection criteria for new affordable housing to ensure development meets needs arising within the National Park.

- Representations from some landowners and developers regarding the proposed retention of the existing floorspace limit for net new dwellings (draft policy SP31), the proposed introduction of the 'principal residency condition' and the proposed affordable housing targets (draft policy SP42).

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Sustainability Appraisal & Habitats Regulation Assessment

4.2 Throughout the plan making process the Authority has engaged with the environmental agencies (Natural England, Historic England and Environment Agency), particularly in respect of their roles with the Sustainability Appraisal and Habitat Regulations Assessment. The following table summarises their representations on the Regulation 19 Local Plan:

Organisation	Response to Reg 19	NFNPA response
Natural England	Natural England welcomes the strong engagement with the New Forest National Park Authority and the positive consideration given to their feedback to the Draft Local Plan. Natural England considers the Local Plan to be sound.	Comments welcome and support noted.
	Site Allocations for C2 use – suggest that mitigation requirements are clarified for consistency.	Proposed Modification PSM17 addresses the point made in terms of C2 uses and urban edge impacts.
	Alternative Greenspace and references to Strategic Access Management and Monitoring to be referred to in the local plan or in a Statement of Common Ground.	Statements of Common Ground have been prepared with key partners and refer to this matter where relevant.
	Habitat Regulations Assessment – satisfied that given the quantum of housing proposed the mitigation measures remove adverse effects on integrity of the designated sites.	Noted and welcomed.
Historic England	Welcome the inclusion of policies for the historic environment which meet the obligation for preparing a positive strategy as required by the NPPF. The key test of the soundness of the plan and the achievement of sustainable development as defined in the NPPF in respect of the elements that relate to the historic environment (paragraph 196) have been met.	Noted and welcomed.

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Organisation	Response to Reg 19	NFNPA response
Environment Agency	No comments to make regarding soundness or legal compliance as the Plan is comprehensive in nature and covers matters within our remit to a satisfactory standard. Number of minor comments made in support of amendments to policies in response to Reg 18 comments. Request that the evidence base should include the results of the Sequential Test, to accord with national policy.	Noted and welcomed. Noted A Sequential Test has been completed and published as part of the evidence base for the local plan.

4.3 The following table summarises those representations which made specific reference to the Sustainability Appraisal/Strategic Environmental Assessment, with a focus on the spatial strategy options tested as reasonable alternatives:

Respondent	Main Issues Raised	How the representations have been taken into account
Luken Beck (obo Seaward Properties)	The SA considers a number of reasonable alternatives for accommodating growth within the National Park, including Option E, which would involve the allocation of land around the periphery of the National Park on sites related to settlements outside the Park boundary. Seaward Properties does not suggest that all land adjoining settlements outside the National Park should be regarded as suitable for development. However, concern is raised that the appraisal of Option E adopts a high level and broad-brush assessment which does not sufficiently distinguish between different types of peripheral site. The SA does not fully consider the distinction between dispersed peripheral growth across a wide range of locations; and carefully selected sites adjoining the most	This representation on behalf of Seaward Properties raises very similar points to the representations made on behalf of Pennyfarthing Homes, Taylor Wimpey and Gervis Property. The Authority's view is that the SA/SEA of the draft Local Plan is required to consider 'reasonable alternatives' and the representation recognises that that has been done (which is welcomed). Our view is that the SA assessment is not required to assess every possible permutation and option, and the SA of the Regulation 19 Local Plan already considered a meaningful range of realistic options (given the focus of national planning policy on small-scale development to meet the needs arising from local communities within the National Park).

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Respondent	Main Issues Raised	How the representations have been taken into account
	sustainable settlements outside the National Park boundary. The appraisal itself identifies significant strengths associated with Option E, including its performance in relation to housing delivery, community outcomes and economic objectives. Given the scale of unmet need that remains under the preferred strategy, it is considered that the Sustainability Appraisal should give greater consideration to whether a more targeted form of Option E, focused on carefully selected sites adjoining sustainable settlements such as Lymington and Pennington, could contribute towards meeting housing needs without undermining the statutory purposes of the National Park. Similarly, the Authority should consider whether a blended approach drawing upon elements of both Option B and Option E would provide a more balanced strategy. It is acknowledged that a refined peripheral growth strategy would not necessarily achieve the full level of housing delivery associated with Option E as assessed through the Sustainability Appraisal. However, a targeted approach focused on a limited number of well-contained sites adjoining the most sustainable settlements outside the National Park boundary could make a meaningful contribution towards identified housing needs. For these reasons, we consider that further review of the Sustainability Appraisal and the reasonable alternatives underpinning the spatial strategy is warranted before the Plan can be regarded fully justified.	The SA/SEA of the Regulation 19 Submission draft Local Plan considered a range of 'reasonable alternatives' to meet identified housing needs within the context of a nationally-protected landscape. This included a 'blending' of several options and the fact that 8 different scenarios were assessed is considered reasonable. At this stage the Authority does not believe there is a need for additional SA/SEA work on reasonable alternatives, as options HO1 – HO8 in the Regulation 19 Local Plan SA/SEA meet the needs of the regulations and are pitched at the appropriate level for the Local Plan-making process.

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Respondent	Main Issues Raised	How the representations have been taken into account
Boyer Planning (obo Taylor Wimpey)	It is considered that Growth Option HO5 provides the most suitable growth strategy for NFNPA to deliver the necessary housing and employment in the next plan period whilst having regard to the relevant Sustainability Appraisal themes. Option HO5 adds to Option HO2, incorporating housing adjacent to settlements around the periphery of the National Park which would include Ringwood. It is considered that with suitable policies to address any environmental pressures, Option HO5 could suitably manage and protect the landscape character and ecological connectivity in order to address any potential issues with a higher level of growth. Growth option HO5 should be re-assessed as a preferred growth option, with the addition of land at Nouale Lane as an allocation for residential development or habitat mitigation within the draft Plan. Taylor Wimpey recognises the SA has assessed alternative growth strategies. However, the concern is whether the assessment and reasons for selection adequately address the potential contribution of all sites and their individual circumstances. The requested modification is a reassessment of that opportunity, with the resulting housing provision and allocations reflected in Policies SP3 & SP29 where supported by the evidence. The potential for environmental mitigation at Nouale Lane should also be assessed on its own merits. There has been no robust assessment of the 40 homes per annum figure (or alternatives) in	This representation on behalf of Taylor Wimpey raises very similar points to the representations made on behalf of Seaward Homes, Pennyfarthing Homes and Gervis Property. As outlined above, the assessment of reasonable alternatives needs to factor in the Authority's legal duty to foster the socio-economic well-being of communities within the National Park. Large settlements like Ringwood and Lymington were consciously left out of the boundary of the New Forest National Park and this is relevant to the consideration of reasonable alternatives to meeting housing needs. At this stage the Authority is not convinced of the need for additional SA/SEA work on reasonable alternatives, as options HO1 – HO8 in the Regulation 19 Local Plan SA/SEA meet the needs of the regulations and are pitched at the appropriate level for the Local Plan-making process.

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Respondent	Main Issues Raised	How the representations have been taken into account
	either the SA or other supporting evidence. It is our view that this level of housing provision is insufficient and needs to be increased. This can be secured without harming the overarching aims of the Park or resulting in unrestricted growth by utilising Towns surrounding the authority, such as Ringwood, to bolster the much needed housing provision.	
Turley (obo Pennyfarthing Homes	The SA that accompanies the draft Plan includes a reasonable alternative growth option (HO5) that encompasses growth around the main towns abutting the National Park. However, the ranking of outcomes against SA objectives is counterintuitive to the conclusions drawn. Turley have outlined soundness concerns under the positively prepared, justified and consistent with national policy tests. Further opportunities to meet more of the area's unmet needs for housing, particularly affordable housing should be explored, before finalising the housing requirement, spatial strategy and land supply designations. The SA should be revisited, and suitable opportunities to meet further needs, where consistent with the framework read as a whole, be explored through main modifications.	This representation on behalf of Pennyfarthing Homes raises very similar points to the representations made on behalf of Seaward Properties, Taylor Wimpey and Gervis Property. The representation from Turley (on behalf of Pennyfarthing Homes) misrepresents the conclusions of the SEA/SEA assessment of options – option HO5 involves a higher level of development than options HO1 and HO2 and this is why the assessment concludes that transport and climate change impacts will increase. At this stage the Authority does not believe there is a need for additional SA/SEA work on reasonable alternatives, as options HO1 – HO8 in the Regulation 19 Local Plan SA/SEA meet the needs of the regulations and are pitched at the appropriate level for the Local Plan-making process.
Black Box Planning (obo Gervis Property)	The Regulation 19 Sustainability Appraisal (SA) (July 2026) appraises eight housing growth options (HO1 – HO8). This includes Option HO5, which combines the preferred strategy (Option HO2) with around 200 dwellings on land within the NPA's adjoining settlements	This representation on behalf of Gervis Property raises very similar points to the representations made on behalf of Pennyfarthing Homes and Taylor Wimpey. The village of Bransgore was excluded from the boundary of the

Respondent	Main Issues Raised	How the representations have been taken into account
	outside it. Although Option HO5 is recognised as a reasonable alternative, the SA does not demonstrate that the preferred strategy is justified The options exclude sustainable villages which straddle the boundary. No option considers proportionate growth at a village whose community lies partly within the Park. Bransgore falls between the two categories and is not captured by either. The SA has not appraised the clear reasonable alternative of the preferred strategy supplemented by proportionate growth at sustainable boundary villages, including Bransgore. It has not explained why Option HO5 was rejected, meaning the NPA cannot demonstrate that the preferred strategy is the most appropriate when considered against the reasonable alternatives, as required by the 'Appropriate' test of soundness.	New Forest National Park when the final boundary was confirmed in 2005. It does not 'straddle the boundary' – the main built elements of the village were all excluded from the legally established boundary. We do not agree that there should be a 'Bransgore option' as it is already adequately covered by option HO5. At this stage we do not believe there is a need for additional SA/SEA work on reasonable alternatives, as options HO1 – HO8 in the Regulation 19 Local Plan SA/SEA meet the needs of the regulations and are pitched at the appropriate level for the Local Plan-making process.
Hampshire County Council	Hampshire County Council supports the Submission Draft Local Plan objective of strong and distinctive local communities and acknowledges that the Growth Strategy Option B (as selected from the Sustainability Appraisal Report) addresses this, by considering controlled development in existing defined villages and newly defined villages based on service provision. The objective of sustaining the vitality and viability of smaller settlements is acknowledged. The County Council acknowledges the planned growth across the National Park within the plan period is relatively modest (including a total	The National Park Authority has prepared a Transport Topic Paper on the transport and accessibility issues raised by Hampshire County Council in their representations. The site assessment process considered proximity to services & facilities and looked at public transport options in the vicinity but recognising that these are relatively limited in most villages across the National Park. In addition, the SA framework covers accessibility, movement, and car dependency.

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Respondent	Main Issues Raised	How the representations have been taken into account
	of 285 dwellings across the allocated sites). The Plan's evidence does not robustly demonstrate however that the proposed site locations are accessible in terms of sustainable transport options. Whilst the County Council recognises that the scale of development may not justify the preparation of a full Transport Assessment, the absence of a proportionate assessment of the likely transport impacts means that the evidence is not adequate in demonstrating that the proposed growth can be accommodated without adverse effects on the transport network or an increase in car-dependent travel patterns.	The local plan has been amended to include reference to both Hants & Wilts LTP4 and to refer to Healthy Streets and promotion of active travel.
JJP Planning (obo Netley Marsh Parish Council) and local residents	The published Sustainability Appraisal ("SA") does not demonstrate how reasonable alternatives for meeting the Travelling Showpeople requirement were assessed. Although SP50's effects are considered within the appraisal, no equivalent comparison is identifiable for Showpeople provision. Potential alternative approaches include the consideration of other parcels of land, provision across smaller sites, and expansion or intensification of existing yards. The published assessment does not explain which approaches were considered reasonable alternatives, compare their effects or establish why reliance on LAA62 was preferred. In summary, the legal-compliance objection is that the required	The NFNPA has considered reasonable alternatives to meet identified need for travelling showpeople. This is evidenced by the following: - Policy DP49 in the Reg 19 draft Local Plan has been revised to support the appropriate extension and/or intensification of existing sites as an option to meet need. - The Authority considered all of the 'Call for Sites submissions that were put forward for travelling showpeople use. Other sites were discounted on HRA grounds. - Policy SP49 provides a criteria-based framework against which proposals for Gypsies, Travellers and Travelling Showpeople accommodation can be assessed. This includes sites identified by the travelling

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Respondent	Main Issues Raised	How the representations have been taken into account
	assessment of reasonable alternatives, and the reasons for preferring the selected approach, have not been demonstrated.	showpeople community themselves. Consequently, no reasonable alternative site options were identified that required comparative assessment through the SA.

4.4 No representations were explicitly received to the findings of the Habitats Regulations Assessment, albeit some comments were received in relation to impact of site allocations/habitat mitigation requirements and these have been summarised as part of the respective chapter summaries below.

Local Plan Chapters - Schedules of Representations

4.5 The following schedules provide an overview to the number of representations per policy, together with a summary of comments made and how the representations have been taken into consideration and whether any changes to the local plan are proposed. Where a proposed modification is considered appropriate this is shown and labelled with its reference as set out in the Submission Schedule of Proposed Modifications. Statutory consultees and known organisations are named. The schedules include data on whether policies are legally compliant and sound.

4.6 Accordingly, this statement demonstrates compliance with the requirements of Regulation 22 (1)(c) and that consultation on the preparation of the pre-submission Local Plan Review and supporting documents, including the Sustainability Appraisal, Habitats Regulations Assessment, and the submission policies map, has been undertaken in accordance with the relevant Regulations, the adopted Statement of Community Involvement (SCI) and Local Development Scheme (LDS) in place at the time.

N.B. The following schedules show total representations for each chapter/policy and, where provided, respondents' views on legal compliance and soundness. These figures may not tally, as not all respondents answered these questions.

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Local Plan Chapter	Chapter 1 Introduction and Background	
Total Number of representations received	8	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	5	1
Sound	2	4

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Dorset Council	Dorset Council accepts the locally derived housing needs assessment as a realistic estimate of what can be delivered within the park and therefore the Council supports the departure from the Standard Method for calculating Local Housing Need. In response to the request from NFNPA to assist in meeting housing needs, Dorset Council faces a significant housing delivery challenge itself. With regard to gypsies and travellers it is acknowledged that the NFNPA is not able to meet its own identified need through site allocations and is proposing a criteria-based policy to respond to proposals. Dorset Council similarly has a significant need for Gypsy and Traveller and Travelling Showpeople accommodation and a limited number of available sites to meet this need. It is therefore unlikely that Dorset Council will have capacity to accommodate unmet Gypsy & Traveller or Travelling Showpeople needs arising from the National Park.	Support noted and welcomed See Cooperation Statement and Statements of Common Ground.

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	The Council strongly supports the protection and enhancement of the New Forest's internationally and nationally designated habitats and welcomes continued joint working on mitigating recreational impacts arising from development, and support the provision of Suitable Alternative Natural Greenspace (SANG) as part of habitat mitigation strategies within the National Park where this represents the most effective mitigation solution, including potentially for developments located outside of the Park.	
Wiltshire Council	Wiltshire Council and the NPA have maintained regular dialogue on the agreed cross-boundary issues between the two authorities.	See Cooperation Statement and Statements of Common Ground
Redlynch Parish Council	Make various comments in relation to the Local Plan and supporting evidence. Key focus is strong objection to the proposed spatial strategy and major greenfield site allocations in the l parish—namely Policy SP40 (Land to the south of Hamptworth Road, Landford) and Policy SP41 (Land to the east of The Ridge, Redlynch).	See responses under respective parts of the local plan.
Individual	Concern over impacts of developments and lack of infrastructure.	Policies allocating sites for development refer to the infrastructure required and any habitat mitigation needed. See Spatial Strategy and Settlement Hierarchy Topic Papers and Infrastructure Delivery Plan.

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Individual	Reference to "net zero with nature" in terms of making Landford a defined village will increase carbon emissions from new housing and increase car usage.	See Spatial Strategy and Settlement Hierarchy Topic Papers
Individual	Refers to an arbitrary 30% rule in relation to the expansion of villages and requests development should reflect need rather than an arbitrary percentage.	Unclear as to what the 30% refers to – in any event the National Park has significant development needs and new homes are needed to stabilise communities and rebalance the housing stock – see the New Forest Housing Needs Assessment (Iceni, 2025) and New Forest Housing Needs Sensitivity Report (Iceni, 2026).
Individual	Traditional Architecture Design Codes should be a central component across the whole local plan.	Comment noted. Policies on design and placemaking are covered by Policies DP26 Local Distinctiveness, DP27 Design Principles and DP28 Residential Character of the Defined Villages. In addition, further design guidance is available through the National Model Design Code.

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Local Plan Chapter	Chapter 2 Profile of the New Forest	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	
Sound	2	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
New Forest Youth Board	Para 2.2 the addition of a breakdown showing the age ranges of people within the National Park would allow for a better understanding of the needs of the population.	Agree this would add clarity to context of planning for new development in the National Park. **Proposed Modification PSM5** Area and population 2.2 The New Forest National Park covers 567 square kilometres (220 square miles). In 2022 the National Park had a population of 34,931 people and with around 62 people per square kilometre it is the second most densely populated British National Park after the South Downs. **In terms of population breakdown by broad age cohorts this is as follows (with comparative data for South East England) :** **0-15 years 12.8% (18.6%)** **16-24 years 7.5% (9.9%)** **25-49 years 20.1% (31.9%)** **50–64 years 25.8% (19.9%)** **65+ years 33.8% (19.7%)**

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		Renumber as 2.3 The housing stock amounts to 15,503 dwellings (New Forest Housing Needs Assessment, Iceni, 2025). The main settlements of Ashurst, Brockenhurst, Burley, Cadnam, Landford, Lyndhurst and Sway have between 1,000 and 3,500 residents. Average house prices in the New Forest are significantly higher than surrounding areas, with an average property price more than 12 times the average annual earnings. This means the New Forest has the highest average house price of any UK National Park.
Individual	Para 2.11 request the 3 additional Smaller Defined Villages are named	Para 2.11 sets the context for the smaller defined villages, but these are then set out in Policy SP3. No further changes are considered necessary.
Individual	Traditional Architecture Design Codes should be a central component across the whole local plan.	Comment noted. Policies on design and placemaking are covered by Policies DP26 Local Distinctiveness, DP27 Design Principles and DP28 Residential Character of the Defined Villages. In addition further design guidance is available through the National Model Design Code.

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Local Plan Chapter	Chapter 3 Vision and Objectives	
Total Number of representations received	12	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	8	
Sound	2	7

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
New Forest Association	Request an additional bullet is added to para 3.4 Key Challenges making reference to the issue that the New Forest National Park has legally committed to halving carbon emissions by 2030, and to achieve net zero and net carbon sink by 2050.	Noted. Para 5.11 within the Climate Change chapter of the local plan specifically mentions this matter in this context. Paragraph 3.4 is more general and refers to 'meeting net zero targets'. The Authority does not consider any further changes are necessary.
New Forest Youth Board	Reference should be made to the ensuring the socio-economic needs of young people within the National park as young people are the part of the population which will be custodians of the National Park on a longer-term basis.	Para 3.4 refers to the key challenges and covers both housing and employment matters in the context of a National Park with general references to local people – it is not considered necessary to make specific reference to young people.
Turley (obo Pennyfarthing Homes)	Question the social and economic consequences of not meeting needs where there is an ageing and declining economically active population, which would preclude attainment of the local plans strategic objectives. Promote land North-East of Pennywell Gardens, New Milton for consideration.	Application of the spatial strategy and delivery of the associated local plan allocations are considered sufficient to meet the needs of the National Park to achieve the strategic objectives expressed. Accordingly, no further sites are considered necessary. See Spatial Strategy, Settlement Hierarchy topic papers.

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Individuals	Request deletion of Landford/Nomansland from the list of defined villages in Policy SP3.	This representation is addressed under the response to draft policy SP3
Individual	Request reference to the iconic New Forest Pony is amended to read 'protect and ensure the safety of the New Forest Pony', due to the number being injured/killed on the roads.	Reference to the iconic New Forest Pony reflects the Special Qualities of the National Park which are a key part of implementation of the Park's Partnership Plan which is referenced throughout the local plan, acknowledging the links between the two documents.
Individuals	Changes requested to the Policies map: Defined Village Boundary for Landford, to include the area on the Lyndhurst Road, from the river Blackwater to the A36 and down the A36 from the Poacher pub to Glebe Lane. This triangle of land already has a number of industrial units and form part of the village. Cadnam - Bartley defined village to include Rose Cottage, Chinham which forms part of the built-up area within the settlement of Bartley.	See Settlement Boundary Review Topic Paper for the rationale to the proposed settlement boundaries.

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Local Plan Policy	Policy SP1 Supporting Sustainable Development	
Total Number of representations received	14	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	4	3
Sound	3	5

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Lucid Planning Ltd (on behalf of Pennyfarthing Homes); Luken Beck (on behalf of Seaward Properties); Gillings Planning obo Trustees of the Barker-Mill Estates; Copythorne Parish Council;	Support the policy approach	Support welcomed.
Laister Planning Ltd on behalf of Paultons Park	Support the overarching objective of SP1 and do not seek to dilute the statutory protection afforded to the New Forest National Park. But the Policy fails to recognise role of sustainable tourism in contributing to the enjoyment and understanding of the national park or the wider economic benefits, in line with NPPF 2026. Requests criterion e) is modified to read '*avoids adverse effects on the integrity of the protected habitats of the New Forest, including its coastline, and incorporates appropriate measures to*	The Local Plan is being submitted under the transitional arrangements and will be examined under NPPF 2024. NFNPA does not consider the changes proposed are necessary given the statutory purposes of the National Park.

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	avoid, mitigate and, where necessary, compensate for adverse impacts and to provide for habitat enhancement proportionate to the nature and scale of the development'.	
Boyer Planning obo Taylor Wimpey UK Ltd	Question whether the local plan has identified and properly assessed the opportunities to deliver appropriate housing including from sites adjoining settlements outside the National Park.	This matter is addressed in the Spatial Strategy Topic Paper. The Sustainability Appraisal also considered 'reasonable alternatives' to meet housing needs, including development on the periphery.
Fisher German (on behalf of National Grid Electricity Transmission (NGET))	Requests the NGET transmission assets, including overhead lines, underground cables, access routes and substations are safeguarded and to enable future network expansion as appropriate.	Noted. The Infrastructure Delivery Plan notes that National Grid at present does not indicate any major upgrade proposals within the National Park area.
Individual	Amend b) to refer to drought and wildfires Amend e) add reference to re-creating salt marsh to halt erosion and protect the coast	The changes proposed are not directly linked to development and the planning system and are more appropriately addressed in other documents (e.g. the National Park Partnership Plan).
Individual	Include reference to 'doctors' in the policy. Landford/Nomansland should not be made a defined village and 'Major' development must not occur.	Policy SP1 refers to in a) local infrastructure provision which would include doctors. The responses to policies SP2 and SP3 and address the proposed settlement hierarchy and major development within the National Park.
Individual	The premise of sustainable development that "includes appropriate new housing to address local needs" is flawed and not fit for purpose.	The evidence on local housing needs is set out in the New Forest Housing Needs Assessment (Iceni, 2025) and New Forest Housing Needs Sensitivity Report (Iceni, 2026).

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Individuals	Support the recognition of Cadnam-Bartley as a smaller defined villages and provision of a settlement boundary for Cadnam-Bartley is welcomed. Specific changes to the settlement boundary are requested.	Support noted. The proposed boundary for Cadnam - Bartley was reviewed in response to representations to the Regulation 18 part 2 consultation – no further changes are considered necessary.

Local Plan Policy	Policy DP2 General Development Principles		
Total Number of representations received	12		
No of respondents who confirmed the policy is:	**Yes**	**No**	
Legally compliant	4	3	
Sound	2	5	
Respondent	**Main Issues Raised**		**How the representations have been taken into account**
Environment Agency	Support reference to mitigation and adaptation to climate change, including how flood resistance and resilience is incorporated into building design.		Support noted and welcomed.
Copythorne Parish Council	Support but question use of term ‘unacceptable’ as this is open to interpretation and how will the aims of the policy be measured objectively.		Planning decisions are made through a balanced assessment of the development plan, national policy and other material considerations. The Local Plan provides a comprehensive policy framework for making these judgements within the National Park context.
Brockenhurst Parish Council	All development must be appropriate & sustainable and not cause pollution.		These matters are covered by the policy.

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Godshill Parish Council	Request the Sandy Balls Holiday Village is included as a site-specific policy.	The Authority does not consider that a separate policy for Sandy Balls Holiday Village is required. The policies within the draft Local Plan on heritage, major development, tranquillity and dark skies, holiday parks, and sustainable tourism provide sufficient policy coverage.
Individuals	Policy should include reference to fire and traffic matters considering local wildfire incident in summer 2026; makes no reference to cross boundary matters particularly where settlements fall within the same parish but lie outside the National Park.	Noted. Cross boundary matters are set out in the Authority's Cooperation Statement and individual Statements of Common Ground. The Authority's Local Plan cannot provide policy coverage for settlements outside the National Park.
Laister Planning Ltd on behalf of Paultons Park; Boyer Planning obo Taylor Wimpey UK Ltd	Policy DP2 should be applied proportionately to the scale, location and impacts of development.	Policy DP2 is expressed to allow for flexibility – no further changes are considered necessary.
Individual	Proposed site in Landford is major development and will not comply with DP2.	Allocation of the site in Landford is in response to the revised spatial strategy and the need to identify additional land for development to meet the development needs of the National Park. The local plan should be read as a whole and accordingly all policies will apply as deemed appropriate to consider planning applications, including those on allocated sites. The proposed site allocation in Landford is not considered to be major development when considered against paragraph 190 of the NPPF (2024).

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Individual	Para 4.15 References to safer streets need to consider reduction in speed limits to 20MPH	Noted

Local Plan Policy	Policy SP3 Spatial Strategy	
Total Number of representations received	225	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	113	40
Sound	7	142

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Hampshire County Council	HCC supports the Submission Draft Local Plan objective of strong and distinctive local communities and acknowledges that the Growth Strategy Option B (as selected from the Sustainability Appraisal Report) addresses this, by considering controlled development in existing defined villages and newly defined villages based on service provision. The objective of sustaining the vitality and viability of smaller settlements is acknowledged. HCC acknowledge that the scale of development may not justify the preparation of a full Transport Assessment, the absence of a proportionate assessment of the likely transport impacts means that the evidence is not adequate in demonstrating that the proposed growth can be accommodated without adverse effects on the transport network.	Support noted and welcomed The local plan has been amended to include reference to both Hants & Wilts LTP4 and to refer to Healthy Streets and promotion of active travel. In addition the SA framework covers accessibility, movement, and car dependency. The local plan has been prepared prior to the publication of the DfT Connectivity Tool.

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	The Settlement Hierarchy Topic Paper August 2026 should set out what transport evidence has been used to inform the selected spatial option. Transport data such as DfT Connectivity Tool could be used to evaluate the accessibility of different locations.	The site assessment process considered proximity to services & facilities and looked at public transport options in the vicinity, while recognising these are relatively limited in most villages across the National Park. The Spatial Strategy, and Settlement Hierarchy Review, Transport Topic Papers provide more detail.
Wiltshire Council	Identifying Landford-Nomansland and Redlynch as Smaller Defined Villages is considered reasonable given their size and number of services/facilities.	Support from the statutory Housing, Education, Highway and Lead Local Flood Authority for the Wiltshire area of the Park noted and welcomed.
Woodgreen Parish Council	Unclear as to why Redlynch is considered appropriate for new development – request deletion of the proposed allocation (Policy SP41)	The proposed allocation at Redlynch is not considered to conflict with the National Park Authority's statutory purposes or the duty to support the social and economic wellbeing of Park communities. The evidence on local housing needs is set out in the New Forest Housing Needs Assessment (Iceni, 2025) and New Forest Housing Needs Sensitivity Report (Iceni, 2026) – see also Spatial Strategy, Settlement Hierarchy Review and Settlement Boundary Review Topic Papers.
Black Box Planning on Behalf of Gervis Property Company Ltd	Promote Land at Bransgore (land adjoining Meyrick Close, ('Site A') and the land bound by Burley Road and Ringwood Road, ('Site B')) for consideration, on the basis that settlements that straddle the National Park boundary have not been assessed on a consistent basis.	It is not considered that the sites at Bransgore represent suitable places for development and do not align with the Plan's spatial strategy. See Spatial Strategy and Settlement Hierarchy Review Topic Papers.

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Lucid Planning Ltd on behalf of Pennyfarthing Homes	Support the wider approach and allocation of The Ridge site at Redlynch (SP41). However, the Plan has not been positively prepared as it will not address the area's needs, and the restrictive approach on housing numbers is not justified. It is right that a settlement hierarchy is to be introduced and followed, with all referenced settlements receiving a clear settlement boundary to help guide development. The local plan conflicts with NPPF 2026 Policy S5 as it does not facilitate possible limited infilling within groups of houses.	Support noted and welcomed The evidence on local housing needs is set out in the New Forest Housing Needs Assessment (Iceni, 2025) and New Forest Housing Needs Sensitivity Report (Iceni, 2026) – see also Spatial Strategy, Settlement Hierarchy Review and Settlement Boundary Review Topic Papers. The Local Plan is being submitted under the transitional arrangements and will be examined under NPPF 2024.
Luken Beck (on behalf of Seaward Properties) Boyer Planning obo Taylor Wimpey UK Ltd	Policy SP3 fails to recognise the relationship of the National Park with its adjoining sustainable settlements, as the strategy only seeks to focus development within National Park settlements, rather than on sites which are in the National Park but adjoin neighbouring sustainable settlements, outside of the National Park.	The option of considering development around the periphery of the National Park was tested through the SA reasonable alternatives (option HO7). Whilst it was concluded this option avoided some of the key sensitive areas of the National Park it was less clearly linked to delivering benefits to the communities within the National Park and hence was not taken further within the spatial strategy.
Tor&co (on behalf of the Cadland Estate)	Support the provision made within Policy SP3 for meeting local employment needs through the strategic allocation of 'Land north of Fawley Waterside' under Policy SP5.	Support noted and welcomed

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Gillings Planning obo Trustees of the Barker-Mill Estates	Support the identification of Ashurst as a defined settlement.	Support noted and welcomed
Evans Jones obo Fawley Waterside Ltd ("FWL")	FWL is pursuing employment-led regeneration of the former Fawley Power Station and supports the Plan's recognition of the Solent Freeport opportunity. Policies SP3 and SP5 are not justified as the evidence does not demonstrate that historic net completions establish a recurring need for a single strategic allocation. The policies are not effective because the realistic scale and form of development depend upon unresolved remediation, viability, access, infrastructure and ownership matters. The strategy has also not been shown to be consistent with national policy concerning major development and the protection of National Parks. Request deletion of SP5 and amend SP3 so that it does not rely on SP5 to meet the National Parks employment needs. Recognise that strategic and modern-economy opportunities can be accommodated through employment-led regeneration of the former power station outside the National Park, subject to the applicable development plan.	Support noted and welcomed The recommendations in the Economic Needs Assessment identify a need of 13,000sq.m of employment. Given the limited opportunities across the National Park to meet this quantum of growth through existing routes of redevelopment and extension/intensification on existing sites, accordingly, the local plan allocates the land north of Fawley Waterside, (Policy SP5) which falls within the Southampton Water Freeport tax site for employment purposes. The Sustainability Appraisal of the Regulation 19 Submission draft Local Plan considered the reasonable alternatives to meeting employment needs. Furthermore, redevelopment of the site provides an opportunity to secure appropriate investigation, remediation and long-term environmental improvement in accordance with national planning policy and does not conflict with the statutory purposes of the National Park. NFNPA does not consider the changes proposed are necessary given the demonstrable need for employment land within the National Park.

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The New Forest Youth Board	The introduction of new smaller defined villages to allow additional development within local areas is supported, as it would support local young people to stay within the National Park.	Support noted and welcomed
Individual	Need to add a definition of 'major development' in the context of a National Park to the glossary to clarify the scale of development referred to when compared with NPPF.	Disagree – the footnote to para 190 of NPPF (2024) is clear that whether a proposal is 'major development' in National Parks is a matter for the decision maker taking into account the nature, scale and setting of the proposal. Para 4.32 refers to major development being that of more than local significance allowing for a judgement to be made in the context of the proposal.
Individual	Should consider brownfield sites before greenfield	Noted – the Authority has explored the use of brownfield sites through its Call for Brownfield Sites and maintains a brownfield register. Where compliant with other development plan policies brownfield sites have been allocated for development in the local plan.
Individuals	Plan fails to reference how neighbouring local plans will impact on the National Park in terms of transport, tranquillity and access to services for communities. Concern about large scale developments outside of the National Park impacting on it.	Section 245 of the Levelling Up & Regeneration Act 2023 require 'relevant bodies' to seek to further the statutory National Park purposes in undertaking their functions. This strengthened duty applies to a wide range of bodies, including national park authorities, constituent local authorities and statutory undertakers. Therefore, proposals outside but potentially impacting on the National Park will be required to comply with this new duty. See signed Statement of Common Ground with neighbouring planning authorities.

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Individuals	Requests the policy allows for self and custom house building outside of defined settlement boundaries where they can satisfy National Park purposes.	Policy SP3 establishes a spatial strategy for the National Park, Policy SP48 allows for self and custom build housing where these comply with other development plan policies.
New Forest Association	Do not agree with the definition of smaller villages and how these have been determined Request amendments to paras 4.49, 4.52	See - Spatial Strategy, Settlement Hierarchy Review and Settlement Boundary Review Topic Papers. The Authority does not consider the suggestions to the supporting text are necessary.
Landford Parish Council Individuals	Object to Landford-Nomansland being designated as a smaller defined village in the settlement hierarchy and there is no local need to justify the additional homes. Comments cover the following matters: Lack of evidence to justify the approach taken; villages only have basic facilities; limited public transport; no need for additional housing; existing flooding, lack of infrastructure; sewerage capacity and road constraints/capacity; impact on landscape character, dark skies, ecology; lack of employment opportunities; combining of Landford and Nomansland into a one village whereas they are two distinct communities; query the settlement boundary when compared to that within the previous Salisbury District Plan which did not merge the two communities. Object to the housing allocation under Policy SP40	The National Park has a significant housing need and insufficient brownfield land to meet it, so greenfield site allocations are proposed. New homes are needed to support local communities and services and meet identified local needs - see the New Forest Housing Needs Assessment (Iceni, 2025) and New Forest Housing Needs Sensitivity Report (Iceni, 2026). The option of distributing development evenly across the National Park, without applying a settlement hierarchy, was examined through the Sustainability Appraisal (Option D). This approach was discounted because it would generate higher infrastructure requirements and environmental impacts, while failing to deliver clear or coherent strategic benefits. The Authority has undertaken a review of the settlement hierarchy and settlement boundaries see Spatial Strategy, Settlement Hierarchy

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	Request Landford-Nomansland be removed from Policy SP3 and Policy SP40 deleted.	Review and Settlement Boundary Review Topic Papers The proposed Landford and Nomansland boundary is similar to the previous single settlement boundary that existed under the previous Salisbury District Local Plan (2003).
Individuals	The overall spatial strategy does not sufficiently demonstrate that the proposed distribution and scale of development can be supported by the infrastructure, transport, services and community facilities available within the settlements identified for growth. Policy SP3 will negatively affect infrastructure of the area.	The Authority has undertaken a review of the settlement hierarchy and settlement boundaries see Spatial Strategy, Settlement Hierarchy Review and Settlement Boundary Review Topic Papers. An Infrastructure Delivery Plan has been prepared to support implementation of the local plan and the allocations included.
Individual	Supports the identification of Redlynch as a Smaller Defined Village and the principle of directing an appropriate level of new development to the settlement. Promotes an additional site for consideration (LAA53).	The August 2026 SLAA assessed site LAA53 and concluded it was available and achievable, but it was rejected on suitability/landscape grounds.
Individuals	Object to Redlynch being designated as a smaller defined village in the settlement hierarchy and the allocation of a site for development on the basis of: Increase sewage and surface water runoff; additional traffic	The Authority has undertaken a review of the settlement hierarchy and settlement boundaries see Spatial Strategy, Settlement Hierarchy Review and Settlement Boundary Review Topic Papers
Southern Planning Practice	Supports identification of Cadnam-Bartley as a smaller defined village and promotes The Old Brickyard for consideration on the basis the local	Support noted.

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	plan has a significant gap between assessed housing need and planned supply.	
Individual	Supports settlement boundary around Cadnam – Bartley	Support noted and welcomed.
Atlas Planning Group obo landowner Individual	Request changes to the proposed Cadnam – Bartley settlement boundary to include residential and commercial properties at Grove Farm Representation also seeking the inclusion of land at Rose Cottage, Chinham Road, Bartley	The Spatial Strategy, Settlement Hierarchy Review and Settlement Boundary Review Topic Papers set out the rationale for the proposed settlement boundary for Cadnam - Bartley.
Individuals	Designation of Cadnam-Bartley as a 'smaller defined village' is deeply flawed for the following reasons: Does not create a village, but simply connects areas of built development; facilities and services are limited; non-existent employment opportunities and limited public transport. Purely designed to enable the land to the west of Winsor Road - as set out in SP39 to then become eligible for development. Object to allocation SP39 on basis transport and drainage impacts; lack of infrastructure; landscape harm	The Authority has undertaken a review of the settlement hierarchy and settlement boundaries see Spatial Strategy, Settlement Hierarchy Review and Settlement Boundary Review Topic Papers The proposed Cadnam – Bartley boundary and Winsor Road allocation are not considered to conflict with the National Park Authority's statutory purposes or the duty to support the social and economic wellbeing of Park communities. The Authority intends to retain both Cadnam – Bartley as a defined smaller settlement and the proposed allocation under Policy SP39 (see further detail comments under Policy SP39).

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Individual	Plan is unsound because it focusses only on certain defined villages and does not consider Bashley which is one of the most viable options.	The Authority has undertaken a review of the settlement hierarchy and settlement boundaries see Spatial Strategy, Settlement Hierarchy Review and Settlement Boundary Review Topic Papers.
Haydon Tyres	Agree with the latest proposed settlement policy boundary changes (Cadnam-Bartley)	Noted

Local Plan Policy	Policy SP4 Major development in the National Park	
Total Number of representations received	5	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant		2
Sound		3

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Copythorne Parish Council	Support reference to maximising transport opportunities when considering major developments – but concern that true impacts from major developments cannot be truly mitigated against.	Support noted, the policy has been prepared within the context of the statutory purposes of the National Park and paragraph 190 of the NPPF (2024) on 'major development'.
Brockenhurst Parish Council	Major development only to be permitted when exceptional need has occurred nationally and any mitigation to the development has been agreed.	Noted.
Laister Planning Ltd on behalf of Paultons Park	SP4 is overly restrictive to be applied to existing established tourist attractions. Proposed	Para 4.30 – 4.33 set out the background to Policy SP4 and reinforce established national planning

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	modifications suggested including that tourism development is not treated as major development.	policy that includes a clear presumption against major new development in national parks. The Authority considers that Policy SP62 Sustainable Tourism Development covers the matters raised by this representation, as it includes specific reference to the enlargement and diversification of existing major tourist attractions. The Authority does not consider any further modifications are therefore necessary to Policy SP4, however for clarity the following proposed additional text is suggested to cross reference to Policy SP62 in the case of the existing larger scale tourism attractions. **Proposed modification PSM7** Supporting text: Para 4.32 Major development is development of more than local significance (i.e. it would exceed the local scale of development needed to address the socio-economic needs of the New Forest's 35,000 residents) and which would have a long-term impact on the landscape, wildlife or cultural heritage of the National Park because of its scale and form. This can include major residential and commercial development (including tourism), significant infrastructure projects and power generation, including renewable energy. **With regard to existing major tourist attractions, Policy SP62 of the local plan allows for the**

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		enlargement and diversification of such facilities where they are supported by Whole Estate Plans to ensure that they remain appropriate and proportionate in the context and setting of a National Park.
Boyer Planning obo Taylor Wimpey UK Ltd	The Plan should take account of a proposal's nature, scale and setting and its potential effects on the statutory purposes.	The draft Local Plan already provides sufficient clarity on what constitutes major development within the context of National Park purposes and NPPF. No further amendments are considered necessary.

Local Plan Policy	Policy SP5 Land to north of Fawley Waterside	
Total Number of representations received	7	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	
Sound	1	2

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Environment Agency	Supportive of points d) and e) within this policy	Support noted and welcomed.
New Forest District Council	NFDC supports NFNPA's ambition to plan positively for the future of the site within the National Park and welcomes the NFNPA's intention to meet its identified employment needs within the National Park Plan Area.	Support noted and welcomed

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	NFDC welcomes the additional work undertaken by NFNPA through its Sustainability Appraisal and Strategic Land Availability Assessment since the Regulation 18 draft Local Plan consultation in November 2025 to set out and assess alternative spatial and site options for addressing employment need including assessing the option of more dispersed distribution across a broader range of settlements within the National Park. NFDC has concerns that the NFNPA strategy for meeting its identified employment need on the delivery of this singular proposed site allocation is a risk particularly if the site does not come forward. Accordingly, the identified employment need in the National Park Plan Area may not be met within the National Park as no other employment allocations in/around other National Park settlements are proposed. Policy SP5 is therefore not sound. NFDC request a proposed modification to Policy SP5, as an additional site-specific criterion: "*the development should demonstrate how the provision of access and infrastructure for the application area can be part of a comprehensive approach for the Fawley Waterside tax site as a whole. Development proposals should also demonstrate how the development will be phased and delivered without prejudicing future development of the wider Fawley Waterside Solent Freeport tax site*".	The spatial options for employment development have been considered through the Sustainability Appraisal process. Not all employment needs across the Plan period will be met on this site. For example, draft Local Plan policies support the extension and redevelopment of existing and new small-scale employment sites within and adjacent to existing settlements across the National Park, particularly the seven Defined Villages. Employment needs will be addressed through a combined approach: dispersed, criteria-based support for employment sites alongside a strategic allocation north of Fawley Waterside. This approach will provide flexibility over the plan period while recognising the location's strategic importance. The Authority has considered the proposed changes submitted by NFDC and consider there are merits in recognising that land within the National Park forms part of a much larger site. **Proposed Modification PSM8** Supporting text: 4.36. Land at Fawley Waterside, is one of seven 'tax sites', covers 70 acres of land. The site has a dedicated dock and there is to a focus on marine

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		innovation, port-centric manufacturing and energy sectors. The site lies partially within the National Park, with the commercial opportunity spread over 360,000 square metres on the site of the former Fawley Power station and adjacent land. New para **4.37 Given the whole site lies partially within the National Park, there is a need for development of land within and outside to be considered in a comprehensive manner with a particular regard to access and supporting infrastructure, to ensure any mitigation requirements are duly identified and delivered in a timely manner.** Renumber remaining paragraphs. Policy SP5 amend criterion g) to read g) a masterplan for the whole site to ensure redevelopment is brought forward in a coordinated manner, comprehensive redevelopment is achieved and its impacts are fully mitigated, **taking into consideration the wider opportunities on the Fawley Power Station site.**
Copythorne Parish Council	Support, but have concerns about traffic congestion – the need for improved transport links should be reinforced.	Support noted, the policy has been expressed to require transport assessments and to include required mitigation to address transport impacts.

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Waterside Cycling Action Group	A cycle/pedestrian facility should be constructed to allow employees to cycle/walk to work. A bus service should also be considered to allow those employees living in the Waterside to travel to work by bus, if they so choose.	Policy SP5 refers to the need for c) *provision of opportunities for active travel linking the site to surrounding settlements, employment areas, and public transport networks".* No further changes are considered necessary.
Tor&co (on behalf of the Cadland Estate)	Support the policy and allocation.	Landowner support noted and welcomed

Local Plan Policy	Policy SP6 Infrastructure and developer contributions	
Total Number of representations received	6	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	1
Sound	1	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
NHS Property Services	NHSPS welcome the inclusion of health in the list of infrastructure which development proposals are expected to make provision for.	Support noted and welcomed
Copythorne Parish Council	Infrastructure requirements cannot simply be justified by reference to the needs arising from proposed development. The location, scale, design and environmental consequences of the infrastructure itself also need to be considered.	The Authority considers the policy is appropriately expressed to ensure new development is supported by improvements to infrastructure – in all cases the Local Plan needs to be read a whole and other policies may be implemented in terms of the scale and location of any proposed new infrastructure.

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New Forest Association	Disagree that mitigation for recreational impact contributions are subject to economic viability considerations	Noted. Compliance with the legal requirements of the Habitats Regulations is mandatory and therefore mitigating HRA-related impacts is non-negotiable.
Boyer Planning obo Taylor Wimpey UK Ltd	Support	Support noted and welcomed

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Local Plan Policy	Chapter 5 Climate Change General	
Total Number of representations received	2	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	2	
Sound	2	

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	Consider increased risk of fire and transport impact as a result of climate change. The recent fire on the A31 had a huge impact on the tinder dry landscape which increased fire risk via traffic diversion which filtered into villages.	Agreed, it is recognised that an increased risk of wildfires is associated with drier summers, as a result of climate change. **Proposed modification PSM10** Add additional sentence to reference increased risk of wildfires in the National Park to paragraph 5.2 as follows: Currently climate change is associated with warmer and wetter winter seasons, drier and hotter summers, rising sea levels and an increased frequency of extreme weather events. The New Forest National Park is likely to experience increased summer temperatures of around 5°C by the end of this century. Summer rainfall is expected to decrease by around 40% with winter rainfall up by around 20%. Sea level rise may be up by around 50cm, but possibly 75cm in worst-case scenarios. Development will

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		need to mitigate and adapt to these changes, among other impacts, to ensure climate change does not have a detrimental impact on protected sites or the special qualities of the National Park. Building now means building for this future reality. **Wildfires pose a significant risk to the National Park due to its areas of habitats like heathland, peatland and grassland which are especially vulnerable during drier conditions.**

Local Plan Policy	SP7: Safeguarding and improving water resources	
Total Number of representations received	11	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	4	1
Sound		5

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Southern Water	No comments to make in respect of the plan. Recommendations from previous consultation have been included within the plan. National Park Authority has maintained high level of engagement.	Comments and support are noted.
Copythorne Parish Council	Overarching support for policy, however questions how water usage restrictions would be enforced.	The updated water efficiency requirements are a standard informed by consultation with Southern Water who recommend a minimum lower than Building Regulation of 100 litres per person per day. As a policy requirement it is a consideration for the decision maker when a proposal for

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		development comes forward. Water efficiency can be achieved through upgrading fittings, installing newer appliances, and ensuring tap functions do not permit excess water after use. Usage is conditioned at the planning application stage.
Individual	Notes sewage issues at Lyndhurst Road, where proposed development is, especially during high rainfall.	Comments are noted. Southern Water have been engaged on the draft Local Plan and have raised no objections to the proposed allocation.
Individual	Notes surface water from site on Lyndhurst Road is discharged into a local watercourse, namely the River Blackwater which is very sensitive.	Comments noted. The Environment Agency has been consulted on the draft Local Pan and have raised no objections to the proposed allocation.
Individual	New developments should have effective waste disposal. Policies for maintenance and monitoring by Authority and Partners should be required. Water pollution incidents have increased, these should be pursued and enforced. River flows should be limited to maximum flows by introducing measures to slow the flow in upstream areas of catchment. Improving water retention in mires can mitigate effect of drought and wildfires.	Monitoring water pollution is a task undertaken by bodies such as the Environment Agency and Natural England. The planning system can set out remediation measures as part of the development that comes forward. Applications for new dwellings and overnight accommodation within the National Park are subject to the requirement for nutrient neutrality.
Lucid Planning Ltd on behalf of Pennyfarthing Homes.	The policy is not considered justified. Notes there can be instances where an existing drainage feature needs to be crossed by an access. Similarly there may be sites where it is better to reroute or amend/improve drainage features or improve flow rather than preserving them. Point b) and c) should be more flexible as aspirations are not always achievable. In reference to point d), the policy is	The draft policy wording has been prepared with input from consultees. The 100 litre water usage figure is supported by Southern Water and planning authorities can go beyond Building Regulations where justified. The planning system has a degree of flexibility built in through Section 38(6) of the Planning &

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	open ended - how can it be monitored and measured. Policy should allow for site specific concerns to be addressed in consultation with relevant consultees on a site by site basis. Point e) goes beyond Building Regulations and policy should refer to this (110 litres).	Compulsory Act 2004. Criterion (d) and (e) of the policy has been prepared with input from Southern Water and reflect the fact that the New Forest is 'water stressed'.
Blackwater Conservation Group	Believes this policy will place the River Blackwater at risk from surface run-off associated with the proposed development at Lyndhurst Road, Landford (SP40). Under SP7 any surface water will feed into the Blackwater as it is the only watercourse in the area. Pollution is a huge risk in addition to overloaded sewers along Lyndhurst Road.	Purpose of SP7 is to protect designated sites and ensure development is able to address surface water run-off and prevent pollutants entering watercourses. The Environment Agency has been consulted on the draft Local Pan and have raised no objections to the proposed allocation.
Brockenhurst Parish Council	There is no control in Brockenhurst so run-off causes flooding in village. There is a need to clean up pollution from sewage systems, however there is no mention of pollutants going straight into rivers and streams.	Purpose of SP7 is to protect designated sites and ensure development is able to address surface water run-off and prevent pollutants entering watercourses, as outlined within the policy.
Environment Agency	Supportive of policy.	Support is welcomed.
Test Valley Borough Council	Supportive of policy.	Support is welcomed.

Local Plan Policy	SP8: Flood risk	
Total Number of representations received	9	
No of respondents who confirmed the policy is:	**Yes**	**No**

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Legally compliant	4	0
Sound	0	4

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	Policy SP40 is in conflict with this policy as the site suffers from flooding issues which disrupts local residents.	Wiltshire Council is the Lead Local Flood Authority for this area of the National Park. They have been consulted throughout the Local Plan Review process, in addition to Southern Water, and have raised no objection to the proposed site allocation.
Copythorne Parish Council	Notes criteria within NPPF 2024 and that flooding should influence where development goes, as flood risk is a spatial planning consideration, not simply a technical issue to be resolved through conditions or site design. Wording within NPPF 2026 should also be noted. All sources of flooding should be considered, and not rely purely on flood zone designation. Bartely should also be recognised as a known area at risk of flooding.	Agreed, Bartley is considered to be impacted by the risk of surface water flooding alongside Cadnam. **Proposed modification PSM9** Paragraph 5.27 to also reference **Bartley** (in addition to Cadnam) as an area at risk to surface water flooding.
Lucid Planning Ltd on behalf of Pennyfarthing Homes.	Comments made on behalf of Pennyfarthing homes. Approach to policy is not justified. Point b) is contradictory as development will not be permitted if it does not comply with sequential test and if development is in flood zone 2. The need for point d) in regard to a catchment approach is not needed as catchment relates to PfSH SFRA work and covers a wider area e.g., to manage flood risk within a river basin catchment across their boundaries.	Comments are noted. This policy is an evolution of the existing planning policy approach in the National Park which has been in place since 2019.

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Individual	Notes surface water issues at Redlynch site, stating that water runs off to properties in Quavey Road and Kiln Alley.	The Lead Local Flood Authority (Wiltshire Council) has been consulted on the proposed site allocation and the policy criteria wording reflects their feedback.
Individual	Comments in relate to SP40 site allocation and note flooding and sewage system issues. This will have an effect on the River Blackwater which supports species such as grayling and migratory sea trout. The effects of flooding due to climate change will worsen impact on/around site. Developing the site will result in a loss of back-up grazing/agricultural land which are important to the future. Car use will increase around site as Landford isn't served well by other transport. Has the LPA considered the brownfield sites at Whiteparish instead to bring forward development.	Whiteparish is located outside the New Forest National Park and within Wiltshire Council's planning jurisdiction. The Environment Agency have been engaged during the preparation of the New Forest National Park Local Plan and have raised no objection to the proposed site allocation in policy SP40. The site has not been used for grazing and the Strategic Land Availability Assessment (SLAA) sets out more details of the site selection process.
Brockenhurst Parish Council	Notes that while the NPA is not the Lead Flood Authority, it does have influence through planning matters and in decision making with other organisations. No active intervention is proposed to mitigate the flooding which can be caused by heavy rainfall within the National Park. The effects have worsened as climate change has evolved. Surprised interventions haven't been proposed for flood risk areas of Brockenhurst and Cadnam.	The New Forest National Park Local Plan focuses on addressing the impacts of planned new development within the National Park. Hampshire County Council (as the Lead Local Flood Authority), the Environment Agency and landowners continue to have the primary responsibilities for managing flood risk.
Environment Agency	Policy wording is satisfactory.	Support is welcomed.

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Environment Agency	PfSH Level 1 Strategic Flood Risk Assessment, included in the evidence base, will require an update in the next few years to accord with latest data. NPPF and PPG says that in plan-making, local authorities should apply the sequential/exception test when allocating sites. There doesn't seem to be record of the results of the Sequential Test within the evidence base. Only 1 allocated site (SP40) has areas of Flood Zone 1, 2, 3. The policy does require built development to be focused within Flood Zone 1. Therefore, it shouldn't be onerous to include the results of a Sequential Test within the evidence base to accord with national policy.	Comments are noted. The NPA has collated the information considered on flood risk in a Sequential Test Report which forms part of the evidence base for the Local Plan. This confirms that no built development is proposed outside Flood Zone 1 for fluvial flooding on all the proposed site allocations; with all sites having less than 20% affected by surface water run off. Where appropriate the respective site allocation policies include criteria relating to managing flood risk.

Local Plan Policy	SP9: Sustainable construction	
Total Number of representations received	9	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	5	
Sound	1	4

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	Would like to see how policies protect habitats and communities from risks. Firebreaks and reduction in recreational water usage should be referred to, and how policy can manage these issues. What is the NPA doing to support individuals and communities with limited transport options. Does private transport impact on net zero and pollution - could a ULEZ	Many of these matters (car parking charging, management of the Open Forest to reduce fire risk) are outside the scope of the land use planning system. The New Forest National Park Partnership Plan – forming the Management Plan for the National Park – is a more appropriate avenue for these matters to be covered. The

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	style policy be considered. There isn't mention of the new parking charges administered by Forestry England, nor their impact on the forest i.e., increased parking on verges to avoid charges.	Habitat Regulations Assessment focuses on the impacts of the draft Local Plan on the internationally designated habitats of the New Forest and surrounding area.
Individual	Local Plan should focus on 'Traditional Architecture Design Codes', especially concerning new construction. A ban on demolition of buildings constructed prior to 1950 and reconstruction of previously constructed historic buildings not given support for restoration and reuse. All heritage assets should be protected from demolition. Restoration of traditional architecture through design codes will mitigate concerns from stakeholders, residents and businesses by addressing needs for housing, avoiding strain on the environment, and surrounding biodiversity.	NPA has adopted a Design Code for the New Forest National Park that sets out design principles for developers to follow (see Annex 2 of the Reg 19 Local Plan). Chapter 7 of the Local Plan 'Protecting and enhancing the historic environment' also addresses the management of older buildings.
Copythorne Parish Council	Supportive of policy. Question within para 5.33 what would the improved building standards be in reference to extensions and thermal upgrades. Point b) should change 'consider' to 'Should have'. Are applicants required to demonstrate they have considered small scale renewables. Surface water flooding should be reference in point I).	Extensions and thermal upgrades are influenced by the updated energy efficiency guidelines within Building Regulations. Point b) is considered adequate to encourage and support the adoption of small-scale renewables. Note that the implementing renewables can be constrained by several factors, including finances, viability and landscape character. Flooding is considered to encompass consideration for surface water.
Landford Parish Council	Notes that the UK is not on track to meet targets committed to under the Paris Agreement. Notes that new housing only accounts for a small portion of housing effected by the Future Homes Standard and	Opportunities to improve the energy or performance efficiency of existing buildings often occur outside of the planning system. The Future Homes Standard is set by Government across

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	that the focus should be on adapting the existing building stock, encouraging a transition away from fossil fuels for heating. New development should exceed the Future Homes Standard. The local plan should encourage the installation of wastewater storage tanks for water recycling in both new and existing homes. Questions how the Local Plan copes with the uncertainties associated with climate change.	England and the ability for local planning authorities to exceed it is limited.
Lucid Planning Limited on behalf of Pennyfarthing Homes.	Policy is supported in principle, however, would benefit from more flexibility to enable appropriate development. In ref to point d) local/sustainably sourced materials are not always available due to availability, cost or suitability. In ref to point h) clarity is needed required around meaning and ability to incorporate 'public health factors' and should this be required for all developments. In ref to point j) the blanket requirement of 2 bird bricks per dwelling is not considered appropriate, as the design of some buildings does not support this. Criteria should reflect approach in SP13 where two bricks are required unless not feasible.	Wording of policy is considered suitable and sets out the aspirations of the NPA. The criteria within the policy wording are prefixed with “development should seek to do the following…” and so there is a degree of flexibility.
New Forest Association	Para 5.30 makes reference to embodied carbon but considers the abandonment of the 30% rule directly contradicts efforts to achieve a carbon reduction.	All development can and should consider its embodied carbon and, as per policies within the Local Plan, seek to respond to the challenges associated with climate change. The ‘30% rule’ and associated policy has been reviewed in light of appeal decisions.

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Brockenhurst Parish Council	Gas and oil boilers are a source of carbon emissions, and presumably they will be banned. If the UK were to reach net zero, this would have a very minor effect on climate change as a global issue. However, it would encourage other nations to be more progressive - which doesn't seem to be happening to date. Notes that the 2-bird brick per dwelling requirement is oddly placed within a chapter covering broad principles. Carbon reductions embedded within building regulations.	Comments are noted.
NHS Property Services	The NHS requires all new development projects to be net zero carbon, and the NHS supports policies that promote carbon neutral development. NHS property could benefit from carbon offset funds collected where on-site carbon mitigation requirements cannot be met (see para 5.34). This would support the NHS in becoming the world's first net zero healthcare provider.	The National Park benefits from vast areas of protected peatland and forest, among other habitat, which have the capacity to store significant amounts of carbon. Some of these sites require enhancement to fully meet their potential for carbon storage and in some instances, development will be able to support their restoration.

Local Plan Policy	SP10: Renewable energy	
Total Number of representations received	6	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	
Sound		3

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Respondent	Main Issues Raised	How the representations have been taken into account
Individual	Policies are positive. The NPA should encourage communities to experiment with different forms of renewables e.g., bore holes, rooftop wind turbines in addition to heat pumps and solar.	Comments are noted. See Climate Change Topic Paper.
Egdon Resources U.K. Limited (on behalf of BioSouth Energy)	The Plan lacks a policy supporting electricity network infrastructure needed to transmit renewable energy through the National Park, including to strategic users such as the Port of Southampton. Reference to increased risk of wildfires due to climate change needed. A new policy should support appropriately designed underground cabling where alternative routes are impractical, impacts on landscape, heritage and tranquillity are minimised, and the proposal aligns with updated national policy on renewable energy and port decarbonisation.	Applications for major energy infrastructure that are outside the provisions of policy SP10 will be assessed under Policy SP4 (Major development) and the relevant sections of national planning policy.
tor&co (on behalf of the Cadland Estate)	Notes that NPPF 2024 (para 161,162, 165, 168) outlines that Local Plans should take a proactive approach to mitigating and adapting to climate change, through supporting the target of net zero by 2050, supporting supply of renewable/low carbon energy and does not exclude larger scale renewable and low carbon energy, recognising that all scales and forms will be required. The Estate does not believe that the policy is positively framed as it adopts a position against the approval of larger scale renewable generation. SP10 should be redrafted to align more closely with the NPPF and not just focus on small scale generation.	Further details are set out in the Climate Change Topic Paper. Larger scale renewable energy generation proposals will be considered against policy SP4 (Major development) and relevant national planning policy.

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Respondent	Main Issues Raised	How the representations have been taken into account
Copythorne Parish Council	Supportive of policy. The Parish Council is against ground mounted solar panels in residential gardens.	Comments are noted. **Proposed modification PSM11** Policy SP10 'Renewable energy' Amend criterion b) to add additional wording on use of ground mounted solar arrays, as follows: b) are located and designed to have minimal visual impact – ground mounted solar arrays **~~for example should be located within the curtilage of the property~~ should be appropriately sited to reduce any visual impact on the designated or historic landscape and located within the curtilage of the property with appropriate screening; and**
Vail Williams LLP (on behalf of Trant Estates Limited)	In light of the strengthened national policy position, it is considered that the emerging Local Plan should adopt a more flexible and positive approach towards renewable energy development. Policy SP10 should be amended to ensure that larger renewable energy proposals are capable of being assessed on their individual merits through the framework established by Policy SP4 and the NPPF.	Proposals for larger scale renewable energy developments will be considered against policy SP4 (Major developments) and relevant national planning policy. This assessment must take about of the New Forest's nationally protected landscape and the statutory National Park purposes.
Brockenhurst Parish Council	Agree that renewable energy will reduce carbon emissions and energy costs. Does not agree with the complete ban on use of renewable energy in	SSSIs are designated under the Wildlife and Countryside Act 1981 to safeguard nationally important natural heritage and renewable energy

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Respondent	Main Issues Raised	How the representations have been taken into account
	SSSI areas. It would be reasonable to make small compromises that do not significantly impact on the local environment, which allows communities to respond to climate change. SP10 limits small scale renewable energy schemes for individual households etc, this could have a significant impact on medium and small plots which could experience a significant part of private gardens taken up by solar panels (ground mounted). Climate change chapter recognises increased fire risk and mires but doesn't set out measures which could minimise these risks, such as natural flood management techniques for mitigation.	development within a designated SSSI is likely to compromise the purposes of their designation. SP10 enables 'small scale' renewable energy to come forward within the National Park. A modification is proposed on SP10 in response to concerns about ground mounted solar arrays within private gardens. Applications for larger schemes should meet the Policy criteria under SP4 (Major Development in the National Park).

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Local Plan Policy	Chapter 6 Protecting and Enhancing the Natural Environment General	
Total Number of representations received	6	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	4	1
Sound	2	3

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	Comments in response to Redlynch site. Building on a prominent greenfield is not considered compliant with the concept of a National Park. The Ridge site is on the skyline for miles around.	The Housing Land Availability Assessment sets out the assessment undertaken of the 'Call for Sites' submissions. The proposed site allocations have all be assessment by the Authority's Landscape Officer.
Individual	Traditional Architecture Design Codes should be central across Local Plan and consultation. Buildings built before 1950 should not be demolished with previously demolished buildings, listed or not, reconstructed. Heritage assets should be given full protection.	Comments noted. A blanket ban on the demolition of all buildings built before 1950 is not tenable or reasonable.
Individual	Comments in reference to SP41. Building 50 homes will have an impact on the natural environment. Houses along Kiln Lane will be overlooked by the development. Buses around site are few. There will be increased traffic and flooding. Power cuts have occurred in this area demonstrating that infrastructure has aged.	The Authority's response to representations on draft policy SP41 are set out in Chapter 8 of this statement. The Lead Local Flood Authority and Highway Authority have raised no objection to the proposed allocation in policy SP41.

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Landford Parish Council	The Parish Council broadly agrees with the NPA's strategic objectives regarding the environment and plans to protect the tranquillity of the New Forest. Supports the Recreation Management Strategy and requests that any mitigation under Habitat Regulations Assessment (HRA) is always considered against the highest criteria.	Comments are noted. Mitigation of HRA impacts must fulfil the requirements of the Habitats Regulations and there are well established schemes in the New Forest to address recreational and water quality impacts.
NatureSpace Partnership	Pleased to see reference made to the District Licensing Scheme (para 6.26). Clarifies that Environmental Delivery Plans (EDPs) will not supersede the functions of DLS, and strongly advises the removal of wording, relating to EDPs, in this paragraph. Recommend removal of references to EDPs until more information is available about how they apply to great crested newts.	EDPs are part of the Government's approach to addressing impacts on protected sites and species and so it is not considered appropriate to delete references to them. **Proposed modification PSM13** Last sentence of paragraph 6.26 removed and replaced with **"<u>The introduction of Environmental Delivery Plans (EDPs) in the future may provide a further option for developers.</u>"**
New Forest Association	In ref to para 6.20, remove reference to "long-term" in last sentence.	Comments noted. The wording 'long term' does not appear in paragraph 6.20.

Local Plan Policy	SP11: Nature conservation of international importance	
Total Number of representations received	8	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	4	1
Sound	3	2

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Respondent	Main Issues Raised	How the representations have been taken into account
Individual	Sound, but stronger principles needed. Financial contributions don't necessarily save unique environments - funding cannot bring back lost environment.	Mitigation is a means to offset the impact of development. The planning system, in conjunction with the Environment Act 2023, steer development away from nature sites of significant importance and requires developers to provide additional biodiversity net gain.
Individual	Expected more data to be available on the status of the Protected Habitats to show the policies are effective. No mention of Article 4 or its effects. More data is needed to show that policies are working e.g., is the condition of SSSIs improving (% of SSSIs in unfavourable/good condition.	The Authority's Annual Monitoring Reports provide details on how policies within the Local Plan are performing.
Verderers of the New Forest	Support for policy.	Support welcomed.
Landford Parish Council	Concern development could be located within 400m of protected areas. Concern as to how compensatory measures would be enforced.	There are no C3 housing site allocations in the Regulation 19 Submission draft Local Plan within 400m of internationally protected areas. Mitigation is secured through condition and/or legal agreements.
Lucid Planning Limited on behalf of Pennyfarthing Homes	Final bullet point of policy lacks clarity and is not clear when, what form, or to what scale a contribution would be required. The principle of on-going monitoring of road traffic and associated emissions is accepted although additional clarification is required on this and the way in which it will be introduced.	Air quality monitoring currently does not demonstrate that mitigation measures are required and so it is not possible to indicate the scale of contribution. The policy states that if monitoring indicates potential impacts on site integrity then avoidance and mitigation measures will be required.

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New Forest District Council	Reference to SP11 and para 6.13 and a 'Habitat Mitigation Scheme' is interpreted to be the NPA's Habitat Mitigation Scheme (adopted 2020). The District Council is keen to continue working with the NPA and other authorities to progress effective mitigation across the zone of influence in particular the Strategic Access Management and Monitoring work. Clarification is needed on the status, intent and weight of these three documents and how they fit into the development plan as a whole.	**Proposed modification PSM15** Amend paragraph 6.8 as follows: In response to these pressures, the New Forest National Park **Partnership Plan includes a series of actions to manage recreation across the New Forest and beyond. ~~Recreation Management Strategy sets out a 20-year framework for managing visitor use while safeguarding sensitive habitats and protecting free-roaming livestock. The strategy promotes sustainable and responsible recreation by guiding visitors towards more resilient areas and by raising awareness of the New Forest Code.~~** Policy SP11 'Nature conservation sites of international importance' Amend first bullet point within policy as follows: • In terms of addressing in-combination recreational impacts, a contribution to the Authority's **most recent** Habitat Mitigation Scheme and/or the Bird Aware Solent Strategy (or any subsequent strategic mitigation schemes) will enable developers to ensure that mitigation measures are secured and managed in perpetuity for the recreational impacts of their development.

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Copythorne Parish Council	How does the SSSI site bordering Barrow Hill Road rank in terms of returning to a favourable condition? The final bullet point states "Applications for new net dwellings and other forms of overnight accommodation will be required to demonstrate nutrient neutrality". Why does it not apply to other existing buildings such as residential outbuildings, large extensions etc?	Natural England published information on the condition of specific SSSI units in the New Forest. The requirement for nutrient neutrality is triggered by net new dwellings and other forms of overnight accommodation (e.g. visitor accommodation) and not outbuildings or extensions. The same principles are applied by local planning authorities across the nutrient affected catchments.
Wiltshire Council	The plan proposals have the potential to affect protected sites outside of the National Park to some degree and this has been recognised as a potential cross-boundary planning issue. It is important that development in south Wiltshire and to the north of the New Forest also considers potential impacts on the Mottisfont Bats SAC (particularly in relation to foraging routes). This is particularly relevant to the plan proposals at Landford.	The Authority commissioned 'A Review of Barbastelle Bats in the New Forest and Mottisfont Bats SAC Potential Impacts from Development at Landford Corner'. The HRA of the Regulation 19 Submission draft Local Plan (Footprint Ecology, 2026) also considered cross-boundary impacts.

Local Plan Policy	SP12: The natural environment – nationally, regionally and locally important sites	
Total Number of representations received	5	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	
Sound	2	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	SP40 allocation lies immediately adjacent to ecologically sensitive land, including the New Forest	The Authority commissioned 'A Review of Barbastelle Bats in the New Forest and Mottisfont

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	SSSI, and the Local Plan acknowledges the site may fall within the foraging range of Barbastelle bats associated with the Mottisfont Bats SAC. SP40 therefore requires further bat surveys, mitigation, enhancement and monitoring and minimum 20-metre areas free from development and artificial lighting adjacent to Heath Copse and Smallbrook Meadow. The need for these safeguards demonstrates the ecological sensitivity of the site.	Bats SAC Potential Impacts from Development at Landford Corner'. The HRA of the Regulation 19 Submission draft Local Plan (Footprint Ecology, 2026) also considered potential impacts from the policies in the draft Plan on designated sites.
Landford Parish Council	Parish Council object to minimum of 10% BNG and would expect 20% in a National Park.	The 10% figure is set out in legislation and recent changes to national planning policy confirm that the Government expects planning authorities to adopt the 10% figure.
NatureSpace Partnership	Support overall approach to policy.	Comments are noted.
Individual	Appropriate assessment of habitat and species has not been done and demonstrates failure to consider priority habitat – in ref to SP41 site allocation.	The HRA of the Regulation 19 Plan (Footprint Ecology, 2026) considered impacts from the draft Plan on protected sites.
Copythorne Parish Council	The December 2024 NPPF provides a particularly strong policy framework for the protection and enhancement of the natural environment in a National Park. We are pleased to see more in the first paragraph of SP12 relating to what is considered "irreplaceable habitat" although the second and third paragraphs are a complete contradiction. Disappointed to see "will not be permitted" has been replaced by "will not ordinarily be supported" in paragraph 2. Parish Council believe that this seriously weakens SP12.	The wording of draft policy SP12 has been revised following engagement with Natural England.

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Local Plan Policy	SP13: Biodiversity Net Gain	
Total Number of representations received	10	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	7	
Sound	5	2

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Hampshire Swifts	Support the swift bricks requirement, as it is compliant with the NPPF and NPPG.	Support is welcomed.
Salisbury & Wilton Swifts also North Wiltshire Swifts	Support the swift bricks requirement, as it is compliant with the NPPF and NPPG.	Support is welcomed.
Individual	Questions whether allocating an ecologically sensitive greenfield site and subsequently attempting to mitigate its impacts represents genuine application of the nature-first and avoidance principles established by Chapter 6. Biodiversity Net Gain should not become a mechanism by which the permanent loss or fragmentation of existing rural habitat is automatically regarded as acceptable simply because habitat enhancement or compensation can subsequently be provided elsewhere. Similar inconsistencies are noted for flood risk and the existing flooding experienced in the area.	Comments are noted. The Regulation 19 Submission draft Local Plan is supported by a Habitats Regulations Assessment (Footprint Ecology, 2026) which concluded that the plan (factoring in mitigation measures) will not impact on the integrity of the New Forest's designated sites. The Local Plan also plays a role in seeking to meet identified development needs, within the context of a nationally designated landscape.
Landford Parish Council	Parish Council object to minimum of 10% BNG and would expect 20% in a National Park. Objects to use of credits for developers. Parish should be	The 10% BNG figure is set out in legislation and updated national policy makes it clear local planning authorities are expected to adopt this

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	sole beneficiary where any credits are used and expects to view any BNG plan at application stage.	figure. The national system for BNG enables the purchase of off-site credits and planning authorities cannot stipulate that biodiversity credits must be purchased and delivered locally.
NatureSpace Partnership	The Authority may wish to use this policy or the accompanying paragraphs to provide support to habitat creation or enhancement in line with DEFRA's current rules around additionality and stacking. This would ensure that developers are aware that the compensation for certain development impacts (e.g. great crested newts) could also be used to count towards their BNG - either in part or in full - leading to a more 'high-quality integrated approach' to local nature recovery.	Comments are noted and these are detailed points that are best addressed outside of the statutory development plan.
Lucid Planning Limited on behalf of Pennyfarthing Homes	Final paragraph of SP13 advises that development should seek to deliver broader environmental gains, including natural capital benefits (with additional text referencing Natural England's optional Environmental Benefits from Nature tool). Additional environmental delivery is not mandatory, and planning legislation/guidance does not require this. Additional requirements must be subject to viability testing to ensure new homes can be delivered to local people.	Policy SP13 states that "development should seek to deliver broader environmental gains, including natural capital benefits." The wording of the policy therefore encourages additional gains and is considered appropriate.
Hyde Parish Council	Policy seems heavy handed for small residential stables and menages.	The thresholds for triggering mandatory BNG are set by the Government, not planning authorities.
Swifts Local Network: Swifts & Planning Group	Swift brick requirement is compliant with principle of NPPF and NPPG.	Support welcomed.

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Copythorne Parish Council	Supportive of policy.	Support welcomed.
Boyer Planning on behalf of Taylor Wimpey UK Ltd	Supportive of policy, which remains aligned with national policy and legislation.	Support welcomed.

Local Plan Policy	SP14: Landscape character	
Total Number of representations received	5	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	
Sound	2	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	In response to SP40 allocation at Landford comments note SP14 wording on landscape character and states there are ecological concerns.	These representations are addressed in the Authority's response to policy SP40 in chapter 8.
Landford Parish Council	Objects to decisions being made without consultation. Blue infrastructure needs careful review and management to mitigate against flooding. All development must consider drainage infrastructure and water storage options.	It is unclear what decisions are being made without consultation. The Environment Agency and Natural England have been consulted during the preparation of the draft Local Plan.
Individual	Notes that planning applications have come forward for a Travellers Site a short distance from the SP40 site allocation which were refused due to the impact on landscape character. Allocation contradicts this policy.	The Authority's assessments of the sites submitted through the Call for Sites process is set out in the Housing Land Availability Assessment. The proposed site allocations have also been reviewed by the Authority's Landscape Officer.

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Hyde Parish Council	Landscape needs more clarity for parish area which is unique in landscape character.	The New Forest Landscape Character Assessment for the National Park area provides more detail on this. .
Copythorne Parish Council	Not convinced that all new developments enhance character. Parish Council is against development within SSSIs, we don't believe any development can enhance the landscape. The landscape character of any build should complement the area by its design.	Comments are noted. There are no proposed site allocations within SSSI areas in the Regulation 19 Submission draft Local Plan.

Local Plan Policy	SP15: Green & Blue Infrastructure	
Total Number of representations received	5	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	
Sound	1	

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Landford Parish Council	The Parish Council values open space and endeavours to enhance and maintain space for residents	Comments noted.
New Forest Association	NFA believes SP15 and associated paragraphs should be about the strategic approach, (while recognising the contribution of the green & blue infrastructure). Little wording would need changing.	Comments noted.

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Copythorne Parish Council	Supportive of policy.	Support is welcomed.
Environment Agency	Supportive of policy.	Support is welcomed.
Boyer Planning on behalf of Taylor Wimpey UK Ltd	Recognise the importance of providing green/blue infrastructure within new development, whilst noting that provision must be informed by site specific characteristics and constraints. Strongly discourage overly prescriptive policies that constrict development coming forward and the efficient use of land.	Comments noted. It is not considered that draft policy SP15 is overly prescriptive and it would not constrict sites coming forward.

Local Plan Policy	SP16: Open space	
Total Number of representations received	4	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	
Sound	1	

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Landford Parish Council	Parish Council expects any proposed development to provide accessible open amenity areas and features, preferably within the site boundary to enhance quality of environment to the benefit of the local community.	Policy SP16 would be considered when site allocations come forward as applications. Several site allocations in the adopted National Park Local Plan (2019) have now received full permission and are delivering new public open space.
New Forest Association	The words “Where there is an identified need” should be removed.	This wording was inserted by the Inspectors as part of the independent examination into the adopted Local Plan (2019). No change.

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Copythorne Parish Council	Questions how the policy applies to site allocation SP39 and how it's possible under point a) that open space can be surplus to requirements in a National Park.	The wording of policy SP39 is consistent with paragraph 104 of the NPPF (2024).
Boyer Planning on behalf of Taylor Wimpey UK Ltd	Policies addressing open space, play, sports and recreation needs identified within the Plan should be flexible and based on local evidenced need, rather than a prescriptive blanket approach through policy. Site specific requirements should be based on up to date, robust evidence demonstrating local need and reflecting the scale, nature and context of the proposed development. It must be acknowledged that not all sites can provide open space, play, sports and recreation need subject to viability. The Plan should allow for on-site and off-site provision, enhancement of additional facilities where appropriate obligations are agreed through S106. This ensures development can contribute towards providing housing provision whilst aligning with evidenced local needs.	The main villages in the National Park are all deficient in terms of open space provision against this standard. The National Park Authority has secured new on-site public open space as part of new developments (e.g. Whartons Lane, Ashurst and Church Lane, Sway), as well as securing developer contributions for off-site provision. The policy is considered to be suitably flexible.

Local Plan Policy	DP17: Recreational horse keeping	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	2	
Sound	1	

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Respondent	Main Issues Raised	How the representations have been taken into account
Verderers of the New Forest	Support for policy.	Support welcomed.
Landford Parish Council	The keeping of recreational horses must be monitored and controlled. Large accumulations of horse manure will impact run-off and waterways.	Some of the identified impacts (e.g. run off from muck heaps) are outside the remit of the planning system to enforce.
Copythorne Parish Council	Questions whether horse riding and keeping is given higher priority than connected walking/cycle routes.	Connected walking and cycle routes are covered by the adopted New Forest Local Walking & Cycling Infrastructure Plan.

Local Plan Policy	DP18: Field shelters and stables	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	
Sound	1	

Respondent	Main Issues Raised	How the representations have been taken into account
Verderers of the New Forest	Do not object to the policy but ask that both are amended to include the same protection for back-up grazing the DP17 provides. It is inconsistent that the plan resists the loss of back-up grazing to recreational horse keeping only, and no other uses.	The Local Plan should be read as a whole and there are other policies that seek to protect back up grazing. Policy DP17 is considered key as it relates to the change of use of land to recreational horsekeeping, and it does reference loss of back up grazing land.

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Landford Parish Council	Concerned at the large number of stables and shelters being erected and wishes for more installation/design controls.	Policy DP18 seeks to limit the proliferation of buildings within the New Forest, primarily because of their impact on the landscape.
Copythorne Parish Council	Support.	Support is welcomed.

Local Plan Policy	DP19: Maneges	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	
Sound	1	

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Verderers of the New Forest	Do not object to the policy but ask that both are amended to include the same protection for back-up grazing the DP17 provides. It is inconsistent that the plan resists the loss of back-up grazing to recreational horse keeping only, and no other uses. Requests that wording of para 6.57 regarding local preference is brought into the policy itself to carry weight.	The Local Plan should be read as a whole and there are other policies that seek to protect back up grazing. Policy DP17 is considered key as it relates to the change of use of land to recreational horsekeeping, as it does reference loss of back up grazing land.
Landford Parish Council	Should be a cap on outdoor and indoor maneges.	It is unclear how this would be applied (Park-wide, parish focused or individual landholding?)

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Respondent	Main Issues Raised	How the representations have been taken into account
Copythorne Parish Council	Support.	Support is welcomed.

Local Plan Policy	SP20: Coastal development	
Total Number of representations received	2	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	N/A	N/A
Sound	N/A	N/A

Respondent	Main Issues Raised	How the representations have been taken into account
Copythorne Parish Council	Support.	Support is welcomed.
Environment Agency	Pleased that recommended addition to point a) has been included.	Support is welcomed. The Environment Agency has been engaged during the preparation of the draft Plan and policy SP20 revised at the Regulation 19 to reflect their previous feedback.

Local Plan Policy	SP21: Coastal Change Management Area	
Total Number of representations received	2	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	N/A	N/A

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Sound	N/A	N/A

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Copythorne Parish Council	Supportive of policy.	Support is welcomed.
Environment Agency	Pleased that recommended addition from our response to the Regulation 18 consultation has been included within this policy.	Support is welcomed. The Environment Agency has been engaged during the preparation of the draft Plan and policy SP21 revised at the Regulation 19 to reflect their previous feedback.

Local Plan Policy	SP22: Tranquillity	
Total Number of representations received	5	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	2	
Sound	2	

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Landford Parish Council	NPA should adhere to adopted Design Code.	Comments noted.
Godshill Parish Council	Supportive of policies. Requests a site-specific policy to manage the Sandy Balls Holiday Village due to its sensitive location within a residential, more tranquil conservation area, of the National Park. A policy would enable its growth and development to be managed in accordance with the special qualities of the National Park.	The views of Godshill Parish Council are understood. It is considered that the suite of planning policies within the Local Plan enables development at Sandy Balls Holiday Village to be managed appropriately without the need for a site specific policy.

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Hyde Parish Council	Support for policy. Appropriate size/type of lighting should be stipulated by condition or throughout application. Excess lighting spill should/must be avoided. The objective of International Dark Sky Reserve Status should be a priority.	Details considerations around lighting wil be address at the planning application stage and the National Park Authority has used planning conditions to manage the impacts of lighting at the application stage where appropriate.
Copythorne Parish Council	Whilst mentioned in 6.63, there is no mention in 6.64 of mitigation with respect to reducing harm to human health e.g., vehicle emissions, wood burners etc.	Paragraph 6.64 focuses specifically on air quality impacts on the integrity of the New Forest's internationally designated sites and this is why human health is not mentioned.
Test Valley Borough Council	Supportive of policy in principle.	Support is welcomed.

Local Plan Policy	SP23: Dark skies	
Total Number of representations received	5	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	
Sound	2	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	Dark sky policy should be stronger as too many security lights now diminish dark skies.	Noted. In many cases the installation of smaller residential lighting does not require planning permission and so the Local Plan can only address instances where permission is required.
Individual	Landford and Nomansland benefit from near total absence of street lighting. Expanding settlement boundaries and encouraging infill or site allocations	The proposed site allocation at policy SP40 includes criteria to limit the impacts of the development and policy SP23 will apply to the

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	will produce artificial light pollution, undermining the policy. Site also site adjacent to sensitive ecological site (SSSI, Landford Bog, Landford Heath). Urban intensification, recreational pressure and light spill conflict with the statutory duties of the National Park.	consideration of other planning applications. The Local Plan also plays a role in meeting other community needs (e.g. housing).
Landford Parish Council	Expects high standard during planning and across Light Impact Assessment.	Comments noted.
Copythorne Parish Council	High emphasis on light pollution in policy. Note that tranquillity map in landscape policy documents appears to show the least tranquil areas – is there anything in Plan to mitigate against this. How would development adhere to this.	The draft Plan supports development proposals that seek to remove visually intrusive man-made structures (and their impacts) from the landscape will be supported. Other measures include working with neighbouring planning authorities on managing the impacts of development.
Test Valley Borough Council	Supportive of policy in principle.	Support is welcomed.

Local Plan Policy		Chapter 7 Protecting and Enhancing the Historic Environment General	
Total Number of representations received		4	
No of respondents who confirmed the policy is:		**Yes**	**No**
Legally compliant		1	
Sound		2	
Respondent	**Main Issues Raised**		**How the representations have been taken into account**

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New Forest Association	Minor factual point that Bournemouth did not exist before around 1840 so should not be associated with medieval times.	**Proposed Modification PSM16** Amend the text box on page 94, to read “Cadnam has been an important crossroads since the medieval period, connecting ~~major towns like~~ Southampton, ~~Bournemouth and Poole~~ **with towns in Dorset**.
Historic England	Our comments on the Regulation 18 stage draft Local Plan largely have been addressed in the current Publication version or are, in our view, not now likely to affect the soundness of the Local Plan. We welcome the inclusion of policies for the historic environment in the local plan that meet the obligation for preparing the positive strategy required by the NPPF. The key test of the soundness of the plan and the achievement of sustainable development as defined in the NPPF in respect of the elements that relate to the historic environment (paragraph 196), in our view, have been met.	Comments noted.
Individual	Adopting authentic traditional architecture through design codes will help address housing needs while reducing pressure on the environment and biodiversity. There should be an immediate ban on the demolition of buildings constructed before 1950 and stronger support for the restoration, reuse, and authentic reconstruction of historic buildings, regardless of whether they are listed. Consider full protection for non-designated heritage assets and other historic buildings that are vulnerable to demolition or disposal.	Comments noted. The Authority has an adopted Design Guide and a set of Design Codes in Annex 2 of the Local Plan that set out what the Authority considers appropriate guidance for the National Park.

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Local Plan Policy		SP24 The historic and built environment	
Total Number of representations received		2	
No of respondents who confirmed the policy is:		**Yes**	**No**
Legally compliant		1	
Sound		1	
Respondent	**Main Issues Raised**		**How the representations have been taken into account**
Copythorne Parish Council	Support, especially relating to addressing climate change, reducing carbon emissions and whole building approach.		Comment noted.
Landford Parish Council	Support.		Comment noted.

Local Plan Policy		DP25 Heritage Assets	
Total Number of representations received		2	
No of respondents who confirmed the policy is:		**Yes**	**No**
Legally compliant		1	
Sound		1	
Respondent	**Main Issues Raised**		**How the representations have been taken into account**

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Copythorne Parish Council	Support. This policy gives a realistic way forward to conserve historic assets, and aligns with national planning policy. However, criterion (b) should be changed from resisted to not allowed. Criterion (d) should add reference to consulting Historic England. Para 7.16 what is the update for the next conservation specific management plan? Does this involve Parish Councils?	Comments noted. The Authority considers the policy aligns with national planning policy.
Landford Parish Council	Support.	Comment noted.

Local Plan Policy	DP26 Local Distinctiveness	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	
Sound		1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	The housing site allocation at Landford does not respect the local distinctiveness of the area and therefore contravenes this policy.	The Authority considers the housing site allocations are suitable and deliverable, as set out in the Housing Topic Paper.
Copythorne Parish Council	Objection. Concerns whether this policy: 1. properly identifies the characteristics that contribute to local distinctiveness, rather than relying on generalised assertions about character; 2. provides an appropriate and proportionate design framework for new development;	The policy is underpinned by the evidence in various documents including the Authority's Design Guide SPD, various Conservation Area Appraisals, Village Design Statements covering the National Park and Landscape Character Assessment.

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	3. allows appropriate innovation and change rather than imposing unjustified requirements to replicate existing development; 4. has regard to the relationship between built character, landscape setting, settlement pattern and heritage; and 5. is supported by appropriate evidence, such as character assessments, design evidence or other locally specific studies. Concern that the present rural ribbon development in the village will be undermined by the addition of an urban style housing estate.	
Southern Planning Practice	The Smaller Defined Village of Cadnam - Bartley is described in the Plan as having a more dispersed, linear pattern of development. A carefully drawn extension to the settlement boundary along Romsey Road, up to the strong physical containment provided by the M27 corridor, would be capable of reflecting that established settlement form while avoiding a more arbitrary boundary line.	Comments noted. The Settlement Hierarchy Review Topic Paper and the Settlement Boundary Topic Paper set out more detail on the delineation of the proposed settlement boundaries.

Local Plan Policy	DP27 Design Principles	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant		
Sound		

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Respondent	Main Issues Raised	How the representations have been taken into account
Southern Planning Practice	The Smaller Defined Village of Cadnam - Bartley is described in the Plan as having a more dispersed, linear pattern of development. A carefully drawn extension to the settlement boundary along Romsey Road, up to the strong physical containment provided by the M27 corridor, would be capable of reflecting that established settlement form while avoiding a more arbitrary boundary line	Comments noted. See the Settlement Hierarchy Review and the Settlement Boundary Topic Paper which set out more details on the proposed settlement boundaries.
Copythorne Parish Council	Support, especially checklist in 7.29. Query whether reference in paragraph 7.28 to new development includes outbuildings and extensions.	Paragraph 7.28 sets out 'design principles' and includes extensions and outbuildings.
Boyer Planning obo Taylor Wimpey UK Ltd	Taylor Wimpey supports the principle of NFNPA's commitment to delivering well-designed cohesive developments. The policy should be applied through a design response informed by the characteristics of the Site and its surroundings, including the National Park's landscape and settlement character. The Hightown Road proposals provide relevant adjoining development context which future development proposals could take cues from.	Comments noted. The NPA has already considered this site through the SLAA process.

Local Plan Policy	DP28 Residential character of the Defined Villages
Total Number of representations received	5

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No of respondents who confirmed the policy is:	Yes	No
Legally compliant	1	
Sound		2

Respondent	Main Issues Raised	How the representations have been taken into account
Southern Planning Practice	The Smaller Defined Village of Cadnam - Bartley is described in the Plan as having a more dispersed, linear pattern of development. A carefully drawn extension to the settlement boundary along Romsey Road, up to the strong physical containment provided by the M27 corridor, would be capable of reflecting that established settlement form while avoiding a more arbitrary boundary line	The Settlement Hierarchy Review Topic Paper and the Settlement Boundary Topic Paper set out more detail on the delineation of the proposed settlement boundaries.
Individual	Support. Concerns over the replacement of red brick walls with wooden fencing in Lyndhurst.	This is a detailed matter picked up in the National Park Design Guide SPD.
Individual	Making Landford a defined village with a major development of 30 houses will destroy the built heritage and the distinct character of the local area.	The Authority considers the housing site allocations are suitable and deliverable, as set out in the Housing Topic Paper and the Housing Land Availability Assessment. The proposed site allocation at policy SP40 in Landford is not within a Conservation Area and the policy criteria seek to manage the impacts of development.
Copythorne Parish Council	Support. The use of Supplementary Design Guidance, such as Neighbourhood Plans and Parish/Village Design Statements, to help preserve residential character is supported,	The Copythorne Parish Design Statement was formally adopted as a Supplementary Planning Document before the Government's deadline of June 2026 and so it will continue to have

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	particularly as parts of Cadnam-Bartley transition to Smaller Defined Village status. The Copythorne Parish Design Statement should continue to be recognised and given weight when determining planning applications.	weight as a material planning consideration once the revised Local Plan 2024 – 2043 is adopted and until the National Park Authority prepares a 'new style' Local Plan.
Individual	Comments on this policy relate to the objection regarding the proposed housing site allocation and defined village boundary at Landford.	The Authority considers the housing site allocations are suitable and deliverable, as set out in the Housing Topic Paper and Housing Land Availability Assessment.

Local Plan Policy	Chapter 8 – Vibrant Communities - Policy SP29 New residential development in the National Park	
Total Number of representations received	20	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	6	1
Sound	2	6

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Landford Parish Council	The draft Plan fails the soundness test of whether it has been 'positively prepared'. It has been prepared under extreme Government duress and a National Park is not an appropriate area for more development and the amalgamation of villages. The scale of development proposed within the draft Plan will have a detrimental impact on communities, increase traffic and transport and damage the fragile ecosystems of the New Forest.	The Authority considers the scale of proposed development within the draft Local Plan to be appropriate for a nationally protected landscape. National policy recognises that small-scale development to meet local needs is appropriate within nationally protected landscapes, with the New Forest National Park home to circa 34,500 people.

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Seaward Properties	National policy requires Local Plans to be 'positively prepared' to meet identified local needs. Plans should consider all reasonable alternatives to meeting needs and be based on robust evidence. Policy SP29 is too restrictive and does not consider the role development on the edge of the National Park that relate well to settlements outside it can play in meeting needs. The policy should be revised to enable to Plan to make use of such sites.	The Sustainability Appraisal of the Regulation 19 draft Local Plan considered a range of reasonable alternatives to meeting the 'policy off' objectively assessed housing need in the National Park. The role development on the edge of the National Park was considered through this process. The Authority has significant concerns over how such development would support the socio-economic well-being of communities within the Park.
Pennyfarthing Homes	It is not considered that the Plan has been 'positively prepared' as it does not meet the identified housing needs arising within the National Park. The Plan takes a restrictive approach to development which is not justified. Neighbouring planning authorities are unlikely to be able to address any unmet needs arising from the Park and therefore the Authority's own Local Plan should enable more of the local needs to be met within the National Park. The National Park Authority should re-consider the role sites on the periphery of the National Park can play in meeting needs where such sites are well located in relation to larger settlements outside the Park.	The NPPG confirms housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from establishing a housing requirement figure. The NPPF makes clear that the scale and extent of development in National Parks should be limited. The NPPG acknowledges that national policy for Protected Landscapes may mean it is not possible to meet objectively assessed needs in full through the plan-making process.
New Forest District Council	New Forest District Council fully recognises the sensitivity of the landscape and habitats of the National Park and acknowledges the National Park Authority's proposal to increase housing delivery compared to the adopted National Park Local Plan (2019). Given the scale of New Forest District's own housing need, the Council cannot at this stage	New Forest District Council's recognition of the efforts made by the Authority to increase housing delivery is welcomed. The District Council's confirmation that it cannot identify suitable land to address unmet needs arising from within the National Park is acknowledged and understood. The National Park Authority will fully engage in

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	identify any suitable land capable of addressing unmet needs from the National Park. The preparation of a future Spatial Development Strategy for Hampshire & Solent will be an opportunity to address wider than local matters.	the preparation of the future Spatial Development Strategies for the area.
Brockenhurst Parish Council	Welcome the additional provisions around 'principal residency housing'. The lack of available development sites around Brockenhurst impacts on the cost of property within the village.	The Parish Council's support for 'principal residency housing' is welcomed.
Wiltshire Council	Welcome the introduction of dwellings that meet M4(2) standards in policy SP29.	Wiltshire Council's support for this element of policy SP29 is welcomed.
Hampshire County Council	The consideration of flood risk undertaken by the Authority as part of the site selection process should be collated and published as part of the evidence submitted for independent examination.	Agreed. The National Park Authority has liaised with the two Lead Local Flood Authorities and the Environment Agency to prepare a Sequential Test Report that will form part of the evidence submitted for independent examination.
Landowner representation	The Regulation 19 Submission draft Local Plan does not meet the identified housing needs arising within the National Park and therefore further sites are required. Land south of the A35 in Ashurst is promoted for development.	The NPPG acknowledges that national policy for Protected Landscapes may mean it is not possible to meet objectively assessed needs in full through the plan-making process.
Copythorne Parish Council	The NPPF recognises National Park designation provides a strong reason for restricting the overall scale, type and distribution of development. Consequently the identified 'need' does not automatically equate to the final housing 'requirement' in National Parks. The only new	Agreed. The Regulation 19 draft New Forest National Park Local Plan does not meet the identified housing needs in full and sets out the reasons why. Development takes place in all National Parks and restricting it to previously developed sites is not tenable.

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	development should be on previously developed sites.	
Test Valley Borough Council	Test Valley Borough Council is unable to meet any unmet needs arising from within the New Forest National Park due to its own high housing requirements and constraints. The future Spatial Development Strategy for Hampshire & the Solent will provide the route for assessing spatially where development should take place within the county.	The Borough Council's confirmation that it is unable to address unmet needs arising from within the National Park is acknowledged and understood. The National Park Authority will fully engage in the preparation of the future Spatial Development Strategies for the area.
Trustees of the Barker Mill Estate	Support the identification of sites within the Regulation 19 draft Local Plan to accommodate some of the local housing needs arising within the communities of the National Park.	Support noted.
Taylor Wimpey	The National Park Authority should demonstrate the viability implications of the proposed 'principal residency conditions' that the revised Local Plan would introduce (alongside the affordable housing targets and restrictions on the size of dwellings).	The viability assessment of the Regulation 19 Submission draft Local Plan (Three Dragons, 2026) considers the viability implications of the proposed 'principal residency conditions' alongside other policy requirements. No change.
Individuals	Given the scale of the gap between the identified housing need in the National Park and the proposed Local Plan housing requirement, additional sites should be identified in accordance with policy HO1 and HO7 of the NPPF (August 2026). Support the inclusion of reference to the 'principal residency policy' for new open market housing permitted within the National Park. Others query why this restriction only applies to open market	The draft New Forest National Park Local Plan 2024 – 2043 is being examined against the NPPF (2024). The supporting evidence base sets out the range of sites considered for development. Support welcomed. The principal residency policy would only apply to net new open market dwellings because affordable dwellings are separately covered by a 'local connection criteria',

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	housing and not affordable housing delivered within the National Park. Welcome the reference to accessible and adaptable standards, but query whether they can be achieved within the floorspace limits set out elsewhere in the draft Local Plan. Policy SP29 should attribute a windfall dwellings target/estimate to each of the defined villages identified in the settlement hierarchy.	ensuring they meet local housing needs arising within the National Park. The floorspace limits in the draft Plan have been in place since 2019 and enable the provision of a generous family home. The policy requirements are considered compatible. Windfall developments are, by their nature, not specifically allocated. The Local Plan includes a windfall allowance of 20 dwellings per annum and this clarifies the anticipated scale across the Park.
Landowner representation	Land at Efford Park, Milford Road, Efford should be considered for development.	This site does not relate well to settlements, communities and services within the Park.

Local Plan Policy	Policy SP30 Specialist housing for older people (Use Class C2)	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	0
Sound	0	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Hampshire County Council	The approach to restricting occupancy to those with a connection to the New Forest National Park risks not being effective and is unsound. It is unclear how the evidence base has informed the approach to the different occupancy restrictions for the various forms	The wording of draft policy SP30 is consistent with policy SP20 in the adopted Local Plan (2019) and has been applied effectively for the last 7 years. The occupancy restriction is justified by the statutory framework for National Parks and this is

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	and tenures of development supported by the draft Local Plan.	an approach adopted by many English National Parks. No change.
Copythorne Parish Council	Support the provision of housing for older people. This policy should have specific numbers of units added otherwise it is too open ended. Concern that over time the wording in the third paragraph of the policy could lead to homes being occupied by younger people.	SP30 is not a site allocation policy and therefore it is not possible to put a specific number of units in it. The policy wording confirms, "…a planning obligation will be secured to ensure that the occupancy of new specialist housing for older people…" and this would also be conditioned.
Natural England	Policy SP30 could be expanded to set out the range of measures likely to be required to mitigate HRA impacts from new C2 development within the National Park. This would improve the clarity of the draft Local Plan.	**Proposed Modification PSM17** proposes adding additional wording to the end of the policy stating: "**Where C2 development takes place within close proximity of the New Forest's internationally designated sites (including on the site allocations in policies SP36 and SP38), planning conditions will be applied to mitigate urban-edge impacts."**

Local Plan Policy	Policy SP31 The size of new dwellings	
Total Number of representations received	10	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	4	1
Sound	2	2

Respondent	**Main Issues Raised**	**How the representations have been taken into account**

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Seaward Properties	The limit of 100 square metres is unduly restrictive, and inflexible and does not allow policy to respond to changing needs over time or scheme viability.	The 100 square metre floorspace limit has been in place since 2019 and is supported by evidence in both the Local Plan viability assessment and the New Forest Housing Needs Assessment.
Lyndhurst Parish Council	Lyndhurst Parish Council would support the ability to allow slightly larger properties in certain circumstances where there is evidence of widespread community support. The 100 square metre floorspace limitation is not suitable on all sites and it would enable larger family homes to be built.	The New Forest Housing Needs Assessment confirms that circa 95% of the local housing need arising within communities of the New Forest National Park is for 1, 2 and 3-bed dwellings (Table 11.10). The floorspace limit in draft policy SP31 ensures new development meets this need.
Pennyfarthing Homes	Policy SP31 should have greater flexibility. The proposed policy approach will have implications for scheme viability. Households may have residents with disabilities or health issues that justify larger dwellings. The need to limit permitted development rights in the National Park, as these are much less enabling than they are outside nationally protected landscapes. The removal of PD rights conflicts with national policy in the NPPF.	The Local Plan Viability Assessment factored in the proposed floorspace limit in draft policy SP31 in the overall assessment of viability. National permitted development rights exist in National Parks and the adopted Local Plan Inspectors' Report (2019) supported the removal of PD rights to ensure the objectives of the policy were met. No change.
Hyde Parish Council	The statement in policy SP21 that national permitted development rights will be removed where net new dwellings are permitted is sensible and necessary is dwellings are to remain small.	Support welcomed.
New Forest District Council	New Forest District Council consider policy SP31 to be sound and legally compliant. As the statutory housing authority for the majority of the National Park, the Council welcomes the inclusion of the second paragraph in the policy which gives greater	Support from New Forest District Council as the statutory housing authority for over 90% of the National Park welcomed.

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	flexibility to enable the provision of larger affordable dwellings where there is clear evidence of need.	
Wiltshire Council	Welcome the requirement to deliver homes to the Nationally Described Space Standards, which will assist in finding Registered Providers to take the units. Wiltshire Council also welcomes the amendments made to the draft policy to allow the provision of affordable dwellings larger than 100 square metres where there is clear evidence of need and the support of the local housing authority.	Support from Wiltshire Council as one of the three existing housing authorities within the National Park welcomed.
Copythorne Parish Council	Copythorne Parish Council support draft Policy SP31.	Support from Copythorne Parish Council welcomed.
Trustees of the Barker Mill Estate	Concerns over policy SP31, which is considered a blunt tool and does not provide the flexibility required for certain circumstances (for example the specific needs of the resident, or to ensure development respects local character).	The 100 square metre floorspace limit has been in place since 2019 and is supported by evidence in both the Local Plan viability assessment and the New Forest Housing Needs Assessment.
Taylor Wimpey	The policy wording is overly restrictive and creates a blanket approach that does not consider the needs of individual villages. The policy may render some sites unviable.	The 100 square metre floorspace limit has been in place since 2019 and is supported by evidence in both the Local Plan viability assessment and the New Forest Housing Needs Assessment.

Local Plan Policy	Policy SP32 Land at Whartons Lane, Ashurst
Total Number of representations received	2

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No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	0
Sound	1	0

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Natural England	The individual site allocation policies (including policy SP32) are not consistent in whether or not they mention potential impacts on designated sites and mitigation measures for those impacts. Natural England advises that either all site allocation policies incorporate mitigation measures, or the strategic policies in the natural environment chapter do so.	Natural England's representations are noted and understood. The Authority considers that the development plan should be read as a whole and that the need to address HRA issues is covered appropriately in the draft Plan.
Copythorne Parish Council	The Parish Council is disappointed that the stated affordable housing target was not a firm requirement, although it is recognised that this is outside the NPA's hands due to national policy.	National planning policy (e.g. NPPG resource on 'Viability') confirms that scheme viability is a material planning consideration and therefore local plan housing requirements must be expressed as 'targets', rather than absolute requirements.

Local Plan Policy	Policy SP33 Land at Ashurst Hospital	
Total Number of representations received	4	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	0
Sound	0	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**

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Waterside Cycling Action Group	The site allocations (including SP33) should link into wider transport networks. Cycle links between the villages and the wider network (e.g. Hunters Hill – Ashurst – Lyndhurst) should be improved.	The site at Ashurst Hospital has full planning permission for the healthcare extension and outline consent for the care home element of the scheme. These matters are most appropriately addressed at the planning application stage.
Natural England	The individual site allocation policies (including policy SP33) are not consistent in whether or not they mention potential impacts on designated sites and mitigation measures for those impacts. Natural England advises that either all site allocation policies incorporate mitigation measures, or the strategic policies in the natural environment chapter do so.	Natural England's representations are noted and understood. The Authority considers that the development plan should be read as a whole and that the need to address HRA issues is covered appropriately in the draft Plan.
Copythorne Parish Council	Query whether the reference to restrictions on pet ownership to protect adjacent habitats are enforceable.	Such restrictions are applied elsewhere in the country in lowland heathland areas (e.g. Dorset Heathlands) and are considered both reasonable and enforceable.

Local Plan Policy	Policy SP34 Land at Knellers Lane, Ashurst	
Total Number of representations received	6	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	0
Sound	2	2

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Ashurst & Colbury Parish Council	Concerned about the suburbanisation of Ashurst and the loss of its rural character; the reduction of	Criterion (a) seeks to address the Parish Council's concerns regarding the landscape

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	the green buffer between Ashurst and West Totton; pressures on traffic, pedestrian access and public transport; and the risk of flooding. Draft policy SP33 should explicitly address the need for safe access for all users.	buffer and the other policy criteria focus on the further points raised by the Parish Council. Statutory consultees on education, flooding and highways have raised no objections.
Copythorne Parish Council	Remove the 'target' of 50% affordable housing and make it a firm requirement. Welcome the inclusion of a policy criterion requiring the submission of a drainage strategy for the development of the site.	National policy confirms scheme viability is a material planning consideration and therefore the affordable housing figure is stated as a 'target' rather than an absolute requirement.
Natural England	The individual site allocation policies (including policy SP34) are not consistent in whether or not they mention potential impacts on designated sites and mitigation measures for those impacts. Natural England advises that either all site allocation policies incorporate mitigation measures, or the strategic policies in the natural environment chapter do so.	Natural England's representations are noted and understood. The Authority considers that the development plan should be read as a whole and that the need to address HRA issues is covered appropriately in the draft Plan.
Trustees of the Barker Mill Estate	Support the assessment of the existing Ashurst Defined Village boundary and the proposed site allocation. Policy SP34 is considered legally compliant and sound.	Landowner support and representations confirming their view that draft Policy SP34 is legally compliant and sound are welcomed.
Individuals	Knellers Lane is a vital green buffer between Ashurst, the A326 and Totton. Development would erose this buffer. Development will result in the loss of natural habitat and is also likely to increase local flood risk. Development will also overburden local schools and health facilities.	Criterion (a) seeks to address the concerns regarding the landscape buffer and the other policy criteria focus on the further points raised by the individuals. Statutory consultees on education, flooding and highways have raised no objections. The Education Authority has confirmed that there is capacity in the local schools for the anticipated pupil yield.

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Local Plan Policy	Policy SP35 Land at the former Lyndhurst Park Hotel, Lyndhurst	
Total Number of representations received	4	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	0
Sound	2	0

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
New Forest District Council	The Lyndhurst Air Quality Management Area was revoked in 2023 and therefore reference to it should be removed from policy SP35.	**Proposed Modification PSM18** proposes to amend criterion (e) as follows: "Redevelopment proposals for the site should be accompanied by a Transport Assessment, ~~given the proximity of the site to the designated Lyndhurst Air Quality Management Area~~. Adequate parking provision must be made on site."
Waterside Cycling Action Group	The site allocations (including SP353) should link into wider transport networks. Cycle links between the villages and the wider network (e.g. Hunters Hill – Ashurst – Lyndhurst) should be improved.	The redevelopment of the former Lyndhurst Park Hotel site has full planning permission. These matters are most appropriately addressed at the planning application stage.
Natural England	The individual site allocation policies (including policy SP35) are not consistent in whether or not they mention potential impacts on designated sites and mitigation measures for those impacts. Natural England advises that either all site allocation policies incorporate mitigation measures, or the strategic policies in the natural environment chapter do so.	Natural England's representations are noted and understood. The Authority considers that the development plan should be read as a whole and that the need to address HRA issues is covered appropriately in the draft Plan.

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Local Plan Policy	Policy SP36 Land at Calpe Avenue, Lyndhurst	
Total Number of representations received	4	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	2	0
Sound	1	2

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Natural England	The individual site allocation policies (including policy SP36) are not consistent in whether or not they mention potential impacts on designated sites and mitigation measures for those impacts. Natural England advises that either all site allocation policies incorporate mitigation measures, or the strategic policies in the natural environment chapter do so.	Natural England's representations are noted and understood. The Authority considers that the development plan should be read as a whole and that the need to address HRA issues is covered appropriately in the draft Plan.
Copythorne Parish Council	There appears to be enough provision for C2 housing in Lyndhurst. The Parish Council notes the reduction in the proposed number of units between the Regulation 18 Part 2 and Regulation 19 Local Plan consultation stages, as well as the addition of a policy criteria relating to drainage.	The New Forest National Park Housing Needs Assessment (Iceni, 2025) concludes there will be a 23% increase in the population aged 65+ in the National Park over the Plan period; and identifies the need for a further 700 units of sheltered / retirement housing and 300 additional extra care units. The need is therefore clear.
Hampshire County Council	The approach to restricting occupancy to those with a connection to the New Forest National Park risks not being effective and is unsound. It is unclear how the evidence base has informed the approach to the different occupancy restrictions for the various forms and tenures of development supported by the draft Local Plan.	The occupancy restriction is justified by the statutory framework for National Parks sets out in the Environment Act 1995 and this is an approach adopted by many English National Parks. No change.

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Individual	The wording in criterion (f) is not sufficiently clear as it combines temporary construction impacts with long term traffic impacts.	Criterion (f) states, "…any scheme coming forward for the site shall carry out adequate transport assessment and design, with mitigation and/or contributions to address any transport issues; as well as a Construction Traffic Management Plan covering the duration of the works…" (our emphasis). It therefore covers long term traffic impacts and construction traffic.

Local Plan Policy	Policy SP37 Land south of Church Lane, Sway	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	0
Sound	0	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Natural England	The individual site allocation policies (including policy SP37) are not consistent in whether or not they mention potential impacts on designated sites and mitigation measures for those impacts. Natural England advises that either all site allocation policies incorporate mitigation measures, or the strategic policies in the natural environment chapter do so.	Natural England's representations are noted and understood. The Authority considers that the development plan should be read as a whole and that the need to address HRA issues is covered appropriately in the draft Plan.
Copythorne Parish Council	Welcome the reference to the off-road pedestrian links within the policy criteria.	Comments noted.

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Local Plan Policy	Policy SP38 Land to the west of Brighton Road, Sway	
Total Number of representations received	32	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	11	7
Sound	0	17

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Waterside Cycling Action Group	If necessary funding should be provided to make the road network in the village safe. Speed limits within the village should be reduced to 20 mph.	Speed limits are the responsibility of Hampshire County Council and would be considered outside of the Local Plan-making process.
Landowner representation	The landowner supports the principle of the policy and notes the relative flexibility in recognising the possibility of nursing or extra care. While acknowledging the sensitivities of the site, the reduction in the estimated site capacity of circa 20 units between the Regulation 18 Part 2 and Regulation 19 versions of the draft Local Plan may be unnecessarily cautious.	Landowner support for the principle of the site allocation is welcomed. The revised unit capacity reflects the sensitivity of the site and the need to ensure development respects the local character of Brighton Road. The revised unit estimate is considered appropriate and is not stated as an absolute limit or target.
Colten Developments Limited	Support the proposed site allocation outlined in policy SP38. The site is considered both available and deliverable within the early years of the Plan. The site allocation is supported by both the landowner and Colten Developments. Support the change from circa 50 units in the Regulation 18 Part 2 Plan to circa 30 units in the Regulation 19 Plan. This change reflects the level of	Representation confirming that the proposed site allocation in draft policy SP38 is both available and deliverable is welcomed. The representations regarding (i) the estimated unit capacity and the support for the revised figure of circa 30 units; and (ii) the likely scale and character of the development are noted and understood.

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	development that can be reasonably accommodated bearing in mind its landscape constraints. The site would be best delivered with a low-rise scheme of single storey dwellings arranged around larger communal spaces as part of a managed and maintained community. It is likely that any development may comprise care bungalows and houses, as opposed to a single large block. Appropriate flexibility should be maintained within the policy. The site is available and deliverable for C2 development and the landowner reinforces their commitment to bring this site forward.	
Sway Parish Council	Sway Parish Council maintains its objection to the proposed site allocation in draft Policy SP38. The Parish Council acknowledges the strategic need for additional C2 accommodation given the demographics of the National Park, but this does not establish a local need in the parish of Sway. The Parish Council is concerned that the cumulative impacts of development – particularly in relation to wastewater infrastructure, the character and appearance of this entrance to Sway, highway and pedestrian accessibility, the level of existing C2 provision and the potential loss of alternative community uses. The Parish Council understands that the land has been assessed for its suitability for burial or interment and has been categorised as unsuitable for those purposes.	The Parish Council's acknowledgement of the strategic need for additional C2 development within the Park is noted. New C2 accommodation permitted within the National Park since 2019 has been conditioned to be available for people with a local connection to the National Park, not the specific village or parish the development is in. The Parish Council's representations setting out their understanding that the site has been previously assessed as a potential burial or interment site and that it was concluded it was unsuitable for these purposes are noted.

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	Concerns regarding the capacity of the local sewerage network repeatedly raised by residents. Southern Water has advised that occupation will need to be carefully phased to align with wastewater network reinforcement. The Authority's response is to rely upon future reinforcement, phasing and further capacity assessment at planning application stage. The Parish Council does not consider that this adequately addresses the fundamental concern. The planning rationale for restricting conventional C3 residential development in sensitive locations is intended to protect the character, landscape, infrastructure and environmental qualities of those locations. Those considerations do not disappear simply because accommodation is classified as C2. Development of approximately 30 units would introduce a substantial built form into this sensitive location and risks creating an over-dominant and urbanising entrance to Sway.	The National Park Authority has engaged with Southern Water regarding the proposed site allocation in Policy SP38. The wording in the final paragraph of draft policy SP38 has been included following liaison with Southern Water and is supported by them as a statutory consultee on the Local Plan. C3 development is restricted in close proximity to internationally designated sites primarily due to urban edge effects, rather than landscape and infrastructure issues. It is possible to address these urban edge impacts in C2 developments. The site capacity set out in draft Policy SP38 has been reduced to circa 30 units in recognition of the sensitivity of the location on the edge of the village.
Copythorne Parish Council	Query the need for further C2 provision and the loss of open space.	The New Forest National Park Housing Needs Assessment (Iceni, 2025) concludes there will be a 23% increase in the population aged 65+ in the National Park over the Plan period; and identifies the need for a further 700 units of sheltered / retirement housing and 300 additional extra care units within the National Park.
Individuals	The Local Plan does not meet the need for ‘other development’ – namely cemetery extension. Sway	Sway Parish Council have set out their understanding that the site has been previously

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	cemetery is nearly full and this site would make a logical extension to it.	assessed as a potential burial or interment site and that it was concluded it was unsuitable.
	Sway already has two large C2 developments and therefore there is no additional need within the village for this form of development.	The proposed allocation at Brighton Road would be to meet needs arising within the National Park, rather than being tied to Sway specifically.
	A feature of the site is the mature trees and there is a concern that these would be lost of development.	Criterion (c) of draft Policy SP38 requires the appropriate retention and enhancement of existing hedgerows and tree belts. The Authority has protected several individual trees and groups of trees with Tree Preservation Orders.
	The proposed site allocation is on the edge of the Open Forest and therefore is particularly susceptible to wildfires. Placing high risk, vulnerable residents into this location would pose grave risks.	There are existing properties in Sway (as well as villages like Brockenhurst and East Boldre) that front the Open Forest and this is not considered to be a reason to not allocate the site.
	Development in this location would detrimentally impact the approach into the village of Sway from the north along Brighton Road, affecting its rural character. C2 development is likely to be two or three storeys high and this will have a major impact on the character of the area.	Policy SP38 includes several criteria to address these concerns. In addition, the Authority has recently placed TPOs on trees and groups of trees on the site. Many of the existing dwellings on Brighton Road and Manchester Road and Sway are two storeys high.
	Significant concerns regarding the capacity of the wastewater infrastructure in the area; and a lack of confidence that the upgrades set out in the draft policy criterion will be met/delivered.	The wording in the final paragraph of draft policy SP38 has been included following liaison with Southern Water and is supported by them as a statutory consultee on the Local Plan.
	Concerns raised regarding the accessibility of the site from the village centre along Brighton Road. A	The open land at Church Lane, Sway is safeguarded to provide a 1 hectare public open

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	better location for this development would be on Church Lane, adjacent to the new development site granted planning permission under the adopted New Forest National Park Local Plan (2019). The policy doesn't stipulate the exact form of C2 development. The policy wording would enable other forms of C2 development, such as C2A (secure accommodation).	space as part of the planning permission for 46 dwellings on the site (planning permission 21/00743) and is required through a legal agreement. The site is therefore not available. Policy SP38 states, "Land to the west of Brighton Road, Sway is allocated for C2 care home, nursing home or extra care dwellings". This would be secured by condition and a legal agreement.

Local Plan Policy	Policy SP39 Land to the west of Winsor Road, Winsor	
Total Number of representations received	18	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	4
Sound	0	8

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Copythorne Parish Council	Concerns over inadequate sewerage infrastructure; worries about increased traffic adjacent to the school; a view that the site should not be developed, but should instead be used as a public open space; Housing needs could be met through the rural exception site recently permitted in Bartley, or in the major developments taking place in the Totton & Calmore areas of New Forest District.	The Authority has engaged with the statutory wastewater undertaker, education and highway authorities in preparing the Local Plan Review. The proposed policy criteria reflect the feedback from statutory consultees on these matters. The major developments taking place outside the National Park contribute towards New Forest District Council's separate housing requirements.

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	Given the significant concerns raised by local residents regarding surface and wastewater, the Parish Council would like to see this specifically highlighted within policy SP39 should the site allocation be retained within the draft Local Plan. It is disappointing that the affordable housing figure in the policy is a target, rather than a minimum requirement. The Parish Council welcomes the reference in draft Policy SP39 to a Healthy Street Audit. The Parish Council's main concern relates to the traffic impacts of the proposed allocation on an already busy area of the parish. The Parish Council also suggests that environmental mitigation (including nutrient neutrality) should be delivered on-site, rather than through off-site credits.	Criterion (e) addresses the need for a drainage strategy for the whole site. Southern Water have confirmed the existing local sewerage and water infrastructure currently has capacity to accommodate the proposals in draft Policy SP39. National policy confirms viability is a material planning consideration and therefore affordable housing figures must be listed as 'targets'. The statutory highway authority has been consulted on the draft Plan and criterion (b) and (c) of draft policy SP39 address these issues. National policy enables the off-site delivery of Biodiversity Net Gain units and nutrient neutrality credits and the draft Local Plan must be consistent with this.
Waterside Cycling Action Group	If necessary funding should be provided to make the road network in the village safe. Speed limits within the village should be reduced to 20 mph.	Speed limits are the responsibility of Hampshire County Council and would be considered outside of the Local Plan-making process.
Individuals	Development would result in the loss of a greenfield site to the detriment of the character of the village. Development would impact on the wildlife currently using the area. The site is considered to be an amenity for the local community which would be lost and the site would better be used as a public recreational area. The entrance to the site is opposite the school and close to the brow of a hill. Significant concerns	The site currently has no permitted public access and is not covered by any local, county, national or international nature conservation designations. The site is not accessibility to the local community at present and does not provide any public open space functions. These concerns are recognised and several of the criteria in policy SP39 highlight the need to

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	raised regarding pedestrian safety and more than 100+ additional cars using the area.	address these issues at the detailed planning application stage.
	The site has a history of flooding and development on the site would exacerbate this.	The proposed site assessment has considered flooding from fluvial, surface water and groundwater sources, The Environment Agency and Hampshire County Council (as the Lead Local Flood Authority) have been engaged.
	The capacity of the local wastewater infrastructure in the area is a significant concern for local residents.	Southern Water have confirmed that the existing local sewerage and water infrastructure to the site currently has capacity to accommodate the proposals set out in draft Policy SP39.
	Concern that the site allocation will have a detrimental impact on the Conservation Area.	The proposed site is not in the Conservation Area and there is intervening development between the site and the Conservation Area.
	Significant developments are taking place in Totton and Calmore and so what need is there is for further development within the National Park.	Development in New Forest District (outside the National Park) will not specifically address housing needs in the communities of the Park.
	The proposed allocation constitutes 'major development' as defined in the NPPF (2024) as it is more than 10 dwellings. Support for the Local Plan's proposed 'principal residency policy' for open market dwellings, but this should be extended to also cover affordable dwellings.	The Authority does not consider the proposed site allocation to be a 'major development' with regard to paragraph 190 of the NPPF (2024). The definition of 'major development' for the purposes of paragraph 190 of the Framework differs to the 10-dwelling threshold used for development management purposes.

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Local Plan Policy	Policy SP40 Land to the south of Hamptworth Road, Lyndhurst	
Total Number of representations received	59	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	28	3
Sound	2	27

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
St Paul's Farms Limited, Hamptworth Estate	Fully support the development of the site which is on the edge of Landford village, which is accessible to the school, village hall, church, village shop, recreation ground and bus route. The site is deliverable and will provide much needed open market and affordable housing for the area. The site is not constrained by ecological designations. The grassland is 'improved grassland' with low ecological value. Wiltshire Council have confirmed the village school has places; the wastewater authority sees no limitations with their infrastructure. The Highways Authority support a new access off Lyndhurst Road with a connecting crossing to the village hall/school footpath network. Minor modifications to exact policy wording are suggested to enable ongoing agricultural operations via the existing tracks within and between Landford Corner and surrounding land.	Landowner support noted and welcomed. As highlighted in this representation, the proposed site allocation is close to some basic local services in the village. Landowner confirmation that the site is considered deliverable is noted. Representations on proximity to designated sites, the agricultural and ecological value of the current site, the local school capacity, the advice from the wastewater provider and the position of the highways authority are all noted. **Proposed Modification PSM19** proposes the amending the penultimate sentence of criteria (g) to state: "Buffer areas of a minimum of 20 metres with no **new built** development or lighting will be required in relation to Heath Copse and Smallbrook Meadow."

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Waterside Cycle Action Group	If necessary funding should be provided to make the road network in the village safe. Speed limits within the village should be reduced to 20 mph.	Speed limits are the responsibility of Wiltshire Council and would be considered outside of the Local Plan-making process.
Alternative site promoter	The proposed allocation of around 30 dwellings on land south of Hamptworth Road, Landford has not been shown to be the most appropriate strategy when reasonable alternatives are properly considered. An alternative site of circa 0.6 hectares within the village is proposed as a smaller, more proportionate alternative site allocation. The site is more central in the village and has better accessibility to the local services that the site identified in policy SP40.	This site has been promoted at the Regulation 19 stage for the first time and will therefore need to be considered through the examination process.
Landford Parish Council	Forcing growth into Landford contradicts the National Park's transport goals because residents are still heavily reliant on private cars to access major healthcare, retail, and secondary schools outside the immediate area. The local wastewater network and drainage infrastructure are already overstretched. Despite what Southern Waters claim the sewage system leaks sewage into gardens, down roads and across playing fields during and after prolonged rainfall. The local rural lanes connecting Nomansland and Landford cannot handle the additional vehicle movements generated by 30 new dwellings.	In predominantly rural areas like the New Forest National Park it is likely that residents will be reliant on the private car. Landford does have some public transport compared to more deeply rural areas of the National Park. Through engagement at each stage of the plan-making process, Southern Water have confirmed that the existing local sewerage infrastructure to the site currently has capacity to accommodate the proposals set out in draft Policy SP40. The statutory highways authority for the area (Wiltshire Council) have confirmed that the local highway network has capacity – see below.

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Wiltshire Council	Wiltshire Council advises that the roads in the area are generally suitable to accommodate traffic from the proposed development site in SP40. Wiltshire Council advised at the Regulation 18 stage that access should be taken from Lyndhurst Road and this is reflected in the revised policy SP40. This site falls within the catchment area of The New Forest Primary School. This school has sufficient surplus places and numbers are expected to drop further. Therefore, as the statutory Education Authority, Wiltshire Council has no concerns and advises that new housing in the village could be positive for the school.	Wiltshire Council's representations as the statutory highway authority for this area of the National Park confirming that the roads in the area are suitable to accommodate the proposed development in policy SP40 are noted. Wiltshire Council's representations as the statutory education authority for this area of the National Park confirming that the local school has sufficient surplus places and that new housing could benefit the school are noted.
Redlynch Parish Council	Redlynch Parish Council proposes the removal of the greenfield allocation at policy SP40 from the draft Local Plan, while also respecting Landford Parish Council's decisions to make their own representations separately as they so choose.	Redlynch Parish Council's representations are noted.
Environment Agency	The Environment Agency is supportive of point e) in policy SP40 which requires a flood risk assessment; development to be focused in Flood Zone 1; and a suitable buffer to the watercourses.	The representations and support from the Environment Agency to the relevant policy criteria wording in draft Policy SP40 are noted.
Individuals	The proposed site allocation is a greenfield site with an open aspect to the surrounding landscape. The proposed allocation is difficult to reconcile with the level of landscape protection afforded to the New Forest National Park in national planning policy.	The New Forest is home to over 34,000 residents with needs for additional housing, employment and other development that the Local Plan plays a key role in meeting.

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	Concerns regarding drainage and flood risk associated with the proposed site allocation. Significant flooding occurs at Hamptworth Road and Brookside and this would require careful consideration should the site allocation be retained.	The Lead Local Flood Authority (Wiltshire Council) and the Environment Agency have been engaged in the Local Plan Review process and confirm they have no objections to the proposed site allocation in draft policy SP40.
	Landford is a predominantly ribbon settlement and the development of site SP40 will not reflect the prevailing local character.	Noted. There are also areas of Landford (e.g. Beech Grange) that do not follow the predominant ribbon/linear settlement pattern.
	There is no need for further housing development within the village. The New Forest Housing Needs Assessment (Iceni, 2025) was commissioned by the National Park Authority and NFDC so no account of housing need within Wiltshire has been factored in. Concerns raised regarding the capacity of the local schools to accommodate the anticipated pupil yield.	The New Forest Housing Needs Assessment (Iceni, 2025) considered the housing needs arising across the whole of the New Forest National Park, including the area within Wiltshire. The Education Authority has confirmed the local school has surplus places and new housing could be beneficial in terms of supporting the school.
	The development will become used as second homes and other external demands, rather than meeting local needs.	The draft Plan proposes the introduction of a 'principal residential condition' that would protect against properties being used as second homes.
	There are a significant number of vacant and under-utilised dwellings that should be the focus for delivering new housing.	The scale of housing needs arising within the National Park will not be met by bringing vacant properties back into active use.
	Concerns that the draft policy wording of 'around 30 dwellings' is not a limit and therefore the policy will not be effective in limiting the scale of development.	At the plan-making stage it is not possible to prescribe as exact figure, as the precise design and layout is not known at this stage. A future planning application would need to generally conform to the site allocation policy.

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Local Plan Policy	Policy SP41 Land to the east of The Ridge, Redlynch	
Total Number of representations received	21	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	8	2
Sound	1	10

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Hale Parish Council	Any large-scale developments in the National Park should be restricted to areas near employment, near a main road, with good bus services and with easy access to schools and other services.	The proposed site allocation in draft policy SP41 is consistent with Hale Parish Council's representation.
Redlynch Parish Council	While the Parish Council recognises the statutory requirement for the Authority to update its Local Plan and acknowledges the regional housing pressures, the Council strongly object to the proposed major greenfield site allocation through policy SP41. The assessment of potential development sites in the National Park fails to factor in the topography of the proposed development sites, impermeable geology, access constraints and proximity to sensitive protected habitats. The Duty to Cooperate Statement confirms ongoing discussions but fails to demonstrate a legally binding, signed Memorandum of Understanding or Section 106 framework securing developer contributions for Wiltshire services prior to the	The National Park Authority considers the site to be suitable, available and deliverable as a site allocation to contribute towards meeting local housing needs arising within the National Park. The Highway Authority, Education Authority, Lead Local Flood Authority and Environment Agency have raised no objection to the proposed site allocation at The Ridge. Policy SP41 has been considered through the Habitats Regulations Assessment and is considered sound. A Statement of Common Ground has been agreed between the NPA and Wiltshire Council. A Section 106 agreement to secure appropriate measures and contributions would be signed at the application stage and not the Plan-making

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	adoption of the National Park Local Plan. The Parish Council insists that no site allocation proceed without a legally binding, front-loaded Section 106 agreement securing guaranteed funding prior to plan adoption.	stage (when the precise form and quantum of development is not known). The Authority has liaised with Wiltshire Council throughout the plan-preparation process and Wiltshire Council have raised no objection to Policy SP41.
	The Sustainability Appraisal and Habitats Regulations Assessment (HRA) underestimate cumulative environmental degradation and demonstrate critical omissions regarding statutory nature recovery frameworks. Allocating major greenfield housing on SP41 actively undermines the delivery of the objectives in the Wiltshire LNRS.	The Habitats Regulation Assessment (HRA) of the Regulation 19 Submission draft Local Plan focuses on potential impacts on internationally protected habitats and species (covered by SAC, SPA and Ramsar designations). The Authority has considered the provisions of the Wiltshire LNRS in preparing the draft Local Plan.
	Genuinely local housing needs are far more effectively served through 100% affordable Rural Exception Sites (Policy SP42), Commoners' housing (Policy DP43), and small pocket infill, rather than speculative market developments.	An allocated site within an adopted development plan is not a ‘speculative market development’. The scale of local housing needs will not be met through rural exception sites, commoners’ dwellings and small-scale infill alone.
	Erecting a high-density estate or multi-storey dwellings on this site will permanently destroy this open horizon and harm the setting of the National Park.	At the plan-making stage there is no prescribed site layout and so comments around high density estates and multi-storey dwellings are speculation. Policy SP41 requires a landscape-led approach to development.
	Following local school closures in recent years, Morgan's Vale & Woodfalls Primary School remains the sole primary educational facility serving the parish. The school cannot accommodate a major influx of pupils without substantial capital expansion.	The statutory Education Authority (Wiltshire Council) has confirmed the school has sufficient surplus places at present and the proposed housing could be beneficial to the school due to the declining number of pupils.

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	Replacing semi-permeable agricultural soil sitting atop significantly less permeable clay with hard, impervious roofs, driveways, and roads will dramatically increase water run-off rates, exposing lower-elevation homes on Orchard Road to catastrophic flooding risks unless fully mitigated by mandatory, engineered Sustainable Drainage Systems (SuDS).	The statutory Lead Local Flood Authority (Wilshire Council) and the Environment Agency have been consulted on the proposed site allocation and raise no objections. **Proposed Modification PSM20** proposes to amend criterion (d) as follows: "The submission and approval of a Flood Risk Assessment (FRA) and drainage strategy **addressing all sources of potential flood risk**, with a particular focus on surface water run-off and the opportunities to address this though site layout, design and landscaping, **to demonstrate that the development will not increase flood risk."**
Copythorne Parish Council	Comment that the site is currently open greenspace.	The site is currently lower grade agricultural land with no existing public access.
Wiltshire Council	Generally the highway network in the area is good and there appear to be no problematic junctions. There is a footway opposite the site which appears to be of a reasonable width, providing a pedestrian route to the primary school, and bus stops close by. The sit falls within the catchment of the Morgan's Vale and Woodfalls. The school has sufficient surplus places at present and numbers are forecast to drop in line with the falling birth rate. The proposed housing could therefore be beneficial to the school and Wiltshire Council has no concerns.	Representations from the statutory Highway Authority noting that the highway network in the area is good and that there are links to local services and public transport are noted. Representations from the statutory Education Authority confirming that the local school has sufficient places and housing could be beneficial for the school are noted.

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Pennyfarthing Homes	Support the proposed allocation of land at The Ridge. The site is in a sustainable location and is deliverable within an early phase of the Local Plan period to 2043. The need for a landscape-led development is acknowledged. Policy SP41 should not artificially suppress the residential capacity of any site and if it can be demonstrated through landscape assessment and an appropriate design approach that the site could accommodate more development that that currently outlined, the policy should enable this. It should be recognised that the overall level of provision and tenure mix of affordable housing will be informed by scheme viability. It is reasonable for a development to provide for its own open space needs, but not to expect to address existing deficiencies in the local area. In addition, at this stage it is not known which wastewater treatments works the development will be linked to and so the policy criterion should not name specific European sites for wastewater impacts.	Representations supporting the proposed allocation, the sustainability of the location and the statement that the site is deliverable are noted. The housing figures in the draft Plan are not stated as absolute requirements and a degree of flexibility is built into the policy wording. However, it is also important to include an indicative quantum to enable assessment and appraisal and provide a degree of certainly for consultees. This reflects national planning policy and is reflected in draft policy SP42 of the draft Plan. No changes required. Representations noted. **Proposed Modification PSM22** proposed as amendment to criterion (f) to state: "…development will be required to demonstrate nutrient neutrality in relation to ~~the Solent's~~ internationally designated sites;"
Individuals	Building on the site will reduce biodiversity and affect the mental health of residents who will have to put up with construction and increased traffic. There are many types of flora and fauna on the site that are protected.	The site is not covered by any local, county, national or international nature conservation designations and development will be required to deliver a minimum of 10% Biodiversity Net Gain.

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	Support additional development in the Redlynch area, but consider there to be better alternative sites that are available. There is existing capacity at the school to accommodate further development. Given the relationship between the New Forest National Park Authority area and the adjacent Wiltshire Council planning area, the Local Plan should consider impacts from the emerging Wiltshire Council Local Plan. The National Park Authority and Wiltshire Council should address this through a Statement of Common Ground. Although the National Park Authority is the planning authority for the site, Wiltshire Council is the education authority, Lead Local Flood Authority, housing and highways authority and so the capacity to meet the requirements of this development is unknown. Concerns over surface water run-off affecting existing residents in Kiln Lane and Quavey Road. The policy defers all flood and drainage assessment to the application stage. Once the site is allocated, the principle of development is established. National policy expects plans to avoid increasing flood risk elsewhere. Criterion (d) of the draft policy is too narrow and it only covers surface water run-off.	The Housing Land Availability Assessment sets out the consideration given to other potential development sites in the area. A Statement of Common Ground has been agreed between the National Park Authority and Wiltshire Council. A Section 106 legal agreement to secure appropriate measures and contributions would be signed at the planning application stage and not the Plan-making stage (when the precise form and quantum of development is not known). The National Park Authority has liaised with Wiltshire Council throughout the Local Plan Review process and Wiltshire Council have raised no objection to draft Policy SP41. The statutory Lead Local Flood Authority (Wilshire Council) and the Environment Agency have been consulted on the proposed site allocation and raise no objections. **Proposed Modification PSM20** proposes an amendment to criterion (d) of Policy SP41 to further strengthen the policy criteria on address flood risk. “The submission and approval of a Flood Risk Assessment (FRA) and drainage strategy **addressing all sources of potential flood risk**, with a particular focus on surface water run-off

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		and the opportunities to address this though site layout, design and landscaping, **to demonstrate that the development will not increase flood risk."**
	Brownfield development sites within the National Park should be prioritised to meet the identified local housing needs.	There are insufficient brownfield sites in the National Park to meet identified needs. Major sites that are available have been brought forward (e.g. land at Ashurst Hospital, the site of the former Lyndhurst Park Hotel).
	Development in this location will be a threat to commoning back up grazing land.	The site is some distance from the Open Forest and has not been used for grazing. Redlynch Parish Council's consultation response confirms, "…while commoning is a vital living tradition in the New Forest, Redlynch parish contains few practicing commoners."
	There is an inconsistency in the draft site allocation policy, as policy SP41 does not state that dwellings will need to meet the floorspace limit set out elsewhere in the draft Plan.	Agree. **Proposed Modification PSM21** proposes the inclusion of an additional criterion to state: **"All of the open market dwellings on the site will be limited to a maximum total internal floorspace area of 100 square metres."**

Local Plan Policy	Policy SP42 Affordable housing within the Defined Villages and on allocated sites	
Total Number of representations received	10	
No of respondents who confirmed the policy is:	**Yes**	**No**

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Legally compliant	3	0
Sound	1	4

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
St Paul's Farm Limited, Hamptworth Estate	Although policy SP42 states the NPA will consult with local housing authorities in determining the affordable housing mix on any given site, Policy SP42 does not mention the local population's affordable housing desires which should have an equal or greater weight. Policy SP42 should be amended to refer to First Homes and other evidence-based tenures of affordable housing to respond to local needs.	Policy SP42 confirms that the tenure of affordable homes will be based on up-to-date evidence of local needs; and that a suitable mix will be determined through liaison with the relevant local housing authority. Local evidence of housing needs will therefore be appropriate considered. Policy SP42 states that the tenure of affordable homes will be based on up-to-date evidence of local needs and so this point is addressed.
Pennyfarthing Homes	Query whether the first part of the policy wording is correct, as it sets out a 50% affordable housing 'requirement' where as the rest of the policy refers to a 'target'.	**Proposed Modification PSM23** proposes the amendment of the first part of the policy to state: "**A target of** 50% of net dwellings developed within the Defined Villages and on sites allocated for residential development in the Local Plan will be provided as affordable housing to meet local needs…"
New Forest District Council	New Forest District Council supports the objectives of draft Policy SP42; and the wording in the draft policy stating the National Park Authority will liaise with the District Council (as one of the statutory housing authorities within the National Park) to determine a suitable mix of affordable tenures. NFDC seek clarification from the National Park Authority on how it is defining shared ownership and intermediate housing.	The representations (and support) from New Forest District Council as one of the statutory housing authorities within the National Park are noted. The Authority understands 'Intermediate housing' includes 'shared ownership', but also 'immediate rent' and therefore both terms are used in policy SP42.

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Wiltshire Council	The requirement to liaise with the statutory housing authority to determine the affordable housing mix is welcomed as it will ensure that the new homes meet a demonstrable local need.	Representations of support from Wiltshire Council as one of the statutory housing authorities within the National Park are noted and welcomed.
McCarthy & Stone and Churchill Living	The plan is supported by a plan wide viability study. This assessment specifically tests the viability of housing with support or sheltered housing on brownfield sites. Table 5.5 and para 5.13 of the study show the conclusions of the testing in respect of older persons housing and confirm that it would not be viable to deliver Affordable Housing at 50%. Although welcoming the fact that the Authority has tested C3 sheltered housing and introduced a variable affordable housing requirement in line with the outcome of it, there remains a range of inputs to the Viability Assessment to the sheltered typology that are disagreed with. If it is shown that such housing is not viable the typology must be exempted from providing affordable housing.	The Whole Plan Viability Assessment (Three Dragons, 2026) tested the viability of sheltered housing and this evidence informed the drafting of policy SP42. The policy sets a lower affordable housing of 20% for these forms of development in recognition of the viability considerations. The final part of draft policy SP42 states "…the proportion and tenure mix of affordable housing sought will take into account evidence on viability…" and this includes C3 sheltered housing developments. It is therefore considered that the points raised in this representation are addressed in the draft policy wording.
Hampshire County Council	The approach to restricting occupancy risks not being effective and sound. Policies within the draft Local Plan refer to different occupancy requirements for different forms of development. The policy for allocating residents of affordable housing is set and implemented by housing authorities and the National Park Authority is not a housing authority. Planning obligations to restrict occupation of affordable housing duplicates and potentially contradicts existing restrictions and allocation policies.	The wording of draft policy SP42 regarding occupancy restrictions for affordable housing is consistent with policy approach in the adopted New Forest National Park Local Plan (2019). The occupancy restrictions and local connections are justified by the statutory framework for National Parks set out in the Environment Act 1995 and this is an approach adopted by many English National Parks. No change

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Copythorne Parish Council	The existence of a local affordable housing need does not, by itself, determine how much development should be accommodated within the National Park. Draft policy SP42 seems to allow developers scope for providing less than the 50% affordable housing target.	In accordance with national planning policy, draft Policy SP42 acknowledges that development viability is a material planning consideration. Local planning policies cannot set absolute targets, as this would conflict with national planning policy on viability.
Taylor Wimpey	While Taylor Wimpey understands the importance of the provision of affordable housing, it is imperative that each individual site is considered on its own merits (particularly in respect of scheme viability). Policy SP42 should therefore more robustly reflect the requirement for the submission of viability evidence in order to bring sites forward.	The final part of draft policy SP42 states "…the proportion and tenure mix of affordable housing sought will take into account evidence on viability." It is therefore considered that the points raised in this representation are addressed in the draft policy wording.
Individuals	Policy SP42 and the related site allocations should replace the wording around a target of 50% affordable housing with wording requiring 100% of the dwellings to be affordable housing.	In accordance with national planning policy, draft Policy SP42 acknowledges that viability is a material planning consideration. The draft Local Plan has been informed by a Whole Plan Viability Assessment (Three Dragons, 2026) which supports the proposed affordable housing target.

Local Plan Policy	Policy SP43 Rural Exception Sites	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	0
Sound	1	0

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Respondent	Main Issues Raised	How the representations have been taken into account
New Forest District Council	New Forest District Council supports the reference in policy SP43 to the National Park Authority engaging with the District Council to determine the appropriate tenure mix on individual schemes. The wording of criterion (a) could be improved to clarify the sources of evidence required to demonstrate housing need in support of specific applications.	The representations (and support) on policy SP43 from New Forest District Council as one of the statutory housing authorities within the National Park are noted. Criterion (a) recognises that evidence of local housing need can come from a variety of sources and does not seek to be too prescriptive.
Copythorne Parish Council	Do not support the policy. The amount of development taking place around the National Park in neighbouring areas should be considered when considering sites. Support the requirement for 100% of dwellings on rural exception sites to be affordable and question whether development should only come forward on previously developed sites. The Parish Council object to the revised criteria working around access to local services.	Development in neighbouring planning authority areas will not specifically address local needs arising from within the communities of the New Forest National Park. Sites developed within the National Park via policy SP43 would be tailored towards locally evidenced affordable housing needs. The criteria in policy SP43 have been updated and still require sites to be located in areas with local services and facilities.
Individual	The restrictions on Rural Exception Sites means that individuals cannot use their own building plots even if they are adjacent to or within a village. Greater flexibility should be introduced into the policy.	The rural exception site policy (SP43) has been updated to positively support sites coming forward within the National Park. However, small-scale development does still need to be focused on areas with some basic services and facilities.

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Local Plan Policy	Policy DP44 New Forest Commoners Dwellings	
Total Number of representations received	2	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	0
Sound	0	0

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Hyde Parish Council	Hyde Parish Council supports this policy.	The support of Hyde Parish Council is noted and welcomed.
Copythorne Parish Council	Copythorne Parish Council supports this policy.	The support of Copythorne Parish Council is noted and welcomed.

Local Plan Policy	Policy DP45 New Forest Estate Workers' Dwellings	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	0
Sound	2	0

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Cadland Estate	The Cadland Estate supports draft policy DP45 which recognises the role of the large Estates in the New Forest play in delivering the statutory National Park purposes and related duty. The policy recognises the changing nature of the roles	The representations and support from the Cadland Estate to policy DP45 are noted and welcomed.

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	undertaken by Estate workers. The policy has been positively prepared to meet an identified need.	
Hyde Parish Council	Hyde Parish Council supports the policy.	The support of Hyde Parish Council is noted and welcomed.
Copythorne Parish Council	Copythorne Parish Council supports this policy.	The support of Copythorne Parish Council is noted and welcomed.

Local Plan Policy	Policy DP46 New dwellings for agricultural and forestry workers	
Total Number of representations received	1	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	0
Sound	0	0

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Copythorne Parish Council	Copythorne Parish Council supports this policy.	The support of Copythorne Parish Council is noted and welcomed.

Local Plan Policy	Policy DP47 Removal of agricultural occupancy conditions	
Total Number of representations received	1	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	0
Sound	0	0

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Respondent	Main Issues Raised	How the representations have been taken into account
Copythorne Parish Council	The Parish Council notes that the supporting text to policy DP47 has been amended in line with the Parish Council's representations at the Regulation 18 Part 2 stage (regarding consideration being given to the use of dwellings for commoners' dwellings) and this revision is welcomed.	The support of Copythorne Parish Council is noted and welcomed.

Local Plan Policy	Policy SP48 Self and Custom Build Housing	
Total Number of representations received	2	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	0
Sound	0	1

Respondent	Main Issues Raised	How the representations have been taken into account
Copythorne Parish Council	Copythorne Parish Council supports this policy.	The support of Copythorne Parish Council is noted and welcomed.
Individual	Welcome the support for self and custom housing and also the requirement for a local connection. The policy should also support appropriate proposals outside the defined villages where this would not detract from the National Park purposes.	The draft Local Plan offers support for self & custom build housing, but it is not considered appropriate enable such developments across the National Park without any spatial focus.

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Local Plan Policy	Policy SP49 Gypsies, Travellers and Travelling Showpeople	
Total Number of representations received	5	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	1
Sound	0	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Environment Agency	Support the inclusion of criterion (g) in the policy relating to assessing flood risk.	Support from the Environment Agency noted and welcomed.
Test Valley Borough Council	Test Valley is not in the position to be able to assist in meeting any unmet need for gypsy, traveller and travelling showpeople's provision arising from within the New Forest National Park.	The position of Test Valley Borough Council regarding gypsy, traveller and travelling showpeople's provision is noted and understood.
Copythorne Parish Council	Copythorne Parish Council supports the requirement in policy SP49 for a local connection to the National Park to be demonstrated.	The support of Copythorne Parish Council is noted and welcomed.
Netley Marsh Parish Council	The flood risk criterion in policy SP49 should be strengthened; and further amendments to policy SP49 should be made to strengthen the delivery of gypsy & traveller pitches and travelling showpeople's plots through the criteria-based policy approach.	The criteria in policy SP49 have been reviewed and updated from the equivalent policy in the adopted New Forest National Park Local Plan (policy SP33) to be more enabling. The Local Plan should be read as a whole and therefore it is not considered necessary to directly reference flood risk (as this is covered by a separate policy). In response to representations made by the Parish Council regarding highway access:

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		Proposed Modification PSM24 proposes the amendment of criterion (c) to state: "The site is well located on the highway network, **provides safe access for the vehicles anticipated to use it,** and will not generate traffic inappropriate for the surrounding roads."
Wiltshire Council	Support the positive approach being taken by the National Park Authority to meeting the identified needs arising within the National Park for additional for gypsy, travellers and travelling showpeople's provision. Wiltshire Council welcomes policies SP49 and SP50 which make provision to meet some of the needs arising within the National Park.	The representations and support from Wiltshire Council are noted and welcomed.

Local Plan Policy	Policy SP50 Allocation of land at Ringwood Road, Netley Marsh for travelling showpeople's use	
Total Number of representations received	62	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	4	13
Sound	1	21

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
New Forest District Council	New Forest District Council welcomes that the National Park Authority's Regulation 19 Local Plan is proposing to meet the identified need for six travelling showpeople plots in full within the Park.	The representation and support in principle from New Forest District Council to the Authority's approach of seeking to meet identified needs through a proposed site allocation is welcomed.

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	The proposed travelling showpeople allocation site is in a sensitive environmental and landscape location of the National Park and it will be essential to ensure any development of this site is sensitive to its landscape context and demonstrates how it will fully mitigate its environmental and other impacts. The Council supports the proposed site-specific criteria set out in draft Policy SP50. The Council considers these criteria to be justified and essential to the soundness of the proposed site allocation.	Representations from New Forest District Council noted and understood. Representation and support from New Forest District Council regarding the proposed site-specific criteria in policy SP50 noted.
Representative of the landowner	Confirms the site is available within the plan period. The landowner supports the proposed allocation and considers Policy SP50 to be sound.	Confirmation from the landowner that the site is available and that policy SP50 is considered sound are noted.
Netley Marsh Parish Council	Netley Marsh Parish Council accepts the accommodation need identified in the January 2026 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. However, the Parish Council objects to meeting that requirement through Policy SP50. The evidence does not adequately justify the site's selection, assumed capacity or delivery. The Parish Council seeks deletion of SP50 and a strengthened SP49 allowing suitable proposals to come forward against clear criteria. The published sustainability appraisal assessment does not explain which approaches were considered reasonable alternatives to meeting the identified	The rationale for the selection of the site to meet the evidence local need for additional travelling showpeople's provision is set out in the Housing Land Availability Assessment and the Gypsies, Travellers and Travelling Showpeople Topic Paper. The deletion of the site allocation and reliance on a criteria-based policy would reduce confidence in the identified need being met. The rationale for the selection of the site to meet the evidence local need for additional travelling showpeople's provision is set out in the Housing

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	need and why the site identified in policy SP50 was preferred. Potential alternative approaches include the consideration of other parcels of land, provision across smaller sites, and expansion or intensification of existing yards. A positively prepared plan must provide a realistic way of meeting the identified need. Allocating land without sufficient evidence of its capacity and delivery does not demonstrate that this requirement has been met. The allocation should be removed. The assessment does not explain how six plots, with accommodation, working areas and equipment storage, would fit alongside SP50(a)'s minimum 20 metre-wide northern landscape buffer and the necessary access and drainage. The Parish Council reports surface-water flooding affecting the lower field and adjoining properties, alongside flood-related disruption on the A336 near Tatchbury Lane. These reports require proportionate consideration of drainage, safe access and the risk of increasing flooding elsewhere.	Land Availability Assessment and the Gypsies, Travellers and Travelling Showpeople Topic Paper. Policy SP49 supports the intensification and expansion of existing permitted sites. The proposed site allocation is supported by the landowner and there are no objections from statutory consultees. The site has the capacity to meet the policy requirements in SP50 and delivery plots to meet the identified need. At over 2 hectares in size, the proposed site allocation has the capacity to meet the policy requirements in SP50 and deliver plots to meet the identified need for 6 plots in full. No objections to the proposed site allocation have been received from either the Lead Local Flood Authority or the Environment Agency. The Authority has prepared a Sequential Test Report that sets out the sites considered for development.
Copythorne Parish Council	The Environmental Assessment of Plans and Programmes Regulations 2004 require the assessment of the likely significant environmental effects of the Plan and reasonable alternatives. The Parish Council do not feel that the National Park Authority has complied with these requirements and therefore the legal compliance objection is that the	The rationale for the selection of the site to meet the evidence local need for additional travelling showpeople's provision is set out in the Housing Land Availability Assessment and the Gypsies, Travellers and Travelling Showpeople Topic Paper. Draft policy SP49 also supports the

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	required assessment of reasonable alternatives, together with the reasons for selecting the preferred approach, has not been adequately demonstrated.	intensification and expansion of existing permitted sites.
Individuals	The consultation process has failed local residents as the proposed site allocation was not included in the Authority's Regulation 18 Part 2 Local Plan document that was consulted on in late 2025. No consultation has been undertaken with the local community or the travelling showpeople community.	The New Forest National Park Gypsy and Traveller Accommodation Assessment was published in January 2026. It is this assessment that quantified the local need and the Regulation 18 Part 2 consultation Plan (November 2025) stated, "It is the National Park Authority's intention to identify and allocate suitable sites through the Local Plan Review." We held a 5 hour drop-in event close to the site in September 2026 to enable people to find out more.
	Do not consider that flood risk has been adequately assessed as part of the process of identified the site. Flood risk goes beyond fluvial flooding.	The Authority has prepared a Sequential Test Report. This will form part of the evidence base that accompanies the submission of the Plan.
	It is queried what other 'reasonable alternatives' were consider to the proposed site allocation in SP50 to positively meet the identified need.	The rationale for the selection of the site to meet the need for additional travelling showpeople's provision is set out in the Housing Land Availability Assessment and the Gypsies, Travellers & Travelling Showpeople Topic Paper.
	The proposed access onto the A336 requires further assessment to demonstrate it is adequate.	No objections have been received from the statutory Highway Authority.
	Objections to the principle of further residential and mixed development within a Conservation Area.	Conservation Area designation in itself does not preclude development and the policy criterion in Policy SP50 seek to address possible impacts.

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	Concerns raised regarding how the use of the site would be conditioned and enforced, with concerns it could be used as a gypsy and traveller site. Objections raised that the allocation would inevitably open up the land to the south for development. Concerns raised that the scale of the development would be overwhelming for the existing local community in Netley Marsh. The pedestrian access to the proposed site is poor, with no pavements along Ringwood Road. Members of the existing travelling showpeople community in Netley Marsh confirm the existing site at Coles Yard is overcrowded and has no room to expand. The family would welcome the opportunity to work with the NPA to identify a suitable site that could be approved for travelling showpeople's use. What is required is a single site capable of accommodating six Showmen's plots, enabling families to remain connected.	Any future planning permission would be conditioned to ensure it could only be used for specific uses in a specific area. Any breach of the planning conditions would be deal with through the planning enforcement system. The proposed allocation is for 6 additional plots in a parish of 2,000 residents. It is not considered this would overwhelm the local community. Ringwood Road has pedestrian pavements on both sides between the proposed site allocation and the school, pub and village hall to the east. Members of the existing travelling showpeople's community in Netley Marsh were interviewed as part of the New Forest National Park Gypsy & Travellers Accommodation Assessment (ORS, 2026). The proposed site allocation is capable of accommodating the identified need for 6 additional pitches in full on a single site.

Local Plan Policy	Policy DP51 Replacement Dwellings	
Total Number of representations received	4	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	0	0
Sound	0	1

DRAFT

Respondent	Main Issues Raised	How the representations have been taken into account
New Forest Association	The draft policy on replacement dwellings is largely unchanged compared to the adopted Local Plan (2019). However, the proposed changes to the extensions to dwellings policy (DP52) will impact on policy DP51, given the Authority's approach of considering the two policies together.	The National Park Authority will continue to consider the development plan as a whole and the interaction between the various relevant planning policies in assessing applications.
Copythorne Parish Council	The additional clarity provided by new paragraphs 8.100 and 8.101 in the Regulation 19 version of the draft Plan is welcomed.	Support from Copythorne Parish Council noted and welcomed.
Individuals	The draft policy wording refers to people who work in the immediate locality when dealing with exceptional needs for more space. This discriminates against people who are unable to work (either through age, disability or other reasons even though they have strong connections to the area. This should be corrected through an amendment to the policy.	The point raised in this representation is acknowledged. **Proposed Modification PSM25** proposes the amendment of the penultimate paragraph to state: "In exceptional circumstances, a larger dwelling may be permitted if it is essential to meet the genuine family needs of an occupier **who works in the immediate locality.**"

Local Plan Policy	Policy DP52 Extensions to Dwellings	
Total Number of representations received	7	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	0
Sound	0	2

DRAFT

Respondent	Main Issues Raised	How the representations have been taken into account
Woodgreen Parish Council	The previous policy – with its 30% limit from an established base date – gave clear guidance and helped manage the over development or properties. The revised policy is now open to interpretation. The stock of smaller dwellings in the New Forest is limited and under pressure.	Draft policy DP52 has been revised in light of the experiences of applying it for the 7 years and a review of relevant appeal decisions. Woodgreen Parish Council's concerns are understood. The draft policy still safeguards 'small dwellings' through specific floorspace limitations.
Verderers of the New Forest	The 30% limit has applied in the New Forest since the 1990s. The Planning Inspectorate supported the policy in 2018-19 and the fact that some appeals have been permitted since does not mean the policy is wrong. Policy DP52 should be modified to include a measurable limit on extensions alongside the criteria proposed so that the effect of enlarging dwellings is controlled, which would benefit commoners and the viability of commoning.	The concerns raised by the Verderers of the New Forest are fully understood. The proposed policy criteria in part (b) seeks to address may of the points and concerns raised by the Verderers.
Hyde Parish Council	The removal of the long-standing planning policy approach to residential extensions in the New Forest will result in an increase in the size of existing dwellings and an increase in the already very high house prices in the National Park. The revised policy is too open to interpretation. Small dwellings in particular must continue to be protected to help sustain the vitality of local villages and services.	Draft policy DP52 has been revised in light of the experiences of applying it for the 7 years and a review of relevant appeal decisions. Hyde Parish Council's concerns are understood. The draft policy still safeguards 'small dwellings' through specific floorspace limitations.
Copythorne Parish Council	The Parish Council supports this policy. The greater detail provided since the Regulation 18 Part 2 consultation stage in 2025 shows how the policy will work. The wording that has been added around	The representations and support from Copythorne Parish Council are noted and welcomed.

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	rainwater drainage and discharge to foul or combined sewers is welcomed.	
New Forest Association	An attempt should have been made to improve and simplify the policy, while still retaining a quantitative threshold above which further extensions would not be supported. The loss of the '30% rule' will result in larger dwellings and additional embodied carbon. The policy should recognise the carbon costs and aim to reduce the number of residential extensions.	The concerns raised by the New Forest Association are understood. The policy has been revised in light of the experiences of applying the policy for the last 7 years and a review of appeal decisions.
Individuals	Policy DP52 has an anomaly in that it would allow a 'small dwelling' to be extended to a larger size than what would be permitted for a slightly larger existing dwelling that is just over 80 square metres. The draft wording refers to people who work in the immediate locality when dealing with exceptional needs for more space. This discriminates against people who are unable to work (either through age, disability or other reasons even though they have strong connections to the area. This should be corrected through an amendment to the policy.	Representations noted. The policy approach in draft policy DP52 is consistent with that in the adopted National Park Local Plan (2019). Where material considerations indicate, individual proposals will be considered on their merits. **Proposed Modification PSM25** proposes the amendment of the third paragraph to state: "In exceptional circumstances, a larger dwelling may be permitted if it is essential to meet the genuine family needs of an occupier **who works in the immediate locality.**"

Local Plan Policy	Policy DP53 Outbuildings	
Total Number of representations received	2	
No of respondents who confirmed the policy is:	**Yes**	**No**

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Legally compliant	0	0
Sound	0	0

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Copythorne Parish Council	Further guidance on how 'subservience' will be considered/assessed would be welcomed.	The adopted New Forest National Park Design Guide SPD (2022) provides further guidance on outbuildings. Criterion (a) of draft policy DP53 confirms that the assessment of whether an outbuilding is subservient will include consideration of scale, size, height and massing.

Local Plan Policy	Policy SP54 Local Community Facilities	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	0
Sound	0	0

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Brockenhurst Parish Council	Support this draft policy, which recognises the role local community facilities play in village life.	Representation from Brockenhurst Parish Council noted and support welcomed.
Copythorne Parish Council	Support this policy. The addition of the requirement for evidence of non-viability is strongly supported.	Representation from Copythorne Parish Council noted and support welcomed.
NHS Property Services	The NHS Property Services supports the provision of sufficient, quality community facilities, but does not consider the proposed policy to be positively prepared. The NHS requires flexibility of the use of its estate and, in particular, the disposal of sites no	Draft policy SP54 enables the loss of an existing local community or publicly-managed facility (such as a local healthcare facility) where, "…it can be robustly demonstrated that there is a lack of need for the existing facility within the local

	longer required at best value (open market) value to help fund services in the area. Requiring the NHS to consider alternative community uses will add delay to this process. All NHS land disposals go through a rigorous internal process to ensure the levels of healthcare provision are maintained and proceeds from sales are reinvested in healthcare provision.	community and wider National Park, or an equivalent community use." The Authority considers this covers the scenario outlined in the NHS Property Services representation and therefore no amendments are proposed.

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Local Plan Policy	Chapter 9 Thriving Local Economy General / chapter-wide	
Total Number of representations received	6	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	
Sound	2	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	Businesses should not be considered if they consist of conversion of part of a main residence. E.g. a garage becomes a business which then involves cars turning up all day.	Small scale employment use is supported where appropriate, including considering traffic and highway and amenity impacts.
Individual	A ban on demolition of buildings constructed prior to 1950 should be enacted with reconstructions of previously demolished historic buildings listed or not given full support for restoration and reuse. Non-Designated Heritage Assets and unclassified historic buildings should be given full protection and support against their demolition, such as selling of publicly owned historic buildings that will be demolished otherwise. Historic buildings should be duly reconstructed authentically as they were.	Comments noted. The Authority has set out the appropriate considerations for the New Forest National Park based on the evidence in the adopted Design Guide, Conservation Area Appraisals and various Village Design Statements.

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tor&co (on behalf of the Cadland Estate)	The Estate fully supports paragraphs 9.57 - 9.59 (which are in line with NPPF policy), that consider the potential for the National Park area to support emerging technologies, such as digital infrastructure, required to grow the national economy. Support is given to the identification of land to the north of Fawley Waterside (Policy SP5) and the allocation of 12,000 square metres of mixed employment land, as a potentially suitable location for emerging technologies and employment sectors, as part of the Solent Freeport tax site. These paragraphs contribute to the overall soundness of the local plan and specifically draft Policy SP5.	Comments noted.
Landford Parish Council	Are the local economy proposals sound? To the area of Landford Nomansland and Hampworth they are irrelevant rather than sound. There are no medium or large employers within about 10 miles in any direction from Landford or Nomansland any additional housing will produce more traffic.	The Local Economy Topic Paper and Spatial Strategy Topic Paper set out more information on this. Landford and Nomansland are located within 10 miles of Salisbury, Romsey and Totton where a range of medium and large employers are located.
New Forest Association	Paragraph 9.23 Commoning An additional paragraph is required reflecting that on April 22, 2026, New Forest commoners officially gained recognition under the Framework Convention for the Protection of National Minorities (FCNM). The Ministry for Housing, Communities and Local Government has confirmed that even without being formally named in legislation, the New Forest Commoners are now entitled to the	Comments noted. Modification: insert new paragraph 9.24 as follows (& renumber consecutive paragraphs): **9.24 On 22 April 2026 New Forest Commoners officially gained recognition**

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	rights and protections enshrined in the FCNM. Article 5.1 of the framework requires the Authority to promote the conditions necessary for persons belonging to national minorities to maintain and develop their culture, and to preserve the essential elements of their identity, namely their religion, language, traditions and cultural heritage. NFA believes this strengthens the need to (at a minimum) preserve the availability of back-up land and may lead in the future to the privileges extended to the other national minorities applying to New Forest Commoners.	**under the Framework Convention for the Protection of National Minorities (FCNM) and are now entitled to the rights and protections enshrined in the FCNM. Policy SP57 below (the land based economy) seeks to address Article 5.1 of the framework requiring the promotion of the conditions necessary for persons belonging to national minorities to maintain and develop their culture, and to preserve the essential elements of their identity, namely their religion, language, traditions and cultural heritage.**
Copythorne Parish Council	Paragraph 9.58 The Solent Freeport Fawley Waterside tax site is the obvious site to meet this need. IT infrastructure is always important. We note that much of this type of infrastructure falls under national planning laws and policies.	Comments noted. The Authority has set out a positive site allocation policy for the element Solent Fawley Waterside tax site that is located within the National Park in the draft Local Plan.

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Local Plan Policy	SP55 Maintaining and improving business floorspace	
Total Number of representations received	4	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	3	
Sound	1	2

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Landford Parish Council	Criterion b) - B2 heavy industry should not be permitted in defined or smaller defined villages. Criterion b) should refer to noise and other pollution. It should be amended to read "small-scale new employment development and redevelopment of existing sites that fall within Use Class except B2 providing there is no detrimental impact on surrounding uses in terms of design, amenity, traffic/parking, noise or other pollution impacts.	Comments noted. **Proposed Modification PSM28** Insert additional wording into criterion b) as follows: b) there is no detrimental impact on surrounding uses in terms of design, amenity~~, and~~ traffic/parking**, noise or other pollution** impacts.
Landford Parish Council	Last paragraph - Development which would result in the loss of an existing employment building or site, will only be permitted where the loss of that use can be justified." There should be but there isn't currently a link between employment in the national park and the quantity and location of housing proposed being built. If the National Park loses employment sites it also loses the opportunity to employ. There is a net disbenefit (taking into account traffic, congestion and	The Local Economy Topic Paper provides further detail on the employment policies in the draft Plan. The Local Plan evidence based includes an assessment of housing needs and an assessment of employment needs, with the draft Plan including policies to address needs where possible within a nationally protected landscape.

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	pollution) to the National Park from building properties in the National Park if employment is generated only outside the National Park. The wording should be amended to read “Development which would result in the loss of an existing employment building or site will not be permitted.” And the rest of the paragraph in the draft plan be deleted.	
Landford Parish Council	Support 3rd paragraph supporting small businesses.	Comments noted.
Copythorne Parish Council	Support paragraph 9.17 & agree with not encouraging general warehousing for the reasons mentioned. Support paragraph 9.19 retaining existing employment sites. Good to see the issue of parking and traffic addressed directly. Supported if correct procedure followed.	Comments noted.

Local Plan Policy	DP56 Redevelopment and extension to existing employment buildings	
Total Number of representations received	2	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	
Sound	1	

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Landford Parish Council	Agreed that “the redevelopment and/or intensification of existing employment buildings for industrial, office, business and low-key storage uses	Comments noted. The Local Plan evidence based includes an assessment of housing needs and an assessment of employment needs, with the draft

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	will be permitted throughout the National Park" and the level of additional housing should be consistent with and linked to the creation of New Forest National Park employment opportunities. Supported.	Plan including policies to address needs where possible within a nationally protected landscape. Housing has not been looked at in isolation during the preparation of the draft Local Plan.
Copythorne Parish Council	This is supported but it needs to be mentioned that there is always the danger of "chicken houses" becoming workshops, becoming offices, becoming bungalows. The Parish Council believes it is important to retain employment in communities. But depends on type of business.	Comments noted. See Local Economy Topic Paper for further background on the draft employment policies in the Local Plan.

Local Plan Policy	SP57 The land-based economy	
Total Number of representations received	2	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	1	
Sound	1	

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Landford Parish Council	SP57 is Legally Compliant & Sound	Comment noted.
Copythorne Parish Council	Support. Paragraph a (ii) contradicts Policy SP42 which could release back up grazing land for affordable housing. Paragraph 9.22 - We support the direction of travel for the Farming in Protected Landscapes programme. We support the emphasis on land management linked to the National Parks main	Comments noted. Paragraph a(ii) applies to all development and seeks to resist the loss of back up grazing to other land uses and development, to support commoning and Commoners across the National Park. The policies in the draft Local Plan should be read as a whole.

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	aims. Affordable housing for Commoners is an important aspect to achieve this.	

Local Plan Policy		DP58 New agricultural and forestry related development	
Total Number of representations received		2	
No of respondents who confirmed the policy is:		**Yes**	**No**
Legally compliant		1	
Sound		1	
Respondent	**Main Issues Raised**		**How the representations have been taken into account**
Landford Parish Council	DP58 is Legally Compliant & Sound		Comment noted.
Copythorne Parish Council	Especially support the consideration of the building or structure		Comment noted.

Local Plan Policy		DP59 Reuse of farm buildings	
Total Number of representations received		2	
No of respondents who confirmed the policy is:		**Yes**	**No**
Legally compliant		1	
Sound			1
Respondent	**Main Issues Raised**		**How the representations have been taken into account**

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Landford Parish Council	Last paragraph - “Only after the above matters have been given due consideration, will consideration be given to other alternative activities, such as accommodation for tourism purposes”. This paragraph should be replaced with “To promote the creation of additional employment in the National Park through tourism, if conversions take place for tourism, those properties should remain as accommodation for tourists and not be allowed to become 2nd homes or 1st homes.”	Comments noted. Appropriate planning conditions will be placed on permissions at the planning application stage.
Copythorne Parish Council	Good to see that the NPA looking after the commoners. Support the emphasis on commoners having priority for buildings if it helps the farmer.	Comments noted and support welcomed.

Local Plan Policy	DP60 Loss of local retail facilities		
Total Number of representations received	2		
No of respondents who confirmed the policy is:	**Yes**	**No**	
Legally compliant	1		
Sound	1		
Respondent	**Main Issues Raised**		**How the representations have been taken into account**
Landford Parish Council	DP60 is Legally Compliant & Sound		Comment noted.

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Copythorne Parish Council	Support	Comment noted.

Local Plan Policy	DP61 Retail development outside of the Defined Village boundaries		
Total Number of representations received	2		
No of respondents who confirmed the policy is:	**Yes**	**No**	
Legally compliant	1		
Sound	1		
Respondent	**Main Issues Raised**		**How the representations have been taken into account**
Landford Parish Council	DP61 is Legally Compliant & Sound		Comment noted.
Copythorne Parish Council	Good to see support for our local village shops and farm shops.		Comment noted and support welcomed. .

Local Plan Policy	SP62 Sustainable tourism development		
Total Number of representations received	5		
No of respondents who confirmed the policy is:	**Yes**	**No**	
Legally compliant	2		
Sound		3	
Respondent	**Main Issues Raised**		**How the representations have been taken into account**

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Landford Parish Council	Update the wording of criterion 1d to emphasise the importance of creating local employment by stating "retaining where possible, existing serviced visitor accommodation where it contributes to the sustainability and employment of local communities"	Comments noted. The Authority cannot stipulate that serviced visitor accommodation draw their employment from local communities.
Avison Young, on behalf of Away Resorts Ltd	The approach taken by NFNPA towards policies relating to additional tourism facilities and infrastructure fails to meet the tests of soundness, on the basis that the Plan as drafted is not positively prepared against a clear objectively assessed need; is not justified in its approach against this need; and is furthermore not consistent with national policy whilst is devoid of any evidence base to show why there is no provision for caravan tourism accommodation. Outside of caravan-based tourism accommodation, the draft Policies limit new facilities and accommodation to settlement boundaries is further untenable against the National Decision Making Policies in the 2026 Framework. Any future retention of the policy would be without merit due to the subsequent limited weight it would be attached when considering any future planning application. These considerations are underpinned by an independent tourism needs assessment, which robustly demonstrates a clear need for additional tourism facilities in the plan area. This approach is consistent with national policy. As such, we would request that NPA reconsider the approach to planning policies DP62 and DP63, particularly with regard to the static caravan and chalet market.	The Local Plan is being considered against the December 2024 NPPF, not the 2026 Framework. The Authority considers this policy is appropriate taking account of the National Park purposes, landscape character and protected nature conservation sites. It sets out the criteria for considering both small scale and larger scale tourism development. The New Forest National Park has a significant number of camping and caravan sites and the Sandford Principle – which sets out the relationship between the two National Park purposes – is also relevant to the drafting of these policies.

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Copythorne Parish Council	This is broadly supported but wherever possible attention needs to be paid to linking up local transport services. How do “Airbnb” type properties fit into this policy?	Comments noted. See Local Economy Topic Paper. Where planning permission is required for short term holiday lets the policy would be engaged.
Individual	Comments on the operation of Policy SP62 (visitor facilities and accommodation) as it relates to a potential defined village boundary at Landford & Nomansland.	Comments noted. This representation is largely concerned about the proposed defined village boundary at Landford & Nomansland. See further information in the Housing Topic Paper and Settlement Hierarchy Topic Paper.
Laister Planning Ltd on behalf of Paultons Park	SP62 does not provide a sufficiently positive or flexible framework for the sustainable evolution of established major visitor attractions. In particular: • criterion 1(b) is limited to “small-scale” attractions and “limited extensions”; • criterion 1(c) adopts an overly restrictive approach to development outside Defined Villages; • paragraph 2 requires a Whole Estate Plan (WEP) for enlargement or diversification of major attractions without regard to the scale or complexity of the proposal; • the distinction between a “major tourist attraction” and “major development” is unclear; • the relationship between SP62 and SP4 is insufficiently clear; and • elements of the supporting text conflict with the stated objective of supporting sustainable tourism.	The policy sets out what type of development will be acceptable in defined villages, outside of defined villages and identifies the considerations for larger scale tourist attractions. The Authority believes that it has struck an appropriate balance between the need to protect the landscape, habitats and natural beauty of the National Park as required by its first purpose, and the requirement to deliver sustainable tourism development in line with the NPPF. See Local Economy Topic Paper.

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Local Plan Policy	DP63 Holiday parks and camp sites	
Total Number of representations received	3	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	2	
Sound	1	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Landford Parish Council	Support DP63 especially given the number of pop up campsites that do not adhere to the 28 day rule.	Comments and support noted.
Avison Young, on behalf of Away Resorts Ltd	The approach taken by NPA towards policies relating to additional tourism facilities and infrastructure fails to meet the tests of soundness, on the basis that the Plan as drafted is not positively prepared against a clear objectively assessed need; is not justified in its approach against this need; and is furthermore not consistent with national policy whilst it is devoid of any evidence base to show why there is no provision for caravan tourism accommodation. Outside of caravan based tourism accommodation, the draft Policies limit new facilities and accommodation to settlement boundaries is further untenable against the National Decision Making Policies in the 2026 Framework. Any future retention of the policy would be without merit due to the subsequent limited weight it would be attached when	The Local Plan is being considered against the December 2024 NPPF, not the 2026 Framework. The Authority considers this policy is appropriate taking account of the National Park purposes, landscape character and protected nature conservation sites. It sets out the criteria for considering both small scale and larger scale tourism development. The New Forest National Park has a significant number of camping and caravan sites and the Sandford Principle – which sets out the relationship between the two National Park purposes – is also relevant to the drafting of these policies.

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	considering any future planning application. On that basis, it is the proposed policy wording also fails to meet the test of 'positiveness' as it does not seek to meet the need of the area. These considerations are underpinned by an independent tourism needs assessment, which robustly demonstrates a clear need for additional tourism facilities in the area. This approach is consistent with national policy. As such, we would request the NPA reconsider the approach to policies DP62 and DP63, particularly with regard to the static caravan and chalet market.	
Copythorne Parish Council	Support the relocation of campsites within the National Park to less sensitive areas. Fully restoring the existing sites to an appropriate New Forest landscape is essential. Paragraphs 9.50 and 9.51, we support both the Article 4 Directions for pop up and temporary campsites, if a reasonable size.	Comments noted and support welcomed.

Local Plan Policy		DP64 Telecommunications and digital infrastructure	
Total Number of representations received		2	
No of respondents who confirmed the policy is:		**Yes**	**No**
Legally compliant		1	
Sound		1	
Respondent	**Main Issues Raised**		**How the representations have been taken into account**

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Landford Parish Council	Support.	Comment noted.
Copythorne Parish Council	To reduce impact, can masts be painted green or be camouflaged with greenery? This policy needs to be strengthened for 5G telecom masts which by their very nature are particularly intrusive and will cause visual harm if not carefully sited and disguised to be as unobtrusive as possible. We support the provision of IT infrastructure and the conditions imposed to minimise visual, tranquillity and character impacts. The condition to remove the equipment once redundant is important.	Comments noted. Local Plan policies should be read in the round, with relevant applications being considered against the landscape and design policies to assess any visual and amenity impacts.

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Local Plan Policy	Chapter 10 Transport and Access General / whole chapter	
Total Number of representations received	7	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	5	1
Sound	2	4

Respondent	**Main Issues Raised**	**How the representations have been taken into account**
Individual	The view that bikes and public transport provide access is incorrect. It ignores the young, the disabled and the elderly.	The Plan seeks to promote and improve active travel in line with national policy and the Local Transport Plans. See Transport Topic Paper.
Individual	Include a new policy to give strength to traffic which unexpectedly depends on a village, such as when an emergency requires an alternative diversion.	Such circumstances are outside of the remit of the planning system and the Local Plan policies.
Individual	Free car parking en masse required with the removal of all associated prohibitions, such as time-limited restrictions and camera deterrents	Car parking charges are not subject to the need for planning permission and are beyond the scope of the Local Plan.
Individual	Chapter 10 and Policies DP65 and SP66 are unsound because they do not reflect the practical transport limitations of rural communities in the New Forest National Park, and therefore undermines the spatial strategy, settlement hierarchy and housing site allocations especially in Landford.	The NPA's evidence on the consideration of the spatial strategy and settlement hierarchy, including the transport elements in set out in the Transport Topic Paper and Settlement Hierarchy Review Topic Paper.
Hyde Parish Council	There is no public transport in Hyde, so it cannot be sustainable as it does not exist. Cycling other than recreational is dangerous due to the state of the roads. Cars are the only feasible choice to get to anywhere.	Comments noted. The Plan seeks to promote and improve active travel in line with national policy and the Local Transport Plans. See the Transport Topic Paper.

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Godshill Parish Council	Could the Plan identify the busy routes with high collision risks, such as the B3078 Roger Penny Way, could be recognised as sensitive cross-Forest routes and the issue could be addressed of how the cumulative increases in traffic on these routes are to be assessed and mitigated with speed-management measures such as average-speed cameras.	Comments noted and further information is set out in the Transport Topic Paper. Ultimately the New Forest National Park Local Plan must focus on matters where planning permission is required. Speed management measures are implemented by the Police working with the statutory Highway Authority, rather than through the land use planning system.
The New Forest Youth Board	The Building Digital UK programme could support efforts to improve evening and weekend bus services, particularly for young people and those without access to private transport. Better digital infrastructure at bus stops—including free Wi-Fi in areas with poor mobile coverage—could give passengers reliable, real-time information about delays and diversions. Bus apps could also improve accessibility by showing whether priority seating is available, reducing disruption for passengers who depend on it.	This representation from the Youth Broad raises several interest points. Digital infrastructure and apps are outside the scope of the land use planning system and these matters are more appropriately addressed through other routes.

Local Plan Policy	DP65 Transport Infrastructure		
Total Number of representations received	8		
No of respondents who confirmed the policy is:	**Yes**	**No**	
Legally compliant	4		
Sound	1	3	
Respondent	**Main Issues Raised**		**How the representations have been taken into account**

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Individual	The site allocation at Landford does not reflect the principles of this policy – public transport is poor and people need a car.	The SLAA assessed sites based on the proximity & availability of public transport, whilst recognising that public transport is relatively limited across the largely rural area of the National Park. See the Transport Topic Paper.
Waterside Cycling Action Group	The WCAG calls for 20 mph limits in all villages, wide and barrier-free paths with clean, even surfaces, and accessible public buildings and mobility-scooter parking. New developments must incorporate accessible active travel routes and public transport links from the outset, with facilities delivered at the start of construction rather than delayed or omitted on profitability grounds.	In line with the principles of the recently adopted Hampshire and Wiltshire Local Transport Plans the policies promote active travel. Speed limits are a matter for the local highway authority, rather than the land use planning system.
Individual	Brighton Road Sway development is 1 mile outside the main village on a lane with no pavement or street lighting so does not provide a safe and convenient access especially for extra care older residents or staff who will often have to access the site in darkness and poor weather.	The NPA considers that the housing site allocation at Brighton Road in Sway represents an appropriate and suitable proposal, including on highway and safety grounds, and reflects these considerations in the policy criteria.
Individual	Chapter 10 and Policies DP65 and SP66 are unsound because they do not reflect the practical transport limitations of rural communities in the New Forest National Park. The scale and location of development, including at Landford–Nomansland, should reflect realistic opportunities to reduce car dependency.	Comments noted. The NPA's evidence on the consideration of the spatial strategy and settlement hierarchy, including the transport elements in set out in the Transport Topic Paper and Settlement Hierarchy Review Topic Paper. The scale of development in the National Park is modest compared to neighbouring, more accessible areas.

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Landford Parish Council	Planned housing growth—including the proposed 30 homes at Landford—and wider developments such as Solent Freeport and Fawley Waterside will increase car, delivery-van and heavy-goods traffic. This is concerning as Landford and Nomansland have limited public transport, & residents depend heavily on cars. Existing congestion, traffic diversions, larger vehicles and speeding create safety and severance problems for communities, walkers, cyclists and horse riders. The Plan requires stronger recognition of expected traffic growth and changing vehicle trends.	Comments noted. The NPA's evidence on the consideration of the spatial strategy and settlement hierarchy, including the transport elements in set out in the Transport Topic Paper and Settlement Hierarchy Review Topic Paper. There are significant local needs arising within the National Park area that the Local Plan has a key role in seeking to meet, within the context of a nationally protected landscape.
Brockenhurst Parish Council	Supports the policy's principles but raises concerns that rising traffic, emerging transport technologies and nearby housing growth could increase disturbance and recreational pressure. Consider protected zones to safeguard sensitive environments, farms, villages and the National Park's special qualities.	Comments noted. The Sustainability Appraisal and Habitats Regulations Assessment have considered cumulative impacts of development, especially on the internationally protected nature conservation sites.
Copythorne Parish Council	Consider including horse riding which is a very important mode of transport - for some - in the Park. This policy needs to spell out minimum acceptable levels of transport that must be provided for new developments. Support the removal of iv. private car from point 1b of this policy. Paragraph 10.3 we support the New Forest Tour. Paragraph 10.9 - What kind of traffic management initiatives would be considered?	Criterion 1c) of the policy requires development proposals to provide for safe and convenient access for all modes, thereby including consideration of horse riding. The small scale of development within the National Park means new public transport provision is unlikely and so development is focused where there are some basic services. Further detail is set out in the Transport Topic Paper.

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	Unclear how this works in rural settlements. Minimal lighting, narrow lanes, lack of footpaths and/or cycle lanes affects the safety of active travel. Heavy traffic, and no, or limited, public transport links.	
Boyer Planning on behalf of Taylor Wimpey UK Ltd	Taylor Wimpey supports the objectives of reducing the need to travel and enabling sustainable transport. In the interest of soundness, there should be greater recognition of the benefits that sites in proximity to services and facilities can deliver to address challenges in the respect sustainability. Sites adjoining established towns offer access to a wider range of destinations than some more dispersed locations. On this basis, Nouale Lane should therefore be assessed through an accessibility audit identifying walking and cycling routes, distances to everyday services, bus stops and service frequencies, crossing requirements and any physical or legal barriers.	The Sustainability Appraisal of the Regulation 19 Submission draft Local Plan considered a range of options for meeting identified needs against a series of indicators and objectives. This included a scenario with development on the periphery of the National Park. The decision on which option to progress is based on a range of factors.

Local Plan Policy	SP66 Sustainable transport and access	
Total Number of representations received	6	
No of respondents who confirmed the policy is:	**Yes**	**No**
Legally compliant	5	
Sound	4	1

Respondent	**Main Issues Raised**	**How the representations have been taken into account**

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Woodgreen Parish Council	Welcome the development and implementation of the LCWIP in the New Forest to make cycling more accessible and joined up routes. Support more traffic calming measure across the New Forest.	Comments noted – the New Forest LCWIP is referenced within the draft Plan. Traffic calming measures are typically implemented by the statutory highway authority and do not require planning permission.
Fordingbridge Town Council	Support, particularly criteria b and e.	Support welcomed.
Individual	Chapter 10 and Policies DP65 and SP66 are unsound because they do not reflect the practical transport limitations of rural communities in the New Forest National Park. Add a requirement to improve transport-network resilience during major disruption or closure of strategic routes, including managing displaced traffic on minor rural roads and limiting impacts on communities, vulnerable road users, livestock, emergency access, tranquillity and the National Park's special qualities.	The NPA's evidence on the consideration of the spatial strategy and settlement hierarchy, including the transport elements in set out in the Transport Topic Paper and Settlement Hierarchy Review Topic Paper. The Local Plan is not the appropriate document to set out what measures would be put in place in an emergency, which is convened by other bodies in the New Forest.
Landford Parish Council	Support active travel but walkers, cyclists and horse riders express safety concerns due to the volume of traffic and frequency of vehicles exceeding the speed limit on the road network. Include improvements to local footpaths and the off-road cycling network. Active-travel measures must include the Wiltshire parts of the New Forest.	Comments noted. The local cycling and walking infrastructure plans for the National Park area set out various plans and proposals.

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New Forest District Council	The Council seeks clarification on the relationship between the proposed New Forest Traffic Management Strategy and the New Forest Transport Strategy, including their scope, objectives, preparation and implementation timescales. It also asks what further work will follow the 2025 Active Travel Feasibility Study—particularly to address the A35 as a barrier to active travel—and confirms its willingness to collaborate with the NPA on active travel and other cross-boundary issues.	Comments noted. The New Forest Traffic Management Strategy work is not as advanced as anticipated, see Transport Topic Paper. Therefore, minor modification required to paragraph 10.25 and policy SP66.
Brockenhurst Parish Council	Support the policy, but want better integration of rail, bus and school transport across the Forest. Services should be coordinated to reduce timetable gaps, allow shared use of school & public buses, and extend the New Forest Tour beyond its current 11-week season, supported by integrated options such as rover tickets. Consider measures such as higher parking charges or a congestion zone to encourage a shift from car use, with recent parking charges appearing to have already reduced pressure on the Forest.	These are important points but they are better addressed through the implementation of the relevant Local Transport Plans and the Local Cycling & Walking Infrastructure Plans (as well as the review of the National Park Partnership Plan. The Local Plan cannot provide policy coverage for matters like car parking charges.
Copythorne Parish Council	We support this policy but feel that Copythorne Parish is being overlooked. We have virtually no public transport, no cycle routes and roads and pavements are in poor state of repair. Need more joined up no-vehicle routes, especially Copythorne to Lyndhurst. This is a great wish list but in reality, when some of these have been proposed they conflict greatly with the National Parks strategic objectives. Can the Design statement help overcome this?	Comments noted. See Transport Topic Paper.

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Chapter 11 Monitoring and implementation and Annexes

4.6 Alongside the main chapters of the Regulation 19 Submission draft Local Plan, representations could also be submitted on Chapter 11 (Monitoring and Implementation) and the Annexes to the draft Plan. Set out below is a summary of the representations received on Chapter 11 and the Local Plan Annexes.

Respondent	Main Issues Raised	How the representations have been taken into account
Test Valley Borough Council	Welcome the inclusion of a section on Test Valley within Annex 4 on the rural affordable housing parish cascade. This section seeks to align with our own approach to allocations and cascading. However, we suggest some small changes to ensure there is a clear aligned approach set out in the Plan	**PSM33 and PSM34** Amend paragraphs 5 and 6 of Annex 4 in line with TVBC's suggested minor modifications to refer to the Borough Council's 'Scheme of Allocations' (and any other such document or policy that may replace it).

Evidence and supporting documents

4.7 Alongside the Regulation 19 Submission draft Local Plan, the National Park Authority also published the main evidence base studies and supporting information to the Plan as part of the 6 week consultation in August and September 2026. A limited number of representations were received on these during the consultation and the main points raised are set out below.

Respondent	Main Issues Raised	How the representations have been taken into account
Individuals	Housing Needs Assessment - objection to the allocation of Landford – Nomansland as a Defined Village	This is not a representation on the Housing Needs Assessment per se. See separate responses to Chapter 4 Spatial Strategy
Individuals	Gypsy & Traveller Accommodation Assessment - object to allocation under Policy SP50	This is not a representation on the GTAA per se, but to do with the Authority's to meeting the identified need. See response to SP50 under Chapter 8

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Respondent	Main Issues Raised	How the representations have been taken into account
Individuals	Strategic Flood Risk Assessment - objection to the allocation of Landford – Nomansland as a Defined Village	The Environment Agency and Wiltshire Council have raised no objection to this element of the Plan. See responses to Chapter 4 Spatial Strategy
NHS Property Services	Economic Viability Assessment - the assessment of plan-wide viability demonstrates that policy requirements in relation to healthcare infrastructure contributions are deliverable. Concerned that without explicit mention healthcare will compete with other obligations. Recommend the viability assessment includes a separate cost input for typologies where a healthcare contribution is expected	The Economic Viability Assessment (Three Dragons, 2026) tested the main development typologies likely to come forward within the National Park area over the plan period. The assessment identified a degree of viability 'headroom' and so healthcare contributions could still be sought where required. The NHS and healthcare representative bodies have also been consulted on the preparation of the Infrastructure Delivery Plan.
Individual	Infrastructure Delivery Plan SP41 There is no acknowledgement of the need for cross boundary service funding	The NPA and Wiltshire Council have a signed Statement of Common Ground and contributions would be secured at the planning application stage.
Individual	Habitats Regulations Assessment There are critical omissions regarding statutory nature recovery frameworks, and the cumulative effect of environmental degradation is underestimated – delete site allocated under SP41	The HRA assess impacts on internationally designated sites in and around the New Forest and no impacts have been identified in relation to draft policy SP41.
	Strategic Land Availability Assessment	

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Respondent	Main Issues Raised	How the representations have been taken into account
Luken Beck (on behalf of Seaward Properties) Boyer Planning obo Taylor Wimpey UK Ltd	Promote sites for residential use. Representations on the outputs of sites assessed, particularly when sites are recorded as available and achievable but not suitable – with particular reference to landscape, relationship with settlements and facilities.	The Housing Land Availability Assessment sets out the Authority's consideration of the sites submitted. The allocation of sites within a nationally protected landscape must be informed by consideration of the statutory framework for National Parks.
Vail Williams LLP (on behalf of Trant Estates Limited)	Site promoted for renewable energy and the opportunity should be taken to enhance support for renewable energy development including the allocation of suitable sites.	The point raised in tis representations has been considered in the review and preparation of the local planning policy on renewable energy in the Climate Change chapter.
Individual	Lack of consultation with Bath and North East Somerset, Swindon and Wiltshire Integrated Care Board in relation to proposed development within the Wiltshire area of the National Park	The Authority has engaged with the Bath & North East Somerset, Swindon and Wiltshire ICB in the preparation of the Infrastructure Delivery Plan. The ICB were contacted in September 2026 and invited to submit representations on the Submission draft Local Plan within a 6 week period.

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Appendices

Appendix A – Specific and General Consultees notified of the Regulation 19 consultation

- Mining Remediation Authority
- Historic England
- Natural England
- Environment Agency
- Marine Management Organisation
- National Highways
- National Grid
- Bournemouth Water
- Wessex Water
- Southern Water
- Hampshire & Isle of Wight Integrated Care Board
- Bath and North East Somerset, Swindon and Wiltshire Integrated Care Board

- Dorset Council planning
- Southampton City Council
- Bournemouth, Christchurch & Poole Council
- Wiltshire Council
- Hampshire County Council
- New Forest District Council
- Test Valley Borough Council

- Sir Desmond Swayne
- Sir Julian Lewis
- Christopher Chope
- Caroline Nokes
- John Glen

- Ashurst & Colbury Parish Council
- Beaulieu Parish Council
- Boldre Parish Council
- Braemore Parish Council
- Bramshaw Parish Council
- Bransgore Parish Council
- Brockenhurst Parish Council
- Burley Parish Council
- Copythorne Parish Council
- Denny Lodge Parish Council
- East Boldre Parish Council
- Ellingham, Harbridge & Ibsley Parish Council
- Exbury & Lepe Parish Council
- Fawley Parish Council
- Fordingbridge Parish Council
- Godshill Parish Council
- Hale Parish Council
- Hordle Parish Council
- Hyde Parish Council
- Hythe & Dibden Parish Council
- Landford Parish Council
- Lymington & Pennington Town Council
- Lyndhurst Parish Council
- Marchwood Parish Council
- Melchet Park & Plaitford Parish Council
- Milford on Sea Parish Council
- Minstead Parish Council
- Netley Marsh Parish Council
- New Milton Town Council
- Redlynch Parish Council
- Ringwood Town Council
- Sopley Parish Council
- Sway Parish Council
- Totton & Eling Parish Council
- Wellow Parish Council
- Whiteparish Parish Council
- Woodgreen Parish Council

- Action Hampshire
- Age Concern Hampshire
- Associated British Ports
- Bournemouth International Airport Ltd
- Calshot Activities Centre
- Campaign for National Parks
- CPRE Hampshire
- Christchurch Bicycle Club
- Community First New Forest
- Country Land and Business Association SE
- Country Land and Business Association SW

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- Cranborne Chase & West Wilts Downs National Landscape
- ExxonMobil Chemical Ltd
- Federation of Small Businesses
- Friends, Families and Travellers
- Fordingbridge Society
- Forestry England
- Friends of Brockenhurst
- Friends of the New Forest
- Hampshire Chamber of Commerce
- Hampshire and Isle of Wight Wildlife Trust
- Hampshire Association of Local Councils
- Hampshire Field Club & Archaeological Society
- Hampshire Constabulary - Designing Out Crime officer
- Hampshire Fire & Rescue Service (New Forest Group)
- Hampshire Gardens Trust
- Hampshire Outdoor Centres
- Hampshire Scouts
- Homes England
- Lepe Country Park
- Lymington & District Chamber of Commerce & Industry Limited
- Lymington Harbour Commissioners
- Lymington Society
- Jackson Planning
- National Farmers' Union
- National Grid
- National Trust
- National Trust Hants & IoW
- Network Rail
- New Forest Access Forum
- New Forest Business Partnership
- New Forest Centre
- New Forest Commoners' Defence Association
- New Forest Equestrian Association
- New Forest Friends of the Earth
- New Forest Hounds
- New Forest Runners Club
- Meyrick Estate
- New Forest Sports Council
- Go New Forest
- New Forest Trust
- Ramblers Association (New Forest Branch)
- Ringwood Society
- Royal Society for the Protection of Birds (RSPB)
- Sandy Balls Estate
- Sandy Balls Holiday Village
- The Showmen's Guild of Great Britain Central Office
- The Showmen's Guild of Great Britain Western Office
- Solent LEP
- Solent Forum
- Solent Protection Society
- Southampton Airport
- Sport England
- SSE
- Swindon & Wiltshire LEP
- The Caravan Club Ltd
- Tourism South East
- Verderers of the New Forest
- Wild New Forest
- Wilts & Dorset Bus Co Ltd
- Wiltshire Association of Local Councils
- Dorset & Wiltshire Fire & Rescue
- Wiltshire Wildlife Trust
- UK Youth
- New Forest Transition CIC
- Ringwood Actions for Climate Emergency (RACE)
- Minstead Green Group
- Greener Brockenhurst
- ECO Sway
- Conservation Connection New Forest South
- Cadland Estate
- Bisterne, Pylewell & Sowley Estates
- Exbury Estate
- Somerley Estate
- Hamptworth Estate
- Beaulieu Estate
- Hinton Admiral Estate
- Pylewell Estate

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Appendix B - Promotion of Regulation 19 consultation

Press releases:

Issued 10 July 2026 to 171 news outlets and community magazines, and was available to view on the Authority's website, it received nearly 300 views: Local Plan Review for New Forest National Park - New Forest National Park

Launch of consultation: Have your say on the draft New Forest National Park Local Plan - New Forest National Park

Media coverage:

Local Plan Review for New Forest National Park - New Forest National Park
Next steps taken for New Forest National Park Local Plan | Daily Echo
The draft NPA Local Plan will be considered by authority members next week

New Forest National Park Local Plan six-week consultation | Bournemouth Echo
New Forest National Park Local Plan six-week consultation | Salisbury Journal
Residents invited to have their say on draft New Forest National Park Local Plan - Yahoo News UK

Have your say on the draft New Forest National Park Local Plan - Netley Marsh
New Forest National Park Draft Local Plan | Landford Parish Council

Park Life newspaper:

Park Life is produced twice a year, in conjunction with the Lymington Times. Copies were distributed together with the Lymington Times, to visitor attractions.

A digital version was also made available on the National Park website.

Readership for Spring/Summer 2026 edition 56,250


Spring/Summer 2026 Park Life 7

Have your say on the next phase of the National Park Local Plan

The next phase of consultation on the draft New Forest National Park Local Plan is taking place late this summer into autumn, and it's an important opportunity for local communities, organisations and stakeholders to get involved.

The Local Plan is a key planning document and sets out how development within the New Forest National Park will be managed over the coming years. It guides planning decisions on where homes, employment space and community facilities may be located, while ensuring that the New Forest's unique landscape, wildlife and cultural heritage are protected and enhanced. The Local Plan plays a vital role in balancing the identified needs of people who live and work here with the special qualities that make the New Forest such a distinctive place.

This next phase of consultation will build on the feedback received following the public consultation on the initial draft version of the Plan which closed in December 2025. It will present refined draft planning policies on key issues such as meeting local housing needs, climate change, nature recovery, transport and supporting thriving local communities. Residents, parish councils, businesses and partner organisations are all encouraged to review the revised draft proposals and share their views.

Taking part in the consultation is straightforward. There will be opportunities to find out more through public sessions, where National Park Authority staff will be on hand to explain the proposals and answer any questions.

Your feedback matters. Responses received during this consultation will be submitted alongside the draft Local Plan and supporting evidence to the Government for independent examination by the end of 2027. By getting involved, you can help ensure that future planning decisions reflect local priorities and continue to protect the special character of the New Forest for generations to come.

Further details, including consultation dates and how to take part, will be shared soon. Keep an eye on the National Park Authority website and social media for updates. www.newforestnpa.gov.uk/LocalPlan

An aerial view of Beaulieu (photo: Adobe stock)

New Forest Metal Work
CATTLE GRIDS MADE TO ORDER

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Newsletters:

Enews (27,000 subscribers)

Sent 11 August:

58.38%
15,457 recipients
Opened

Have your say on the draft New Forest National Park Local Plan

Local residents, landowners, stakeholders and businesses are being invited to take part in a public consultation on the revised draft Local Plan.

The Local Plan sets out the draft local planning policies that will guide future development across the National Park, helping to protect its internationally important landscape, wildlife and heritage while supporting the needs of local communities and businesses.

The six-week consultation, running from Monday 17 August to Wednesday 30 September 2026, is the final opportunity for people to comment on the draft Local Plan before it's submitted to the Government for independent examination.

A series of free public drop-in events will be held across the National Park during the consultation period. Planning officers will be on hand to explain the draft Plan, answer questions and talk through the changes made since the previous consultation in late 2025.

Each event will run from 2pm to 7pm. Between 2pm and 5pm, visitors can browse information displays and speak informally with officers. From 5.30pm, there'll be a short presentation followed by a managed Q&A session.

The events will be held at:

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

Anyone wanting to submit a question in advance can email policy@newforestnpa.gov.uk, stating which event they plan to attend.

For those who can't attend in person, an online information session will take place on Thursday 10 September, from 4pm to 5.30pm. Details and a joining link will be available on the NPA website: www.newforestnpa.gov.uk/LocalPlanReview

The revised draft Local Plan and supporting documents can be viewed online through the consultation platform at https://nfnpaLocalPlan.commonplace.is where you can also submit comments and feedback **from 17 August**.

More information on our website

Sent 27 August:

48.31%
12,730 recipients
Opened



Have your say on the New Forest National Park draft Local Plan

The Local Plan sets out the draft local planning policies that will guide future development across the National Park, helping to protect its internationally important landscape, wildlife and heritage while supporting the needs of local communities and businesses.

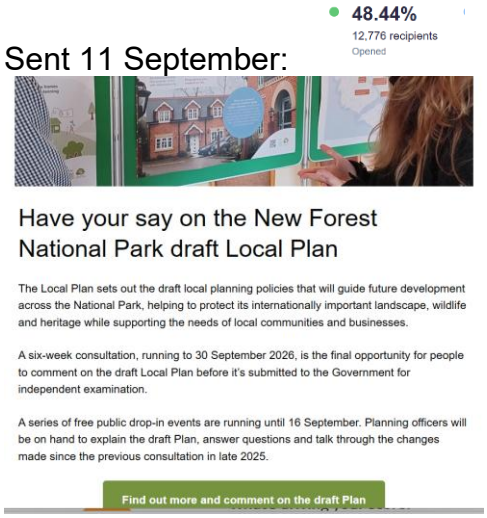
A six-week consultation, running to 30 September 2026, is the final opportunity for people to comment on the draft Local Plan before it's submitted to the Government for independent examination.

A series of free public drop-in events will be held across the National Park during the consultation period, starting on 2 September. Planning officers will be on hand to explain the draft Plan, answer questions and talk through the changes made since the previous consultation in late 2025.

Find out more and comment on the draft Plan

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Sent 11 September:



Facebook banner displayed during the consultation:



Poster:

Sent to all local towns and parishes and displayed in notice boards around the New Forest



On-line session and Drop in Events:

An online presentation and consultation event was held via Microsoft Teams on Thursday 10 September 2026, between 4pm – 5.30pm.

Drop-in Events:

Location	Date
Landford Village Hall	Wednesday 2 September 2026
Bartley Village Hall	Friday 4 September 2026
The Copythorne & District Royal British Regional Hall	Monday 7 September 2026
Jubilee Field, Sway	Tuesday 8 September 2026
Lyndhurst Community Centre	Friday 11 September 2026
Redlynch Village Hall	Wednesday 16 September 2026

All drop-in sessions were structured as follows:

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2pm-5pm - view the display boards and chat informally with National Park Authority officers about the revised draft Local Plan.
5.30pm Presentation explaining the key changes since the 2025 consultation and the next steps for the Local Plan, followed by a managed Q&A session.

Drop-in session Q&A at Lyndhurst:



Social media:

31 published posts across NPA Facebook channels, including Facebook, X, LinkedIn and Instagram.

An average engagement rate of 3.9% was achieved, which is well above the local government average of 1.1%

Total

Tagged Posts Summary

View the performance metrics of your posts with applied tags.

Engagements	Impressions	Engagement Rate (per Impression)
7,762	129,115	6.0%

New Forest Nati...
Thu 9/24/2026 1:40 pm BST

Our Local Plan review is open for public comment until 30 September 2026....



Engagements	**2,174**
Reactions	1,091
Comments	37
Shares	70
Saves	N/A

New Forest Nati...
Sun 8/23/2026 11:52 am BST

📢 The next stage of our Local Plan review is open for public comment until 30 September...



Engagements	**2,024**
Reactions	718
Comments	19
Shares	54
Saves	N/A

New Forest Nati...
Fri 8/28/2026 4:59 pm BST

🏡 Planning in the New Forest National Park – come and talk to us!...



Engagements	**1,978**
Reactions	645
Comments	21
Shares	55
Saves	N/A

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Appendix C - Public notice

Appeared in the Lymington Times and New Milton Advertiser on Friday 14 August.

NEW FOREST NATIONAL PARK

NEW FOREST NATIONAL PARK LOCAL PLAN REVIEW NOTICE OF CONSULTATION – REGULATION 19

PLANNING AND COMPLUSORY PURCHASE ACT 2004 TOWN AND COUNTY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 – AS AMENDED

The New Forest National Park Authority (NPA) has published a draft Local Plan under Regulation 19 of the above regulations for inspection and consultation from **17 August 2026 to 5pm on 30 September 2026.**

The draft Local Plan published for Regulation 19 sets out a series of draft planning policies which will be used to guide the type and location of new development within the National Park to help deliver the statutory Park purposes. The review of the Local Plan is necessary to ensure that the National Park is covered by an up-to-date local policy framework that complies with national policy.

The draft Local Plan and other supporting information – including the Sustainability Appraisal and Habitat Regulations Assessment – is available for inspection at our office at Lymington Town Hall, Avenue Road, Lymington, SO41 9ZG, from 9am-12.30pm, then 1.30pm until 4pm on Monday to Friday; and online via the consultation portal 'Commonplace' nfnpalocalplan.commonplace.is/

As part of the consultation, we are holding a series of public drop-in events. **All sessions will be open from 2pm until 7pm:**

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

An online drop-in event will be hosted by the NPA on 10 September, 4pm – 5.30pm. Further details of the consultation sessions will be provided here: www.newforestnpa.gov.uk/LocalPlanReview

Representations on the draft Local Plan Review should be made online during the 6-week consultation period at nfnpalocalplan.commonplace.is/.

If you need help responding to this consultation, please contact us at: policy@newforestnpa.gov.uk or on 01590 646600.



23 Friday 14 August 2026 www.advertiserandtimes.co.uk 01425 613384 - advertising@advertiserandtimes.co.uk

Classified

Deadline: Wednesday 10:30am
01425 613384 classifieds@advertiserandtimes.co.uk

IT'S EASY TO PLACE A CLASSIFIED ADVERT!

BY PHONE
01425 613384
and pay with your credit or debit card

BY EMAIL
classifieds@advertiserandtimes.co.uk
and PHONE with your CREDIT/DEBIT CARD details (Please leave approx. 30 minutes before printing.)

IN PERSON
11 Mallard Buildings, Station Road, New Milton. BH25 6HY

BY POST
Advertiser & Times, 11 Mallard Buildings, Station Road, New Milton. BH25 6HY
Enclosing a cheque payable to New Milton News & Media Ltd

PLEASE BE AWARE
That our phones and office become extremely busy prior to deadline, which are regularly published in the paper and on our website.

PRE-PAYMENT CLASSIFIED ADVERTISEMENT FORM

Classification _____

Latest Times:
- Display 3pm Tuesday
- Lineage (classifieds) adverts 10.30 a.m. Wednesday
- Back Page Announcements 12 noon Wednesday
- Death Notices 1pm Wednesday

Lineage adverts are priced at 52p per word with a min. charge of £6.50

Name _____
Address _____
Telephone _____

To pay for your advertisement please call the Classifieds Department on 01425 613384 (option 1) during opening hours (9am-5pm Monday-Thursday, 9am-4pm Friday).
Please note adverts must be pre-paid before they will printed.

01425 613384
and pay with your credit or debit card.

Alternatively
Phone 01425 613384
email classifieds@advertiserandtimes.co.uk

Articles For Sale

CARPET & VINYL
Remnants to clear
Quality pieces
01590 643974

Shoprider 6 Runner

10 Powered Wheelchair
new batteries 01/21 included
Lyndhurst, Used
£280 ono
01425 291588

MOTORHOME 2005 PEUGEOT AVANTGARDE 300
40,000 miles, 8 months MOT
Service history
Lymington
£13,000 ONO
07830 134900

STORAGE UNIT/WORKSHOP FOR RENT 4m x 12m storage unit for rent in a secure private location near Lymington. Double door entry, secured access, concrete floor, lights and electrics. Toilet and parking on site. Ideal for Classic car storage or general storage/workshop. Available immediately, call 07761 386773 for more information.

STRAWBERRIES pick your own at Goodells Lymington, SO41 5SD, just past the Ferry Terminal. Open everyday 9am - 7pm. No need to book. 07967 314888.

Articles Wanted

ALL RIFLES, shotguns, anything shooting related, old or new, wanted by certificate holder. Please telephone 07970 653486. Name and address supplied.

BATTERIES wanted, car / boat / tractor. Cash paid on collection. Please telephone 07879 826089.

JEWELLERY WANTED
Quality or Broken
ROBERT ALAN
Jewellers
GOLD BUYING CENTRE
64 STATION ROAD, NEW MILTON.
TEL. 01425 611291

LADY WISHES TO BUY - China, Glass, Furniture, Clothes, Copper, Brass, Garden Ornaments, Gold, Silver & Costume Jewellery AND anything Old & Interesting. R.P.Curtis 07790 099541

PERSIAN RUGS BOUGHT AND SOLD. LARGEST STOCKISTS OF OLD PIECES IN THE UK. CHRISTCHURCH CARPETS, 83-87 BARIATES, CHRISTCHURCH. BH23 3QE. TELEPHONE 01202 482712.

WANTED Ipod screen, chainsaw, Hoegvarna or Stihl blowers, Hoods or Hatchs working or not. Sandblasted Iron gauges or dials. Please telephone 07879 620698.

WANTED
All Hard back books, Coins Stamps
Immediate Settlement
Contact Hamilton Jones
Tel 01202 733550

Business

M.D.S. DIGITAL
INSTALLS/SERVICE
DIGITAL AERIALS PREVIOUS
SKY DIGITAL FREESAT DIGITAL
EXTRA TELEVISION POINTS
TELEPHONE LINES POINTS
TELEVISION FITTING (STUFF THERE)
WALL MOUNTED TVS
SMALL JOBS, PART FRIENDLY SERVICE
100% SATISFACTION GUARANTEED
LOCAL CALL: 01590 670108
MOBILE: 07717 194443

Computer Services

Will's Computer Services
Quality & Affordable PC Support Service
01425 278207 07715 502932
www.willscomputerservices.co.uk

NEED DIGITAL HELP?
Need digital help with your phone, tablet, computer or online applications?
Free drop in's at New Milton and Lymington. Call the number shown for details.
Call Kevin on 07788745462
to arrange paid hour sessions based in New Milton and Lymington to cover all of your needs.

Dogs

THE FRIENDLY DOG CLUB
Dog Training Classes
Puppy foundation
Intermediate Advanced & Agility Classes
www.friendlydog.club
Katie 01425 615880

Health & Beauty

PEDICARE professional, Nails, hard skin, corns, diabetic care, in the comfort of your own home. Sales Tuition 07951 644CKDip, 01202 908104

Livestock & Machinery

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FARM/HIGHWAY & DOMESTIC SPECIALISTS
Working throughout Dorset & New Forest bringing quality materials, professional workmanship and 25 years' experience to your project.
Post & Rail, Stock Fence, Wire, Access, Gates, etc
Guaranteed work. Fully insured. FREE quotes. No job too big or small
Tel: 01305 474800
Mobile: 07905 596597
www.dorsetfence.com
Two Oaks, St John's Road, Ashley

PERSONAL ASSISTANT REQUIRED
Reliable and caring dog-enthusiast PA's required to support disabled mother and her young daughter
Two separate roles:
1. Monday
2. Tuesday
Regular Monday or Tuesday hours
Driving essential
Long term role
Please text: 07909 284068

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advertising@advertiserandtimes.co.uk

Public Notices

Deadline: Wednesday 10:30am
01425 613384
classifieds@advertiserandtimes.co.uk

Licence Applications

LICENSING ACT 2003 Application to Grant a Premises Licence
Notice is given that Oasis Waste has applied for the grant of a premises licence for the sale of alcohol for consumption on the premises to both club members and the public at New Milton Liberal Club, Ashley Sports Ground, Ringwood Road, New Milton, BH25 6AJ. Any person wishing to make representations in respect of the application may do so by writing to Licensing Services, New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA or via email at licensing@nfdc.gov.uk. Within 28 days of the application. A copy of this application is available to view during office hours at the above offices or via www.newforest.gov.uk. It is an offence knowingly or recklessly to make a false statement in connection with this application, punishable on summary conviction by an unlimited fine. Dated 12/08/2026

Wills & Probate

CAPTAIN CHARLES EDWARD HOYLE (Deceased)
Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named late of 14 Everton Road, Hordle, Lymington, SO41 0ED, who died on 28/04/2026, are required to send written particulars thereof to the undersigned or to Barbers Tel 01590 645 400 after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.
SIMON STEWART,
23 Lymington Road, Highcliffe, BH23 5HB

LAWRENCE ANN MARIE (Deceased)
Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named late of 14 Everton Road, Hordle, Lymington, SO41 0ED, who died on 28/04/2026, are required to send written particulars thereof to the undersigned or to Barbers Tel 01590 645 400 after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.
SIMON STEWART,
23 Lymington Road, Highcliffe, BH23 5HB

Planning Applications

NEW FOREST NATIONAL PARK

Statutory Notice of Planning Applications: 29/01/2026 to 04/08/2026
Town and Country Planning Act 1990 Planning (Listed Buildings and Conservation Areas) Act 1990.

DORMERFULL – Single storey rear extension, new storey, rear extension; rooflights. Kenen E, EMPRESS ROAD, LYNDHURST, SO43 7AE

DORMERWAY – Application to vary conditions 4 and 6 of planning permission 23/00778/FULL for dwelling. 2 storey/ outbuilding (garage) & office; outbuilding (garage); landscaping; demolition of existing dwelling and 2no. outbuildings. Park Farm House, LYNDHURST ROAD, MINSTEAD, LYNDHURST, SO43 7FY

David Bailey, Interim Head of Planning & Place, New Forest National Park Authority, Lymington Town Hall, Avenue Road, Lymington SO41 9ZG. Tel: 01590 646600

Public Notices

NEW FOREST NATIONAL PARK LOCAL PLAN REVIEW
NOTICE OF CONSULTATION – REGULATION 19
PLANNING AND COMPULSORY PURCHASE ACT 2004
TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 – AS AMENDED

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The draft Local Plan and other supporting information – including the Sustainability Appraisal and Habitat Regulations Assessment – is available for inspection at our offices at Lymington Town Hall, Avenue Road, Lymington, SO41 9ZG, from 9am-12.30pm, then 1.30pm until 4pm on Monday to Friday, and online via the consultation portal 'Commonplace' nfnpplanning.commonplace.is

As part of the consultation, we are holding a series of public drop-in events. All sessions will be open from 2pm until 7pm:

- Wednesday 2 September: Landford Village Hall, Lyndhurst Road, Landford
- Friday 4 September: Bashley Village Hall, Bourne Road, Woodlands
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- Tuesday 8 September: Ashley Parish Station Road, Ibsley
- Friday 11 September: Lyndhurst Community Centre, Main Car Park, Lyndhurst
- Wednesday 16 September: Fordingbridge Village Hall, Vicarage Road, Fordingbridge

An online drop-in event will be hosted by the NPA on 13 September, 4pm – 5.30pm. Further details of the consultation sessions will be provided here: www.newforestnpa.gov.uk/LocalPlanReview

Representations on the draft Local Plan Review should be made online during the 6-week consultation period at nfnpplanning.commonplace.is

If you need help responding to this consultation, please contact us at policy@newforestnpa.gov.uk or on 01590 646600.

NEW FOREST NATIONAL PARK LOCAL PLAN REVIEW
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PHONE 01425 612594 to place a display advertisement

Public Notices
KEITH JOHN MCINTYRE (Deceased)
Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named late of 14 Everton Road, Hordle, Lymington, SO41 0ED, who died on 28/04/2026, are required to send written particulars thereof to the undersigned or to Barbers Tel 01590 645 400 after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.
SIMON STEWART,
23 Lymington Road, Highcliffe, BH23 5HB

PUBLIC NOTICES

Stay informed of what's going on in your local community

Road Closures, Planning and Licensing Applications

PUBLIC NOTICES

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/ONTIMES
@LYMINGTONTIMES

Advertiser & Times
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news@advertiserandtimes.co.uk
classifieds@advertiserandtimes.co.uk
advertising@advertiserandtimes.co.uk
visit www.advertiserandtimes.co.uk for circulation maps and much more

The New Milton Advertiser & Lymington Times newspapers are traditional, paid for weekly broadsheet newspapers and have served their places at the heart of the local community since their origins in 1928.
A highly trusted source of quality local news and information. The papers enjoy a combined circulation of just over 14,000 copies and cover an area that encompasses the New Forest and surrounding areas.
Display advertising front page £4.75 (sec.) per single column cm, inside pages £3.00 sec (min. 3cm), classified pages £3.75 sec (min. 3cm). Situations Vacant £0.80 sec. Public Notices £11.80 sec. (+VAT.

TRADE ADVERTISEMENTS
It is an offence for a person in the course of business to cause the publication of an advertisement of a type which might lead a person replying to think that it was a private advertisement when such may not the case.
Replies to Box Numbers should include the relevant Box Number and be sent to the Advertiser & Times at the address shown at the start of this notice. Box number names and addresses not revealed.
Although every effort is made to avoid errors, the publishers only accept advertisement on the understanding that they will not be held responsible for financial loss by the advertiser consequent upon non or incorrect insertion of any advertisement.

The publishers reserve the right to not accept or continue to accept any advertisement.
WE ACCEPT MOST CREDIT & DEBIT CARDS
LATEST TIMES: Boxed Classified 5pm Tuesday
Lineage advertisements 10.30am Wednesday
Family Announcements 12.00pm Wednesday
Death Notices 1pm Wednesday
CLASSIFIED LATEST TIMES change at Bank Holidays and Christmas
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