Appendix 1 of Regulation 18(2) Consultation Statement (August 2026)

Summary of main issues raised made pursuant to Regulation 18 (Part 2) – Reponses to the NFNPA Local Plan Review

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Introduction

The tables below provide a summary of the responses received from the groups and organisations submitted to the National Park Authority during the Regulation 18 Part 2 consultation period (November – December 2025). Each table is divided into policies from the draft Local Plan. A response from the Authority is provided to each summarised comment. Responses from individual members of the public have been summarised for clarity into one response under ‘Individuals’.

It should be noted that statutory bodies who were consulted, in most cases, did not respond to every policy within the draft Local Plan. Responses to this consultation were greater than that of the Regulation 18 Part 1 consultation, with 1,110+ responses received in comparison to 81.

The higher response rate for this latest consultation can be attributed to several factors, but particularly the introduction of a full draft version of the Local Plan, which included draft policies and proposed site allocations. The consultation statement from the Part 1 Regulation 18 consultation can be found here: Local Plan review 2025-27 - New Forest National Park. Both statements should be read in conjunction to assess how the Local Plan has proactively responded to the views of the local community and others with interests in the New Forest National Park.

Consultation publicity and format of the Local Plan

Many of the representations referred to the format of the draft Local Plan and publicity of the consultation. A summary of the main issues raised is set out below.

Respondent	Summary of representation	NPA response
Individuals	Consider the plan to be cumbersome, the terminology and abbreviations a challenge to comprehension, and the response method difficult to navigate and respond to the correct sections. Suggest that publicity has been poor in Landford and Nomansland and that insufficient notice of the consultation was provided. Queries why the consultation was not advertised locally.	Comments noted. The New Forest National Park Local Plan Review is comparatively succinct compared to many development plans. The Commonplace platform has broken it down into individual chapters for ease of navigation. The Regulation 18 (Part 2) consultation was undertaken over a six-week period between 5 November and 19 December 2025. The consultation was widely publicised ahead of its start date, and Parish Councils were notified, both within the Park and adjoining its boundaries. Posters advertising the consultation were sent to Parish Councils and the NFNPA engaged proactively with the Councils, including holding a briefing session with Landford Parish Council in September 2025. Consultation documents were made accessible online, with hard copies available for inspection at Lymington Town Hall. The Authority subsequently held 5-hour public drop-in sessions in 5 locations – including Landford – during the consultation period to enable people to find out more about the draft Local Plan. Consequently, the publicity and consultation undertaken by the NPA exceeds the statutory requirements and aligns with our adopted Statement of Community Involvement (2023).

Chapter 1 – Introduction and Background

There were a total of 26 representations relating to this chapter. A summary of the main issues raised is set out below.

Respondent	Summary of representation	NPA response
RSPB	Pleased to see the two primary purposes for the NPA highlighted and the duty to co-operate clearly articulated.	Comments noted and support welcomed. The adopted New Forest National Park Local Plan sets out the statutory National Park purposes and related socio-economic duty, and similar wording has been retained in the revised Plan.
New Forest Cycle Working Group	Requests that transport issues relating to strategic cross-boundary planning be included within the supporting text.	The transport policies in the draft Local Plan have been informed by the relevant Local Transport Plans prepared by Hampshire County Council and Wiltshire Council, as well as other transport-related documents. Paragraph 1.20 has been updated to reflect this.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Supports inclusion of the two statutory purposes for the NPA, the national strategic context for National Parks, and links to other plans and strategies.	The draft Local Plan highlights the Authority's socio-economic duty, and several sections of the draft Local Plan specifically seek to deliver the duty in the context of the statutory National Park purposes.
Individuals	From the few representations received for this section, broad support was shown for setting out the NPA's two statutory purposes. The commencement of the Local Plan period was queried.	Broad support welcomed and it is agreed that the Authority must put the two statutory purposes of the National Park first and this informs the overall quantum and distribution for development in the draft Plan. Small-scale development is supported in all National Parks to ensure local needs can be met where possible. This helps to sustain local communities and services. The Local Plan period starts at the date the NPA commenced the review - this was 2024 (5 years after the date of adoption of the current Local Plan). Local Plans are required to look forward at least 15 years from the date of adoption, and this is why the Local Plan end date is 2043.

Chapter 2 – Profile of the New Forest

There were a total of 22 representations relating to this chapter. A summary of the main issues raised is set out below.

Respondent	Summary of representation	NPA response
Brockenhurst Parish Council	Requests the chapter to make reference to commoners and commoning.	Further wording has been added into the supporting text to make specific reference to New Forest commoners. There are several references to commoners and commoning throughout the draft Plan and additional wording in Chapter 2 helps to set the scene.
Woodford Green Parish Council	States that the summary is good.	Support welcomed.
New Forest Association	To align with the definition of the purposes and duty of a national park, requests deletion of the word ‘important’ from the paragraph setting these out.	The word 'important' has been deleted in paragraph 2.13 of the draft Plan in accordance with this representation.
New Forest Cycle Working Group	Requests reference be made to active transport as an existing means of transport, and the negative effects that major roads have on active transport.	The transport policies in the draft Local Plan have been informed by the relevant Local Transport Plans prepared by Hampshire County Council and Wiltshire Council, as well as other transport-related documents. Further wording has been added to the paragraph on transport issues.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Welcomes recognition of the important role played by traditional rural land-based activities in maintaining the landscape character of the National Park and supporting local employment. Notes that the projected decline in the working-age population is a significant concern, despite current low unemployment rates and considers that the NFNPA should use the new development plan to help retain and attract young people, both for traditional land-based activities and for other sectors of the local economy. Suggests that this should include ensuring that affordable homes are available for those working locally, particularly younger people, and enabling rural businesses to diversify where appropriate so that they can remain sustainable over the longer term. Supports the draft plan’s acknowledgement of the NFNPA’s duty to foster the socio-economic wellbeing of National Park communities. Advises that given the environmental, landscape, ecological and heritage constraints within the Park, it is particularly important that opportunities for employment	The draft Local Plan includes policies that support traditional rural-based activities such as farming, forestry, commoning, and the role of the Estates. The supporting text has been updated to refer to the parts of the designated Solent Freeport that lie within the New Forest National Park.

	development are used effectively and that limited previously developed land is put to its best use. Proposes that the economic opportunities associated with the Solent Freeport designation should be reflected more clearly. Notes that while the designation is primarily related to major port expansion, some limited areas of land within the NFNPA plan area fall within the Freeport tax and customs area, creating potential economic and transport-related opportunities that should be recognised consistently across the plan.	
Laister Planning on behalf of Paultons Park	Suggests that the effects of the draft policies, in combination with the objective of conserving the National Park's special qualities, risks creating an overly restrictive policy framework that discourages sustainable investment in major visitor attractions, which is contrary to national policy objectives. Proposes that the Plan is amended to address this.	Comments noted. It should be highlighted that the planning policy approach in the National Park must be consistent with both national planning policy set out in paragraphs 189 - 190 of the NPPF (2024) and also the primary legislation established for National Parks through the National Parks & Access to the Countryside Act 1949. National planning policy is clear that National Parks are not appropriate locations for major development other than in exceptional circumstances. The NPA has a duty to support the socio-economic well-being of local communities within the National Park linked to the delivery of the two statutory National Park purposes. Policy SP62 (Sustainable tourism development) has been amended to include criteria for considering proposals relating to major visitor attractions.
Individuals	Recognition of the impact of increased visitor numbers has on forest landscapes and communities requested. The New Forest's ecological systems are under pressure from dog walking; banning dogs from the Open Forest proposed. Road deaths of animals increase as more vehicles traverse the Park. Reference to different ethnic and cultural groups represented within the Forest proposed. Reference to active travel as an existing means of transport and the negative effects of major roads on this should be included within the supporting text. Opposition to further development within the Forest. More social housing for rent is required to support commoning and low-income residents. The impact of high land and property values on practising commoning noted. Suggested that the Waterside area should be incorporated into the National Park.	The role of the Local Plan review in addressing increased visitor pressures has been set out in updated text. Planning permission has bene granted in several locations for off-designation dog walking/training areas. It is not within the remit of the NPA or the Local Plan to ban dog exercise on the Open Forest, as no planning permission is required. Through Operation Mountie and other initiatives, the proportion of commoners' stock killed through road traffic accidents is at a historic low and work will continue on this. The transport policies in the draft Local Plan have been informed by the relevant Local Transport Plans prepared by Hampshire County Council and Wiltshire Council, as well as other transport-related documents. Further wording has been added to paragraph 2.14 on transport issues.

		The scale of new development within the National Park is limited, but it is also home to 34,500 people and 2,500 local businesses that have needs. The draft Local Plan includes draft planning policies that would deliver social rented housing and would contribute towards the needs identified in the response. The draft Local Plan seeks to address high house prices by (a) limited the size and scale of replacement dwellings and residential extensions; and (b) a suite of policies that aim to deliver housing for commoners, Estate workers, agricultural & forestry workers and local people with a connection to the New Forest in housing needs; and (c) limiting the size of net new dwellings to ensure new provision meets identified needs for smaller properties. The draft Plan specifically supports commoners' dwellings through a bespoke policy. The boundary of the New Forest National Park is established by the Government, and it is not within the NPA's remit to change the boundary. A review of the National Park boundary is not timetabled and is a separate process from the current Local Government Reforms review process taking place in Hampshire and the Solent.

Chapter 3 – Vision and Objectives

There were a total of 22 representations relating to this chapter. A summary of the main issues raised is set out below.

Respondent	Summary of representation	NPA response
Natural England	Supports the draft Local Plan's Vision and development particularly the commitment to delivering wider environmental net gains and restoring nature's capacity to deliver ecosystem services through nature recovery. Welcome the integration of climate change considerations, landscape, and the National Park's special qualities throughout the Plan's policies.	Overall support for the Vision and strategic objectives welcomed and comments noted.
Historic England	Supports the objectives but notes that the National Park's special qualities are intrinsically linked with the Park's cultural heritage and that the Objective 2 reflects the NPA's second statutory purpose.	Support welcomed. It is agreed that the second objective also relates to the second statutory Park purpose, and the text has been updated to reflect this.
Woodgreen Parish Council	Expresses concerns that further development will increase pressures on existing infrastructure.	Comments noted, but it is not a tenable position for there to be no development within the National Park, and the housing crisis means there will continue to be growth in the areas surrounding the Park. The NPA engages with neighbouring planning authorities on cross-boundary impacts and seeks to manage these as appropriate.
New Forest Association	Suggests that the Vision should begin with setting out the strategic context of the National Park and proposes amendments to the key challenges likely to affect the Park over the next 15 years.	The first of the key challenges set out in paragraph 3.4 has been reworded to be more of an explicit challenge, and the final challenge has been rewritten along the lines suggested by the NFA.
Verderers of the New Forest	Welcomes that the New Forest Partnership Plan 2022-2027 is acknowledged as playing a central role in delivering a shared Vision for the New Forest. The Vision for the Local Plan is supported and reference to traditional land management practices, particularly commoning, is welcomed.	Support for the draft Vision and strategic objectives welcomed.
CPRE Hampshire	Welcomes the introduction of the strategic objectives but proposes that the draft Local Plan's objectives should seek to improve affordability of homes.	Support for the strategic objectives welcomed. Clearer reference has been made to affordability within the strategic objectives; this includes, but is not limited to, affordable housing for local people.
New Forest Cycle Working Group	Supports strategic objective 9 and notes that increased use of active travel could contribute to other objectives.	Support for the wording of draft Strategic Objective 9 welcomed.

Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Supports the Vision and objectives of the draft Local Plan, specifically the recognition of the contribution of traditional land-based activities to the National Park and rural exception sites and estate workers housing. Proposes that the Vision should be more ambitious in addressing the impacts of climate change and redevelopment of brownfield sites for renewables and other supporting energy-related infrastructure.	Support welcomed. There is some merit in the representations made by the Cadland Estate relating to the wording of the Vision and renewable energy and the text has been amended to reflect this. The draft Local Plan support appropriate small-scale renewable energy, and this is now referenced. Deciding on what development is appropriate is more nuanced than whether a site is brownfield.
Carter Jonas on behalf of Fawley Waterside Ltd	Supports the Vision but considers that opportunities to maximise appropriate and sensitive development beyond the National Park's boundaries should be given priority over development within the Park.	Support for the Vision welcomed. The point raised by Fawley Waterside is noted and understood. However, as the NPA is preparing the statutory development plan for the National Park area and has no direct planning remit beyond the Park boundary, there is limited scope for our Local Plan to make specific reference to areas outside the National Park.
Turley on behalf of Pennyfarthing Homes (LAA31 site promoter)	Proposes that stronger emphasis is given in the Vision to the importance of providing sufficient homes – particularly affordable homes – and to focusing on the needs of local people. Suggests that objectives 3 and 9 should set out that growth should be redirected to sustainable locations that reduce the need to travel.	The wording in the draft Vision relating to meeting the needs of local communities within the National Park is taken from the National Park Circular - which remains extant - and reflects the NPA's socio-economic duty towards local communities within the National Park. The third paragraph of the draft Vision talks about meeting local housing needs. The wording of draft objectives 3 and 9 is considered reasonable and has now been updated.
Individuals	Support for the strategic objectives and strong support for the vision, in particular reference to the climate emergency, inclusion, and people living and working sustainably. Changes proposed to the Vision relating to the management of recreation and visitor pressures. Rewording of the climate change objective suggested. Commitment to support minority communities within the New Forest requested. Park and ride facilities proposed. Queried how the Plan period between 2024 and 2026 is considered. Increased traffic from development outside of the National Park resulting in accidents involving Commoners' livestock observed. Opposition to further development within the National Park and queries why it is considered to be in the public interest. Development considered to conflict with the statutory purposes of the National Park.	Support for the strategic objectives and strong support for the Vision welcomed. The suggested rewording around the Vision relating to the management of recreation and visitor pressures is reasonable, as is the suggested rewording of the objective relating to Climate Change is also considered reasonable and as such, these sections have been amended. It is unclear how support for minority communities would feed into the local planning policies for the National Park. The transport policies in the draft Local Plan have been informed by the Hampshire Local Transport Plan and other local initiatives. There are currently no plans for park and ride in the New Forest area. The planned charging for New Forest car parks is a matter for Forestry England rather than the National Park Authority. The Local Plan period starts at the date the NPA commenced the review - this was 2024 (5 years after the date of adoption of the current Local Plan). Local Plans are required to look

		forward at least 15 years from the date of adoption, and this is why the Local Plan end date is 2043. The NPA is not the planning authority for the areas outside the National Park and so cannot feasibly include policy coverage of these issues through our Local Plan. The NPA's wider work includes engagement with partners on animal accidents, with the proportion of stock killed in recent years at a historic low. Development is not, and never has been, precluded in National Parks. National policy supports small-scale development to meet local needs, including proposed housing allocations with affordable homes reserved for local people in need. New housing in an area of need is a community benefit, supporting local services at risk of closure, such as schools, and enabling further benefits including public greenspace and safer school drop-off areas.

Chapter 4 – Strategic Policies and Development Principles

There were a total of 120 representations relating to this chapter. A summary of the main issues raised is set out below.

Policy SP1 – Supporting sustainable development

Respondent	Summary of representation	NPA response
Natural England	Supports Policy SP1 and welcomes its strong emphasis on sustainable development, that conservation and enhancement of the National Park will be afforded greater weight in decision-making.	Support welcomed and comments noted.
Historic England	Suggests that reference could be made to culture and heritage capital	The first sentence of the policy wording has been amended to include culture and heritage capital.
Hampshire County Council	Proposes that reference is made to 'improved public transport and active travel links' within the policy. Suggests that a list of the services that ecosystems provide should be included within the supporting text.	Criterion a) has been expanded to reference active travel links. However, it is not considered necessary to set out a description of ecosystem services as this is provided within the glossary.
Dorset County Council	Supports deviation from the standard method in defining local housing needs and offers strong support for the definition of sustainable development in criterion a). Suggests that the proposed supply of 50 homes per annum may not be a true reflection of the ability of the Park to sustainably deliver new homes and that an assessment should be undertaken of the locations around the Park's fringe, adjacent to existing urban areas, to inform a full understanding of the unmet housing need in the National Park.	Support for deviation from the standard method and strong support for the definition of sustainable development welcomed, and comments noted. The Sustainability Appraisal evaluated spatial strategy options for delivering housing within the National Park. This included consideration of locations on the edge of the National Park, adjacent to established urban areas. Option F considered development on the National Park's periphery, immediately adjoining settlements outside the boundary. While existing infrastructure in these areas could help mitigate potential impacts and avoid the most sensitive parts of the Park, the assessment concluded that concentrating development in these fringe locations would restrict the distribution of socio-economic benefits across the wider National Park communities, particularly within its key 'core' areas. Options E and G examined a combination of peripheral development with growth in new or existing settlements within the National Park. However, these options were also discounted for the reasons set out in the Sustainability Appraisal.

New Forest District Council	Notes the NFNPA's identification of an objectively assessed housing need target and acknowledges that continued engagement between the NFNPA and the New Forest District Council will be required to address the unmet housing need.	Comments noted.
Copythorne Parish Council	Supports reference to improved public transport links and climate change resilience. Queries whether the transport strategy is sufficiently robust.	Support welcomed. The NFNPA has consulted, and will continue to engage with, the relevant Highways Authorities to ensure that transport matters are addressed in line with the Wiltshire and Hampshire Local Transport Plans and the Partnership Plan. Further detail will be set out in the forthcoming New Forest Transport Strategy.
Landford Parish Council	Notes that sustainable development is important to prevent character villages and established communities from becoming overwhelmed by development.	Comments noted.
Redlynch Parish Council	Notes spelling mistakes, suggest that the Parish's settlements are listed, and that it is made clear that the village of Redlynch is located within Wiltshire.	The typographical errors in both the policy wording and supporting text for Policy SP1 have been amended. However, it is neither necessary to list the settlements within the Parish, nor to state which authority is has responsibility for infrastructure, etc. The current Duty to Cooperate requirement means that ongoing discussions are being held between relevant neighbouring authorities and the NPA to ensure that any form of proposed development is deliverable over the long term.
New Forest Association	Requests that the call for sites process should include – and be biased towards - housing exception sites and sites suitable for back up grazing.	The call for sites process identifies land suitable for development and does not in itself identify land for back up grazing. Rural exception sites cannot be allocated through the Local Plan, though it is recognised that some of the sites submitted may have merit as possible rural exception sites. It is considered that Policy SP55 provides sufficient criteria to assess proposals affecting back up grazing land. .
New Forest Cycle Working Group	Suggests that reference to active travel links should be made within criterion a).	The policy wording has been amended to refer to active travel links.
RSPB	Supports the inclusion of the Sandford Principle in relation to the statutory purposes of the National Park and requests that this is highlighted, along with the duty to co-operate.	Support welcomed. It is agreed that it is important that the duty to co-operate and the Sandford Principle are highlighted within the revised draft Plan and therefore amendments have bene made in the Regulation 19 Submission draft version of the Plan.

CPRE Hampshire	Welcomes inclusion of natural capital and recognition of the importance of commoning. Suggests that back up grazing land should be included within the supporting text.	Support welcomed. While the supporting text for Policy SP1 acknowledges the role of commoning, the policy's focus is specifically on the New Forest's natural capital. Consequently, references to the availability of back up grazing land are not appropriate within this section. Policy SP55, however, contains provide local planning policy coverage for the protection of back up grazing land. The supporting text to Policy SP55 recognises the increasing pressures on the availability of land for back up grazing.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Broadly supports the policy's aims but considers the policy approach to renewable, low carbon, and other energy-related infrastructure to be restrictive.	Broad support welcomed and comments noted. The NPA has a statutory duty to promote the socio-economic well-being of communities within the Park, a responsibility that takes precedence over development intended to benefit areas beyond its boundaries. At the same time, the Authority must give priority to conserving landscape character, tranquillity, and existing natural carbon stores such as peatlands and wooded areas. Consequently, the scale and impact of certain low- or zero-carbon technologies and associated infrastructure, including battery storage, may conflict with the Park's primary purposes due to their potential environmental and visual impacts.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Welcomes recognition of the role that development has in supporting the objectives of the National Park and its duty to deliver new homes.	Support for policy aims welcomed and comments noted.
Vail Williams on behalf of Trant Estates (LAA6 site promoter)	Proposes that the wording for Policy SP1 should specifically direct the reader to the policy on major development.	The Local Plan should be read in the round. It is therefore not considered necessary for Policy SP1 to direct the reader specifically to Policy SP4 (Major Development) or to any other policies relating to particular types or scales of development. Policy SP1 functions as an overarching policy and including a reference to Policy SP4 could imply that SP1 does not apply to other forms or scales of development.
Laister Planning on behalf of Paultons Park	Considers that the policy's definition of sustainable development conflicts with that set out in the NPPF. Requests that the policy refers to sustainable tourism and established visitor attractions. States that the policy places disproportionate emphasis on environmental outcomes and requirements to	The Authority disagrees with the claim that the policy's definition of sustainable development conflicts with that set out in the NPPF. The definition set out within draft Policy SP1 reflects the statutory purposes of the National Park and paragraph 11, footnote 7 of the NPPF and provides greater guidance regarding the NFNPA's expectations for new

	either deliver a positive impact or to avoid impact are unnecessarily restrictive.	development. It is not considered necessary to include explicit reference to sustainable tourism or established visitor attractions as these are addressed within policies SP60 and DP61. It is not considered necessary to remove the requirements for development to deliver a 'positive impact' on natural capital or to 'not impact' protected assets. The policy wording within criterion b) has been reworded to set out that the Park's natural assets should be maintained at the existing level, or enhanced, whichever provides greater gains.
Draycott on behalf of landowner	Requests that policies focusing on specific accommodation needs are prepared for: live/work units; key workers; military and Ministry of Defence personnel; staff accommodation; and almhouses. An additional build to rent policy is also requested.	It is not considered necessary to include policies to address the specific accommodation needs set out, or appropriate to include a build to rent policy. The evidence on local housing needs is set out in the New Forest Housing Needs Assessment (Iceni, 2025). Proposals for build to rent properties will be given consideration through the planning application process.
Southern Planning on behalf of Haydon Tyres Ltd	Supports the proposed settlement boundary for Cadnam - Bartley but requests that it should be extended to include housing and commercial premises on the north and north-west side of the A31 Romsey Road, reflecting the existing ribbon of development. Proposes that both sides of Romsey Road should be included due to local services and facilities, including restaurants, vehicle services and repairs, car sales and commercial storage. As a gateway into the village from Copythorne, would like the boundary extended to the M27, reflecting the area's semi-rural, suburban character.	Support welcomed. The proposed boundary for Cadnam - Bartley has been reviewed, and the amendments can be viewed on the interactive Policies Map and in the Proposed Policies Map Changes Regulation 19.
Individuals	Broad support for the policy's aims, particularly for the use of sustainable materials. The term 'high quality' is considered unclear and subjective. Some support for expanding the range of Defined Villages. Concerns raised whether work has been undertaken to assess the ability of current infrastructure to cope with more people.	Support welcomed. In planning terms 'high quality design' should create functional, sustainable, and locally distinctive buildings and places that enhance wellbeing and add long-term social, economic, and environmental value. Chapter 12 of the NPPF sets out how the planning process should achieve this. The Sustainability Appraisal explored options for distribution of development across the National Park. The approach taken forward is considered the most sustainable option overall. All National Parks accommodate development to meet identified local needs and the New Forest is no different. The New Forest Housing Needs Assessment identifies local housing needs throughout the National Park. There is a significant housing need arising within the National Park and to address this, housing site allocations are being considered. Small-scale

		development is supported across all National Parks to help meet local needs and sustain communities, services and facilities. Local infrastructure providers and consultees – including Wiltshire and Hampshire County Councils in their respective roles as Lead Local Flood, Education and Highways Authorities – have been consulted throughout the plan-making process. As part of this, the scale of development proposed within the Park has been considered in relation to existing and proposed infrastructure capacity.

Policy DP2 – General development principles

Respondent	Summary of representation	NPA response
Environment Agency	Recommends that the general principles also include reference to mitigation and adaptation to climate change, and the incorporation of flood resistance and resilience into building design.	The development principles within the policy wording have now been expanded to reference climate change and flood resistance and resilience.
Historic England	Requests that the word 'natural' be deleted from the third sentence in relation to 'natural environment'.	The third sentence of the policy wording relates to natural capital; therefore, it is not considered necessary to omit the word 'natural'.
Southern Water	Would welcome the inclusion of the National Standards for Sustainable Drainage Systems as a required design standard.	Comments noted and reference to the National Standards for Sustainable Drainage Systems has been made within the policy wording.
Hampshire County Council	Proposes that development should enhance public health through a holistic approach, and that the Waste Hierarchy principles are set out.	The policy wording and supporting text has been amended to reference the Waste Hierarchy principles, reflect the shift toward a circular economy, and outline how enhanced public health can be achieved.
Dorset County Council	Supports the Plan's focus on small-scale proposals that reflect the area's character and address the needs of local communities, rather than catering for in-migration. Welcomes the acknowledgement that residents of the Park look towards neighbouring areas to meet their everyday needs and the impact that this has upon those areas.	Support welcomed and comments noted.
Copythorne Parish Council	Suggests that the word 'unacceptable' is open to interpretation. Queries how adverse impacts associated with traffic and pollution would be addressed in the absence of sustainable	The term 'unacceptable' has a specific meaning in planning policy, referring to impacts that result in significant harm to the environment, public health, or local character, as reflected in

	travel options. Questions how developments would be measured objectively against subjective aims.	the NPPF. Criteria (f) and (g) appropriately identify the types of adverse amenity and environmental effects that could be considered unacceptable. Adverse impacts from traffic pollution in areas with limited public transport or active travel infrastructure can be mitigated through a combination of technological solutions and behavioural changes. In parallel, the NPA will work with neighbouring authorities to monitor changes in air quality – including ammonia and acid deposition – across the New Forest's internationally designated sites. Applications will be assessed against the New Forest National Park Design Guide SPD to ensure that they do not cause harm to the character of existing settlements, the surrounding landscape, or the historic environment.
Godshill Parish Council	Considers that a site-specific policy should be produced for development at Sandy Balls Holiday Village.	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.
Sway Parish Council	Supports the references to best practice in energy conservation, reducing the need to travel and enabling active travel.	Support welcomed.
New Forest Cycle Working Group	Strongly supports criterion h) and paragraph 4.15. Proposes that reference should be made to cycle standards within criterion i).	Strong support welcomed and the policy wording has been amended refer to cycle standards.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Supports the policy's aims and the principles of sustainable development, so far as these are practicable and applied reasonably so that they do not render the development of sites unviable.	Support for policy aims welcomed and comments noted.
Laister Planning on behalf of Paultons Park	Supports the policy's aims but considers that it introduces overly rigid and absolute tests. Notes that requiring all development to demonstrate an "overall positive impact" on the ability of the natural environment to contribute goods and services exceeds national policy expectations and risks preventing acceptable development that delivers social and economic benefits.	The Authority disagrees with the claim that the policy introduces overly rigid and absolute tests. The criteria represent common practice considerations for achieving good quality sustainable development. However, the third paragraph of the policy has been reworded to provide clarity and to incorporate socio-economic well-being.

Individuals	Broad support for the policy's aims. Greenbelt should be protected from development. Who determines whether 'adverse impacts' are unacceptable queried. Clarification of the terms 'high quality design', 'appropriate', and 'sympathetic' in relation to design standards requested.	Broad support welcomed. While it is incorrect to assume that the New Forest National Park contains greenbelt land, it does contain greenfield sites which the policies in the Local Plan seek to protect. However, New Forest District Council's planning area is affected by some greenbelt along the south-west boundary and as such, they have set out policies within their Local Plan to address how it is managed within their area of the New Forest. Development management officers assess proposals against planning policy by considering their environmental, traffic, and social impacts. They evaluate all relevant material considerations to determine whether a development would lead to unacceptable adverse effects. Specialists – such as highways authorities, environmental health, and the Environment Agency – are consulted where proposals may affect transport, water quality, flood risk, or land contamination. In planning terms 'high quality design' should create functional, sustainable, and locally distinctive buildings and places that enhance wellbeing and add long-term social, economic, and environmental value. Chapter 12 of the NPPF sets out how the planning process should achieve this. 'Appropriate' is used to mean development that fits its context in terms of scale, density, and design, while 'sympathetic' means that the development should respect, complements, and preserves the character, materials, and appearance of existing buildings or surroundings. When paired together, the aim is to ensure that new development harmonizes with, rather than harms, its site or heritage.

Policy SP3 – Spatial Strategy

Respondent	Summary of representation	NPA response
Wiltshire Council	Supports the approach to addressing housing needs and welcomes that the figure of c.950 additional dwellings over the plan period is considerable deliverable within the context of a	Support for housing need approach welcomed and comments noted.

	nationally protected landscape and will stabilise the National Park's population and help to support local service provision.	
Dorset County Council	Notes that the separation of closely related settlements and the approach of making best use of development sites should be considered. Locating homes and other types of development close to where the need arises reduces commuting and therefore minimises the impact on neighbouring areas.	Comments noted.
Test Valley Borough Council	Notes that the proposed scale of windfall development across the Plan period is based on historic trends and suggests exploring whether more recent delivery rates imply that a higher windfall rate may be relied upon.	Comments noted. The windfall data covers a 10-year period up to the end of March 2025, encompassing the COVID-19 pandemic and wider economic fluctuations. This timeframe is considered sufficiently up-to-date and robust to provide a realistic basis for assessing future provision.
Copythorne Parish Council	Strongly supports the policy objective of addressing local needs but queries the reason for designating further Defined Villages. Questions whether paragraph 4.19 alludes to transport.	Strong support for addressing local needs welcomed and comments noted. The decision to identify certain settlements as 'Defined Villages' reflects their capacity to support sustainable development. These locations offer the broadest range of community facilities, local employment, transport links, and services, making them the most suitable places for accommodating modest future growth in line with national policy. This approach will help sustain and enhance village services, strengthen their contribution to the tourism economy, and support appropriate housing, employment, retail, and community uses, while protecting local character and heritage. As noted within the body of paragraph 4.19, transport links are one of the contributing factors of sustainable settlements and as such, the first bullet point implicitly references that public transport, walking and cycling routes should be sustained and enhanced. However, it should be noted that the NFNPA is not the Highways Authority and that transport is more appropriately addressed in the Partnership Plan and the Hampshire and Wiltshire Local Transport Plans. Consideration will also be given in a future New Forest Transport Strategy.
Landford Parish Council	Notes that development must meet local needs.	Comments noted. Proposals for residential or employment development must take account of the housing or employment needs of the local area. The New Forest Housing Needs Assessment identifies that there is a significant housing need arising in the New Forest for 1-, 2- and 3-bedroom properties across all tenures, including affordable housing. The NFNPA

		seeks to address this need through a suite of policies that aim to deliver housing for commoners, estate workers, agricultural and forestry workers, and local people with an existing connection to the New Forest. The draft Local Plan specifically supports provision of commoners' dwellings through a bespoke policy. To address the identified housing need within the Park, housing site allocations are being considered, including the site known as 'land to the south of Hamptworth Road'. However, there are insufficient brownfield development sites within the National Park to meet the identified housing need. The viability evidence that supports the draft Local Plan indicates development could viably support a target of 50% affordable housing, which will be tied through the accompanying legal agreement to people in housing need with a confirmed local connection. The accompanying legal agreement will also set out the 'cascade' arrangements, so the affordable housing provides for people in need in the local area. However, targets above 50% affordable housing are likely to render housing delivery unviable. Our evidence shows that development on this site would not have a significant impact on the National Park and its special qualities.
Sway Parish Council	Recognises the proposal to increase the quantum of Defined Villages, and the pressure to provide housing while maintaining the National Park's special qualities.	Comments noted.
New Forest Association	Opposes the designation of more Defined Villages, suggesting that this would reduce opportunities for the development of affordable dwellings within their boundaries. Considers that the 30% rule for extensions to small dwellings will be abandoned. Notes that affordable homes are not always achieved through windfall development.	Opposition and comments noted. However, the promotion of some settlements to Defined Villages would not have an adverse effect on the opportunity for new development to bring forward affordable housing. The 30% rule for extensions to small dwellings outside of Defined Villages has been reviewed in light of an assessment of appeal decisions. Windfall sites vary in scale and location, but they can play a valuable role in delivering affordable housing. In rural areas, this is often achieved through Exception Sites. Where on-site provision is not practical – such as on small or infill developments – financial contributions can instead support affordable housing delivery elsewhere.

New Forest Cycle Working Group	Notes that increasing the quantum of Defined Villages strengthens the need to amend the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) to create active travel links to these locations.	Comment noted. The New Forest LCWIP was published and adopted by Hampshire County Council in September 2025. A review is likely after five years.
Landford Community Cycling Group	Objects to the proposed designation of Landford – Nomansland as a 'defined village'.	Objection and comments noted.
CPRE Hampshire	Proposes a target of 40 dwellings per annum to stabilise the National Park's population levels while taking into account the National Park's very special policy constraints. Suggests that the supporting text should clearly justify the new target of 950 over the plan period or 50 dpa relative to the evidence base.	Policy SP3 sets out a housing delivery target of just under 50 dwellings per annum, based on approximately 950 dwellings over the plan period, which is considered achievable within a nationally protected landscape. Policy SP29 identifies an appropriate and realistic windfall allowance which is informed by nine years of monitoring data and shows higher historic delivery. The Plan takes a cautious approach in light of significant environmental constraints, including extensive habitat designations and limited development opportunities. The Authority considers the housing strategy to be justified and appropriate to the National Park context, supporting population stability and local services while respecting landscape and environmental sensitivities. More detail is set out in the Sustainability Appraisal and the Housing Topic Paper.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Supports and welcomes the policy's aims, including recognition that where the specific locational needs for commoners, estate workers or agricultural dwellings are unmet, housing development might be permitted outside of defined settlement boundaries. Proposes that the definition of estate works is broadened.	Support for policy aims welcomed and comments noted.
Carter Jonas on behalf of Fawley Waterside Ltd	Supports the Authority's constrained housing target but considers that the same approach should be applied to economic development within the National Park.	Support for the housing target and strategy welcomed. It is recognised that the local economy is diverse. As such, the redevelopment of brownfield employment land, along with proposals for small-scale starter units, offices, and rural business units within the settlement boundaries of the Defined Villages, is supported. Nevertheless, the Economic Needs Assessment identifies a requirement for circa 13,000 sqm of additional employment floorspace. Given the limited capacity within the National Park to accommodate this level of growth through redevelopment, extension, or intensification of existing sites, the allocation of the site known as 'Land north of Fawley

		Waterside' is considered essential to meeting this identified need.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Welcomes the review of the settlement hierarchy and the continuing designation of Ashurst, Brockenhurst, Lyndhurst, and Sway as Defined Villages. Notes the local plan's ambition to deliver an additional 950 dwellings within the New Forest National Park between 2024 and 2043 to address its needs and maintain the vitality of local communities and support local services. Support the identification of new sites that when combined will deliver circa 315 dwellings.	Support welcomed and comments noted.
Turley on behalf of Pennyfarthing Homes (LAA31 site promoter)	Considers that the emerging review Local Plan and associated evidence base rightly acknowledges the need for a different approach to assessment and meeting the needs of the National Park, than is the case for adjacent local planning authorities. Notes that the National Planning Policy Frameworks confirms that the scale and extent of development in a National Park should respect the great weight to be given to conserving and enhancing the landscape and scenic quality of such areas and that this is evident through the emerging evidence base that informs the plan.	Comments noted.
Draycott on behalf of landowner	Suggests that it is not clear when settlement boundaries will be altered to include relevant allocated sites that currently lie beyond the boundary.	Amendments to the defined village settlement boundaries are set out in the accompanying schedule of amendments to the Policies Map. As a general rule, settlement boundaries will be amended at the next available opportunity once the site allocation has been completed.
Black Box Planning on behalf of Gervis Property Company Ltd (site promoter)	Supports the overall direction of the draft Local Plan's spatial strategy.	Support welcomed.
Lucid Planning (SP40 site promoter)	Supports increasing the list of Defined Villages to assist in responding to larger housing need targets buts questions the approach to limiting the housing target to 950 homes across the Plan period. Suggests that in settlements other than Defined Villages, limited windfall housing provision on ancillary garden land should be taken into account, and that the larger site allocations could be used to provide off-site BNG for smaller, more constrained sites.	Support for increasing the number of Defined Villages to assist in meeting housing need welcomed and comments noted. It is agreed that the supporting text and supporting evidence base should set out clearly how the figure of 950 dwellings to be delivered over the plan period was derived. It is not considered appropriate to include housing provision on ancillary garden land in settlements without defined boundaries. Where feasible, most of the allocated sites will be expected to provide on-site

		BNG but it is not anticipated that these sites will be used to provide off-site BNG for other sites.
Individuals	Responses were mixed but there was some stated support for the policy's aims and a minor degree of support for the proposed site allocations in Redlynch and Landford – Nomansland. Strong objections were raised to the proposed designation of Landford – Nomansland as a Defined Village. Respondents noted that, even when considered together, the settlements do not offer as wide a range of services and facilities as the four existing Defined Villages. Many respondents considered Landford and Nomansland to be separate communities, each with distinct characteristics and identities. Some respondents felt that Defined Village designation would weaken planning controls and give greater scope for development within the village. Concerns were raised that designation as a Defined Village, including the loss of the 30% rule, could lead to higher levels of development being approved. Infill within hamlets and smaller villages was proposed. The proposed site allocation at Landford and the Defined Village designation for Landford – Nomansland were considered incompatible with the statutory purposes of the New Forest National Park and contrary to policies in the adopted Local Plan 2016–2036. Respondents objected strongly to the proposed Landford site allocation, citing concerns about flooding, sewerage, traffic, environmental impacts, limited local facilities and whether the proposed 30 dwellings would amount to major development. Several respondents referred to a Landford Parish Council survey of existing residents, which they considered demonstrated that there is no need for affordable housing in the village. Others noted that the New Forest National Park's population is in decline and argued that further residential development is therefore not warranted. Further concerns related to the current lack of shops, schools, healthcare facilities and transport links in Landford and Nomansland. Inclusion of properties to the north of Chinham Road, Bartley within the proposed settlement boundary for Cadnam – Bartley requested.	Support for the policy's aims welcomed and strong objection to the designation of further Defined Villages and the proposed site allocation at Landford noted. 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 proposed Landford and Nomansland boundary and Hamptworth 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 Settlement Hierarchy Topic Paper sets out the rationale for reviewing the spatial strategy, and national policy requires reasonable alternatives for meeting housing need to be considered. Landford and Nomansland previously shared a Housing Policy Area boundary for many years prior to the adoption of the National Park Core Strategy in 2010.. The proposed settlement boundary is slightly smaller, broadly follows existing built form, and relates to a community with basic services including a school, shop, pub, recreation ground, village hall and church. As Defined Villages, limited development would be focused within the boundary, helping reduce incremental encroachment of the countryside, while sustaining local services. Although Landford has fewer services than some Defined Villages, it does have some basic services for a rural village and the scale of development proposed is modest. A Defined Village designation does not weaken planning controls. Properties within settlement boundaries remain subject to those controls. A potential 30-home scheme is not major development under NPPF paragraph 190, and evidence indicates no significant harm to the National Park or its special qualities. The National Park has a significant housing

		need and insufficient brownfield land to meet it, so greenfield site allocations are being considered. Although the NFNP population has slightly declined and is expected to grow only minimally, new homes are needed to stabilise communities and rebalance the housing stock, which is dominated by larger homes, towards smaller, affordable, accessible and specialist accommodation through Policies SP29, SP30 and SP31. This evidence supports allocations such as land south of Hamptworth Road, where a 50% affordable housing target could be legally secured for eligible local people from within the parish or an adjoining parish. Infrastructure providers have been consulted throughout plan-making, with the proposed quantum of development assessed against existing and proposed capacity. Wiltshire Council considers the site acceptable in highways terms and confirms local school capacity (with declining school rolls). The LLFA has confirmed the majority of the site is in Flood Zone 1, with no mapped surface water issue requiring a Level 2 SFRA. Southern Water confirms wastewater capacity. Around 30 dwellings would support local facilities, including a school with a declining roll. Where local infrastructure improvements are needed, developer contributions will be sought at application stage. Paragraph 5.15 refers to a regular, not frequent, bus service. Using parish population data – rather than settlement data – is consistent with the wider Settlement Hierarchy approach and provides a standard basis for assessing access to shared services and facilities. Comments on the proposed defined village boundary for Cadnam-Bartley are noted and amendments to the boundary have been proposed at the Regulation 19 stage. .

Policy SP4 – Major development in the National Park

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy aims but voices concerns regarding urbanisation from major development. Asks what national considerations would override the statutory purposes of the National Park.	Comments noted and support welcomed. National considerations – such as major infrastructure, significant economic development, or national security – may provide the exceptional circumstances required for major development to be supported, as per paragraph 190 of the NPPF (2024). In cases where conservation and public enjoyment conflict, the Sandford Principle applies, giving priority to conservation.
Sway Parish Council	Supports the addition of Whole Estate Plans.	Support welcomed.
Go New Forest CIC	Has concerns that application of the 'major development test' to future proposals for the enlargement and diversification of large, long-established visitor attractions would be too restrictive.	The policy wording and supporting text have been amended to become more flexible in relation to major visitor attractions.
Carter Jonas on behalf of Fawley Waterside Ltd	Supports references to the Solent Freeport within the Local Plan. Disputes that the site meets the definition of previously developed land and suggest that it appears to have been significantly rewilded. Queries the need to allocate 'Land north of Fawley Waterside' for employment use, stating that reliance of growth at the site of the former Fawley Power Station should avoid unnecessary development within the National Park.	Support welcomed and comments noted. It is incorrect to conclude that the site does not meet the definition of previously developed land (PDL) in the NPPF. The site has a clear history of development, having been used as a fuel storage facility and later as a waste recycling and transfer facility, none of which are excluded from the NPPF definition of PDL. While the land has more recently been subject to unauthorised waste dumping, it is recognised that this does not constitute development. Irrespective of this, the NPPF excludes land used for waste disposal by landfill only where restoration has been secured through development management procedures, which has not occurred in this instance. Parts of the site therefore continue to meet the definition of PDL. Paragraph 187(f) of the NPPF (2024) requires planning decisions to contribute to and enhance the natural environment, including through the remediation of degraded and contaminated land. The site to the north Fawley Waterside, while partially vegetated, is a partly previously developed site. Redevelopment therefore 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. In the absence of development, that remediation is unlikely to come forward. The allocation is therefore justified as a proportionate means of securing the restoration and productive reuse of a degraded site while helping to meet an evidenced need for 13,500 square metres of additional employment land. Opportunities to meet that need elsewhere in the National Park are limited.
Vail Williams on behalf of Trant Estates (LAA6 site promoter)	Supports the retention of a policy on major development.	Support welcomed and comments noted.
Laister Planning on behalf of Paultons Park	Regards the definition of "major development" as vague and subjective, creating uncertainty and risk over whether routine operational improvements to visitor attractions could trigger the exceptional circumstances test. Considers that the requirement for 'Whole Estate Plans' for enlargement and diversification of major tourist attractions is not supported by national policy or evidence and risks imposing unreasonable cost and delay, contrary to the NPPF.	The Authority disagrees with the assertion that the policy requires a clearer definition of 'major development' and that the requirement for Whole Estate Plans should be limited. The draft Local Plan already provides sufficient clarity on what constitutes major development within the National Park. It explains that major development includes proposals with the potential for long-term impacts on landscape, wildlife, or cultural heritage due to their scale, form, or nature. This is underpinned by footnote 67 of the NPPF (amended February 2025) which requires consideration of a proposal's nature, scale, and setting, and whether it could significantly undermine the Park's statutory purposes. The Plan also recognises that tourist attractions and holiday parks play an important role in the local economy, and therefore each proposal is assessed on a case-by-case basis against established criteria to ensure that the Park's statutory purposes are safeguarded while fostering the socio-economic well-being of local communities. Paragraph 190 of the NPPF sets out the high-level criteria, which are further detailed within the policy wording for greater clarity. Additionally, the requirement for Whole Estate Plans provides further guidance to landowners and developers, while reinforcing the Plan's broader green objectives. It is an approach that is included in the adopted New Forest National Park Local Plan (2019) and several other adopted National Park Local Plans.

Individuals	Broad support for the policy's aims. Proposed site allocations considered to constitute major development and that brownfield sites should be used. Development opposed within the National Park. Enlargement of major tourist attractions should only be allowed in exceptional circumstances. A comprehensive Transport Assessment should be required for major development. Would like the policy wording to relate more clearly to the overriding statutory purposes of the National Park. Detrimental socio-economic impacts for local residents from development have not been considered.	Broad support welcomed and comments noted. There are no major developments proposed within the draft National Park Local Plan and insufficient brownfield sites to meet local needs. In addition to focusing on the two statutory purposes that the National Park was designated for, the Authority also has a duty to foster the economic and social wellbeing of local communities within the Park (Section 62(1) of the Environment Act 1995 (as amended), and the tourism and leisure sectors can offer significant opportunities for local employment. Setting out the key issues and potential solutions in an assessment helps focus discussions between officers and developers, supporting clearer decision-making. While this does not guarantee consent, it ensures that proposals with potential impacts on the National Park and its special qualities are properly evaluated, in line with paragraphs 189 and 190 of the NPPF. Transport considerations – including the need for Transport Assessments or Statements and criteria for new or enhanced transport infrastructure – are addressed under draft Policy DP65. Major developments will be assessed against both SP4 and DP65.

Policy SP5 – Land to north of Fawley Waterside

Respondent	Summary of representation	NPA response
Environment Agency	Opportunities to enhance and restore the watercourse to the eastern boundary of the site should be explored as part of any proposal for development.	The policy wording has been amended to set out that opportunities to enhance and restore the watercourse to the site's eastern boundary should be explored.
Historic England	Requests that reference to the historic environment and historic landscape character is included respectively within the policy wording, and support text.	The supporting text has been expanded to include historic landscape character, and reference has been made to the historic environment within the policy wording.
Southern Water	Advises that a preliminary assessment has confirmed that existing local sewerage and water infrastructure to the site currently has capacity to accommodate the demand forecast for this proposal.	Comments noted and welcomed.
Hampshire County Council	Proposes that the policy sets out that opportunities for active travel networks should be created, a transport assessment	The policy wording has been amended to reference public transport networks, and to include a requirement for a drainage

	should be required and transport issues addressed through mitigation and/or contributions, and that a drainage strategy must accompany any scheme coming forward on this site.	strategy and transport assessment, design and mitigation/contributions.
New Forest District Council	States that unclear if the location of the site will be able to provide for the economic needs of the Park. Suggests that more dispersed, small-scale employment provision in or near established Park settlements could offer a more resilient and locally appropriate strategy consistent with actual employment trends and the Park's duty in relation to economic and social well-being of local communities. Notes that the delivery timescale may be uncertain due to the site's known delivery challenges.	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.
Copythorne Parish Council	Supports the policy's aims but expresses concerns regarding traffic congestion and that the Waterside area will become "one vast Freeport".	Support welcomed. There are no plans to redevelop the entirety of the Waterside area into a Freeport, and the statutory purposes of the National Park would not support this.
Landford Parish Council	Notes that back up grazing land for commoners must not be lost to development.	Comments noted.
New Forest Association	Considers that the site has potential as back up grazing land. Does not accept that the need for further employment floorspace warrants the allocation of this site.	The site's historic use for contaminated waste disposal renders it unsuitable for grazing unless detailed investigation and appropriate remediation or management measures are undertaken. Taking account of sites with existing planning permission, the Economic Needs Assessment identifies a shortfall of 12,390 sq.m of employment floorspace over the plan period. As set out in the 'Thriving Local Economy' chapter of the draft Local Plan, meeting this need is challenging due to the dispersed nature and small scale of much of the existing employment stock. The Authority has therefore identified a strategic employment allocation at Fawley Waterside, alongside a focus on redevelopment, refurbishment and intensification of existing sites.

New Forest Cycle Working Group	Supports criterion iii) but suggests that the cycle parking standards should be revised.	Support welcomed. The cycle standards have been reviewed and considered appropriate for the level of development within the National Park.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Broadly supports the policy's aims. Request that the supporting text should refer to the entire site's historic uses for fuel storage and waste management, need for significant remediation, and recognise its status as previously developed land. Proposes that the policy wording is amended to permit energy storage facilities, new electricity and digital infrastructure and that the permitted floorspace is increased to 20,000 to 30,000 sq.m. Considers that it is not necessary, appropriate or commercially viable to allocate a large part of the site for nature recovery / green space use. Suggests that biodiversity net gain should be delivered off-site.	Broad support welcomed and comments noted. Further supporting text has been provided to outline the historic use of the site, confirm its designation as previously developed land, acknowledge the presence of legacy contamination and the need for substantial remediation. As set out in our reply to the respondent's comments on Policy SP1, it is not appropriate to extend the site's proposed use to include energy storage or new electricity and digital infrastructure. Given that nature conservation and recovery are central to the NPA's statutory purposes, it is reasonable to expect the site to contribute to these objectives. Delivery of biodiversity net gain must follow the mitigation hierarchy, demonstrating that on-site, in-kind habitat creation has been fully explored and is not feasible. On-site gains must be maximized before any off-site solutions are considered, which are acceptable only as a last resort.
Individuals	Broad support for the policy's aims but concerns expressed that the whole of the Waterside area will eventually be developed into a Freeport.	Broad support welcomed. There are no plans to redevelop the entirety of the Waterside area into a Freeport, and the statutory purposes of the National Park would not support this.

Policy DP6 – Infrastructure provision and developer contributions

Respondent	Summary of representation	NPA response
Southern Water	Would welcome and support the inclusion of a policy requirement that 'appropriate new and improved utility infrastructure will be permitted in order to meet the identified needs of the community'.	The policy wording has been amended to set out that appropriate utility infrastructure will be permitted.
Copythorne Parish Council	Requests that more information be provided regarding interactions with local residents to determine the extent of new/improved infrastructure needs. Suggests that the re-opening of the Hythe Ferry should be taken into consideration.	As part of the Local Plan process, the Authority has prepared an Infrastructure Delivery Plan, setting out existing infrastructure provision and future needs over the Plan period. It includes information from key stakeholders, such as Hampshire County Council, Wiltshire Council and utilities providers, to set out what infrastructure provision is required, where the funding will come from, who will provide this, and

		when it will be implemented. Financing the re-opening of the Hythe Ferry is beyond the remit of the local planning authority.
Landford Parish Council	Notes that infrastructure provision must support local communities without compromising the special qualities of the New Forest.	Agreed.
Lyndhurst Parish Council	Would like the NPA to adopt the Community Infrastructure Levy (CIL) as a mechanism to provide and enhance local infrastructure through development contributions.	The Government is currently reviewing the developer-contribution framework, including the Community Infrastructure Levy (CIL). To date only one English national park authority has implemented CIL (the South Downs) and the New Forest National Park Authority currently has no plans to do so.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Supports the policy wording that 'regard will be had to economic viability considerations at the site-specific level' given that demands for excessive financial contributions can preclude site delivery. Recognises that in some cases, development may need to contribute to the delivery of improved infrastructure, where this cannot be accommodated on site. However, considers that contributions towards off-site infrastructure in respect to Policy SP5 would be limited, and where financial contributions are sought these would be clearly justified.	Support for policy aims welcomed and comments noted.
Individuals	Support for the policy's aims. Would like the supporting text to make it clear that developers and the NFNPA must consult with local communities to determine what infrastructure provision is required. Suggests that the policy wording is strengthened to require assessments for traffic, infrastructure, and drainage when development of multiple dwellings is proposed.	Support welcomed. Ultimately it is a decision of the local planning authority – working with statutory consultees and utility providers – to assess what infrastructure provision is required. Development proposals must follow the drainage hierarchy set out in Planning Practice Guidance to ensure that all surface-water drainage options are fully considered. As set out in draft Policy DP65, where development proposals are likely to have significant transport implications, these will need to be accompanied by a Transport Assessment or Statement to demonstrate. While the development proposed within the New Forest generally does not require new transport infrastructure, the Authority will work with Hampshire County Council and Wiltshire Council to direct transport contributions from larger schemes toward necessary improvements.

Chapter 5 – Climate Change

There were a total of 32 representations relating to this chapter. A summary of the main issues raised is set out below.

Policy SP7 – Safeguarding and improving water resources

Respondent	Summary of representation	NPA response
Environment Agency	Supports reference to sustainable drainage systems (SuDS) and the inclusion of a water efficiency standard. Notes that the entire National Park is subject to serious water stress. Recommends expanding criterion a) to make reference to natural flood management techniques.	Support welcomed. Policy wording has been updated to refer to natural flood management techniques.
Natural England	Welcomes reference to nature-based solutions in relation to SuDS but advises that these could have a wider role in addressing climate change adaptation and mitigation. Advocates that a policy is included to specifically address climate change.	Support welcomed. Policy SP9 'Sustainable Construction' focuses on the ways that new development can address climate change.
Historic England	Suggests that the inclusion of examples of SuDS measures within policy criterion c) elevates these above other options and proposes moving these into the supporting text. Expresses concerns regarding the potential effects of SuDS on archaeological remains.	The Authority does not agree that by including examples of common SuDS measures, these are promoted above other options. Each SuDS will be designed to reflect site-specific requirements. The archaeological sensitivity of any site will be assessed through the development planning process prior to implementation of any agreed SuDS.
Hampshire County Council	Supports criteria a) and b) but recommends a more flexible to approach to acknowledge that SuDS may not be appropriate for some forms of development, such as petrol stations and car washes.	Support welcomed, comments noted and additional wording has been included within the supporting text to recognise that not all forms of development are appropriate for SuDS.
Test Valley Borough Council	Supports the policy aim to set a water efficiency standard of 100 litres per person per day.	Support welcomed.
Brockenhurst Parish Council	Agrees with the policy's aims. Concerns raised regarding controls to reduce flooding from run-off.	Support welcomed. While it is acknowledged that the NPA is not the lead local flood authority, it should be noted that the Authority still has influence over wider strategic flood risk matters i.e., local planning authority/Hampshire County Council steering groups.
Copythorne Parish Council	Supports reference to the climate change emergency and Race to Zero initiatives, along with preference for Nature-based Solutions. Agrees with improving water efficiency but notes that	Support welcomed however it is not considered appropriate to list known areas within the National Park that are subject to surface water flooding within the supporting text, as the levels

	this could be difficult to enforce. Proposes that paragraph 5.25 should record that Bartley, along with Cadnam, is a known surface water flooding area.	of flood risk is likely to change over time – either increasing or reducing following planned interventions.
Landford Parish Council	Supports protection of the natural environment from the impacts of development.	Support welcomed.
Sway Parish Council	Supports the policy aims and appreciates additional clarity and detail on the integration of SuDS into developments. Welcomes the inclusion of a water efficiency standard.	Support welcomed and comments noted.
Southern Water	Welcomes and supports the policy's aims, particularly the inclusion of a water efficiency standard. Proposes additional wording to set out the requirements for new development to address surface water run-off and prevent pollutants entering watercourses. Advocates prioritising on-site surface water management through SuDS provision, to reduce surface water from entering the sewerage network. Recommends an additional criterion to set out that, should a groundwater Source Protection Zone lie within a site's boundaries, that this must be protected.	Support welcomed and proposed changes agreed.
Woodland Trust	Supports the policy's aims, in particular criterion c).	Support welcomed.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Supports the policy's aims but expresses concerns regarding introduction of a maximum daily water efficiency standard of 100 litres per person, or lower if stipulated by future national standards.	Support welcomed and comments noted. However, the New Forest is identified as an area of serious water stress and as such, a minimum water efficiency standard is considered justified.
Individuals	The inclusion of greater detail regarding climate change, and the development of policies that incorporate climate change resilience welcomed. Suggested that criteria a), b) and c) should state 'must' instead of 'should'. Proposed that the policy should ensure that the design of storm drainage systems for new developments will not increase flood risk to existing residents' properties. Strong objection to the proposed site allocation in Landford. Issues with the existing sewerage system noted and that pollution from sewage or run-off entering the River Blackwater would be harmful to the river's ecosystems and impact on Sea Trout spawning grounds.	Support welcomed and comments noted. It is agreed that criterion a) of the policy should be strengthened to state that development must take account of flood risk and this has been implemented. However, it is not considered appropriate to change the wording in criteria b) and c). Policy SP7 aims to safeguard and improve water resources, rather than focus on preventing flooding. Policy SP8 addresses flood risk. Hampshire County Council are the flood authority and lead on flood related matters across Hampshire. Strong objection to proposed site allocation in Landford noted. Local infrastructure providers – including Wiltshire Council in their respective roles as Lead Local Flood and Highways Authority – have been consulted throughout the plan-making

		process. As part of this, the proposed scale and distribution of development has been assessed in relation to existing and proposed infrastructure capacity.

Policy SP8 – Flood risk

Respondent	Summary of representation	NPA response
Environment Agency	Strongly recommends that the policy wording is strengthened to set out the requirements and align more fully with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).	It is agreed that the policy would benefit from greater alignment with the NPPF and PPG and it has been revised to reflect this.
Historic England	Recommends referring to the historic environment within paragraph 5.27.	The supporting text has been amended to refer to the historic environment.
Hampshire County Council	Supports the aims of policy but advises that criterion a) should be expanded to include 'from any source'. Suggests that criterion b) should set out that certain types of development may be permissible in high-risk flood zones assuming that it is safe and does not increase flood risk elsewhere. Proposes that the definition of high flood risk areas is amended and transferred to within the supporting text. Supports the reference to Catchment Management Plan policies within criterion d). Suggests that paragraph 5.25 should make it clear that flood zones relate to fluvial and coastal flooding only.	Support welcomed, comments noted and the proposed changes are agreed to and have been made within the Regulation 19 Submission draft Local Plan.
Brockenhurst Parish Council	Expresses concerns regarding the influence of the NPA on flood protection matters.	While it is acknowledged that the NPA is not the Lead Local Flood Authority, it should be noted that the Authority still has influence over wider strategic flood risk matters, i.e., local planning authority/Hampshire County Council steering groups.
Copythorne Parish Council	Proposes that paragraph 5.25 should record that Bartley, along with Cadnam, is a known surface water flooding area.	It is not considered appropriate to list known areas within the National Park that are subject to surface water flooding within the supporting text, as the levels of flood risk is likely to change over time – either increasing or reducing following planned interventions.
Landford Parish Council	Agrees that water habitats should be protected.	Support welcomed.
Sway Parish Council	Supports the requirement for developers to evidence a catchment-based approach to flood risk management.	Support welcomed.

Individuals	Broad support for the policy's aims. Objections to the proposed site allocations, with concerns that development of these sites would increase existing flood risk from run-off and that sewerage systems are already struggling. Proposes that the policy should ensure that new developments will not increase flood risk to existing residents' properties.	Broad support welcomed. Statutory consultees - including Wiltshire and Hampshire County Councils in their respective roles as Lead Local Flood and Highways Authorities – have been consulted throughout the plan-making process. The policy wording for the site allocations has been amended where necessary to highlight the need to provide further information on flood risk at the planning application stage.

Policy SP9 – Sustainable construction

Respondent	Summary of representation	NPA response
Historic England	Would like reference made to the historic environment within paragraph 5.35.	Reference to the historic environment should be taken as a given under the 'built environment'. Other policies within the draft Local Plan, such as Policy SP24, consider the role of the historic environment in mitigating climate change.
Hampshire County Council (Lead Local Flood Authority)	States that the Lead Local Flood Authority has reviewed the policy recommendations made within Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment (SFRA) (2024), Green Infrastructure, Flooding & Water Management - Partnership for South Hampshire, and Strategic Flood Risk Assessment - New Forest District Council. Advises that the SFRA evidence base should be used to identify where the flood risk needs require local policies in the Local Plan. Notes that criterion f) states: 'Avoid development in places at highest risk of flooding/coastal erosion'. Suggests reviewing policies SP8 and SP9 to confirm parts f) and b) are not duplications and have different aims. Observes that this appears to be doing the same thing as SP8 b). Considers Public Health to be a holistic factor and recommends that opportunities to address this should be included throughout the Local Plan.	Supporting text has been amended to set out that public health factors should be incorporated into the design and construction of developments. The wording addressing flood risk from coastal, fluvial, surface water, or coastal erosion within SP7, SP8 and SP9 reflects the aims of each policy and as such, it is not considered that duplication occurs; therefore, no changes are required.
Brockenhurst Parish Council	Notes that gas and oil boilers are sources of carbon emissions.	While legislation still permits the installation of oil boilers, the government is preparing to phase out gas boilers through adoption of the Future Homes Standard.
Copythorne Parish Council	Supports the policy's aims. Proposes minor amendments to the policy's wording and queries how improvements to building standards could be applied to extensions and thermal upgrades.	Support welcomed. Extensions and thermal upgrades to residential housing are likely to be considered 'permitted development' and would not require planning permission.

Landford Parish Council	Notes that sustainable construction should enhance the natural environment and ecological processes and not be compromised by them.	Comments noted.
Sway Parish Council	Welcomes the range of matters covered by the policy, in particular the requirement for bird bricks. Recommends additional wording in relation to artificial nesting habitats.	Support welcomed and comments noted. However, it is not considered necessary to include additional wording about artificial nesting habitats as this is set out in greater detail within Policy SP13.
Woodland Trust	Supports the policy's aims, in particular criterion d). Suggests that the policy wording should be expanded to include a new criterion regarding maximising the use of nature-based solutions.	Support welcomed. Maximising the use of nature-based solutions is addressed throughout Chapter 5.
Carter Jonas on behalf of Fawley Waterside Ltd	Notes that the Local Plan should reflect national level changes to policies and guidance.	Comments noted.
Individuals	Reference to surface water flooding within the policy wording proposed. Reference to The Royal Institute of Chartered Surveyors (RICS) Whole Life Carbon Assessment for the Built Environment suggested. Opposition to development of greenbelt land.	The policy already addresses flood risk. It is not considered necessary to refer to the RICS Whole Life Carbon Assessment as the NFNPA does not require carbon assessment as part of the development process, although this may be a future consideration. While it is incorrect to assume that the New Forest National Park contains greenbelt land, it does contain greenfield sites which the policies in the Local Plan seek to protect. Please note that New Forest District Council is affected by some greenbelt along the south-west boundary and have set out policies within their Local Plan to address how it is managed within their area of the New Forest.

Policy SP10 – Renewable energy

Respondent	Summary of representation	NPA response
Historic England	Recommends noting the significance of heritage assets, and the contribution to significance made by their setting, within criterion c).	The policy has been amended to incorporate the proposed additional wording.
Dorset County Council	Supports the policy aims.	Support welcomed.
Brockenhurst Parish Council	Strongly agrees with encouraging renewable energy installations but does not support a complete ban on the use of renewable energy within SSSI areas.	Strong support for renewable energy welcomed. Policy SP10 outlines that proposals for renewable energy development with is likely to have an adverse effect on designated nature conservation sites will not be permitted. This policy, in

		combination with Policy SP12, is intended to recognise the need to protect the special qualities of the New Forest and to guide development for renewable energy to more sustainable locations where the scale is appropriate. It reflects the protection afforded to SSSI as nationally important sites for nature conservation.
Copythorne Parish Council	Proposes that the policy should encourage installation of solar panels above car parks and car ports. Opposes ground-mounted solar panels in residential gardens.	Comments noted. The policy advocates for appropriately sized solar development that utilises brownfield development rather than greenfield or residential gardens.
Landford Parish Council	Considers that renewable energy should be explored and employed to reduce dependency on fossil fuels.	Comments noted.
National Grid Electricity Transmission	Advises that demand for cleaner energy will rise as the national grid (NGET) looks to decarbonise. National planning should note the Government's target of net zero by 2050. NGET is looking to advocate for offshore wind and subsea connections.	Comments noted.
CPRE Hampshire	Suggests that the policy should advocate the use of solar panels on existing roofs, car parks within settlement, and brownfield land, subject to landscape and heritage considerations.	Development for renewables is encouraged to take a brownfield-first approach and should be designed to have minimal impact on the landscape character under SP10.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Considers that the policy aims should allow for other forms of energy-related infrastructure, such as battery energy storage systems (BESS), to support development of large-scale renewable projects outside of the National Park.	Both the current (December 2024) and emerging versions of the National Planning Policy Framework (NPPF) outline that applications for major development, which in the context of national parks includes BESS, should be permitted only in exceptional circumstances. The statutory purposes of the National Park require that its special qualities are protected. As such, any development permitted within the Park should directly benefit communities within the Park, which cannot be assumed would be the result of expanding the scope of the policy to include energy-related infrastructure serving development beyond the National Park's boundaries. The policy does not preclude energy-related infrastructure, but this would be subject to consideration under the development planning process.
Vail Williams on behalf of Trant Estates (LAA6 site promoter)	Would like Policy SP10 to be amended to note that where development meets more than identified local business / community need, the proposed development will be considered under the major development policy SP4.	This is implicit within the Local Plan, with a policy specifically aimed at proposals for 'major development'.

Draycott on behalf of Guy Anderson	Proposes that an additional criterion is included within the policy wording, setting out that all existing temporary permissions for solar and other renewables will become permanent in order to support the Authority's ecological and decarbonisation agenda.	It is not agreed that existing temporary permissions for renewable energy sites should automatically become permanent. Temporary permissions for renewables have bene granted because there is an acknowledged impact form the development where it would not be appropriate to grant permanent consent. Landowners are not precluded from taking forward such proposals through the planning application route.
Egdon Resources on behalf of BioSouth Energy Limited	Considers that the policy aims should allow for other forms of energy-related infrastructure, such as underground electricity cables, to support development of renewable energy projects outside of the National Park and proposes amendments to policy wording.	Proposals for renewable energy should evidence meeting a local need and be considered 'small-scale' under SP10. Where this is not the case, proposals will be considered under the major development policy SP4. The criteria set out within the suggested new policy wording is already established within other Local Plan policy, i.e., landscape character, important nature sites, the historic built environment. Amending SP10 to include criteria for only underground cabling (for renewable energy) is too prescriptive for a Local Plan that already centres around the impact of development in the New Forest.
Individuals	Support for the policy's aims but suggestion made that focus should be made on protection of the New Forest's landscape, character, special qualities and communities, rather than contributing to national climate change targets. Support for the use of renewable energy but potential incompatibility with historic buildings noted.	Support welcomed and comments noted. While the NFNPA is keen to support the transition to renewable energy, the primary purposes for the designation of the National Park, alongside its duty to foster the economic and social well-being of communities within the Park, take precedence. Policy SP23 will continue to inform the installation of renewable energies within historic buildings.

Chapter 6 – Protecting and Enhancing the Natural Environment

There were a total of 36 representations relating to this chapter. A summary of the main issues raised is set out below.

General comments relating to Chapter 6

Respondent	Summary of representation	NPA response
Natural England	Proposes that a bespoke policy to safeguard soils is prepared.	A bespoke policy is not considered necessary; however, existing policies have been strengthened to protect soils from development, with supporting text recognising their intrinsic value and their role in underpinning ecosystems and the services that they provide.
Historic England	Recommends including reference to the historic environment within the opening paragraph.	The chapter's opening paragraph has been amended to refer to the setting of heritage assets.
Hampshire County Council	Recommends that the policies within Chapter 6 better emphasise the importance of accessible and inclusive green and blue spaces within developments.	The importance of accessible and inclusive green and blue infrastructure spaces has been emphasised throughout the Natural Environment chapter.
Sway Parish Council	Supports the intention to monitor air pollution and the commitment to support other authorities in development mitigation strategies should these prove warranted.	Support welcomed and comments noted.

Policy SP11 – Nature conservation sites of international importance

Respondent	Summary of representation	NPA response
Environment Agency	Advises that the policy should set out that contributions to the NPA's Habitat Mitigation Scheme and/or the Bird Aware Solent Strategy will enable developer-led mitigation proposals to be secured and managed in perpetuity.	The policy wording has been updated to set out that developer-led mitigation proposals will be secured and managed in perpetuity.
Natural England	Welcomes opportunity to address recreational pressures from new development and supports the inclusion of nutrient neutrality. However, they advise that nutrient neutrality mitigation measures should still be required even if the condition status changes to favourable, and that developer-led mitigation proposals should be secured and managed in perpetuity. Recommends additional forms of development that	Support welcomed and comments noted. Guidance provided by national government is clear in setting out that in respect to nutrient neutrality mitigation measures apply to forms of overnight accommodation – it does not stipulate that other types of development are caught by the requirement. Expanding eligible developments to include proposals for new commercial or industrial facilities could lead

	could contribute to either nitrate or phosphate pollution should be subject to the policy criteria. Suggests that bespoke policies are prepared for each internationally designated nature conservation site within the National Park.	to double counting where workers also live within the catchment zone. Where new road schemes or commercial or industrial development such as waste management facilities are proposed, consideration will be given to potential pollution during the planning application process. Changes in agricultural practices are typically beyond the remit of the planning system. The Authority does not consider that there is any material benefit in developing bespoke policies for each of the internationally designated nature conservation sites that lie within the National Park as it is considered that the wording of Policy SP11 is sufficient.
Historic England	Recommends making reference to the New Forest's historic landscape character, and the New Forest Farmstead and Landscape Statement within the supporting text.	The supporting text has been amended to refer to the historic landscape character, and the New Forest Farmstead and Landscape Statement, respectively.
Test Valley Borough Council	Acknowledges that the main areas of strategic cross-boundary planning are identified as habitat protection and housing provision.	Comments noted.
Copythorne Parish Council	Would like the final paragraph of the policy to make it clear that exceptional circumstances would be required for development proposals to be considered. Queries why other forms of development are not required to demonstrate nutrient neutrality.	The final paragraph has been amended to make it clearer that exceptional circumstances would be required. Government advice confirms that it is housing and other forms of development that comprise overnight accommodation that is required to demonstrate nutrient neutrality.
Landford Parish Council	Acknowledges the New Forest's uniqueness, that it supports many species that lack habitat elsewhere, and that internationally designated nature conservation sites need to be preserved and expanded.	Comments noted.
New Forest Association	Expresses concerns that the policy does not address provision of alternative sites to reduce recreational impacts and opposes acknowledging that avoidance or mitigation may not always be possible.	The policy focuses on protection of nature conservation sites, rather than provision of alternative natural greenspaces, which is within Policy SP15. While the policy – aligned with the National Parks' statutory purposes – seeks to protect internationally important nature conservation sites, it is possible that there may be circumstances where avoidance or mitigation is not achievable. It is therefore essential to acknowledge this and to clearly set out the Authority's expectations; the wording in paragraph 6.13 addresses this scenario.
RSPB	Would welcome further reference to strategic mitigation that coordinates and complements adjacent local authority plans and policies.	The supporting text has been amended to refer to the NFNP Recreation Management Strategy.

CPRE Hampshire	Questions the continuing appropriateness of the 400m buffer in the face of intense recreational pressures. Proposes that a specialist study is undertaken to understand the complex relationships between the HRA impacts and commoning. Suggests that it may be appropriate to seek a developer contribution for the protection and purchase of back up grazing.	The 400m buffer zone relates more specifically to urban edge impacts, rather than in-combination recreational impacts. Natural England has supported the Authority's approach through the Local Plan and supporting HRA.
Individuals	Broad support for the policy's aims. Considers that the policy gives a 'green light' to development of protected sites. Queries how judgement is made – and who is responsible for – permitting development on SSSIs; considers that SSSIs are not subject to genuine protection. The following amendments are proposed: - Changing the third sentence of the first paragraph to: *If this is the case, the Authority will look at options to mitigate negative impacts. Compensation will only be considered a suitable mitigation measure if there are no alternatives*. [to reflect the mitigation hierarchy] - Deleting '*through its lifetime*' from the end of the second paragraph. [to take into consideration potential long-term impacts from pollutant leaching, etc.]	Support welcomed. The policy wording sets out that the Authority will assess each case on its merits. However, exceptional circumstances would be required to permit development. It is incorrect to state that SSSIs – and other nature conservation sites – are not subject to protection. More than half of the New Forest National Park is subject to nature conservation designations, which is considerably more than any other national park. When planning applications which may affect protected areas are received, stakeholders such as the Natural England, the Environment Agency and relevant interest groups are consulted in addition to the Authority's own, in-house ecologists. The NFNPA is also a district licensing authority for sites where Great Crested Newts could be present. While it is possible that some forms of development could potentially take place on protected sites, this would only occur under exceptional circumstances case where it could be demonstrated that the development was imperative, in the wider public interest and that the public benefit would definitively outweigh the harm to the protected habitat, such as critical utilities infrastructure or national security/defence. The policy has been subject to scrutiny through the Habitats Regulations Assessment (HRA) and by Government statutory consultees who are content with the wording.

Policy SP12 – The natural environment – nationally, regional and locally important sites

Respondent	Summary of representation	NPA response
Environment Agency	Supports the policy aims and commends reference to the Local Nature Recovery Strategies and to the protection, maintenance, and enhancement of the water environment.	Support welcomed and comments noted. The policy wording has been amended to set out that no direct loss of SSSI land or features will be permitted to safeguard from incremental loss.

	Advises that the policy wording should make it clear that no direct loss of SSSI land or features will be permitted.	
Natural England	Supports the policy's strategic approach to nature recovery but advises that the wording should be strengthened to include clear provisions for the protection of the New Forest's SSSIs.	Support welcomed and the policy wording has been strengthened to ensure that nationally important habitats are safeguarded from incremental loss.
Wiltshire Council	Advises that the proposals within the draft Local Plan have some potential to affect internationally protected sites outside of the National Park.	The supporting text now acknowledges internationally designated nature conservation sites beyond the Park's boundary. These cross-boundary impacts are also picked up in the HRA of the Regulation 19 Submission draft Local Plan.
Dorset County Council	Supports the policy aims.	Support welcomed and comments noted.
Copythorne Parish Council	States that the policy wording contradicts itself.	While the existing paragraph sets out that development on a Site of Special Scientific Interest would only be permitted if the "benefits of the development clearly outweigh" the impacts on an SSSI, additional wording to aid clarity has been included.
Landford Parish Council	Acknowledges that the natural environment of the New Forest is unique and requires protecting.	Comments noted.
Woodland Trust	Supports the policy aims, particularly the reference to the Local Nature Recovery Strategies. Advises that the policy should set out that development that could have negative impacts on irreplaceable habitats should be refused, unless wholly exceptional reasons can justify this and a suitable compensation strategy is implemented.	Support welcomed and comments noted. Reference to irreplaceable habitats has now been included within the policy wording.
RSPB	Supports the policy aims and reference to Local Nature Recovery Strategies.	Support welcomed.
Individuals	Support for the policy's aims. The second and third sentences considered to contradict one another. Protection from Oak Processionary Moth queried. Greater protection of reptiles and ground-nesting birds from tourism and uncontrolled dog walking required.	Support welcomed and comments noted. The wording has been amended to aid clarification of the second and third sentences. Protection of trees from the Oak Processionary Moth is beyond the scope of the Local Plan and is more appropriate to the context of the New Forest Partnership Plan. Policy SP12, along with other policies within the draft Local Plan, seeks to protect nature conservation sites – and the species that are reliant on these – from both development and recreational impacts. Policy SP13 now makes explicit reference to reptile hibernacula as part of a suite of biodiversity enhancement measures that new development would be expected to incorporate.

Policy SP13 – Biodiversity Net Gain

Respondent	Summary of representation	NPA response
Environment Agency	Supports the policy aims and the reference within the supporting text to the benefits of BNG to the aquatic environment. Advocates encouraging consideration of the aquatic environment within the policy wording.	Support welcomed and the policy wording has been amended to encourage consideration of the aquatic environment.
Natural England	Welcomes the policy's aims and supports the use of the Local Nature Recovery Strategies to guide effective implementation of BNG and conservation of protected and notable species. Suggests that the policy should include consideration of geodiversity conservation. Advises that the policy should set out the BNG strategy in greater detail and should seek to achieve wider environmental gains, such as natural capital benefits.	Support for the policy welcomed and comments noted. The Authority understands that there are no geological sites or features within, or within reasonable proximity of, the Park that would require consideration. However, the policy wording has been amended to set out the BNG strategy, to advise that wider environmental gains will be sought, and to expand upon the aims of the Green Halo Partnership.
Copythorne Parish Council	Supports the requirement for bird bricks in new development. Questions how a 10% net gain in biodiversity will be ensured.	Support welcomed. Habitats created or enhanced to deliver BNG are secured and managed for a minimum of 30 years through appropriate legal mechanisms such as Section 106 agreements and Conservation Covenants. A Habitat Management and Monitoring Plan is required from the applicant, and this sets out long-term management, monitoring, and remedial measures. Where BNG is delivered off-site, land is registered on the national register, and monitoring reports are required to be provided to the Authority to ensure compliance over the minimum statutory 30-year period.
Landford Parish Council	Supports the aims of BNG.	Support welcomed.
Sway Parish Council	Supports the policy's aims but would welcome greater clarity regarding the mitigation hierarchy. Welcomes reference to Swifts but recommends that reference be made to other red-listed species, such as House Martins and suggests that architectural features such as deep eaves and gables ends are encouraged for new development.	Support welcomed. The policy wording has been amended to set out the BNG strategy. Gable ends are not mandatory in the New Forest National Park Design Code, but they align with local vernacular and are appropriate when reflecting established built form. Deep eaves can be substituted with integrated features - such as bird bricks or nesting cups - to provide nesting opportunities for small bird species. Swift bricks, though designed for swifts, also support sparrows and other species, while house martins and swallows prefer nest cups. Best practice guidance in BS 42021 and CIEEM, as referenced within the policy's final paragraph, supports using wall-sited features, including nest cups where appropriate.

Woodland Trust	Advocates that the NPA should be ambitious in its aims and consider a Biodiversity Net Gain uplift greater than the minimum legal requirement of 10%.	Proposals to exceed the mandatory 10% Biodiversity Net Gain (BNG) requirement support National Park purposes but must be balanced against the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development and the risk of making schemes unviable when combined with other obligations (e.g., affordable housing) and rising construction costs. The Government has signalled that it expects local planning authorities to stick to the 10% BNG figure.
RSPB	Advocates that the NPA should be ambitious in its aims and consider a Biodiversity Net Gain uplift greater than the minimum legal requirement of 10%.	Proposals to exceed the mandatory 10% Biodiversity Net Gain (BNG) requirement support National Park purposes but must be balanced against the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development and the risk of making schemes unviable when combined with other obligations (e.g., affordable housing) and rising construction costs. The Government has signalled that it expects local planning authorities to stick to the 10% BNG figure.
CPRE Hampshire	Considers that there is competition for land to use for either BNG or back up grazing. Proposes that BNG should not be prioritised over back up grazing and queries whether the two uses can coexist.	The National Park Local Plan plays an important role in safeguarding land for back up grazing. To date there is limited evidence that BNG delivery is impacting on the stock of land available for back up grazing, and the two are not incompatible. While BNG is a mandatory requirement, it does not supersede the long-standing environmental protections that underpin agricultural and commoning rights. Within this policy framework, Policy SP55 is considered to provide robust and adequate criteria for assessing development proposals, such as habitat banks and off-site provision of biodiversity net gain, that could affect back up grazing land.
The Hampshire Ornithological Society	Advocates that the NPA should be ambitious in its aims and consider a Biodiversity Net Gain uplift greater than the minimum legal requirement of 10%. Would welcome greater clarity regarding the mitigation hierarchy. Welcomes reference to Swifts but recommends that reference be made to other red-listed species, such as House Martins and suggests that architectural features such as deep eaves and gables ends are encouraged for new development.	Proposals to exceed the mandatory 10% Biodiversity Net Gain (BNG) requirement support National Park purposes but must be balanced against the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development and the risk of making schemes unviable when combined with other obligations (e.g., affordable housing) and rising construction costs. It is agreed that the policy wording should set out the BNG strategy. Gable ends are not mandatory in the New Forest National Park Design Code, but they align with local vernacular

		and are appropriate when reflecting established built form. Deep eaves can be substituted with integrated features - such as bird bricks or nesting cups - to provide nesting opportunities for small bird species. Swift bricks, though designed for swifts, also support sparrows and other species, while house martins and swallows prefer nest cups. Best practice guidance in BS 42021 and CIEEM, as referenced within the policy's final paragraph, supports using wall-sited features, including nest cups where appropriate.
NatureSpace Partnership	Requests that reference is made to the NPA as holder of a Great Crested Newt Organisational (or District) Licence.	The supporting text has been updated to reference the District Licensing Scheme for Great Crested Newts.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Considers that most, if not all, of the required BNG would be more suitable delivered through off-site provision, within the Cadland Estate's wider landholding.	Comments noted. Due to the size of the site, it is anticipated that the full BNG requirement can be accommodated on site. Should this not be the case, the national system for BNG enables off-site delivery.
Individuals	Supports the policy's aims, particularly the importance given to establishing coherent ecological networks. Concerns that developers can purchase BNG credits instead of on-site provision. States that universal nest bricks, which meet BS 42021, should be specified to ensure that swifts are able to utilise these. Does not believe that BNG is effective and queries the long-term monitoring process. States that greenbelt land should not be developed.	Support welcomed and comments noted. BNG implementation is subject to a strict hierarchical system set out by the Government. National BNG credits can only be purchased as a last resort, but on and off-site delivery is enabled by the national system. As the list of protected species is too long to include/list provision for, the policy now includes a range of biodiversity enhancement features that new developments will be expected to incorporate. Bird bricks are listed amongst these, and it is set out that these should be specified and located in accordance with best-practice guidance such as BS 42021 or CIEEM standards. The supporting text has been amended to note that universal nest bricks are the best option as they can be utilised by a variety of bird species. Habitats created or enhanced to deliver BNG are secured and managed for a minimum of 30 years through appropriate legal mechanisms such as Section 106 agreements and Conservation Covenants. A Habitat Management and Monitoring Plan is required from the applicant, and this sets out long-term management, monitoring, and remedial measures. Where BNG is delivered off-site, land is registered on the national register, and monitoring reports are required to be provided to the Authority to ensure compliance over the minimum statutory 30-year period.

		While it is incorrect to assume that the New Forest National Park contains greenbelt land, it does contain greenfield sites which the policies in the Local Plan seek to protect. However, New Forest District Council is affected by some greenbelt along the south-west boundary and have set out policies within their Local Plan to address how it is managed within their area of the New Forest.

Policy SP14 – Landscape character

Respondent	Summary of representation	NPA response
Natural England	Welcomes consideration of the National Park's natural beauty and special qualities. Welcomes and supports references to the New Forest National Park Landscape Character Assessment, and The Landscape Action Plan.	Support welcomed and comments noted.
Historic England	Welcomes reference to cultural heritage and suggests expanding criterion d) to reveal what is most important.	The policy wording has been reinforced to set out that landscape schemes should assist in supporting the significance of the New Forest's assets.
Hampshire County Council	Suggests that the contribution that landscape design can make to make to addressing climate change and aiding public health should be noted.	The supporting text has been amended to set out how landscape design should contribute to climate resilience and human health.
Copythorne Parish Council	Strongly agrees with criterion c) but has concerns that not all new development will be able to enhance the character of the New Forest's landscapes.	Support for criterion c) welcomed and comments noted.
Landford Parish Council	Advises that support for the commoning community and free-roaming livestock is required to maintain the New Forest's landscape character.	Comments noted.
Woodland Trust	Supports the aims of the policy, particularly that landscaping schemes should reinforce local character and use native plant species. Suggests that developers should be encouraged to use plants from UK sourced and grown stock to reduce the risk of imported pests and diseases, while reducing the carbon footprint of the supply chain.	Support welcomed and the policy wording has been updated to include reference to biosecurity measures.
Carter Jonas on behalf of Fawley Waterside Ltd	Welcomes the policy's focus on placemaking and design.	Support welcomed and comments noted.

Lucid Planning (SP40 site promoter)	Shows support for the policy but contends that it should recognise that there will be some localised change in the landscape context where larger scale development is to take place.	Broad support welcomed. The supporting text for Policy SP14 acknowledges that the New Forest's distinctive landscape character is subject to pressure from a range of ongoing trends and influences, including development. While the draft Local Plan does not rule out large-scale development, it requires proposals to demonstrate that impacts have been avoided or minimised, with major development subject to additional criteria aimed at reducing harm.
Individuals	Support for the policy's aims. Requirement for a professional landscape visual impact assessment (LVIA) suggested. Amendments proposed include adding 'only' to the second sentence and 'surrounding' to criterion c).	Support welcomed and the policy has been amended to set out that an LVIA is required for proposals that are significant in terms of scale and/or landscape impact. Amending the second sentence of the policy to read *"will only be permitted"* would not comply with the requirement for planning policies to be positively worded. However, the wording within criterion c) has been amended to read *"between, within, and surrounding settlements"*.

Policy SP15 – Green & Blue Infrastructure

Respondent	Summary of representation	NPA response
Environment Agency	Supports the policy aims but suggests that the supporting text makes more reference to water environments.	The supporting text has been amended to make greater reference to aquatic environments.
Natural England	Advocates noting the link between green and blue infrastructure (GBI) with Local Nature Recovery Strategies (LNRS). Proposes that the policy is divided into five interlinked policies setting out the five headline GI Framework standards. Suggests that the policy sets out clear expectations in terms of GBI provision, over and above the provision of open space.	While it is acknowledged that the policy wording should place greater emphasis on how green and blue infrastructure aligns with the LNRS, it is not considered necessary to introduce individual policies for each of the five headline Green Infrastructure Framework standards, as these standards have limited relevance to the New Forest National Park. Where applicable, their objectives are already will be reflected in the existing policy wording and supporting text for green and blue infrastructure and are addressed elsewhere within the draft Local Plan. Nevertheless, it is agreed that clearer expectations in relation to GBI provision, in addition to those already established for open space, should be set out and the text has been updated to reflect this.

Historic England	Suggests that an additional criterion should be included which acknowledges the potential multiple benefits to be delivered through integrated management of the historic and natural environments.	A new criterion has been included within the policy wording to recognise the need for integrated management of the natural and historic environment.
Dorset County Council	Suggests that there may be instances where provision of SANG within the National Park may be the most effective option to mitigate the pressures of development on internationally designated nature conservation sites.	SANGs are intended to divert recreational pressure away from sensitive sites by providing alternative locations for informal recreation. However, the National Park is itself a highly sensitive, designated landscape of national and international ecological importance, where increased recreational use can conflict with its statutory purposes. SANGs are typically located in areas of lower biodiversity value and often include managed features such as enhanced paths, signage, and parking to attract visitors. Such interventions and increased visitor numbers may be incompatible with the conservation objectives, landscape character, and 'wild' qualities of the National Park. SANGs are not precluded within the National Park, but as a principle they should be located close to the developments they serve.
Copythorne Parish Council	Supports cross-boundary and partnership working to develop green and blue infrastructure. Agrees that introducing Suitable Alternative Natural Greenspace (SANG) within the National Park, to mitigate the effects of new development beyond its boundaries would be inappropriate.	Support welcomed and comments noted.
Sway Parish Council	Welcomes the inclusion of blue infrastructure and increased emphasis on health benefits.	Support welcomed.
New Forest Association	Requests that reference to provision of SANG within the National Park under exceptional circumstances be removed from the policy wording.	It is not considered necessary to amend the final sentence of the policy wording. The policy does not anticipate the provision of SANG within the National Park but includes flexibility to accommodate genuinely unforeseen and exceptional circumstances and SANGs are not entirely precluded within the nationally protected landscape of the National Park. The NFNPA have no jurisdiction over other the geography of other local planning authorities and cannot set out that neighbouring districts should provide SANG to reduce recreational pressures within the Park. The assertion that the provision of Suitable Alternative Natural Greenspace (SANG) is "derived from dubious sources" is incorrect. SANG may be delivered and managed by a Council using developer contributions, or by

		independent third-party landowners. In some cases, large developments may provide their own on-site or off-site SANG where this can be appropriately upgraded to meet required standards.
Woodland Trust	Supports the policy aims of addressing connectivity, access, and habitat protection.	Support welcomed.
CPRE Hampshire	Supports the principle of the NPA working collaboratively with neighbouring authorities and agrees that SANG is not appropriate within the National Park. Suggests that the policy could recognise that back up grazing should be identified and designated to avoid conflict with other land uses.	Support welcomed and comments noted. It is considered that policy SP55 provides sufficient criteria to assess development affecting back up grazing land and provide long term support for agricultural land. Back up grazing is a resource that can move and change over time, as so it does not lend itself to being easily mapped on a Loal Plan that looks forward to 2043.
Individuals	Support for the policy's aims and the importance of green and blue infrastructure for maintaining good mental and physical health noted. Inclusion of further information about blue infrastructure within the supporting text suggested. An additional criterion to address pressure from development on nature conservation sites proposed. Proposed that "nationally, regionally and locally" should be added to paragraph 6.42 and criterion e) to recognise that these can also be affected by recreational pressures. Noted that the New Forest Partnership Plan is not a legally binding document. Reference to provision of SANG within the National Park queried.	Support welcomed and comments noted. The supporting text has been updated to provide more information about blue infrastructure. It is not considered necessary to make specific reference to development pressures as the impact from new development would most likely be from recreational use – other pressures, such as proximity or potential pollutants would be addressed through other policies and through the planning application process. The wording within paragraph 6.42 and criterion e) has been amended to acknowledge that recreational pressures can have adverse effects on all types of designated nature sites. It is acknowledged that the New Forest Partnership Plan is not statutory planning document. However, it is required by law and the NPPG confirms that is does constitute a material consideration when determining planning applications. Suitable Alternative Natural Greenspaces are not appropriate precluded within the National Park, but the starring point is that they should relate closely to the developments they are intended to mitigate.

Policy DP16 – Open space

Respondent	Summary of representation	NPA response
Natural England	Would support designation of open space linked with the wider infrastructure network, and where it can contribute to environmental gains and provide connect people with nature. Advises that the benefits of open space should be set out.	The policy wording has been updated to support opportunities to connect with the GBI network, contribute to environmental net gains, and connect people with nature. In addition, the supporting text has been amended to acknowledge the benefits that open space can provide.
Hampshire County Council	Requests an additional criterion to set out the requirements for disposing of surplus school playing fields.	The policy wording has been amended to include reference to approval for the disposal of surplus school playing fields.
Copythorne Parish Council	Notes that the policy wording conflicts with that of the Copythorne Parish Design Statement in terms of public accessibility. Disagrees that open space could become surplus.	Open space, as defined within national planning policy, encompasses all areas of public value; however, such spaces do not need to be publicly accessible, as they may also deliver visual amenity benefits. In certain circumstances, open space may be deemed surplus - for example, where declining school enrolment results in school playing fields no longer being required. Nevertheless, a designation of 'surplus' does not automatically justify redevelopment. Alternative uses - such as rewilding initiatives, sustainable drainage infrastructure, or provision for off-site biodiversity net gain - may be considered more appropriate and accord with wider policy objectives.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Supports the policy's aims but suggests that greater flexibility should made regarding the size and location of new open space and that a single standard is inappropriate.	It is considered appropriate for the National Park to set out a Park-wide standard. The standard proposed is a starting point but site-specific factors will be considered in determining provision during the planning application process.
Lucid Planning (SP40 site promoter)	The need to provide adequate levels of open space is supported and viewed as fundamental to delivery of fully functioning residential developments.	Support welcomed and comments noted.
Individuals	Broad support for the policy's aims but concerns expressed regarding recreational pressure and in relation to open space becoming surplus.	Support welcomed and comments noted. Policy SP16 sets out the criterion required for justifying the loss of any existing open space.

Policy DP17 – Recreational horse keeping

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Queries whether horse riding and keeping are given higher priority than connecting settlements through walking/cycling routes.	Walking and cycling comprise the majority of non-motorised journeys and the New Forest Local Cycling & Walking Infrastructure Plan sets out measures to enhance walking and cycling provision in the New Forest. Unlike cycling, horse riding is permitted across the Open Forest.
RSPB	Pleased that the policy identifies and seeks to address the issues generated by recreational horse keeping.	Support welcomed.
CPRE Hampshire	Considers that the policy does not go far enough in seeking to address the impact of recreational horse keeping on back up grazing land and subsequent impact on commoning.	It is considered that policy SP55 provides sufficient criteria to assess development affecting back up grazing land and provide long term support for agricultural land.
Individuals	Concerns expressed regarding the impact of horse keeping on grazing land for commoning, the detrimental impact of shod hooves on soils, and harm to heathland habitat from riding.	Policy DP17 seeks to reduce the impact of horse keeping on the New Forest's ecosystems and traditional practices.

Policy DP18 – Field shelters and stables

Respondent	Summary of representation	NPA response
Individuals	Support for the policy's aims. However, concerns expressed that stables could be turned into residential dwellings.	Support welcomed and comments noted. Under the current Use Classes Order, submission of a full planning application would be required to convert stables for residential use. Any application would not be automatically granted but would be considered on its merits.

Policy DP19 – Maneges

Respondent	Summary of representation	NPA response
Sway Parish Council	Would like the policy to address the impact of mirrors around the boundaries of manages and the siting of horse-walkers to minimise environmental impacts on wildlife and landscape quality.	Where planning permission for a manege is granted, planning conditions may be applied to control the size and positioning of ancillary equipment to minimise visual intrusion and protect local amenity and wildlife.

Individuals	Support for the policy's aims, particularly that development of new maneges must not result in any detrimental impact on the environment.	Support welcomed and comments noted.

Policy SP20 – Coastal development

Respondent	Summary of representation	NPA response
Environment Agency	Supports the aims of the policy and suggests that criterion a) should make reference to existing flood defences.	Support welcomed and the policy wording has been expanded to safeguard existing flood defences.
Natural England	Supports the policy aims.	Support welcomed.
Historic England	Queries what is meant by 'significantly prejudice' heritage assets within criterion c) and proposes that the NPPF terminology would be more appropriate. Suggests that reference be made within paragraph 6.58 to the heritage interests associated with the Hurst Spit to Lymington Strategy.	The policy has been amended to reflect NPPF terminology and strengthened to protect landscape and heritage assets. Reference to heritage assets is now included within the supporting text.
Individuals	Concerns raised regarding pressures from tourism and development, and the future use of the site of the former power station at Fawley.	Policy SP20 seeks to protect the undeveloped nature of the New Forest's coastal areas, with recreational impacts from new development addressed through the Bird Aware Solent mitigation partnership. While the NPA can offer some degree of influence over the future of the former power station site, this lies within New Forest District Council's planning jurisdiction.

Policy SP21 – Coastal Change Management Area

Respondent	Summary of representation	NPA response
Environment Agency	Supports the policy aims but wishes to ensure that any Coastal Change Management Area (CCMA) does not preclude development that would benefit the local community or habitat creation.	Support welcomed and comments noted. The policy has been updated to include an additional criterion supporting delivery of community benefits and/or habitat enhancement and creation.
Natural England	Supports the policy aims.	Support welcomed.
Historic England	Welcomes the creation of a Coastal Change Management Area.	Support welcomed.

Copythorne Parish Council	Supports reinforcing sea defences.	Support welcomed.
Sway Parish Council	Supports the policy aims, including restrictions on new development within the CCMA.	Support welcomed and comments noted.
Individuals	Broad support for the policy's aims. A Coastal Vulnerability Assessment should be required and be assessed in relation to the latest NCERM (National Coastal Erosion Risk Mapping) prediction. Campsites should not be permitted within the Coastal Change Management Area, even if time limited.	Support welcomed. The policy wording has been shared with the Environment Agency who, as statutory stakeholder, are broadly content with the wording as drafted. It should be noted that the policy already considers temporary camping uses. Policy DP61 sets out that new campsites will only be permitted to enable the removal of pitches from sensitive areas to a less sensitive area, providing that there would be overall environmental benefits.

Policy SP22 – Tranquillity

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Broadly support's the aims of the policy. Acknowledges the value of reducing light pollution and safeguarding tranquillity. Expresses concerns regarding emissions from sources such as vehicles and wood burners. Queries whether light pollution from vehicles can be addressed within the draft Local Plan.	Broad support welcomed and comments noted. While air quality is monitored by the NPA and neighbouring authorities, the planning system does not have the power to require people to switch to cleaner vehicles or heating systems. Neither is the Authority responsible for highways or related infrastructure; however, the relevant Highways Authorities share a strong commitment to reducing the impacts of pollution, including light pollution, and Objective 9 of the draft Local Plan seeks to *"reduce the impacts of traffic … by supporting sustainable transport and active travel within the Park"*. The impact of light pollution from vehicle lights is essentially beyond the direct remit of the land use planning system to address.
Godshill Parish Council	Would like the draft policy to be stronger than the adopted policy (Policy SP15) on tranquillity and dark skies.	The policy wording and supporting text have been strengthened in relation to both dark skies and tranquillity.
Landford Parish Council	Acknowledges the importance of tranquillity and dark skies.	Comments noted.
Sway Parish Council	Welcomes the addition of specific reference to dark skies.	Support welcomed.
New Forest Association	Suggests that the policy wording should give greater consideration to aural pollution.	The policy wording has been amended to address the impacts of aural pollution on tranquillity.

CPRE Hampshire	Considers that the policy wording is ambiguous and requires strengthening. Proposes that tranquillity and dark skies should be split into two policies.	The policy has been divided into separate topics and has been revised to include more positively framed and robust wording, particularly with respect to lighting.
Individuals	Broad support for the policy's aims. Concerns expressed over the effect of new development on tranquillity, dark skies and wildlife, particularly from noise, visually intrusive structures, and light pollution.	Broad support welcomed and comments noted. The policy has been updated to make greater emphasis on preventing noise and visually intrusive structures, and to set out that new development will be required to justify the need for external lighting. Reference to the New Forest National Park Design Code and a requirement for a Lighting Impact Assessment have been included and it has been set out that focus should be made to avoiding harm to neighbouring amenity, wildlife, landscape and heritage.

Chapter 7 – Protecting and Enhancing the Historic Environment

There were a total of 14 representations relating to this chapter. A summary of the main issues raised is set out below according.

General comments relating to Chapter 7

Respondent	Summary of representation	NPA response
Historic England	Requests that an additional criterion is included to refer to the historic environment within the box at the start of the chapter, which notes the National Park's special qualities. Requests that the supporting text refers to Scheduled Monuments.	Comments are noted and the supporting text has been amended accordingly.

Policy SP23 (now SP24) – The historic and built environment

Respondent	Summary of representation	NPA response
Historic England	Welcomes a new strategic heritage policy and provide options to strengthen the direction of the policy. Reference to local vernacular buildings, archaeological sites and designated landscapes welcomed. Suggests that the opening paragraph should articulate more assets and features to protect e.g., historic parkland. Further clarifications needed to consider and highlight that the avoidance of harm to heritage assets may not always be possible in pursuit of reduced carbon emissions. Recommends adding a line on the Council's support for integrated management of the natural and historic environment. Proposes deleting the word 'built' from the policy title.	Support welcomed, comments notes and proposed amendments incorporated into the policy and supporting text.
Brockenhurst Parish Council	Broadly supportive of the policy's aims. Notes that important cultural and historical sites should be maintained and protected for the future to enable businesses to continue without upsetting the local infrastructure that supports the economy.	Broad support welcomed and comments noted. The issues raised are already covered by this policy and others within the draft Local Plan.
Copythorne Parish Council	Supports the policy's aims. Agrees with the reuse of historic buildings and seeing carbon emission reduction being addressed in the plan and with re-use of historic buildings and brownfield sites.	Support welcomed and comments are noted.

Sway Parish Council	Appreciates the efforts to strengthen and clarify strategic and non-strategic heritage matters.	Comments are noted.

Policy DP24 (now DP25) – Heritage assets

Respondent	Summary of representation	NPA response
Historic England	Notes that DP24 is broad and similar to SP23 and that more can be done to convey that it is principally a development management policy e.g., by expanding the title. Para 7.11 & 7.12 suggested clarifications and additional text. Minor editing to para 7.17 to note that significance is recognised. Under para 7.19 it is noted that consultation requirements may be changing – are National Amenity Societies covered further in the Glossary. Para 7.21 – 7.22, these paragraphs should be expanded to focus on archaeology in more detail and could be followed by a new section on heritage at risk. Does the Authority maintain or plan to maintain a local heritage at risk register? Additional wording on support for specialist skills would be appreciated.	Comments are welcome and appropriate amendments have been made as suggested within the comments.
Brockenhurst Parish Council	Considers that new buildings should be sympathetic to the historic environment and allow for mitigation towards climate change.	Comments are noted. Policy SP24 has incorporated wording on the role played by the historic environment in climate change mitigation and adaptation.
Copythorne Parish Council	Supports the policy's aims but proposes that criterion b) should be changed from 'resisted' to 'not allowed', and that criterion d) should make reference to consulting Historic England. Queries when the next update is for the conservation specific management plan and whether it involves Parish Councils.	Support welcomed and comments noted. Any future review and updates of conservation management plans can be undertaken separate to the Local Plan making process. This would be undertaken in consultation with local Parish and Town Councils and other stakeholders, such as Historic England.

Policy DP25 (now DP26) – Local distinctiveness

Respondent	Summary of representation	NPA response
Historic England	Supports the policy's aims.	Support welcomed.
Brockenhurst Parish Council	Supports the policy's aims but notes that this must be maintained to preserve the vernacular and that use of local materials where possible should prevail.	Broad support welcomed. Comments are noted, and issues are already covered by these and other policies in the draft Local Plan.
Copythorne Parish Council	Supports with comments but questions how policy can be applied outside of defined villages, and its relevance to new developments, extensions and outbuildings.	Support welcomed. The policies within the Local Plan must be read as a whole. The Local Plan policies contain sufficient guidance on relevant issues such as design, landscape impact and general development principles that help to determine the impact of a proposed development on the character and local distinctiveness of an area.
Individuals	Notes that policy and enforcement should be strong.	Comments noted.

Policy DP26 (now DP27) – Design principles

Respondent	Summary of representation	NPA response
Historic England	Support's the policy's aims.	Support welcomed.
Hampshire County Council (Public Health)	Public Health is a holistic factor that the County Council recommends should run as a thread through the Local Plan. Policy DP26 would benefit from embedding health-focused design principles and movement/street design guidance by including public health as a holistic thread through the Local Plan, including this topic. These principles should be applied in a way that respects the Park's landscape character, heritage, and tranquillity. Suggests additional criteria to reference public health in point b). Suggestions for additional supporting wording to strengthen public health's holistic thread through this topic including reference to Building for a Healthy Life, Healthy Streets and the need for proposals to respond to Hampshire County Council's Local Transport Plan 4 (LTP4).	Comments welcomed and the policy and supporting text now references Building for a Healthy Life and the Healthy Streets approaches.

Brockenhurst Parish Council	Supports the policy's aims and states that designs must be sustainable, in-keeping with the New Forest, and not upset the visual features etc.	Broad support welcomed and comments are noted. These issues are already covered by this and other policies in the Local Plan.
Copythorne Parish Council	Support's the policy's aims. Questions whether paragraph 7.28 extends to outbuildings and extensions.	Support welcomed and comments noted. The design principles will apply to all development that requires planning permission.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Supports the requirement that "all new development will be required to achieve the highest standards for new design: including location, layout, size, scale, details and materials of new development within the National Park". Notes that traditional building materials and skills are in short supply and some materials that are favoured by Officers often have poor environmental performance e.g., Welsh slate is considered scarce and its quarrying can cause environmental harm. Observes that developers are encouraged to implement MMC which means traditional building skills are in shorter supply and that a lack of supply of materials can lead to higher build costs, which can affect viability of development. Considers that there should be flexibility in the Local Plan to reflect the competing demands placed on development e.g., affordable housing, open space.	Support welcomed and comments are noted. The New Forest has a strong history of traditional buildings and local materials which the Local Plan seeks to support in ensuring that development contributes positively to local character. Viability remains an important material consideration and these comments have been noted.
Lucid Planning (SP40 site promoter)	Supports the policy's aims and accepts that securing good design within the New Forest is important.	Support welcomed and comments noted.
Individuals	Broad support for the policy's aims, in particular points d) ensuring all new development incorporates sound sustainable design and construction principles and good environmental practices; and e) ensuring development is contextually appropriate for the landscape. Suggested that the policy could be strengthened with specific references to supporting tree retention, and planting new trees where appropriate, in line with NPPF para 136.	Broad support welcomed and comments noted. The consideration of impact on trees and new planting is set out in policy DP2 (General development principles).

Policy DP27 (now DP28) – Residential character of the Defined Villages

Respondent	Summary of representation	NPA response
Historic England	Supports the policy but proposes additional wording for paragraph 7.35 to reference Conservation Area Appraisals and Management Plans, and Historic Settlement Surveys.	Support welcomed and comments are noted. The supporting text has been amended as suggested.
Brockenhurst Parish Council	Broadly supports the policy's aims. States that residential character must be maintained and that the balance of properties in the defined villages needs to be monitored	Broad support welcomed and comments are noted. These issues are already covered in this policy and other policies within the draft Local Plan.
Copythorne Parish Council	Supports the policy's aims but requests further clarity on why the boundaries have been drawn as is. Would like reference to be made to Supplementary Design Guides (Parish/Village Design Standards). Notes that not all of the Defined Village of Cadnam/Bartley is in the village – some falls within Winsor and Copythorne.	Support welcomed and comments regarding the defined villages are noted. The Settlement Boundary Review Topic Paper provided during consultation explains the methodology, setting out the reasons/principles used to justify amending some boundaries.
Lucid Planning (SP40 site promoter)	Supports the policy's aims and notes that density is important. Considers that development should also have regard to local context and the aspirations of paragraph 129 of the NPPF to make efficient use of land should be noted.	Support welcomed and comments are noted. The policy currently recognises that different densities will be appropriate in different circumstances in each defined village.
Individuals	Support given for designation of Cadnam/Bartley as a Defined Village; however, several respondents consider that the boundary should be adjusted to include additional premises. Some respondents consider that reference should be made to the Supplementary Design Guide and to Village Design Statements; note that not all developments are 'forest friendly', and that executive homes should be avoided.	Support welcomed and comments are noted. The boundary for Cadnam/Bartley has been reviewed, and some amendments have been proposed incorporating additional properties.

Chapter 8 – Vibrant Communities

There were a total of 753 representations relating to this chapter. A summary of the main issues raised is set out below according.

General comments relating to Chapter 8

Respondent	Summary of representation	NPA response
Dorset Council	Considers that the Vibrant Communities chapter suggests that the focus in the National Park will be on the provision of affordable housing to meet local needs, rather than catering for external demands. Proposes that some market housing provision should be included in this mix to meet the needs of those who can afford to buy a home.	The New Forest National Park is one of the national parks in England where open market housing is supported and therefore the proposals for circa 950 new dwellings within the National Park by 2043 include open market and affordable housing, in line with Dorset Council's representations
New Forest District Council	NFDC welcomes ongoing dialogue regarding SLAA site 'Land northeast of Pennywell Gardens, New Milton' which as development potential for around 60 dwellings. The draft Local Plan does not include this site as a proposed allocation; however, as it adjoining NFDC's boundary ongoing dialogue in terms of changes to/around the site are welcome.	Comments are noted. Ongoing discussions with NFDC and other LPAs remain key to addressing cross boundary issues. NFDC are a statutory consultee for the New Forest National Park Local Plan Review.
Tor & Co. on behalf of the Cadland Estate (SP5 site promoter)	Broadly supports the recognition of the need for new residential development either as rural exception sites (SP42) or through provision for New Forest Commoners (DP43), and estate and tied agricultural and forestry workers (DP44). However, considers that the amalgamation of agricultural worker dwelling provision with estate workers provision into one single policy (DP44) fails to acknowledge that estate worker provision is normally supported by an estate wide plan and proposes that a separate, bespoke estate workers dwelling policy should be introduced.	Broad support welcomed. In terms of policy SP44, the Reg 18 Part 2 Plan sought to rationalise some of the policies to create a more succinct Local Plan. It is, however, recognised that the justification for Estate Worker Dwellings can differ from other forms of tied dwellings; and that the production of Whole Estate Plans can support not only proposals for Estate Worker Dwellings, but also wider proposals within the Estate. The Regulation 19 Submission draft Plan therefore separates out Estate Worker Dwellings and Agricultural/Forestry Worker dwellings given their different scope and justifications.

Policy SP28 – New residential development in the National Park

Respondent	Summary of representation	NPA response
Natural England	Advises that the policy make reference to the need for development that falls within either the Solent or New Forest recreational disturbance zones to provide appropriate avoidance and mitigation measures and/or contributions.	It is not considered necessary for the policy wording to set out the requirement for avoidance and mitigation measures, as any development that falls within these zones is already subject to the criteria set out within Policy SP11.
Wiltshire Council	Welcomes the delivery of units to M4(2) and M4(3) standards in accordance with need. Considers that the statement in Paragraph 8.15 that "age-restricted housing falling within Use Class C3 (Specialist Accommodation) will be expected to provide on-site affordable housing (with a local connection tie) to ensure a proportion of the development is directed towards meeting local housing needs" is very difficult to deliver as part of a private older persons / Extra Care scheme as Affordable Housing. Notes that Wiltshire Council usually accept a Commuted Sum, in lieu of on-site Affordable Housing, for older persons / Extra Care schemes.	Support for delivery of dwellings to meet accessible standards welcomed and comments noted. It is agreed further wording is required in the supporting text on the delivery of affordable housing on age-restricted C3 developments. This sets out a presumption of on-site affordable housing provision, but with the option of a commuted contribution in lieu of on-site provision, if justified.
Copythorne Parish Council	Development should only occur on brownfield land. Housing evidence suggests there will be an expected reduction in population in the National Park. Supports criterion (e). Preference for smaller bungalows over housing for younger generation within the Parish to allow for downsizing.	Support for criterion e) welcomed. There are insufficient brownfield development sites within the National Park to meet the identified housing need. The Plan's proposed level of development is modest but would help stabilise the population. The New Forest Housing Needs Assessment identifies specific local housing needs throughout the National Park, which the Local Plan seeks to address.
Hale Parish Council	Concerns that 50 new properties in Woodfalls will lead to increased traffic congestion and animal fatalities. Notes that the settlements proposed for 'defined village' designation have few services or facilities.	Concerns noted. The NPA's wider work includes engagement with partners on animal accidents, with the proportion of stock killed in recent years at a historic low. All National Parks accommodate development to meet identified local needs and the New Forest is no different. Preserving it in aspic would risk population decline, ageing demographics, and reduced local services and facilities. Local infrastructure providers – including Wiltshire and Hampshire County Councils in their respective roles as Education and Highways Authorities – have been consulted throughout the plan-making process.
New Forest Association	Proposes that the 'arithmetic of SP28' is amended to reflect changes in allocated sites. Considers that development which could provide even minor harm to the New Forest's environment conflicts with the statutory purposes of the	It is unclear what changes the NFA are seeking to policy SP28 and the housing figures. Therefore, no change is recommended. The local connection for affordable housing

	National Park. Suggests that the local connection qualification could be changed to “5 years permanent residence in the National Park”, which would reduce the number of qualifying residents by 80%, or else the term “local connection” could be used as understood elsewhere in the Local Plan.	within the National Park is established by the respective local housing authorities, rather than the NPA.
Master Land & Planning on behalf of the English Rural Housing Association	Objects to the last sentence as it limits the deliverability and viability of Rural Exception Sites. There is no basis within National Policy or PPG to apply such a restriction, indeed the PPG (reference ID: 67-013-20210524) allows for the inclusion of a small proportion of market housing at rural exception sites where necessary for viability purposes.	Objection to the final sentence is noted. The Regulation 19 Local Plan policy on rural exception sites has been informed by the whole plan viability assessment. The policy wording is therefore evidence led. It should be noted that it is at the discretion of the local planning authority whether an element of open market housing is enabled on rural exception sites – there is no obligation or requirement – and this has been tested through the whole plan viability assessment.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Supports identification of new sites that when combined will deliver circa 315 dwellings. Notes the ambition to deliver an additional 950 dwellings within the National Park.	Support for site allocations welcomed and comments noted.
Ken Parke Planning (SP37 site promoter)	Strongly supports housing delivery to meet local needs and recognises that the exceptional landscape and scenic beauty of the National Park must be attributed great weight to protect the National Park. Notes that the proposed housing delivery targets will not meet unmet local housing needs across the plan period and proposes that edge of settlement development and increased densities should be considered.	Strong support for housing delivery to meet local needs and comments noted.
Turley on behalf of Pennyfarthing Homes (LAA31 site promoter)	Considers that the draft Plan will fail to deliver the homes needed to fulfil the social, economic, and environmental objectives set out in the plan. Urges the NPA to reconsider the role sites within the NP, which abut the main towns outside the Park (e.g. New Milton) could play in contributing to significant unmet needs for housing in sustainable locations.	In terms of the site at Pennywell Gardens, New Milton, the NPA has the following concerns: (a) the access to the site; (b) the fact that it has no relationship to any settlement within the National Park; (c) New Milton is not a 'local connection parish', meaning that any affordable housing provided onsite would go to people in priority housing need across the whole of New Forest District, severing the link between development and the local communities of the National Park. The Sustainability Appraisal for the Regulation 19 Submission draft Plan has considered reasonable alternatives for the spatial distribution of development within the National Park.
Draycott on behalf of landowner	Proposes broadening the policy aims to extend to other forms of development such as live work units, small-scale hotels, public houses, bed & breakfast accommodation, residential	The proposed amendments to draft Policy - which would have the effect of enabling a wide range of developments on site allocations - are considered too open ended and permissive.

	nursing homes, sheltered housing, staff housing, almshouses, and community facilities.	The proposed housing site allocations are made in response to evidence on housing needs and the suggested broadening of SP28 to also allow hotels, care homes and community facilities is not grounded in evidence. The draft Local Plan provides policy support for new community facilities where justified, but the Local Plan will not allocate specific sites for them.
Black Box Planning on behalf of Gervis Property Company Ltd (site promoter)	Considers that the draft Local Plan does not set out an adequate or evidence-led strategy to respond to the scale of unmet housing need. Suggests that the Housing Needs Assessment does not test any scenario that attempts to approach this figure or assess the scale of need that could be met through smaller, policy-compliant sites. States that it is not set out how the proposed housing delivery target of 950 dwellings over the plan period was derived, is not supported by any spatially based capacity analysis and is therefore unjustified. Considers that the SHLAA does not take account of the emerging settlement hierarchy, the spatial strategy, or the settlement boundary review, despite these forming the basis for decisions regarding growth.	The Sustainability Appraisal/SEA and the Duty to Cooperate Statement set out the consideration of reasonable alternatives and the engagement with neighbouring LPAs, which is ongoing. It is recognised that the draft Local Plan sets out a revised settlement hierarchy and this should be reflected in the SHLAA work being undertaken. The representation appears to give little weight to the New Forest's National Park status, the requirements of national policy (e.g. paragraphs 189 - 190 of the NPPF, 2024) or primary legislation relating to National Parks. The NPPG recognises that National Parks are unlikely to be able to meet their full 'policy off' housing need figures.
Lucid Planning (SP40 site promoter)	Notes the regard to ‘housing need’, along with the desire to deliver a ‘range of house types and tenures’, but queries whether in this context it is appropriate to limit property sizes as proposed in Policy SP30. Questions the removal of Permitted Development Rights.	The comments on the size of dwellings are noted, but the evidence base for the Local Plan Review supports the retention of the current planning policy approach.
Individuals	Responses were mixed with some respondents opposing any new development within the New Forest. However, other respondents support limited, targeted housing where it meets local needs, such as affordable homes, downsizing options for older residents, or development that helps sustain local communities, agriculture and commercial activity in well-served Forest-edge villages. Strong concerns expressed that large-scale housing development would undermine the character, identity and rural nature of Forest villages, particularly where it involves greenfield or protected land. Many feel the National Park Authority should prioritise protecting the Forest and focus any development on brownfield sites, redundant buildings or small-scale schemes within existing settlements. Doubts raised about the evidence for major housing growth	Support welcomed and opposition noted. The Regulation 19 Submission draft Local Plan’s proposed level of development would help stabilise the population, is not considered to conflict with the National Park Authority’s statutory purposes and would help to satisfy its duty to support the social and economic wellbeing of Park communities. New housing in an area of need is a community benefit, supporting local services at risk of closure, such as schools, and enabling further benefits including public greenspace and safer school drop-off areas. The evidence of the New Forest Housing Needs Assessment (Iceni, 2025) demonstrates an overwhelming local housing need for 1,2 and 3-bed units within the National Park and therefore by continuing with the approach in the adopted development plan - supported by Government appointed

	and concerns that defined villages may lack the infrastructure to support it.	planning inspectors in 2019 - is considered justified. It is agreed that redundant buildings can be repurposed, but it should be noted that these are not always in sustainable locations. Limiting development to the current four Defined Villages is not practical as there is a limit to the amount of new development that these settlements can support and local housing need outstrips provision. There are insufficient brownfield development sites within the National Park to meet the identified housing need.

Policy SP29 – Specialist housing for older people (Use Class C2)

Respondent	Summary of representation	NPA response
Hampshire County Council	Expresses concerns that the proposed occupancy restriction for C2 care home facilities would create operational challenges by limiting flexibility in allocating care services to qualifying residents and could be difficult to enforce.	The wording of draft Policy SP29 (Specialist housing for older people) and SP41 (affordable housing) is consistent with that in the adopted development plan for the National Park. C2 developments and all of the Local Plan site allocations have come forward with these policies in place, which is consistent with the NPA's statutory duty to foster the socio-economic well-being of local communities within the Park. It is agreed to include reference to the Housing our Ageing Population Panel for Innovation's (HAPPI) principles within the policy wording.
Copythorne Parish Council	Supports the policy's aims but appears to suggest that capacity figures should be included. Concerns that homes could eventually become occupied by younger residents.	Support welcomed and comments noted. C2 developments will typically be accompanied by a legal agreement that sets out the age restrictions on developments.
Ken Parke Planning (SP37 site promoter)	Supports the policy's aims. However, proposes that where it would not cause adverse impacts to the National Park's statutory purposes, development outside of the defined villages should be encouraged and that land adjoining settlement boundaries should be brought forwards for specialist accommodation. Considers the local connection criteria to be onerous.	Support welcomed and comments noted. In terms of the local connection criteria for C2 developments, it is acknowledged that the 'cascade' should extend outwards; and that it is in no one's interest to have purpose-built accommodation standing vacant. Therefore, additional wording, as recommended, has been added to clarify how far the cascade would ultimately roll out to. Please also refer to 'Annex 4: Local Connection Criteria' of the Local Plan for further information. This ensures that new development meets the needs of communities within the National Park, consistent with the framework for development in National Parks.

Draycott on behalf of Guy Anderson	Proposes that the local occupancy condition for Use Class C2 developments should be extended to include residents from parishes abutting the National Park's boundary.	The proposed extension of the local occupancy condition for C2 developments to include adjacent parishes outside the National Park is not supported, as the NPA's socio-economic duty is to communities within the Park, rather than catering for external needs.
Individuals	Broad support for providing smaller, well-insulated homes or bungalows to help older residents downsize while remaining within their village communities, freeing up larger homes for families and reducing pressure from second-home ownership. However, some respondents feel that the policy needs clearer eligibility criteria, including how age thresholds, residency conditions and that care-related needs should be applied, to avoid unfair or overly rigid outcomes. Mixed opinions on age-restricted housing, with some supporting a 60+ threshold and others warning that fixed age limits may not reflect future needs. Concerns about whether new provision within villages is the best approach, compared with making better use of assisted or independent living near services, transport, shops and healthcare. Overall comments note that planning for an ageing population requires a more flexible approach, including easier adaptation of existing homes for elderly or disabled residents with varying levels of need.	Broad support welcomed and comments noted. C2 developments will be accompanied by legal agreements that set out the conditions and criteria for occupancy. It is not considered appropriate for the Local Plan to do this.

Policy SP30 – The size of new dwellings

Respondent	Summary of representation	NPA response
Wiltshire Council	Notes that the Nationally Described Space Standards (NDSS) are not referenced. Expresses concerns that the policy is restrictive in terms of delivery of affordable housing above 100sq.m to address unmet local housing need.	Agreed. The supporting text to this policy now refers to the Nationally Described Space Standards and how greater flexibility should be shown to permitting affordable dwellings above 100sq.m where the need is robustly evidenced and the support of the relevant local housing authority is received.
Copythorne Parish Council	Supports the policy's aims but considers that the policy wording needs to explicitly state that new homes within defined villages are also subject to its criteria. Considers that smaller homes could have an adverse impact on the existing character of settlements.	Support welcomed. It is not considered necessary to state that the policy applies to defined villages as Policy SP30 applies to all new residential development, regardless of location.

Lyndhurst Parish Council	Considers that the 100m² limit on dwelling size could be increased for certain developments.	The limit on the size of new dwellings reflects the clear evidence in the Housing Needs Assessment for smaller 1, 2 and 3 bed dwellings which are possible within the 100sq. m. floorspace limit. The policy has been amended to provide wording that enables more flexibility on the limit when considering affordable housing where the need may be for larger family dwellings.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Expresses concerns that the policy is restrictive in terms of delivery of housing above 100sq.m to address unmet housing need and that this could have an adverse impact on the existing character of settlements.	The proposed upper limit on the size of net new dwellings is consistent with the adopted development plan for the National Park that has been in place since 2019. The evidence base for the Local Plan Review indicates that over 95% of the housing needs arising within the National Park are for 1, 2 and 3 bed uses. 100sq.m equates to a generous family 3-bed home or a modest 4-bed property. The Inspector's Report into the draft Local Plan in 2019 supported the policy approach, which is consistent with that adopted in several other English National Parks. The Inspectors also supported the removal of national permitted development rights, which would undermine the intentions of the policy. The Whole Plan Viability Assessment has tested development typologies at 100sq.m and concludes that the main policy aims and objectives can be met within this floorspace restriction.
Ken Parke Planning (SP37 site promoter)	Supports the introduction of additional 1, 2 and 3-bedroom homes across the New Forest National Park but expresses concerns that the policy is restrictive in terms of delivery of housing above 100sq.m to address unmet housing need.	Support welcomed. The limit on the size of new dwellings reflects the evidence in the Housing Needs Assessment for smaller 1, 2 and 3-bed dwellings which are possible within the 100sq.m. floorspace limit. The policy has been amended to provide wording that enables more flexibility on the size limit when considering affordable housing where there is a need for larger family dwellings.
Turley on behalf of Pennyfarthing Homes (LAA31 site promoter)	Expresses concerns that the policy is restrictive in terms of delivery of housing above 100sq.m to address unmet housing need. Notes that the Nationally Described Space Standards (NDSS) are not referenced.	The restriction on the size of net new houses within the National Park has been in place since 2019. The updated Housing Needs Assessment reaffirms the need for smaller dwellings in the National Park to meet the identified local need for 1, 2 and 3-bed dwellings. This approach was supported by Planning Inspectors at the last Local Plan Examination and is consistent with the approach taken in several other National Parks. The floorspace limits have been fully factored into the Whole Plan Viability Assessment work. However, it is agreed

		that the supporting text should refer to the Nationally Described Space Standards and that greater flexibility should be shown to permitting affordable dwellings above 100sq.m where the need is robustly evidenced and the support of the relevant local housing authority is received. The Regulation 19 Submission draft Plan has been updated to reflect these comments.
Draycott on behalf of Guy Anderson	Expresses concerns that the policy is restrictive in terms of delivery of housing above 100sq.m to address unmet housing need and proposes three 'housing mixture' approaches to managing development on allocated sites: a cumulative option, a percentage option, and a local needs option.	The proposed changes to the policy wording are not supported; setting out a prescribed proportion of dwelling sizes is considered too prescriptive. The policy approach was endorsed by the Planning Inspectorate in 2019 and is consistent with the approach taken by several other NPAs. The limit on the size of new dwellings reflects the advice in the Housing Needs Assessment for smaller dwellings, and for more 1, 2 and 3-bed dwellings which are possible within the 100sq.m. floorspace limit. The policy in the Regulation 19 Submission draft Plan has been amended to provide wording that enables more flexibility on the size limit when considering affordable housing where there is a need for larger family dwellings.
Lucid Planning (SP40 site promoter)	Queries whether in the context of the aims of Policy SP28 to deliver a 'range of house types and tenures' it is appropriate to limit property sizes. Questions the removal of Permitted Development Rights.	The comments on the size of dwellings are noted, but the evidence base for the Local Plan Review supports the retention of the current planning policy approach. IN 2019 the Inspectors' Report agreed that the removal of Permitted Development Rights is necessary to fulfil the objectives of the policy.
Chapman Lily Planning	Expresses concerns that the policy is restrictive in terms of delivery of housing above 100sq.m to address unmet housing need.	There are 15,000 existing dwellings in the National Park and the majority of these are large properties. The planned level of new development within the National Park by 2043 will add circa 6 - 7% onto this dwelling stock and it is therefore appropriate that the modest level of new development within the nationally protected landscape of the New Forest National Park is tailored towards meeting the identified local needs arising from communities within the Park. The evidence of the New Forest Housing Needs Assessment (Iceni, 2025) demonstrates the overwhelming local housing need for 1,2 and 3-bed units and therefore by continuing with the approach in the adopted development plan - supported by Government appointed planning inspectors in 2019 - is considered justified.

		The existing dwelling stock within the National Park will also represent the bulk of properties that are on the market at any one time, and these are heavily skewed towards larger properties. The local need arising from communities within the Park is for smaller units and it is this socio-economic need that the NPA is required to address through its local planning policies (as set out in Section 62 of the Environment Act 1995), rather than catering for external demands for larger properties within the National Park. There is evidence that dwellings in the Park are significantly under occupied and the claims made in the rep that larger dwellings support more economically active people and generate a higher level of Council Tax for the NPA are not evidenced (the NPA does not receive Council Tax and the demographics of the New Forest mean that many dwellings are occupied by retired people). There is no evidence that the policy has constrained delivery, as the adopted Local Plan (2019) site allocations that have been granted planning permission have delivered over 180 dwellings in total so far, all within the 100sq.m floor limit.
Individuals	A small number of comments oppose any new housing in the National Park, while others distinguish support for Commoners' needs on the open forest from opposition to large new houses, favouring development outside boundaries remaining on the original footprint. Broad support for retaining a clear 100m² dwelling-size limit to prevent large-house development and help meet local housing needs, particularly for younger people and those seeking genuinely affordable smaller homes. Several comments call for stronger policy wording to encourage one- and two-bedroom properties and to resist developer pressure, while also asking for greater clarity on where the size restriction applies. Some respondents consider the limit too restrictive in certain circumstances, such as where larger surrounding homes, multi-generational households or disability-related needs justify flexibility. Concerns are also raised about maintaining local character and avoiding uniform designs.	Broad support welcomed and comments noted. The limit on the size of new dwellings reflects the advice in the Housing Needs Assessment for smaller dwellings, and for more 1, 2 and 3-bed dwellings which are possible within the 100sq.m. floorspace limit. The policy has been amended to provide wording that enables more flexibility on the size limit when considering affordable housing where there is a need for larger family dwellings. All applications will be assessed against the New Forest National Park Design Code to ensure that they do not cause harm to the character of existing settlements, the surrounding landscape, or the historic environment.

Policy SP31 – Land at Whartons Lane, Ashurst

Respondent	Summary of representation	NPA response
Hampshire County Council (Highways Authority)	Recognises the previous allocation from the 2019 Adopted NFNPA Local Plan (as Policy SP22), observes that construction has commenced, and notes submission of a S278 application during 2024. Supports the site allocation, provided that the NFNPA considers the Council's previous comments and the adjustments advised during the 2018 consultation period.	Support welcomed and comments noted.
Hampshire County Council (Education Authority)	Sets out that 60 residential dwellings would be forecast to yield 18 primary aged children, and 13 children in the secondary phase of education. At the primary phase of education these children are in the catchment of Foxhills Infant and Foxhills Junior Schools. At the secondary phase of education this development is in the catchment of Hounsdown School. All three schools currently have sufficient capacity to accommodate the children from this development.	Comments are noted.
Copythorne Parish Council	Proposes that the 50% affordable housing target should not be a target and should be fully deliverable.	Affordable housing requirements cannot be set as an absolute, as at the plan-making stage not all the site-specific factors that influence viability are known. This is the case for all LPA Development Plans and was considered by the Inspectors at the last Local Plan examination in 2018/19.

Policy SP32 – Land at Ashurst Hospital

Respondent	Summary of representation	NPA response
Environment Agency	Observes that there is an ordinary watercourse to the south of the site and advises that the policy should note that opportunities should be explored to restore and enhance the watercourse as part of biodiversity net gain delivery.	Agreed. This policy has been amended to make explicit reference to the watercourse and its restoration and enhancement.
Natural England	Supports the wording '*The existing southern boundary between the site and the adjacent protected habitats should be retained and strengthened with the planting of native species.*' Advises that the NFNPA should be confident that no urban edge impacts will impact adjacent designated nature conservation sites by the inclusion of strong mitigation	Support welcomed and comments noted. The site allocation at Ashurst Hospital is for an extended healthcare facility and C2 care home use. The provision of recreational greenspace for this form of development is not considered to be necessary. Nor is it considered necessary for the policy wording to set out the requirement for contributions, and/or avoidance and

	measures and/or contributions. Notes that the allocation is for over 50 dwellings and recommends the policy requires on-site provision of accessible and well-designed greenspace, comparable to Alternative Natural Recreational Greenspace (ANRG), for the benefit of future residents and nature. Suggests that the policy refer to the need for development that falls within either the Solent or New Forest recreational disturbance zones, or the Solent nutrient neutrality zone to provide appropriate avoidance and mitigation measures.	mitigation measures, as any development that falls within these zones is already subject to the criteria set out within Policy SP11 and other policies within the Local Plan.
Historic England	Considers that criterion c) could be interpreted as either assuming or encouraging the loss of the former workhouse buildings and proposes that the wording is amended.	Historic England's comments are noted. However, outline planning permission has been granted for the demolition pf the former workhouse building and the Regulation 19 Submission draft policy wording reflects the current position.
Hampshire County Council (Highways Authority)	Observes that development has commenced and proposes additional policy wording: 'Any scheme coming forward on the site shall carry out adequate transport assessment and design, with mitigations and/or contributions to address any transport issues'. Supports the site allocation, provided that the NFNPA considers the Council's comments made during previous Local Plan iterations and includes the proposed wording.	Support welcomed and comments noted. The County Council's suggested wording for policy SP32 is considered reasonable and has been applied to the policy criteria. The redevelopment of the Ashurst Hospital site has planning permission, but work has yet to commence so it is reasonable to maintain a policy in the development plan.
New Forest Association	Proposes that the 50% affordable housing target should not be a target and should be fully deliverable.	Affordable housing requirements cannot be set as an absolute, as at the plan-making stage not all the site-specific factors that influence viability are known. This is the case for all LPA development plans and was considered by the Inspectors at the last Local Plan examination in 2018/19.
Woodland Trust	Land at Ashurst Hospital. Should the site be allocated the requirement for the southern buffer to be strengthened with the planting of native species to support biodiversity should be upheld States that should the site be allocated, it is vital that criterion b), d) and h) are upheld.	Comments noted. This site already has outline planning permission and is an allocation is the adopted development plan for the National Park.

Policy SP33 - Land at Knellers Lane, Ashurst

Respondent	Summary of representation	NPA response
Environment Agency	Observes that much of this part of the village is characterised as having a high or medium yearly chance of flooding, and this will be exacerbated through development. Observes that the site is located above a Secondary A aquifer which comprises permeable layers that can support local water supplies and may form an important source of base flow to rivers. Therefore, groundwater is sensitive in this location. Notes that strategic policy SP7 refers to the protection of groundwater resources in general which adequately covers such matters. Developers will need to ensure there is adequate assessment and prevention of risks to groundwater as part of their planning application.	Comments are welcomed and constructive. Additional wording has been added to the Regulation 19 Submission draft Local Plan regarding the protection of aquifers.
Natural England	Notes that the allocation is for over 50 dwellings and recommends the policy requires on-site provision of accessible and well-designed greenspace, comparable to Alternative Natural Recreational Greenspace (ANRG), for the benefit of future residents and nature. Advises that the policy refer to the need for development that falls within either the Solent or New Forest recreational disturbance zones, or the Solent nutrient neutrality zone to provide appropriate avoidance and mitigation measures and/or contributions.	The development can provide on-site greenspace provision in accordance with the requirements of the development plan. The need to address HRA issues applies whether explicit reference is made within the Local Plan site allocations policies or not.
Hampshire County Council (Minerals and Waste Authority)	Observes that the site is over 3ha in area and lies within the Minerals Consultation Area. Suggests additional policy wording: *'Applicants should aim to maximise the prior extraction of mineral resources on this site, in line with the policies of the Hampshire Minerals and Waste Plan. A Mineral Resource Assessment is required to be submitted to the Minerals Planning Authority as part of any application to develop this site'.*	Consideration has been given to the prior extraction of minerals and the interaction between the Hampshire Minerals & Waste Plan and the National Park Local Park Local Plan. The built footprint of the Kneller Lane site will be under the 3ha threshold, and the Minerals & Waste Plan also prioritise the working of minerals on sites outside nationally protected landscapes.
Hampshire County Council (Highways Authority)	Advises that the site's proximity to site allocation SP31 (Land at Whartons Lane, Ashurst) and Foxhills Junior School will likely cause congestion issues around peak school drop-off and pick-up times. Notes that to the north of the site, PRoW connections through an underpass under A326 represent a key pedestrian route to Houndsdown and Rushington and that commitment should	Agreed. Proposed changes relating to transport impacts have been incorporated into the policy.

	be made to any necessary path upgrades and maintenance, in line with NPPF paragraph 105. Observes that the site is adjacent to the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) Route 120 along Hunters Hill, so a contribution towards this intervention could be sought.	
Hampshire County Council (Lead Local Flood Authority)	Notes that the site is greenfield located wholly in Flood Zone 1 with a low risk of fluvial flooding and if allocated, a drainage strategy would be required. Advises that some parts of the site are at risk of surface water flooding (near Foxhill Lane (north) and Knellers Lane (east) so the site would need to be laid out to avoid this risk. Observes that there is no obvious way to drain the site but acknowledges that as there is highway drainage in the area (developments cannot connect to this), there may be an ordinary watercourse that could be utilised. Recommends that a high-level site investigation is undertaken to determine a viable discharge point at the site (e.g. ditches or sewers). If none of these looks viable, then an infiltration test in accordance with BRE 365 and groundwater monitoring will be needed to demonstrate that infiltration is viable. Advises that a discharge point will need to be identified prior to the Regulation 19 stage of the plan-making process as sites that cannot demonstrate that drainage is achievable will be unlikely to be deliverable.	Comments welcomed and the requirement for a drainage strategy has been included within the updated policy wording. The NPA has liaised with the landowner, and they have undertaken further work to identify solutions for the surface water drainage of the site.
Hampshire County Council (Education Authority)	Notes that an allocation for 70 residential dwellings would be forecast to yield 21 primary aged children, and 15 in the secondary phase of education. At the primary phase of education these children are in the catchment of Foxhills Infant and Foxhills Junior Schools. At the secondary phase of education this development is in the catchment of Hounsdown School. All three schools currently have sufficient capacity to accommodate the children from this development.	Comments that all three schools in the area currently have sufficient capacity to accommodate the pupil yield from his development is noted.
Ashurst and Colbury Parish Council	Considers that the A326 road widening scheme, coupled with development on the site, result in the harmful and unnecessary loss of the open space and the landscape qualities which would bring the built-up edge of Ashurst much nearer to the conurbation of West Totton, thereby narrowing the strategically important green gap between the two settlements and that this would conflict with draft Policy DP25. Notes that Foxhills and	The proposed site allocation at Knellers Lane looks comprehensively at the land holding in the area and the Regulation 19 Plan further reflects the need to protect the gap between Ashurst and the A326. The proposed site allocation has the potential to deliver wider benefits for the village in terms of nature recovery, formal open space and helping address some of the school congestion issues. Hampshire

	Knellers Lane are already busy due to school traffic and that safe access to the school is required.	County Council have provided feedback in their capacity as the Highways Authority, Lead Local Flood Authority and Education Authority. The landowner has undertaken further assessment work on drainage to demonstrate that the site is deliverable, and this has fed into the Regulation 19 draft Local Plan. Policy criteria have been updated following receipt of further information.
Copythorne Parish Council	Supports the emphasis on improved cycle/pedestrian links. Opposes development of greenfield. Proposes that the 50% affordable housing target should not be a target and should be fully deliverable.	Support for requirement for improved cycle/pedestrian links welcomed. There are insufficient brownfield development sites within the National Park to meet the identified housing need. Affordable housing requirements cannot be set as absolute, as at the plan-making stage not all the site-specific factors that influence viability are known. This is the case for all LPA development plans and was considered by the Inspectors at the last Local Plan examination in 2018/19.
New Forest Association	Objects to the site allocation, arguing that the site extends Ashurst away from its centre towards Totton and would narrow the strategic gap between the settlements. Refers to the refusal of application 15/00179, which found that the site would harm open countryside, landscape character and the long-term protection of the Forest. Considers the allocation unwarranted, questions what has changed since that refusal, and says the recent Whartons Lane affordable housing provision should prompt further assessment of local need.	Objection and comments noted. The proposed site allocation at Knellers Lane looks comprehensively at the land holding in the area and the Regulation 19 draft Local Plan proposed site allocation further reflects the need to protect the gap between Ashurst and the A326.
New Forest Cycle Working Group	Supports the provision for safe active travel to and from the site allocation but expresses concerns that the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) does not connect the site with the rest of the New Forest.	The comments from the New Forest Cycle Working Group regarding safe pedestrian and non-motorised transport to the proposed site allocation are noted. The LCWIP will remain a material consideration when development comes forward. Connections to the local transport network will be considered as part of the application.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Supports allocation of the site for development and the wording of the policy.	Support welcomed.
Individuals	Respondents questioned the need for additional affordable housing in Ashurst, noting limited evidence of local need among households with a local connection. They emphasised that any development should respond to genuine local need	Housing need throughout the National Park is significant and the evidence from the New Forest Housing Needs Assessment (Iceni, 2025) identifies that there is significant local need for 1-, 2- and 3-bedroom properties across all tenures, including

	and help people remain close to their communities, schools and support networks. Many respondents felt that a development of 50–70 homes would be too large, crowded and urbanising for Ashurst, creating an estate-style development that could make the village feel like an extension of Totton. Many people argued that brownfield sites should be prioritised, and that the historic character, settlement pattern and rural identity of Ashurst should be protected. The site is valued as a green lung and wildlife corridor between surrounding green areas and the A36. Respondents raised concerns about harm to wildlife sites, landscape character and environmental buffers, as well as conflict with strategic objectives and policies protecting the landscape, rural communities and settlement pattern of the New Forest National Park. Concerns relate to the loss of greenfield land and existing green space and the gap between Ashurst and Totton, which is considered to act as a gateway to the New Forest, and as a buffer against noise, pollution and urban encroachment. Some questioned why the site is being reconsidered after previous refusals and suggested further allocations should wait until the effects of the Whartons Lane permission are known. Specific concern was raised about the policy wording, particularly the use of “around” and the expression of housing numbers as a range of 50–70 homes. One comment supported the proposed allocation, arguing that the site is not an untouched rural idyll and currently includes a run-down house, poor grazing land and is overgrown. Flood risk, drainage and utilities were raised as significant concerns. The site was described as boggy, prone to flooding and important for surface water storage, and concerns were raised regarding sewerage, drainage capacity and water supply. Local infrastructure considered insufficient to support the proposed scale of development, due to narrow and congested roads, parking pressures, limited public transport, overcapacity utilities, and lack of doctors and dentists. Concerns were raised about school capacity, safeguarding, traffic at school drop-off and pick-up times, the safety of schoolchildren, additional conflict points and the potential effects of A326 proposals.	affordable housing. To address this, housing site allocations are being considered, including this site. The viability evidence that supports the draft Local Plan indicates development could viably support a target of 50% affordable housing, which will be tied through the accompanying legal agreement to people in housing need with a confirmed local connection. The accompanying legal agreement will also set out the 'cascade' arrangements, so the affordable housing provides for people in need in the local area. Therefore, continuing with the approach set out within the adopted development plan - supported by Government appointed planning inspectors in 2019 - is justified. The proposed site allocation looks comprehensively at the land holding in the area; and the Regulation 19 Submission draft Plan further reflects the need to protect the gap between Ashurst and the A326. The level of development proposed is modest but would help stabilise the population of the New Forest, which is currently in decline. The development proposed is not considered to conflict with the National Park Authority’s statutory purposes and would help to satisfy its duty to support the social and economic wellbeing of Park communities. There are insufficient brownfield development sites within the National Park to meet the identified housing need. Applications will be assessed against the New Forest National Park Design Code to ensure that they do not cause harm to the character of existing settlements, the surrounding landscape, or the historic environment. Housing figures for the site cannot be set as absolute at this stage as further, more detailed work is required as at the plan-making stage not all the site-specific factors that constrain development and influence viability are known. This is the case for all LPA development plans and was considered at the last Local Plan examination in 2018/19. Hampshire County Council have provided feedback in their capacity as the Highways Authority, Lead Local Flood Authority and Education Authority. The landowner has undertaken further

		assessment work to demonstrate that the site is deliverable, A drainage strategy will be required for any application submitted. The County Council has confirmed that Foxhills Infant School, Foxhills Junior School, and Hounsdown School currently have sufficient capacity to accommodate the children from this development. It is considered that the proposed site allocation has the potential to deliver wider benefits for the village in terms of nature recovery and helping address some of the school congestion issues.

Policy SP34 – Land at the former Lyndhurst Park Hotel, Lyndhurst

Respondent	Summary of representation	NPA response
Environment Agency	Observes that the site is located above a Secondary A aquifer and notes that full planning permission has been granted.	The comments from the Environment Agency are welcomed and constructive.
Historic England	Broadly supports the policy's aims but argues that criterion b) should refer to harming significance rather than harming retention.	Comments are noted. However full planning permission has been granted and development is well advanced.
Hampshire County Council (Highways Authority)	Notes that the site is currently under construction and that given the site's location within the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) Lyndhurst CWZ, contributions towards public realm and pedestrian improvements could be sought. Advises that there are plans to install zebra crossings at the junction of High Street / Gosport Street since the site will increase footfall through Lyndhurst. Requests the inclusion of the following wording: '*Any scheme coming forward on the site shall carry out adequate transport assessment and design, with mitigations and/or contributions to address any transport issues, including reasonable and adequate contributions towards public realm and pedestrian improvements'*.	Comments noted. Given that development on the site is fully consented and completions are being delivered, with the remainder due to come forward during 2026/27, including the proposed wording would be of limited benefit.
Copythorne Parish Council	Supports criterion e) which sets out that a Transport Assessment would be required, given the proximity of the site to the Lyndhurst Air Quality Management Area. Also supports the local connection requirement in relation to Use Class C2 development.	Support welcomed and comments noted.

Lyndhurst Parish Council	Notes that the land is already being developed with no affordable housing as it was considered to be unviable.	Comments are noted. It is not correct to say that no affordable housing is being provided on the consented development – 8 'First Homes' are being developed on the site.
New Forest Association	Proposes that the 50% affordable housing target should not be a target and should be fully deliverable.	Affordable housing requirements cannot be set as absolute, as at the plan-making stage not all the site-specific factors that influence viability are known. This is the case for all LPA development plans and was considered by the Inspectors at the last Local Plan examination in 2018/19. The redevelopment of the brownfield site has abnormal costs, and the affordable housing requirement is consistent with the viability work.

Policy SP35 – Land at Calpe Avenue, Lyndhurst

Respondent	Summary of representation	NPA response
Environment Agency	Observes that the site is located above a Secondary A aquifer which comprises permeable layers that can support local water supplies and may form an important source of base flow to rivers. Therefore, groundwater is sensitive in this location. Notes that strategic policy SP7 refers to the protection of groundwater resources in general which adequately covers such matters. Developers will need to ensure there is adequate assessment and prevention of risks to groundwater as part of their planning application.	Comments are welcomed and constructive. Agreed - additional wording has been added to the supporting text regarding protection of aquifers.
Natural England	Supports the policy wording, detailing the need for HRA, including urban edge impacts and recreational impacts on the designated sites. Recommends that a Construction Environment Management Plan (CEMP) should be required to mitigate against any potential construction impacts. Notes that the CEMP should identify the steps and procedures to be implemented to avoid or mitigate impacts on species and habitats and should be approved in writing by the NFNPA's ecologist/biodiversity officer. Advises that if the development will be open to anyone who may be able to recreate on the New Forest SPA, SAC and Ramsar, Natural England will expect full mitigation contributions for the New Forest National Park recreational disturbance strategy. Assumes that residents will be of a mobility level to visit the New Forest SPA, SAC and	Support welcomed and comments noted. The wording of Policy SP35 has been amended to clarify the type of C2 development that would be supported and the supporting text for Policy SP29 (Specialist housing for older people (Use Class C2)) now set out that where residents of proposed C2 care homes located within the 400-metre protection zone are of sufficient mobility to recreate within the SPA, SAC and Ramsar, then mitigation measures will be required. It is also agreed that submission of a CEMP should be required alongside any application for development on the site.

	Ramsar, particularly if in self-contained accommodation and can therefore live reasonably independently, even if there is a level of care required. If this is the case, cases avoidance and mitigation measures would be required. This would also apply to partners living with individuals who have care needs, where the partner might also be able to recreate on the protected sites. However, if residents are all of a very high care need, and the development is specifically for residents requiring full-time nursing care, then it may be the case that residents are never likely to visit the SPA, SAC or Ramsar, then mitigation or avoidance would not be required. Should this be the case, then the layout of the proposal would be expected to reflect this care need, and strict planning conditions would be required for the property, including that the care home is used by persons of restricted mobility and that this is confirmed by GP referrals. Other considerations would include parking restrictions. Proposes condition wording to be used when/if these allocations come forward.	
Historic England	Broadly supports the policy's aims but suggests that the wording of criterion b) should be amended to *b) the design and scale of the proposals must positively respond to the <u>character and</u> proximity of the Lyndhurst Conservation Area;*	Broad support welcomed and policy has been updated according to suggested amendments regarding criteria b).
Hampshire County Council (responding as landowner)	Supports the draft allocation but seeks clearer and more flexible wording to improve deliverability and viability. Proposes that the allocation should allow Class C2, extra care housing in either C2 or C3, and Class C3 older persons housing, reflecting the latest Housing Needs Assessment, which identifies a need for housing with support and care rather than conventional C2 bedspaces. Advises that restricting the site to C2 or C3 extra care, or applying a local connection requirement, could reduce operational flexibility, undermine viability, and be difficult to monitor or enforce. Notes that although the site lies within the 400m buffer of the New Forest SAC, SPA and Ramsar site, it is previously developed and has a long-standing older persons accommodation use, so future older persons housing is likely to have limited additional impact. Important trees should be retained where supported by arboricultural survey. Requests further discussion on criterion	Support welcomed and comments noted. It is agreed that occupancy will be expanded to include C2 care homes and nursing homes. However, the Authority considers that the local connection requirement should be retained to prevent increasing the demographic bias towards older residents within the New Forest. It is agreed that the site – and all sites proposed for allocation – will be subject to an arboriculture survey and retained where possible. The allocation policy has been amended as outlined.

	(c), alongside the County Council's wider comments on Policy SP29.	
Hampshire County Council (Highways Authority)	Notes the lack of a footway connection on Calpe Avenue to the rest of the network and requests that the following wording is included within the policy: *'Any scheme coming forward on the site shall carry out adequate transport assessment and design, with mitigations and/or contributions to address any transport issues. That scheme should include safe access for staff, visitors and residents (pedestrians and other active travel) and enhance the site's connectivity with Lyndhurst's centre. The scheme should include improvements to surrounding active travel infrastructure, with footways leading from the site to the A377 and Pikes Hill Bus Stop'.*	Comments are noted and policy has been amended to reflect suggested additional wording. There is a dedicated route from the site towards the village centre which the Regulation 19 Submission draft Plan directly refers to.
Hampshire County Council (Lead Local Flood Authority)	Observes that the site brownfield located wholly in Flood Zone 1 with a low risk of fluvial flooding and if allocated this would need to be accompanied by a drainage strategy and that there are small areas of surface water flooding on site, but careful site design should be able to manage this. Notes that the site is located on Brecklesham and Barton group (clay), so infiltration is unlikely to be possible, nearest watercourse is located 230m to the north, there are no surface water sewers nearby, and currently there is no obvious way to drain it. Recommends that prior to Regulation 19 stage, a high-level site investigation is undertaken to determine how the site currently drains and if it is to soakaways, it should be confirmed that these are functioning. Advises that the National Standards for Sustainable Drainage System is pushing water re-use so it may be that the drainage needs can be managed through a combination of measures and that if the intention is to re-use existing soakaways, then these should be assessed using the Chen et al 2008 methodology recommended by the CIRIA SUDS Manual C753. Advises that sites that cannot demonstrate that drainage is achievable will be unlikely to be deliverable and that policy wording should require any scheme coming forward on this site to be accompanied by a drainage strategy.	I should be noted that this is a brownfield site that has been previously developed (and had drainage). The proposed wording around drainage and transport is considered reasonable and has been incorporated to the policy for the Regulation 19 Submission draft Local Plan.
Copythorne Parish Council	Considers that existing C2 accommodation in Lyndhurst is sufficient.	Comments noted.

Lyndhurst Parish Council	Notes that consideration needs to be given to access when determining any applications for this site.	Comments noted.
Southern Water	States that a preliminary assessment has been undertaken of existing infrastructure capacity and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage and water infrastructure to the site currently has capacity to accommodate the proposed number of dwellings for the development.	Comments that the existing local sewerage and water infrastructure to the site currently has capacity welcomed and noted.
The Planning Bureau on behalf of McCarthy Stone (SP35 site promoter)	Considers that the policy restricts the type of development on this site to C2 (or extra care housing) while acknowledging that this use class is associated with the fact that site sits within the 400-metre buffer of the New Forest's internationally designated sites (SAC/SPA/Ramsar). Observes that the area of SPA / SAC closest to the site is bounded to the north by a golf course and to the south and east by Lyndhurst itself and does not appear to form the traditional forest or heathland landscape of the New Forest. Proposes that the use class should be expanded to accommodate Retirement Living or sheltered housing falling within category C3 of the use class order, as C3 retirement living scheme is managed in a very similar way to an extra care or C2 housing scheme with a housing manager on site. Notes that leases or legal covenants can ensure that no cat ownership is allowed; all retirement living scheme have managed gardens – to ensure no invasive species; and garden waste is disposed of correctly; light can be controlled; and boundary treatments can be applied to ensure no public access to land to the West. Proposes that wording is included within the policy, setting out that 'C3 retirement housing will also be suitable for the site subject to any development proposals incorporating measures to mitigate potential significant urban edge impacts on the nearby protected habitats; in addition, the viability study shows that affordable housing delivery on such schemes is challenging and any proposal will need to be subject to viability negotiations at the application stage'.	Comments noted. The current approach of not supported open market C3 housing site allocations within 400 metres of the New Forest's internationally designated sites is considered to be suitably precautionary and supported by the HRA (and Natural England). Any broadening of the type of developments supported would need to be very tightly worded to ensure compliance with the requirements of the Habitats Regulations. The HRA/AA of the emerging Regulation 19 Local Plan to considers potential impact pathways from the site allocation at Calpe Avenue, Lyndhurst on the internationally designated sites in the area. Based on the conclusions of the HRA the Local Plan site allocation remains a C2 or extra care housing allocation.
Individuals	Broad support for the site to be used for C2 development but 60 units is considered excessive, unjustified, would change the character of the road, and have an adverse effect on existing	Broad support welcomed and comments noted. The New Forest Housing Needs Assessment has identified that the National Park is home to a significant number of older

	residents. Considered that the proposed allocation would conflict with some of the clauses in draft Policy DP2. Retention of the footpath between Romsey Road and Calpe Avenue requested. Concerns expressed regarding the impact of construction traffic and increased car parking on Calpe Avenue.	people and that specialist older persons accommodation, such as that set out under Use Class C2, is required to meeting growing demand. However, to prevent increasing the demographic bias of the New Forest towards older residents, proof that prospective occupants have a local connection to the Forest will be required. Therefore, it is likely that many occupants of the development will come from existing accommodation within Lyndhurst and the surrounding area. Applications will be assessed against the New Forest National Park Design Code to ensure that they do not cause harm to the character of Calpe Avenue, Lyndhurst, the surrounding landscape, or its historic environment. It is recognised that construction work can cause disruption for neighbouring residents, but it should be noted that this disruption occurs for only a short period of time. Annex 3 of the draft Local Plans sets out car parking and cycle standards for occupants and staff of sheltered housing for older people, nursing and rest homes.

Policy SP36 – Land south of Church Lane, Sway

Respondent	Summary of representation	NPA response
Environment Agency	Observes that the site is located above a Secondary A aquifer which comprises permeable layers that can support local water supplies and may form an important source of base flow to rivers. Therefore, groundwater is sensitive in this location. Notes that strategic policy SP7 refers to the protection of groundwater resources in general which adequately covers such matters. Developers will need to ensure there is adequate assessment and prevention of risks to groundwater as part of their planning application.	The comments from the Environment Agency are welcomed and constructive.
Natural England	Advises that the NFNPA should be confident that no urban edge impacts will impact adjacent designated sites by the inclusion of strong mitigation measures and/or contributions.	Comments noted. This site has full planning permission, and the package of mitigation measures include (a) new on-site greenspace provision and contributions towards addressing in-combination recreational impacts.

Hampshire County Council (Highways Authority)	Observes that the site is currently under construction and is therefore satisfied with the site allocation, provided that the New Forest National Park Authority considers the previous notes and adjustments advised during the 2018 consultation period. Requests that the following additional wording is included: '*Any scheme coming forward on the site shall carry out adequate transport assessment and design, with mitigations and/or contributions to address any transport issues'*.	Comments are noted. As outlined in Hampshire County Council's representations, the site is an existing allocation, and planning permission has subsequently been granted. There is limited value in further revising the policy wording.
Hampshire County Council (Education Authority)	Observes that land south of Church Lane, Sway, is allocated for the development of around 40 residential dwellings. 40 residential dwellings would be forecast to yield 12 primary aged children, and 9 in the secondary phase of education. At the primary phase of education these children are in the catchment of St Luke's Church of England Primary School. At the secondary phase of education this development is in the catchment of Priestlands School. Both schools currently have sufficient capacity to accommodate the children from this development.	Comments that the schools that will serve this development have capacity is noted.
Copythorne Parish Council	Supports reference within the supporting text to provision of a safe, off-road pedestrian link through the site but opposes development of a greenfield site.	Support for a safe pedestrian route welcomed. There are insufficient brownfield development sites within the National Park to meet the identified housing need.
Woodland Trust	States that should this site be allocated, it is vital that policy point e) requiring measures to be put in place to protect the significant trees that fringe the site, is upheld. This should not be limited to existing Tree Preservation Orders but include all ancient, veteran and notable trees surrounding the site, including the notable Pedunculate oaks along Church Lane.	Comments noted. This site already has planning permission and is currently under construction.
Individuals	Due to its proximity to the village and local facilities, it was suggested that the site would be suitable for housing older people. Requested that protection of trees fringing the site should be enforced should the site be allocated.	Comments noted. This site is an existing Local Plan site allocation and the NPA proactively issued a series of TPOs on the perimeter of the site to protect the trees and landscape setting of the site.

Policy SP37 – Land to west of Brighton Road, Sway

Respondent	Summary of representation	NPA response

Natural England	Supports the policy wording, detailing the need for HRA, including urban edge impacts and recreational impacts on the designated sites. Recommends that a Construction Environment Management Plan (CEMP) should be required to mitigate against any potential construction impacts. Notes that the CEMP should identify the steps and procedures to be implemented to avoid or mitigate impacts on species and habitats and should be approved in writing by the NFNPA's ecologist/biodiversity officer. Advises that if the development will be open to anyone who may be able to recreate on the New Forest SPA, SAC and Ramsar, Natural England will expect full mitigation contributions for the New Forest National Park Habitat Mitigation Scheme	Support welcomed and comments noted. The submission of a CEMP is now required alongside any application for development on the site. The wording of Policy SP37 has been amended to clarify what type of C2 development would be supported and the supporting text for Policy SP29 (Specialist housing for older people (Use Class C2)) now set out that where residents of proposed C2 care homes located within the 400-metre protection zone are of sufficient mobility to recreate within the SPA, SAC and Ramsar, then mitigation measures will be required.
Hampshire County Council (Highways Authority)	Observes that Brighton Road does not have a footway to allow access to and from Sway village centre by active travel. Proposes that, due to the proximity of the site to Sway rail station and possibility to support sustainable modes, development contributions towards the improvement of walking and cycling routes should be required, including connecting the site to Local Cycling and Walking Infrastructure Plan (LCWIP) route 110 which passes through Sway. Requests an additional criterion: *'Any scheme coming forward on the site shall carry out adequate transport assessment and design, with mitigations and/or contributions to address any transport issues'*.	Comments welcomed and noted, and amendments to the policy have been made as proposed.
Hampshire County Council (Lead Local Flood Authority)	States that the LLFA does not object to the site allocation. However, notes that the site is located wholly in Flood Zone 1 with a low risk of fluvial and surface water flooding and that a Drainage Strategy will be required. There are no surface water sewers nearby but there is an ordinary watercourse located within 20m of the site at the northern boundary and may even run along the site boundary. The site is not located in a Catchment Management Plan Priority Area.	Lack of objection welcomed and comments noted. Policy wording has been updated to add a requirement for a drainage strategy to be submitted.
Copythorne Parish Council	Opposes development of a greenfield site. Queries the need for additional C2 provision.	Opposition noted but there are insufficient brownfield development sites within the National Park to meet the identified housing need. The New Forest Housing Needs Assessment has identified that the National Park is home to a significant number of older people and that specialist older

		persons accommodation, such as that set out under Use Class C2, is required to meeting growing demand.
Sway Parish Council	Objects to proposed development for C2 use due to potential harm to village. Concerns include road safety, lack of pavement and street lighting, impact on local cemetery capacity, ageing sewerage network, harm to landscape character, and location within the 400m buffer zone for protected sites.	The landowner has not made the site available for a cemetery extension and so this is not a realistic option. Similarly, the NFDC representation on the Reg 18 draft Local Plan made no reference to the need for additional cemetery capacity. The site is close to the Open Forest, but not within it and the boundary of the site is well treed. The Habitats Regulations Assessment (HRA) of the draft Local Plan confirms that this type of restricted residential use is one of the only forms that can be supported close to the New Forest's designated sites.
Woodland Trust	Requests that should this site be allocated, and in order to protect the irreplaceable ancient woodland to the north and west of the site, it is important that the policy requires the provision of a landscaped buffer to the north and west; the retention and enhancement of existing protected hedgerows and trees; and development proposals must demonstrate how remaining urban edge impacts will be addressed.	Comments noted. The policy refers to the retention of existing tree belts. Consideration of the root protection will be undertaken during the planning application stage. However, it is agreed to consider the addition of supporting text to refer to the protection of trees on and around the site and the policy has been updated.
Southern Water	Advises that a preliminary assessment of existing infrastructure capacity and its ability to meet the forecast demand for the proposed site allocation has been undertaken. Notes that the existing local sewerage infrastructure has limited capacity to accommodate the proposed site allocation and while this does not prevent development in principle, it means that occupation will need to be carefully phased so that it aligns with the delivery of necessary wastewater network reinforcement. States that development ahead of the required infrastructure could increase the risk of sewer flooding and environmental pollution. Suggests that because Southern Water has limited powers to prevent connections where capacity is constrained, the Local Plan and any planning permissions should include clear policy wording and, where necessary, phasing conditions to ensure infrastructure upgrades are completed before occupation of relevant phases.	Comments are welcomed. Policy has been updated according to the proposed amendments.

	Advises that further network capacity assessments should be undertaken at the planning application stage, as available capacity may change between Local Plan allocation and submission of an application. Early consultation with the wastewater and water infrastructure providers, including through pre-planning enquiries, would help identify reinforcement requirements and coordinate the development programme with infrastructure delivery.	
New Forest Association	Opposes the proposed site allocation.	Opposition noted.
Ken Parke Planning (SP37 site promoter)	Supports the policy's aims. However, requests that greater flexibility should be given to criterion c) to note that existing hedgerows and tree belts should be retention and enhancement where it is possible to do so. Confirms that the site is available and deliverable and is likely to be brought forward as a more modest development of around 20-25 units comprising a lower rise scheme of care bungalows and houses to contribute towards the preservation of local character and the landscape setting of the site.	Support welcomed and the comments from the landowner and site promoter at Brighton Road, Sway are acknowledged, including their statement that the site is deliverable. The representation made on the dwelling numbers and some of the detailed criteria (e.g. the protection afforded to the trees on the site) are noted and it is recommended that the quantum of development is amended to 'circa 30 dwellings/units' and some more flexible wording is included regarding the trees on the site. The policy has been updated to reflect these comments.
Individuals	Concerns raised regarding the suitability of the site for C2 care accommodation, given its location away from village facilities such as the GP surgery, chemist, shops and church. Respondents consider that accommodation in the village centre or within existing large buildings would better serve elderly or less able residents, where access to services would be easier and the impact on the village and surrounding landscape would be reduced. Other concerns relate to the scale and type of development proposed. Considered too small for the number of units suggested, with fears that C2 use could lead to large, multi-storey buildings that would be out of keeping with the village character. Several respondents suggest that the site should be safeguarded for cemetery expansion, as the cemetery is close to capacity. Significant concerns about the site's proximity to the cemetery and to the internationally protected conservation area. Many respondents feel that development would intrude on sensitive land, harm the setting of the National Park and	The New Forest Housing Needs Assessment has identified that the National Park is home to a significant number of older people and that specialist older persons accommodation, such as that set out under Use Class C2, is required to meeting growing demand. However, to prevent increasing the demographic bias of the New Forest towards older residents, proof that prospective occupants have a local connection to the Forest will be required. However, there are insufficient brownfield development sites within the National Park to meet the identified housing need and although it is acknowledged that redundant buildings can be repurposed, these are not always in sustainable locations. Applications will be assessed against the New Forest National Park Design Code to ensure that they do not cause harm to the character of existing settlements, the surrounding landscape, or the historic environment. The landowner has not made the site available for a cemetery extension and so this is not a realistic option. Similarly, the

	create an over-dominant entrance to the village. Concerns also raised about the need to retain and enhance hedgerows, trees and landscape buffers to reduce urban-edge impacts and loss of greenfield land. Wastewater treatment regarded to be an issue, and Brighton Road is described as narrow, with no pavements, a potentially dangerous entrance and local roads are already considered to be poor in quality. Respondents believe additional traffic from a large care facility would worsen safety, access and congestion issues.	NFDC representation on the Reg 18 draft Local Plan made no reference to the need for additional cemetery capacity. The site is close to the Open Forest, but not within it and the boundary of the site is well treed. The Habitats Regulations Assessment (HRA) of the draft Local Plan confirms that this type of restricted residential use is one of the only forms that can be supported close to the New Forest's designated sites. The policy has been updated to what type of C2 development would be supported and that if occupants are able to recreate the protected sites, to set out any necessary restrictions or avoidance and mitigation measures. Hampshire County Council (HCC) have been consulted in their capacity as the statutory Highways Authority and Lead Local Flood Authority (LLF) for this part of the National Park. HCC advises that any scheme coming forward on the site shall carry out adequate transport assessment and design, with mitigations and/or contributions to address any transport issues. Further work is underway to consider the walking, wheeling and cycling links from the site to the village centre. The LLFA states that a Drainage Strategy will be required and the policy will now reflect this. Southern Water notes that the existing local sewerage infrastructure has limited capacity to accommodate the proposed site allocation, which means that occupation will need to be carefully phased so that it aligns with the delivery of necessary wastewater network reinforcement. This has been considered within the policy.

Policy SP38 – Land to west of Winsor Road, Winsor

Respondent	Summary of representation	NPA response
Natural England	Notes that the allocation is for over 50 dwellings and recommends the policy requires on-site provision of accessible and well-designed greenspace, comparable to Alternative Natural Recreational Greenspace (ANRG), for the benefit of future residents and nature. Advises that the policy refer to the need for development that falls within either the Solent or New Forest recreational disturbance zones, or the Solent nutrient	The proposed site allocation at Winsor Road, Bartley is a landlocked site where sizeable new greenspace provision would significantly impact site capacity. The development will be required to address the development plan requirements for new open space provision. It is not considered necessary for the policy wording to set out the requirement for contributions, and/or avoidance and mitigation measures, as any

	neutrality zone to provide appropriate avoidance and mitigation measures and/or contributions.	development that falls within these zones is already subject to the criteria set out within Policy SP11.
Historic England	Suggests that explicit reference to character in criterion f), informed by the Planning (Listed Buildings and Conservation Areas) Act 1990, and embedding a positive response – following the same approach as policy SP35.	Additional wording is supported and has been added to the site allocation policy in the Regulation 19 Submission draft Plan.
Hampshire County Council (responding as landowner)	Supports the policy's aims, as the landowner. Observes that initial site context analysis shows that the site is relatively unconstrained and is surrounded predominantly by residential dwellings. Notes that there are existing boundary trees, shrubs and vegetation, but no tree protection orders on-site. Advises that the site falls within Flood zone 1 and that the County Council will commission high-level access, flood and drainage feasibility studies to demonstrate viability of the site. States that the site is greenfield located wholly in Flood Zone 1 with a low risk of fluvial and surface water flooding, is not located in a Catchment Management Plan Priority Area, and if allocated would need to be accompanied by a drainage strategy. Observes that the site's proximity to Bartley Junior School risks creating congestion issues at drop-off and pick-up times, that greater traffic flows will also create road safety issues for active travel users along the route. Proposes amending the policy text to require pedestrian and cycle connections from the site to the wider networks; and safe crossing points to the nearby school. Notes that the Winsor Road junction has a long history of safety issues and that a recent casualty report demonstrates high collision rates. Proposes that the site should contribute to current designs for increased signage and road markings in the vicinity or any other safety improvements identified at the planning stage to mitigate this. Notes that the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) Route 230 passes close to the site to the South along Southampton Road and that contributions could therefore be sought towards 230.	Comments are welcomed and reference made to drainage and transport matters in the Regulation 19 Submission draft Plan as recommended. The NPA has liaised with the landowner, and they have undertaken further work to identify solutions for the surface water drainage of the site.
Hampshire County Council (Education Authority)	Observes that land to the west of Winsor Road, Bartley, is allocated for around 55 dwellings. 55 homes would be forecast to yield 17 primary aged children, and 12 children in the secondary phase of education. At the primary phase of	Comments that all schools that would serve this development have sufficient capacity is noted.

	education these children are in the catchment of Copythorne CE Infant School, and Bartley Church of England Junior School. At the secondary phase of education this development is in the catchment of Hounsdown School. All three schools currently have sufficient capacity to accommodate the children from this development.	
Copythorne Parish Council	Objects to the proposed site allocation. Concerns expressed regarding sewerage infrastructure, increased traffic impacting school, loss of greenfield, and urbanisation of the village. Requests that the policy include open space provision, drainage such as SuDS, and how traffic impacts will be mitigated. Notes that Bartley school is a junior school, not a primary school.	Objection and comments noted. Hampshire County Council have been consulted in their capacity as the statutory highways and education authority for this part of the National Park. Southern Water has confirmed that the local sewerage and water infrastructure to serve the site has capacity.
Southern Water	Advises that a preliminary assessment of existing infrastructure capacity and its ability to meet the forecast demand for the proposed site allocation has been undertaken. Notes that the assessment reveals that existing local sewerage and water infrastructure to the site currently has capacity to accommodate the proposed number of dwellings for the development.	Comments that the existing local sewerage and water infrastructure to the site currently has capacity to accommodate the proposed number of dwellings for the development noted.
New Forest Cycle Working Group	Supports the provision for safe active travel to and from the site allocation but expresses concerns that the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) does not connect the site with the rest of the New Forest.	The comments from the New Forest Cycle Working Group regarding safe pedestrian and non-motorised transport to the proposed site allocation at land to west of Winsor Road are noted. If confirmed in the adopted Local Plan, further work would be undertaken to explore opportunities to integrate the site with local services at the application stage.
Individuals	Some support for limited housing, noting the need for family housing, access to the M27 and employment opportunities, and the potential for carefully planned development to avoid significant harm to the National Park's landscape. Broad support for designating Cadnam and Bartley as Defined Villages. Concerns expressed regarding whether the area can accommodate further development without worsening existing environmental and infrastructure problems. Several respondents highlight regular flooding, waterlogged ground and sewerage issues, raising doubts about the suitability of the	Support welcomed and comments noted. Hampshire County Council (HCC) have been consulted in their capacity as the statutory Highways Authority, Lead Local Flood Authority, and Education Authority for this part of the National Park. The County Council has confirmed that Copythorne CE Infant School, Bartley Church of England Junior School, and Hounsdown School currently have sufficient capacity to accommodate the children from this development. HCC suggests adding policy wording requiring any scheme coming forward on this site to be accompanied by a drainage strategy. This has been reflected within the Local Plan.

	site for housing or traveller provision. Transport and access are also significant concerns regarding to increased traffic on rural roads, existing poor road condition, limited access from a busy 'A' road with a complicated accident-prone junction, congestion around school drop-off and pick-up times, narrow roads such as Winsor Road, lack of parking and on-street parking creating safety issues for other road users. Further concerns note limited public transport, lack of supporting infrastructure and pressure on already strained local amenities, and that additional development could place additional demands on services already under pressure. Requests an amendment of the proposed settlement boundary to encompass properties along Chinham Road.	Southern Water advises that a preliminary assessment of existing infrastructure capacity and its ability to meet the forecast demand for the proposed site allocation has been undertaken. Notes that the assessment reveals that existing local sewerage and water infrastructure to the site currently has capacity to accommodate the proposed number of dwellings for the development. The development proposed is not considered to conflict with the National Park Authority's statutory purposes and would help to satisfy its duty to support the social and economic wellbeing of Park communities. There are insufficient brownfield development sites within the National Park to meet the identified housing need. Applications will be assessed against the New Forest National Park Design Code to ensure that they do not cause harm to the character of existing settlements, the surrounding landscape, or the historic environment. Comments on the proposed defined village boundary for Cadnam-Bartley are noted, and the proposed defined village boundary has been amended in the Regulation 19 Submission draft Local Plan.

Policy SP39 – Land to the south of Hamptworth Road, Landford

Respondent	Summary of representation	NPA response
Environment Agency	Observes that there is an ordinary watercourse to the north of the site and advises that opportunities to restore and enhance the watercourse should be explored as part of biodiversity net gain delivery. Notes that there should also be a suitable buffer between development and the watercourse to support habitat protection and water quality. Advises that there are areas of Flood Zones 2 and 3 associated with the watercourse and that development should be located away from the flood zones and consideration given to how development can be kept safe from flood risk for its lifetime. Observes that the site is located above a Secondary A aquifer which comprises permeable layers that	Comments are welcomed and constructive. Additional reference has been made within the policy to restoring and enhancing the watercourse, to providing and maintaining a suitable buffer, and to protecting the aquifer, as suggested. Built development would be focused on the areas of the site in Flood Zone 1 and the Lead Local Flood Authority (Wiltshire Council) have raised no objections to the proposed site allocation on flooding grounds. The areas of the site within Flood Zones 2 and 3 are areas where development would be

	can support local water supplies and may form an important source of base flow to rivers. Therefore, groundwater is sensitive in this location. Notes that strategic policy SP7 refers to the protection of groundwater resources in general which adequately covers such matters. Developers will need to ensure there is adequate assessment and prevention of risks to groundwater as part of their planning application.	focused away form in any event, due to the proximity of the SSSI.
Natural England	Notes that further information is required to assess the area for Barbastelle Bats, and that this will be considered at Appropriate Assessment. Observes that the proposed allocation sits adjacent to unit 14 of the New Forest SSSI and advises that the NPA should be confident that the increase of dwellings adjacent to the SSSI does not impact the SSSI. Recommends that a Construction Environment Management Plan (CEMP) should be required to mitigate against any potential construction impacts. States that the CEMP should identify the steps and procedures to be implemented to avoid or mitigate impacts on species and habitats and should be approved in writing by the NFNPA's ecologist / biodiversity officer. Advises that the policy refer to the need for development that falls within either the Solent or New Forest recreational disturbance zones, or the Solent nutrient neutrality zone to provide appropriate avoidance and mitigation measures and/or contributions.	Further surveys undertaken in 2026 to assess the area in relation to Barbastelle Bats and the conclusions have fed into the HRA of the draft Local Plan. Comments noted regarding potential impacts to the adjacent SSSI and it this should is specifically addressed within the revised site allocation policy wording. It is not considered necessary for the policy wording to set out the possible requirement for contributions, and/or avoidance and mitigation measures, as any development that falls within these zones is already subject to the criteria set out within Policy SP11.
Hampshire County Council	Observes that the site is over 3ha in area and lies wholly within the Minerals Consultation Area. Suggests that the following wording be included within the policy: "Applicants should aim to maximise the prior extraction of mineral resources on this site, in line with the policies of the Hampshire Minerals and Waste Plan. A Mineral Resource Assessment is required to be submitted to the Minerals Planning Authority as part of any application to develop this site". Considers that the proposal to connect the site southwards into Landford is limited by safety and accessibility issues, with noncontinuous paths running along the B3079 (Lyndhurst Road).	It is noted that Hampshire County Council (HCC) have provided comments on this draft site allocation, although they are not the education authority, Lead Local Flood Authority or highways authority for this area of the National Park. The NPA is the statutory Minerals and Waste Authority for the whole of the National Park, rather than the County Council. The proposed footprint of built development on the suite will be well below the 3ha figure highlighted by HCC and the Hampshire Minerals & Waste Plan seeks to deliver minerals from outside protected landscapes wherever possible. Wiltshire Council has confirmed that there are links available from the site into the village centre.

	Notes that an ordinary watercourse borders the site's west and north, enabling potential drainage, though it lies in Flood Zones 2 and 3. Requests additional policy wording requiring any scheme coming forward on this site to be accompanied by a Flood Risk Assessment and a drainage strategy.	The draft site allocation policy wording has been updated to refer to the submission of a Flood Risk Assessment and a drainage strategy. The policy in the Regulation 19 Submission draft Local Plan also confirms that development will be focused on the part of the site in Flood Zone 1.
Wiltshire Council	Advises that development in south Wiltshire and the north of the New Forest must consider potential impacts on the Mottisfont Bats (particularly in relation to foraging routes) and that this is relevant to the proposed site allocation at Landford. Observes that the site is accessible from the A36 with the junction around 720 metres to the north, and that it is likely most trips would involve travel via the A36 especially for journeys to Salisbury and Southampton. Notes that the local roads in the vicinity serving Landford, Downton and the other villages may be slightly narrow in some localised areas but are generally suitable to accommodate traffic from the proposed development site. Suggests that it would be better to have the site access off Lyndhurst Road rather than Hamptworth Road, subject to achievable visibility splays, as there is an existing footway opposite, albeit of substandard width and in need of improvement, providing a pedestrian route towards Landford and the village bus stops. Notes the presence of a primary school, nursery and village hall opposite the site on Lyndhurst Road and that the site falls within the catchment area of The New Forest Primary School. Advises that the school has sufficient surplus places and numbers are expected to drop further and therefore, no concerns are raised and new housing here could be positive for the school. Notes that consideration will need to be given to safe walking routes to this school.	Comments welcomed and agreed. The policy has been amended to make it clear that access should be off Lyndhurst Road, that safe walking routes to the primary school should be provided, and that the potential impacts on Barbastelle Bats – and how these could be avoided or mitigated – should be given full consideration. Additional work has been commissioned linked to the HRA assessment of impacts on bats and this has concluded the site is deliverable. Confirmation that there is capacity within the schools that would serve the development is noted.
Copythorne Parish Council	Considers that any departure from the existing ribbon development requires careful consideration.	Comments noted.
Southern Water	Southern Water – although not the Water supplier for this site allocation – advises that a preliminary assessment of existing infrastructure capacity and its ability to meet the forecast demand for the proposed site allocation has been undertaken. Notes that the assessment reveals that existing local sewerage and water infrastructure to the site currently has capacity to	The feedback from Southern Water that the existing local sewerage and water infrastructure currently has capacity to accommodate the proposed number of dwellings for the development is noted.

	accommodate the proposed number of dwellings for the development.	
New Forest Cycle Working Group	Supports the provision for safe active travel to and from the site allocation but expresses concerns that the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) does not connect the site with the rest of the New Forest.	The comments from the New Forest Cycle Working Group regarding safe pedestrian and non-motorised transport to the proposed site allocation at land at Hamptworth Road, Landford are noted. If confirmed in the adopted Local Plan, further work would be undertaken to explore opportunities to integrate the site with local services at the application stage.
Landford Community Cycling Group	Objects to the proposed site allocation on grounds of increased traffic on the A36 and roads through the parish and considers public transport provision to be inadequate.	Objection noted. Wiltshire Council have been consulted in their capacity as the statutory highway authority and have confirmed that the site is acceptable from a Highway's perspective.
Woodland Trust	Expresses concern that there are areas of ancient woodland, an irreplaceable habitat, at Middle Copse and Heath Copse, adjacent to the site, yet the policy is silent on their protection. Advises that the ancient woodland, and any ancient and veteran trees on site, should be mapped and identified in the policy, and that suitable minimum buffer zones and root protection areas must be designated, protected and maintained to comply with the protection afforded ancient woodland in the NPPF.	Comments noted. The policy in the Regulation 19 Submission draft Local Plan has been updated to refer to the protection of the ancient woodland that borders part of the site. Additional details have been added to the supporting text to refer to the protection of trees on and around the site.
RSPB	Notes particular interest in the site allocation, given its proximity to RSPB land at Franchises Lodge, and reserves the right to make further comments.	Comments noted.
Blackwater Conservation Group	Strongly objects to the policy aims, raising concerns over the potential impact on the River Blackwater and spawning grounds for Sea Trout by pollution from sewerage and surface water.	The Submission draft Local Plan highlights that opportunities to enhance the watercourse to the north of the site should be considered as part of any application for the site, including the delivery of Biodiversity Net Gain. It is noted that development should be located outside of Flood Zones 2 and 3 and provide a buffer between the development and the watercourse to support habitat protection and water quality.
Individuals	Strong opposition to designating Landford as a Defined Village, stressing the distinct identities of Landford and Nomansland, arguing they should not be treated as one settlement. Many respondents consider that Landford could become urbanised, harming its linear form and eroding an important open gap, permitting future expansion across the wider field, with associated noise, lighting and visual impacts. Common belief	Any application submitted for the site will be assessed against the New Forest National Park Design Code and the Landford Village Design Statement to ensure that it does not cause harm to the existing character of the Defined Village, the surrounding landscape, or the historic environment. A Defined Village designation does not weaken planning controls. Properties within settlement boundaries remain

	amongst respondents that this would lead to weakened planning protections and encourage further overdevelopment. Concerns frequently raised about how this policy conflicts with policies within the adopted Local Plan. Respondents question whether the proposal reflects genuine local housing need, some citing parish surveys that show little demand for affordable or social housing from local people, while others support provision of affordable family homes. Generally, note that development be based on local evidence rather than wider housing pressures. Comments question whether local facilities, services and transport can support growth, though some note that declining school numbers suggest a need for more families. This reflects tension between community sustainability and the limits of a poorly served location. Inadequate sewerage infrastructure, flooding around Hamptworth Road and Glebe Lane, school-time traffic and parking issues, limited public transport and increased car use on narrow lanes are also key concerns. Utilising brownfield sites in larger settlements is suggested as more suitable. Environmental concerns focus on the greenfield agricultural setting, proximity to a SSSI and the National Park, and potential harm to landscape, tranquillity and ecology, including badgers, nesting kites, bat habitats, and Barbastelle bats recorded on-site.	subject to planning controls and permitted development rights are unaltered. The evidence of the New Forest Housing Needs Assessment (Iceni, 2025) demonstrates an overwhelming local housing need for 1,2 and 3-bed units within the National Park and therefore by continuing with the approach in the adopted development plan - supported by Government appointed planning inspectors in 2019 - is considered justified. New housing in an area of need is itself a significant a community benefit, supporting local services at risk of closure, such as schools, and enabling further benefits including public greenspace . Wiltshire Council have been consulted in their capacity as the statutory Highway Authority, Lead Local Flood Authority and Education Authority and have raised no objections to the principle of the proposed development. Southern Water has confirmed that the existing local sewerage and water infrastructure to the site currently has capacity to accommodate the proposed quantum of development. There are insufficient brownfield development sites within the National Park to meet the identified housing need. The potential impacts on Barbastelle Bats – and how these could be avoided or mitigated – has been subject to further assessment work which has fed into the HRA of Regulation 19 Submission draft Local Plan.

Policy SP40 – Land to the east of The Ridge, Redlynch

Respondent	Summary of representation	NPA response
Environment Agency	Observes that the site is located above groundwater Source Protection Zones 2 and 3 and therefore, groundwater is sensitive in this location. Advises that developers will need to ensure that adequate assessment and prevention of risks to groundwater is undertaken as part of their planning application.	Comments noted and the policy wording has been amended in the Regulation 19 Submission draft Local Plan to recognise SPZs.

Natural England	Notes that the allocation is for over 50 dwellings and recommends the policy requires on-site provision of accessible and well-designed greenspace, comparable to Alternative Natural Recreational Greenspace (ANRG), for the benefit of future residents and nature. Advises that the policy refers to the need for development that falls within the New Forest recreational disturbance zone, or the Solent nutrient neutrality zone to provide appropriate avoidance and mitigation measures and/or contributions.	The site at The Ridge has capacity to provide generous on-site greenspace provision. It is not considered necessary for the policy wording to set out the requirement for contributions, and/or avoidance and mitigation measures, as any development that falls within these zones is already subject to the criteria set out within Policy SP11.
Hampshire County Council	Observes that the site is over 3ha in area and lies wholly within the Minerals Consultation Area. Suggests that the following wording be included within the policy: "*Applicants should aim to maximise the prior extraction of mineral resources on this site, in line with the policies of the Hampshire Minerals and Waste Plan. A Mineral Resource Assessment is required to be submitted to the Minerals Planning Authority as part of any application to develop this site".* Notes that the site is greenfield located wholly in Flood Zone 1 with a low risk of fluvial and surface water flooding and that if allocated, this would need to be accompanied by a drainage strategy. Policy wording is required stating any proposed scheme on this site will be accompanied by a drainage strategy.	The NFNPA is the statutory Minerals and Waste Authority for the whole of the National Park, rather than Hampshire County Council. The bult footprint of the proposed development would be well under 3 hectares and the Hampshire Minerals & Waste Local Plan seeks to provide minerals from outside nationally protected landscapes and so no amendments have been made. The site is entirely within Flood Zone 1 with low risk of fluvial or surface water flooding. The Regulation 19 Submission draft Local Plan includes reference to the need for a drainage strategy at the planning application stage.
Wiltshire Council	Observes that the roads leading from the proposed development site to Downton/ A338 to the west and the A36 to the east may be slightly narrow in places but generally the highway network is good and there appear to be no problematic junctions. Notes that the section of the B3080 passing the site is subject to a 30mph speed limit and there are residential properties opposite with individual private accesses. 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. To achieve adequate sight lines onto The Ridge may require the removal of a significant amount of hedgerow along the frontage. Notes that the site falls within the catchment area of Morgan's Vale and Woodfalls and that the school has sufficient surplus places at present,	Comments noted and reference has been made to safe walking routes to the school from the proposed site allocation. The feedback from the education authority that there is capacity in the local school roll is noted, as is the comment that development could benefit the school.

	and numbers are forecast to drop in line with a falling birth rate. Therefore, no concerns raised regarding the proposed housing as it could benefit the school. However, consideration will need to be given to safe walking routes to this school in the plan.	
Copythorne Parish Council	Notes that the site is currently open space/greenfield.	Comments noted – the site is currently agricultural land with no public access.
Redlynch Parish Council	Concerns raised about loss of greenspace and adverse impacts on existing infrastructure such as schools and highways, and flood risk. Notes several typographical and factual errors within the policy wording.	Wiltshire Council have been consulted in their capacity as the statutory Highways Authority, Lead Local Flood Authority (LLFA) and Education Authority for this area of the National Park. They have confirmed that the site is acceptable from a highways perspective and they are confident that impacts can be managed. In terms of education provision, Wiltshire Council have confirmed the local schools have capacity and therefore (at this stage) no education contributions would be required. The NFNPA has liaising with the LLFA team at Wiltshire Council, noting that the site is in Flood Zone 1 and that the Environment Agency do not highlight any specific issues with surface water run-off. The LLFA have requested additional criteria wording, but at this stage have not requested a Level 2 Strategy Flood Risk Assessment (SFRA) and this is included in the wording of the Regulation 19 Submission draft Local Plan.
Southern Water	Notes that a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal has been undertaken. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure Recommends that occupation may need to be phased to align with the delivery of wastewater network reinforcement, in consultation with the service provider. States that Southern Water is not the Water supplier for this site allocation.	The policy has been updated to include additional criteria relating to the sewerage network, as proposed by Southern Water. As highlighted in their comments at the Regulation 18 Part 2 stage, this is not a constraint to development.
New Forest Cycle Working Group	Considers that active travel infrastructure for the proposed site allocation could be improved to connect with local facilities on the other side of The Ridge. Suggests that provision for safe	The comments from the New Forest Cycle Working Group regarding safe pedestrian and non-motorised transport to the proposed site allocation at The Ridge are noted. Policy SP40

	crossing points for pedestrians and cyclists to the school should be included within the policy.	now includes additional wording on this to ensure the site is integrated into the surrounding area.
Woodland Trust	Advises that should this site be allocated for development, it is vital that policy point c) Retain existing trees belts and hedgerows is upheld. Notes that the Woodland Trust's Tinney's Firs site is adjacent to the south and contains important trees including a veteran beech and several notable oak trees at the northern edge of the woodland. Considers that it is disappointing that Tinney's Firs is not named in the policy, nor any measures specified to protect this important habitat from adjacent development. As a minimum, proposes that a suitable buffer zone with appropriate root protection areas should be designated and upheld.	The Tinney's Firs site is located over 400 metres from the proposed site allocation. Its value and importance is noted, although it is not actually covered by any nature conservation designations. Give the distance between the proposed site allocation at The Ridge and Tinney's Firs, the inclusion of additional policy criteria is not considered necessary.
RSPB	Notes particular interest in the site allocation, given its proximity to RSPB land at Franchises Lodge, and reserves the right to make further comments.	Comments noted.
Lucid Planning (SP40 site promoter)	Supports the policy wording in principle as a suitable, available and deliverable allocation, considers that the dwelling number should respond to local constraints and technical evidence. Supports the proposed 50% affordable housing target in principle but suggests should remain subject to local housing need and viability. Observes that access from The Ridge is considered suitable, but any requirement for off-site junction works or financial contributions should be clearly justified, necessary, directly related to the development and proportionate, so that it does not adversely affect viability. Acknowledges that a pedestrian and cycle link to Kiln Lane would be beneficial but suggests should not be made a requirement because it depends on third-party land and there is currently no public access; the development could facilitate such a link, but its delivery cannot be guaranteed. Notes that landscape and environmental matters should remain central to the site's design and that existing hedgerows and tree lines should be retained where feasible and used to structure the layout, supported by additional planting to integrate the development into the wider landscape. A landscape-led approach is being progressed, with	Confirmation from the landowner and site promoter that the site at The Ridge is available and deliverable is acknowledged. It is noted that the site is not covered by any protected natural or built environment and comprises lower grade agricultural land. The draft affordable housing policy is supported by a viability assessment, and the policy wording is written as a target, rather than an absolute requirement – in line with national planning policy. The proposed pedestrian and cycle link between the site and Kiln Lane would require third-party land and appears to not be deliverable and therefore this element of the policy criteria has been deleted. The policy has been amended in the Regulation 19 Submission draft Plan to emphasise the fact that over 50% of the site would be greenspace; that public access would be provided to an area where currently there is none; and that the policy requirements for BNG and nutrient neutrality can be met on site.

	technical work underway, and the site is expected to address biodiversity net gain and nitrates on site. Considers that the site also has potential to support local facilities and community needs, including open space, circular walks, play space and allotments.	
Individuals	Concerns raised included the level and affordability of housing, with calls for more affordable housing provision and smaller homes for local people. Potential loss of greenfield/arable land and harm to National Park character identified. In response to site allocation at The Ridge, drainage, sewerage, flooding, hydrology and nitrate impacts; traffic and pedestrian safety were identified (particularly in relation to the site and its links to Kiln Lane, and Morgan's Vale Corner). Concern regarding access to Kiln Lane, and the impact of overdevelopment on village character, views, wildlife and residents with many comments noting the potential to increase pressures on local infrastructure such as schools, GP, shops. Objections to settlement hierarchy set out within updated spatial strategy. Some comments noted the cross-boundary impacts of additional housing and a lack of consistency with national/local policy and reducing impact on the New Forest as a National Park.	Comments and objections noted. Wiltshire Council have been consulted in their capacity as the statutory Highways Authority, Lead Local Flood Authority (LLFA) and Education Authority for this area of the National Park. They have confirmed that the site is acceptable from a highways perspective and they are confident that impacts can be managed. In terms of education provision, Wiltshire Council have confirmed the local schools have capacity and therefore (at this stage) no education contributions would be required. The NFNPA has also liaised with the LLFA team at Wiltshire Council, noting that the site is in Flood Zone 1 and that the Environment Agency do not highlight any specific issues with surface water run-off. The LLFA have requested additional criteria wording and this amendment has been made to the Regulation 19 Submission draft Local Plan.

Policy SP41 – Affordable housing provision within the Defined Villages and on allocated sites

Respondent	Summary of representation	NPA response
Hampshire County Council	Considers that the proposed local connection requirement could potentially result in facilities being underutilised and impact on operational viability, and these may be difficult to monitor, enforce, and implement through planning decisions. Recommends that the allocation of affordable C3 extra care housing policy is sufficiently flexible to ensure viability and sustainability of C3 extra care schemes.	The wording of draft Policy SP41 is consistent with that of the adopted development plan for the National Park. C2 developments and all the Local Pan site allocations have come forward with these policies in place over the last 6 years and the local connection requirement is consistent with the NPA's statutory duty to foster the socio-economic well-being of local communities within the National Park.
Wiltshire Council	Welcomes the requirement to liaise with the local housing authority to determine the Affordable Housing mix. Suggests that, as the policy sets out the affordable housing requirement	The development plan for the New Forest National Park does not support the provision of open market housing on windfall

	within Defined Villages and on allocated sites, this implies that there would be no affordable housing requirement for windfall sites outside these areas.	sites outside the Defined Villages and site allocations. Consequently, there is no affordable housing requirement.
Test Valley Borough Council	Considers that the local connection criteria approach set out does not align with the approach employed by Test Valley Borough Council's (TVBC) housing team. Notes that where customers for these types of housing are based outside of the Borough, they would not meet the Hampshire Home Choice residency criteria.	Given the comments from TVBC the wording in Annex 4 setting out the approach taken by TVBC to the local connection criteria for affordable housing as the statutory housing authority for a small part of the National Park has been updated in line with TVBC's approach.
Copythorne Parish Council	Objects to the policy wording, considers that allows developers scope for providing less than 50% affordable housing. Considers that the evidence for affordable housing is unclear, citing the New Forest Housing Needs Assessment section 2, paragraph 2.30, which states that '*Despite the level of need being high, it is not considered that this points to any requirement for the local planning authorities to increase their respective Local Plan housing requirements due to affordable needs'*.	Policy SP41 sets out the same wording as the existing policy in the adopted NFNP Local Plan. National planning policy confirms that development viability is a material planning consideration and therefore planning policies cannot be written as absolutes. Viability evidence submitted during the planning application process will be reviewed to determine the final proportion and tenure mix to be delivered as affordable housing.
Lyndhurst Parish Council	Notes that the Lyndhurst Park Hotel, which is currently subject to redevelopment, is no longer subject to delivering affordable as this has been demonstrated as not viable. Considers that policies within the Local Plan should be upheld and affordable housing delivered.	Comments are noted. However, scheme viability is a material planning consideration, and planning decisions must have regard to it. The redevelopment of the former Lyndhurst Park Hotel is delivering affordable housing in the form of 8 First Homes. Local planning policies are requirement to set out an affordable housing target, rather than a non-negotiable requirement.
New Forest Association	Proposes that the 50% affordable housing target should not be a target and should be fully deliverable.	Affordable housing requirements cannot be set as absolute, as at the plan-making stage not all the site-specific factors that influence viability are known. This is the case for all LPA development plans and was considered by the Inspectors at the last Local Plan examination in 2018/19. Development viability is a material planning consideration and a draft policy written as a non-negotiable requirement would not be found sound at Examination as it is not consistent with national policy.
CPRE Hampshire	Supports the policy's aims in seeking 50% affordable housing on all sites above 2 dwellings. Queries what are the discretionary factors referred to within criterion b). Considers that use of the word 'target' could undermine the strong	Support welcomed. National planning policy is clear that affordable housing figures should be expressed as 'targets' rather than absolute requirements. The policy wording in the adopted New Forest National Park Local Plan reflects this and

	evidence demonstrating affordable housing need within the National Park.	was specifically considered as part of the Local Plan examination hearing sessions. LPAs cannot set absolute affordable housing targets, as this would conflict with national planning policy and section 38(6) of the planning act. The wording in the draft affordable housing policy is consistent with the adopted development pan and the accompanying evidence base.
Draycott on behalf of Guy Anderson	Proposes additional criteria to secure a percentage of the affordable housing deliverable on new developments for Key Workers and Armed Forces personnel, to align the policy approach with the Armed Forces Covenant and the New Forest District Council's policies.	The proposed changes to Policy SP41 are not consistent with the evidence in the New Forest Housing Needs Assessment (Iceni, 2025). This confirms that the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations ensure service personnel can establish a local connection with the area in which they served. Armed service personnel can therefore meet the existing local connections criteria set out within the policy. The New Forest Housing Needs Assessment concludes that the presence of armed forces is not significant in the New Forest and is unlikely to have implications for affordable housing delivery. No changes are therefore recommended. In terms of key worker housing, the evidence base does not highlight a particular issue. Estate worker dwellings can already come forward through an alternative route.
The Planning Bureau on behalf of McCarthy Stone and Churchill Living	Advises that the requirement for 50% affordable housing in sheltered / retirement living and extra care units would be challenging in terms of viability and could undermine deliverability. Proposes that either a reduction of affordable housing for C3 sheltered housing should be included or it should be exempt from provision.	Policy SP41 sets out the same wording as the existing policy in the adopted NFNP Local Plan. Viability evidence submitted during the planning application process will be reviewed to determine the final proportion and tenure mix to be delivered as affordable housing.
Individuals	Broad support for the policy's aims. Concerns expressed that developers would consent to building an agreed number of affordable homes and then once construction has started, they will say that it is not viable and the number will be reduced. Suggested that minimum requirements should be set for affordable housing delivery, rather than targets. Considers that the policy wording offers developers with scope for providing fewer than the 50% target.	Support welcomed. National planning policy requires planning authorities to balance meeting local affordable housing needs with the economic viability of development. To ensure viability, the costs of any affordable housing requirements applied to development should provide competitive returns to a willing landowner and developer to enable the development to be deliverable. As such, it is not considered realistic to impose a blanket expectation for a minimum number of affordable homes to be delivered on each site. Developers and landowners are expected to consider the overall cost of

		development prior to negotiating the sale or purchase of land. The Authority will not accept a case that a site is unviable to develop in line with the requirements of the development plan because the landowner has paid too much for the site. Affordable housing requirements cannot be set as absolute, as at the plan-making stage not all the site-specific factors that influence viability are known. This is the case for all LPA development plans and was considered by the Inspectors at the last Local Plan examination in 2018/19.

Policy SP42 – Rural exception sites

Respondent	Summary of representation	NPA response
Wiltshire Council	Observes that the policy states that dwellings on a Rural Exception Site should provide low-cost housing for local needs in perpetuity but points out that this conflicts with paragraph 8.66, which supports an element of Shared Ownership / Intermediate Ownership on Rural Exception Sites. Advises that whilst it is possible to restrict staircasing on Shared Ownership units in order to ensure delivery in perpetuity, S106 clauses relating to other forms of intermediate home ownership such as First Homes and Discount Market Units usually include provision (after a period of marketing) to sell the units on the open market in order to satisfy lender requirements, with the 'discount' being paid back to the Council. This would be incompatible with the 'in perpetuity' requirements of Rural Exception Sites.	Rural exception site in National Parks do not include First Homes and so part of the scenario outlined in Wiltshire Council's representations will not arise. Shared ownership housing within the National Park is typically limited to staircasing to 80%.
Copythorne Parish Council	Supports the policy's aims and redevelopment of brownfield sites. Questions whether a limit on the size of development should be set out.	Support welcomed and comments noted. Policy SP42 has been updated in the Regulation 19 Submission draft Local Plan to provide an indicate limit on the size of developments in line with the parish council's representations. .
Master Land & Planning on behalf of the English Rural Housing Association	Supports the inclusion of a rural exception sites policy as an important mechanism for delivering small-scale rural affordable housing but considers that modifications are needed to provide a positive and effective framework consistent with the NPPF. Supports management by a Registered Provider or other	The draft planning policy on rural exception sites in the Regulation 19 Submission draft Local Plan has been informed by the whole plan viability assessment. The policy wording is therefore evidence led. It should be noted that it is at the discretion of the local planning authority whether an element of

	suitable organisation and considers that a range of evidence sources should be accepted to identify local housing needs, including needs across adjoining parishes where a scheme would support more than one community. Concerns expressed that requiring rural exception sites to provide 100% affordable housing in all circumstances could undermine viability and deliverability. Notes that rural affordable housing is often more costly to deliver and can face additional financial burdens from nitrate neutrality, Solent SPA and New Forest SPA requirements. Considers that the policy should recognise that a limited proportion of market housing may be necessary to cross-subsidise affordable homes where this is required to make a scheme viable.	open market housing is enabled on rural exception sites – there is no obligation or requirement – and this has been tested through the whole plan viability assessment. Given the declining level of public transport provision within the National Park – even in some of the larger villages – the criteria listed for settlements where rural exception site development is considered, has been updated, while noting that it is still important that some local facilities are present.
Tor & Co on behalf of Cadland Estate	Considers criterion a) to be onerous in terms of basic services requirements and risks precluding rural exception sites from coming forward in locations which would otherwise be suitable and beneficial.	Given the declining level of public transport provision within the National Park – even in some of the larger villages – the criteria listed for settlements where rural exception site development is considered has been updated, while noting that it is still important that some local facilities are present.
Draycott on behalf of Guy Anderson	Proposes additional criteria to secure affordable housing for Key Workers and Armed Forces personnel on rural exceptions sites, to align the policy approach with the Armed Forces Covenant and to meet local housing needs.	The proposed changes to Policy SP42 are not consistent with the evidence in the New Forest Housing Needs Assessment (Iceni, 2025). This confirms that the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations ensure service personnel can establish a local connection with the area in which they served. Armed service personnel can therefore meet the existing local connections criteria set out within the policy. The New Forest Housing Needs Assessment concludes that the presence of armed forces is not significant and is unlikely to have implications for affordable housing delivery. No changes are therefore recommended. In terms of key worker housing, the evidence base does not highlight a particular issue. Estate worker dwellings can already come forward through an alternative route.
Individuals	Respondents supported the policy's requirement for provision to remain in perpetuity but raised concerns about how the policy would be applied in practice. Noted that any development must be clearly justified by a proven local need and should be directed towards previously developed land	Support for in perpetuity criterion welcomed and comments noted. Consent for a rural exception site would usually be secured through a Section 106 planning obligation under the Town and Country Planning Act 1990, ensuring the homes remain low-cost housing for local needs in perpetuity. S106

	rather than greenfield, which they considered increasingly rare and valuable within the National Park. Concerns regarding the need for clarity where land adjoins a defined village, and on ensuring that proposals are subject to careful consideration rather than being approved as a matter of course.	obligations bind the land rather than only the original developer, so restrictions such as affordable housing requirements automatically pass to future owners, mortgagees and tenants. Once completed, the agreement is registered as a Local Land Charge, making the restrictions visible through standard property searches. If breached, the local planning authority can seek legal remedies, including an injunction to secure compliance or prevent further development, sale or occupation. Unlike ordinary planning condition breaches, there is no statutory time limit for enforcing a breach of an S106 covenant. The evidence of the New Forest Housing Needs Assessment (Iceni, 2025) demonstrates an overwhelming local housing need for 1,2 and 3-bed units within the National Park and therefore by continuing with the approach in the adopted development plan – supported by Government appointed planning inspectors in 2019 – is considered justified. There are insufficient brownfield development sites within the National Park to meet the identified housing need.

Policy DP43 – New Forest Commoners' dwellings

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy's aims.	Support welcomed.
RSPB	Welcomes the policy's aims.	Support welcomed.
Individuals	Broad support for the policy's aims and the importance commoning as a traditional practice within the New Forest is noted. States that the policy within the adopted Local Plan has successfully delivered this outcome so far, so should be retained.	Support welcomed and comments noted.

Policy DP44 – New dwellings for estate, agricultural and forestry workers

Respondent	Summary of representation	NPA response
Historic England	Recommends adding a criterion that highlights the need to respond to the historic landscape character.	The policy wording has been updated to include the proposed criterion.
Copythorne Parish Council	Supports the policy's aims.	Support welcomed.
RSPB	Agrees that it is important for the local economy but argues that it should be considered in its broadest sense, incorporating both woodland management and land management to include more open habitats such as wood pasture and heath. Supports policies that enable restoration and management of a range of habitats.	Support welcomed and comments noted. The policy has been amended to consider 'forestry' in its broadest sense, including woodland management.
Tor & Co. on behalf of Cadland Estate	Concerns expressed regarding the single-policy approach for agricultural and estate worker dwellings. Considers that it fails to acknowledge the important distinction that applies and introduces scope for confusion. Suggests that separate policies should be prepared.	In terms of policy SP44, the Reg 18 Part 2 Plan sought to rationalise some of the policies to create a more succinct Local Plan. It is, however, recognised that the justification for Estate Worker Dwellings differs from other forms of tied dwellings; and that the production of Whole Estate Plans can support not only proposals for Estate Worker Dwellings, but also wider proposals within the Estate. Therefore, Estate Worker dwellings and Agricultural/Forestry Worker dwellings have been divided into separate policies in the Regulation 19 draft Plan, given their different scope and justifications.
Draycott on behalf of Guy Anderson	Considers the policy to be too narrowly targeted at those working the Agricultural and Forestry sectors. Proposes that recognition should be given to the changing nature of occupations and roles within the National Park and that the policy should be expanded to include a range of other rural jobs that also have a stake in maintaining the wider rural economy, e.g., ecologists, rangers, conservationists, land managers, horse breeders, etc.	The policy wording consciously does not cover every single occupation working in the New Forest – it deliberately focuses on those workers undertaking roles that require a countryside location and/or contribute to the stewardship of the larger estates. There is a concern that the proposed additional wording dilutes that focus.
Individuals	Broad support for the policy's aims but concerns that dwellings could be used for household staff on larger estates. The need for effective monitoring noted the dwellings must not be just for household staff.	Support welcomed and comments noted. Compliance monitoring is undertaken where dwellings are permitted subject to occupancy conditions.

Policy DP45 – Removal of agricultural occupancy conditions

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy's aims but queries whether the dwellings considered in this policy could be used to support agricultural or forestry workers.	Support welcomed. The policy focuses solely on instances where the Authority is satisfied that the long-term need for the dwelling has ceased and that there is no evidence of a continuing need for housing for persons employed or last employed in the National Park area in agriculture, forestry, or practising commoning.
Individuals	Concerns raised that this would lead to the loss of low-cost homes and that removal of agricultural occupancy conditions should be resisted.	The removal of agricultural occupancy conditions will not be undertaken unless the Authority is satisfied that the long-term need for the dwelling has ceased and that there is no evidence of a continuing need for housing for persons employed or last employed in the National Park area in agriculture, forestry, or practising commoning.

Policy SP46 – Self and custom housing building

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy's aims.	Support welcomed.
Sway Parish Council	Supports the policy's aims.	Support welcomed.
Individuals	Notes that strict control must be exercised during construction to prevent dwellings becoming castles which then require enforcement and creates bad publicity all round.	Self-build and custom-build development remain subject to both the planning system and building regulations.

Policy SP47 – Land at Forest View, Landford for Gypsies and Travellers

Respondent	Summary of representation	NPA response
Natural England	Agrees with the wording: "*due to the proximity of the New Forest SAC, measures must be put in place to adequately mitigate the potential for the introduction of invasive species from fly tipping of garden waste".* Notes that the allocation is considered by the HRA to have potential for	Support for the policy wording welcomed and comments on recreational disturbance noted. This policy has been removed from the Regulation 19 Submission draft Local Plan on the basis that planning permission has been granted.

	recreational disturbance impact to New Forest SPA, SAC and Ramsar. Advises that the policy wording should set out that contributions to the established recreational disturbance strategy would be required as a method of addressing in-combination impacts of recreational disturbance to New Forest SPA, SAC, and Ramsar, in line with draft Policy SP11. States that the policy should also include a requirement for appropriate avoidance and mitigation measures.	
Individuals	Concerns expressed over planning permission for existing on-site accommodation. Long-standing association of Gypsies with the Forest noted by some, while others consider that strong enforcement and proof of local need by tenants and evidence of historic connection with the Forest is necessary.	A review of the planning permission consented (application reference 23/0157) for this site has been undertaken. This grants permission for the change of use of the site to accommodate two permanent Gypsy and/or Traveller pitches. The permission is not time limited and is not personal to the applicant. As such, as the site has received consent for this change of use – and is a permanent permission – the Authority's view is that this site should no longer be allocated within the Local Plan currently under preparation.

Policy SP48 – Gypsies, Travellers and Travelling Showpeople

Respondent	Summary of representation	NPA response
Environment Agency	Recommends an additional criterion: *'g) the site has adequate provision for wastewater infrastructure and disposal'*	The policy wording has been updated to include reference to wastewater infrastructure and disposal.
Dorset Council	Appreciates that the need for Gypsies, Travellers and Travelling Showpeople is currently not completely understood, however opportunities to meet the final assessed need must be thoroughly explored. Notes that identification of one plot is clearly insufficient and that further searches for pitches and plots is necessary. States that until this has been undertaken, it is unlikely that there will be opportunities in Dorset to assist in meeting the needs of the New Forest.	Comments noted and the evidence base in the form of an updated GTAA has now been finalised. The Regulation 19 Submission draft Plan makes provision to meet the full identified need for travelling showpeople and includes a criteria-based policy for the assessment applications for gypsy and traveller use.
Test Valley Borough Council	Advises that, based on Test Valley Borough Council's (TVBC) published Gypsy and Traveller Accommodation Assessment (GTAA) 2021 and their most recent published five-year supply position statement (2023), TVBC are unable to demonstrate a five-year supply of pitches or plots. The latest published position	It is noted that TVBC are not in the position to be able to assist in meeting any unmet need for Gypsies and Travellers within the National Park and this will be noted in the Duty to Cooperate Statement and a future Statement of Common Ground between the NFNPA and TVBC.

	for Gypsies and Travellers is 1.1 years and for Travelling Showpeople is 0 years. TVBC are unable to assist in meeting the New Forest National Park Authority's needs.	
Copythorne Parish Council	Supports the policy's aims but notes that the local connection requirement should be looked at stringently for any occupancy.	Support welcomed and comments noted.
Individuals	Noted that an up-to-date Gypsy & Traveller Accommodation Assessment (GTAA) has not been published and that without this, the Authority cannot demonstrate need, assess suitable locations, or justify allocation. Concerns raised over potential environmental degradation on sites allocated for plots and pitches.	Comments noted and the evidence base in the form of an updated GTAA has now been finalised. The Regulation 19 Submission draft Plan makes provision to meet the full identified need for Travelling Showpeople and includes a criteria-based policy for the assessment applications for Gypsy and Traveller use.

Policy DP49 – Replacement dwellings

Respondent	Summary of representation	NPA response
Historic England	Welcomes the reference to heritage assets and suggests that the policy also refer to embodied carbon and the contribution made by reuse of buildings to the Council's carbon ambitions. Suggests that this would help to strengthen the argument in favour of building retention.	Comments are noted and will be considered.
Copythorne Parish Council	Support's the policy's aims but notes that the floorspace rules for homes inside Defined Villages are not made clear. Queries whether policies DP49 and DP50 be applied at the same time and what the criteria is for separating them.	A review of appeal decisions relating to replacement dwellings and extensions to dwellings has been taken and the policies in the Regulation 19 Submission draft Local Plan reflect the outcome of this week. The draft policies still seek to protect 'small dwelling' and limit extensions to dwellings permitted since the 100 square metre floor limit has been in place.
Sway Parish Council	Supports the policy's aims.	Support welcomed.
New Forest Association	Suggests that the paragraph commencing 'In exceptional circumstances …' should be omitted as, although the environmental damage of an extension may be justified, that of a replacement dwelling is not.	The wording in policy DP49 is long standing and no changes are proposed.
Individuals	Some support for the policy's aims but heavy monitoring suggested. Where the existing property is in keeping with the character of settlements, this should be retained.	Support welcomed. The replacement of dwellings remains subject to both the planning system and building regulations. Character of both landscape and settlements is taken into

		consideration when determining applications for new development, which includes replacement dwellings.

Policy DP50 – Extensions to dwellings

Respondent	Summary of representation	NPA response
Historic England	Advises against referring to solely the natural and built environment, with the assumption that this includes the historic environment, in line with NPPF Paragraph 8.	The policy has been amended to make explicit reference to the historic environment.
Copythorne Parish Council	Supports the policy's aims but notes that the floorspace rules for homes inside Defined Villages are not made clear. Queries whether policies DP49 and DP50 be applied at the same time and what the criteria is for separating them.	A review of appeal decisions relating to replacement dwellings and extensions to dwellings has been taken and the policies in the Regulation 19 Submission draft Local Plan reflect the outcome of this week. The draft policies still seek to protect 'small dwelling' and limit extensions to dwellings permitted since the 100 square metre floor limit has been in place.
Southern Water	Would welcome the inclusion of additional guidance that ensures that rainwater drainage on extensions is not permitted to discharge to foul or combined sewers. Advises that a discharge of rainwater into 'foul only' or combined sewer network, either directly or indirectly via a drainage lateral at the property, is detrimental to the sewerage network and can be harmful to the environment. Would welcome inclusion of additional guidance that sets out that if an extension is within three metres of a public sewer, a developer will need to submit a 'Build Over Application' to the Wastewater Service Provider for approval.	Southern Water's representations are noted. Additional wording had been added into the Regulation 19 Submission draft Local Plan to cover this point.
Individuals	Concerns that the policy wording does not make it clear whether the 30% rule applies inside a Defined Village. Notes the importance of ensuring that extensions are not excessive in size and do not replace the function of rooms withing the existing house, becoming too large and outside the average price range.	A review of appeal decisions relating to replacement dwellings and extensions to dwellings has been taken and the policies in the Regulation 19 Submission draft Local Plan reflect the outcome of this week. The draft policies still seek to protect 'small dwelling' and limit extensions to dwellings permitted since the 100 square metre floor limit has been in place.

Policy DP51 – Outbuildings

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy's aims but considers that the word 'subservient' is too open ended and requires definition.	Support welcomed. In planning terminology, 'subservient' means that any addition, extension or outbuilding should be clearly secondary to the original, or host, property in both physical form and function. This helps to ensure that new development does not overwhelm or compete with the main building, allowing the original structure to remain the dominant feature in terms of scale, massing and design.
Sway Parish Council	Supports the policy's aims.	Support welcomed.
Draycott on behalf of Guy Anderson	Proposes that the policy should be amended to permit outbuildings to be converted to residential accommodation for dependent relatives.	The policy wording in the Regulation 19 Submission draft Local Plan confirms that habitable accommodation in domestic outbuildings cannot be sold off, occupied or used for independent accommodation by a third party.
Individuals	Request for guidelines on what 'subservient' means as considers the term to be unclear.	In planning terminology, 'subservient' means that any addition, extension or outbuilding should be clearly secondary to the original, or host, property in both physical form and function. This helps to ensure that new development does not overwhelm or compete with the main building, allowing the original structure to remain the dominant feature in terms of scale, massing and design.

Policy SP52 – Local community facilities

Respondent	Summary of representation	NPA response
Hampshire County Council (responding as landowner)	Advises that the County Council, as a landowner and public service provider, undertakes a series of service-driven improvements, which may sometimes result in the 'necessary loss' of community buildings and land, enabling reinvestment of sale proceeds to enhance local service delivery. Recommends that the policy differentiates between commercially and publicly owned or managed facilities.	The distinction between commercially and publicly owned community facilities is not particularly important when it comes to the application of the policy and the support it provides for local communities within the National Park.
Copythorne Parish Council	Supports the policy's aims.	Support welcomed.

Individuals	Support for retention of community facilities but considers that provision of public toilets should be included as a lack of toilets significantly impacts women, people with health issues and those with disabilities.	Support welcomed and comments noted. Whilst the New Forest National Park Authority's planning system can support provision of toilets within new community facilities, it should be noted that responsibility for public toilets within the New Forest lies primarily with New Forest District Council.

Chapter 9 – Thriving Local Economy

There were a total of 27 representations relating to this chapter. A summary of the main issues raised is set out below according.

General comments relating to Chapter 9

Respondent	Summary of representation	NPA response
Historic England	Recommends setting out that heritage is an important contributing factor to the economic success of the New Forest. Suggests that wording refers to the historic environment.	Comments are noted and additional reference to the historic environment has been added to the supporting text.

Policy SP53 (now SP55) – Maintaining and improving business floorspace

Respondent	Summary of representation	NPA response
Brockenhurst Parish Council	Considers it to be vital that the NFNP evolves, to ensure that both new and existing businesses can locate sites that enable 'start-up' and expansion ventures. Notes that it is equally important to discourage and not permit any development that results in the loss of an existing business/employment site.	Comments are noted.
Copythorne Parish Council	Supports the policy's aims.	Support welcomed and comments noted.
Sway Parish Council	Agrees with the intention for the Local Plan to support a sustainable low carbon, green economy, with a focus on small businesses with locally distinctive, higher value and low impact types of businesses.	Support welcomed and comments noted.
New Forest Cycle Working Group	Supports actions to encourage walking and cycling to local centres. Considers that walking and cycling can make a valuable contribution to achieving a thriving local economy and that these activities can encourage conversation and a sense of community, which a car does not.	Support welcomed and comments noted.
Tor & Co. on behalf of Cadland Estate	Fully supports the plan's recognition that the Solent Freeport Fawley Waterside tax site is an obvious location for digital infrastructure; and that the land north of Fawley Waterside (SP5) could accommodate these types of activities.	Support welcomed and comments noted. The Solent Freeport tax and customs sites designation process is separate to the Local Plan Review, and it is right that the update to the New Forest National Park Local Plan references the status of these sites.

Carter Jonas on behalf of Fawley Waterside	Questions whether the Authority should plan for the highest level of economic need within the National Park, given its sensitivity, limited development opportunities and competing housing pressures. Argues that the former Fawley Power Station site outside the Park has capacity to meet strategic employment needs, including energy, data and marine-related growth, reducing the need for additional allocations within the National Park. Seeks clarification of the Local Plan's employment requirement, concludes that the Park's relatively modest economic needs should be met through a dispersed strategy focused on local rural communities.	Comments noted. 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, the Authority proposes to allocate the land north of Fawley Waterside, 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.
Tor & Co. on behalf of SDM Fuel Solutions Ltd (LAA56 B&W nursery site promoter)	Welcomes the policy's support for small-scale E(g) and B2 employment uses, reuse, extension, intensification and redevelopment of existing employment sites outside defined villages. Welcomes recognition of the employment floorspace shortfall, the need for a prosperous local economy and support for retaining employment sites for wider employment uses. However, disappointed that SP53 does not explicitly support existing local businesses seeking to expand or secure their long-term future in the New Forest.	Broad support for the policy welcomed. The existing policies, particularly this policy, set out appropriate criteria which do not preclude existing local businesses looking to expand or secure their long-term future in the New Forest area. This policy sets out considerations for sites both within and outside defined village boundaries.
Individuals	Concerns raised that an increase in business floorspace will have negative repercussions on local traffic and parking. Comments highlight that Landford-Nomansland is a rural village with little Use Class B2 and question how clause B, C and D of the policy could be fulfilled as there are so few sites.	Comments are noted. All policies in the Local Plan should be read in the round and set out criteria for assessing development and the impact on the amenity of residents, including traffic impacts. There is no requirement for each Defined Village to deliver a set quantum of employment development.

Policy DP54 (now DP56) – Redevelopment and extension to existing employment buildings

Respondent	Summary of representation	NPA response
Brockenhurst Parish Council	Notes that it is vital to ensure National Park can continue to evolve. Attention must be paid to the level of impact and activity on any site to ensure changes are not a detriment to site.	Comments are noted. These issues are covered by criteria a in Policy DP56 of the Regulation 19 Submission draft Plan.
Copythorne Parish Council	Supports but it needs to be mentioned that there is always the danger of "chicken houses becoming workshops, becoming offices, becoming bungalows"	Support welcomed and comments are noted. Existing planning consent are monitored outside the Local Plan Review process.

Sway Parish Council	Welcomes the statement that redevelopment of existing employment sites for general warehousing is not encouraged due to limited employment and increased traffic. We would like further clarity on whether this also applies to conversion of agricultural/horticultural buildings/sites for general storage rental on the same grounds.	Similar principles would be material to the consideration of any proposals.
Hinton Admiral Estate	Observes that the Economic Needs Assessment (Lichfields, October 2025) concludes that while large-scale employment growth is unlikely within the National Park, safeguarding existing employment uses and supporting incremental expansion is essential. Notes that the ability of employers to retain and attract staff is closely linked to the availability of appropriate local housing and that this issue is linked to Section 7 of the New Forest Partnership Plan 2022-2027, which sets the need to secure a living and working Forest in a sustainable manor. Advises that the Hinton Admiral Estate (largely within parish of Bransgore) and the businesses located employ a large number of people with roles generated indirectly through contractors and other staff, who require proximity to their workplace, given the land focused nature of the roles. Considers that residential development in the area would provide opportunities for employees, contractors, and local workers to live near their place of work.	Draft Policy DP44 sets out the criterion for estate workers dwellings where this is part of a Whole Estate Plan. It is not considered that the sites at Bransgore represent suitable places for either housing or employment, and do not align with the Plan's spatial strategy. The settlement of Bransgore is located outside the National Park and has seen significant growth in recent years, with the redevelopment of Sopley Camp and the site allocation on land south of Derritt Lane in the adopted New Forest District Local Plan (2020).
Tor & Co. on behalf of SDM Fuel Solutions Ltd (LAA56 B&W nursery site promoter)	Appreciates the principles of draft Policy DP54 which offer support for the redevelopment and/or intensification of existing employment buildings for industrial, office, business and low-key storage uses, along with preference for redevelopment to be (where possible) of the full extent of the site.	Support welcomed and comments noted.
Individuals	Comments note that in rural villages with little business development it is difficult to see how the terms of the policy could be met. Suggested that this policy goes against DP62 as it will generate more car journeys and that policies SP53 and SP54, due to the low unemployment in the park, will encourage more inward commuting generating more car journeys.	There are no employment allocations within (or adjacent to) the rural villages of the National Park. Any new employment development – considered against criteria-based policies – is likely to be modest in scale.

Policy SP55 (now SP57) – The land-based economy

Respondent	Summary of representation	NPA response
Brockenhurst Parish Council	States that the centuries-old tradition of Commoning must be supported. Notes that its future depends on viability, and the availability affordable housing for commoners and access to suitable land. Considers that support for farming and forestry, through new buildings, diversification and re-use of existing farm buildings, is also essential to their medium- and long-term future.	Broad support for the policy's aims welcomed and comments noted. The New Forest National Park Local Plan Review includes policy coverage for commoners' dwellings.
Copythorne Parish Council	Supports the policy's aims and notes that paragraph a(ii) seems to contradict Policy SP42 which releases back up grazing land for Affordable Housing.	Broad support welcomed and comments noted. All policies must be read in the round. It is considered this policy provides sufficient criteria to resist the loss of back up grazing land to other uses. Any proposals for affordable housing or rural exception sites will need to set out whether the land has been used for back up grazing. The loss of back up grazing is a material planning consideration that will be weighed in the planning balance when coming to a decision alongside other factors (including meeting identified community needs).
RSPB	Welcomes the policy's aims.	Support welcomed.
CPRE Hampshire	Considers policy SP55 to be categorising commoning as purely an economic activity. Notes that commoning is fundamental to the social, environmental and economic sustainability of the New Forest. Considers that specialist research is required into commoning and its place in the sustainability of the New Forest and that a dedicated policy position should be created to plan for the maintenance of commoning and back up grazing, potentially through a specific developer contribution. States that a detailed plan is needed that sets out how to fund and support commoning through provision of affordable back up grazing. Notes that the November 2025 Strategic Land Availability Assessment (SLAA) assesses sites submitted by landowners but expresses concern that there is no recognition of the value of sites for commoning or back up grazing land.	Comments are noted. The Authority recognises that backup grazing land is impacted by increasing pressures from local development and that more consideration should be given to facilitating the safeguarding of sites with a history of being used for commoning and/or backup grazing. During the SLAA process landowners were asked to provide a history of their respective sites, and none of these sites put forward in the Regulation 19 Submission draft Local Plan have been used for backup grazing. The greatest challenge is recognising that backup grazing land is difficult to safeguard as it is not stationary, unlike most developments. Biodiversity Net Gain (BNG) is a statutory requirement which seeks to significantly improve the condition of biodiversity, as per national guidelines. It can be compatible with the use of land for grazing.
Individuals	Broad support for the policy's aims. That back up grazing land is essential to the survival of commoning noted and, by extension, to the character and management of the New	Broad support welcomed. The Authority recognises that backup grazing land is impacted by increasing pressures from local development and that more consideration should be

	Forest. Concerns raised that as this land is not recognised as a distinct planning category, its importance can be overlooked unless the National Park Authority clearly identifies and protects it in policy and decision-making. Considers that there is a particular risk that low-grade agricultural land will be lost to housing, commercial development, solar farms and other competing uses. States that development proposals should therefore be assessed for their impact on the availability of land needed to support commoning, not only for their immediate land-use effects. Environmental initiatives also considered to need scrutiny where they could remove land from grazing use. Woodland creation, Biodiversity Net Gain, Nutrient Neutrality and carbon sequestration schemes should be designed so they do not unintentionally undermine the land base required for commoning.	given to facilitating the safeguarding of sites with a history of being used for commoning and/or backup grazing. However, it is considered that policy SP55 provides sufficient criteria to assess development affecting back up grazing land and provide long term support for agricultural land. Where proposals come forward that are likely to have an impact on the pool of available back up land the National Park Authority will consult bodies such as the Verderers of the New Forest for their input.

Policy DP56 (now DP58) – New agricultural and forestry related development

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy's aims.	Support welcomed and comments are noted.
Individuals	Support for the policy's aims but concerns raised regarding conversion to residential dwellings. Considers that any new buildings approved under this policy must be subject to a planning condition requiring removal on cessation of use as per paragraph 9.33.	Support welcomed and comments are noted. The decision to issue a planning condition is a consideration for the decision-maker, i.e., planning officer, when determining the application. The National Park Authority undertakes monitoring and compliance checks.

Policy DP57 (now DP59) – Reuse of farm buildings

Respondent	Summary of representation	NPA response
Historic England	Supports the policy's aims but considers that it would be better (in terms of strengthening the NPA's positive strategy for the historic environment) if the policy also referred to the heritage significance of the building.	Broad support and constructive comments on this chapter welcomed and the reference to heritage significance has been incorporated into the policy.

Copythorne Parish Council	Supports the policy's aims but expresses concerns regarding conversion to residential dwellings.	Support welcomed and comments noted. The National Park Authority undertakes monitoring and compliance checks to ensure conditions are adhered to.
Gillings Planning on behalf of Trustees of the Barker-Mill Estates (SP33 site promoter)	Offers overall support to the policy's as it acknowledges that re-use of existing farm buildings can support farm diversification. Concerns raised that proposals for the reuse of redundant buildings on redundant sites make not work under policy as worded. Considers that the policy imposes a sequential approach and there is concern that the importance of tourism is not fully acknowledged. Identifies a need for alternative uses to be embedded into policy.	Broad support welcomed and comments noted. However, this policy should be read in the round with all other policies in the Local Plan, particularly SP55 and SP60 which allow for non-agricultural re-use of farm buildings for tourism development.
Individuals	Broad support for the policy's aims but concerns raised that could be converted to residential accommodation. Considered that new buildings approved under this policy must be subject to planning condition to prevent this.	Broad support welcomed and comments are noted. Noted. The National Park Authority undertakes monitoring and compliance check to ensure conditions are adhered to.

Policy DP58 (now DP60) – Loss of local retail facilities

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy's aims.	Support welcomed.
New Forest Association	Requests amendments to the policy's wording, outlining that the defined retail frontages should not result in significant additional parking requirements. Notes that the employees of offices whose business is sub-regional to national in nature do not come from the immediate locality, (unlike those in shops), and consequently use up a disproportionate number of local parking facilities to the detriment of the adjacent retail units.	Comments are noted. Parking and traffic implications of changes of use of retail facilities would be considered under policies DP2 and DP62.
Individuals	Strong support for resisting the loss of local shops and shopping areas. Clause iv considered to need re-drafting for clarity.	Strong support and comments are noted. The policy criteria has been reworded to improve clarity.

Policy DP59 (now DP61) – Retail development outside of the defined settlement boundaries

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy's aims.	Support welcomed and comments are noted.
Individuals	Broadly supportive of the policy's aims.	Broad support welcomed and comments are noted.

Policy SP60 (now SP62) – Sustainable tourism development

Respondent	Summary of representation	NPA response
Hampshire County Council (Highways Authority)	Suggests strengthening the plan's alignment with LTP4 by referencing Rural Transport Strategies RT1 and RT2 for guidance on how to incorporate active travel in sustainable tourism and access to the countryside. Equally, inclusion of Hampshire's Countryside Access Plan 2025-2035, would strengthen the interconnectivity and accessibility of rural active travel networks, with reference to CAP P2 enabling countryside access to respond to changing travel patterns from new developments.	Comments regarding active travel, reflecting the Countryside Access Plan and LTP4 are noted and additional wording has been incorporated into the policies or supporting text to reflect promotion of accessing visitor facilities by active travel modes.
Copythorne Parish Council	Broadly supports the policy's aims but notes the need to link up local transport services. Queries how "Airbnb" type properties fit within the policy.	Broad support welcomed and comments are noted. The Submission draft Regulation 19 Local Plan incorporates a 'principal residency' policy to ensure new housing is used for main residences, rather than as second homes or holiday lets.
Sway Parish Council	Would welcome greater clarity on the use of residential dwellings, including annexes, for un-serviced holiday lets which may be considered poor use of limited housing stock, offering little in the way of employment.	Comments are noted and will be considered. The Plan now incorporates a 'principal residency' policy to ensure that new housing is used for main residences, rather than as second homes or holiday lets.
Camping New Forest	Supports the policy's requirement for development to enhance the Special Qualities of the National Park and provide opportunities for their understanding and enjoyment. Welcomes the draft Plan's recognition of tourism's considerable importance to the National Park's economy and the Authority's support for sustainable tourism, including its contribution to local communities and the wider economy.	Overarching support for approach to tourism welcomed. It is considered that the policy does not preclude the replacement of existing facilities and existing accommodation on existing campsites.

	Understands the need to restrict new facilities and development on new sites but considers that a more flexible approach should be taken to replacing existing facilities and accommodation on long-established campsites. Concerns expressed that the supporting text does not explain how upgrades to existing facilities on established holiday parks and campsites would be assessed. This includes replacement reception buildings, toilet blocks and other facilities that could help keep visitors on site and reduce recreational pressure on protected habitats. Suggests amendments to policy wording.	
Go New Forest	Believes that the Authority should adopt a more flexible approach to new visitor facilities outside of the defined villages, especially where they are needed to secure the long-term viability and the success of existing sustainable tourism businesses (as many of the Forest's visitor facilities are based outside of the defined villages).	Welcome overarching support for approach to tourism in NP. It is considered that SP60 does not preclude the enhancement of visitor facilities.
Hamptworth Estate	Supports sustainable tourism that enhances understanding and enjoyment of the National Park's special qualities, but seeks greater flexibility outside of defined villages, including support for re-use, extensions and small-scale new buildings for visitor facilities, farm diversification accommodation, low-impact tourism uses, and facilities that relieve visitor pressure on designated sites. Requests amendments to the policy to define "small-scale" tourism development by setting indicative unit numbers for different accommodation types. Asks that extensions to existing tourism developments be considered under Policy SP3, Whole Estate Plans and other relevant policies.	Support welcomed and comments and suggested amendments are noted. However, in line with the aims of the Local Plan and Partnership Plan to support sustainable tourism whilst reflecting the climate and nature emergency, it is considered appropriate to focus on the re-use or extension of existing buildings outside defined village boundaries, rather than encourage new buildings.
Laister Planning on behalf of Paultons Park	Notes that while the policy introduces a more flexible and environmentally aligned approach than adopted Policy SP46, it does not sufficiently support large, established visitor attractions and it removes explicit recognition of Paultons Park, creating uncertainty around future growth, reinvestment, and operational development. Considers that this is an increasing administrative burden for major development and that the implications include reduced policy certainty for major attractions may discourage investment and phased growth. Suggests that constraints could limit the ability to improve infrastructure and visitor offer, affecting competitiveness and	Comments are noted. This policy has been amended to incorporate criteria to assess the enlargement and diversification of major tourist attractions.

	economic contribution. Considers that there is a risk of misalignment with the NPPF presumption in favour of sustainable development and economic growth objectives.	
Individuals	Broad support for the policy's aims. Recognition of tourism's economic importance to the New Forest, while stressing the need to protect its internationally recognised ecology and unique culture, and the need to inform visitors about its special qualities. Some representations say recreational pressures are not adequately addressed, as private tourism businesses and bodies such as Go New Forest lack the remit, funding or powers to manage visitor behaviour; suggested that clearer policy is needed to manage future demand. Noted that local transport services should be better linked and that the environment must be protected. Clarification regarding whether "settlement boundaries" means "defined village boundaries" was requested and it was observed that some draft policies are incorrectly numbered.	Broad support welcomed and comments are noted. The policies in the Plan must be read in the round, and officers consider that these concerns are sufficiently addressed in these policies or those in other chapters of the Plan. It has been made clear in the Regulation 19 Submission draft Plan that Defined Village boundaries are the same as settlement boundaries. The policy numbering has been corrected in the latest iteration of the Plan.

Policy DP61 (now DP63) – Holiday parks and camp sites

Respondent	Summary of representation	NPA response
Copythorne Parish Council	Supports the policy's aims.	Support welcomed.
Camping New Forest	Understands the need to restrict new facilities and development on new sites but considers that a more flexible approach should be taken to replacing existing facilities and accommodation on long-established campsites. Concerns expressed that the supporting text does not explain how upgrades to existing facilities on established holiday parks and campsites would be assessed. Notes that this includes replacement reception buildings, toilet blocks and other facilities that could help keep visitors on site and reduce recreational pressure on protected habitats. Suggests amendments to policy wording.	Welcome overarching support for approach to tourism in NP. However, it is considered that the policy does not preclude the replacement of existing facilities and existing accommodation on existing campsites.
Go New Forest	Notes that the supporting text paragraphs 9.46 and 9.47 states that the New Forest National Park contains over three times the average number of camping and touring caravan	Welcome overarching support for approach to tourism in NP. The policy has been amended to include additional criteria

	bedspaces per square kilometre found in any other English national park. Unclear where this figure derives from, or when it was last updated, but observes that many camping and touring pitches have been lost on the more established and serviced holiday parks such as Sandy Balls, Green Hill Farm and Hoburne Bashley. States that the supporting is silent on how the Authority would assess upgrades and improvements to existing facilities on established holiday parks and campsites, such as replacement reception buildings and toilet blocks as well as other new facilities that could help keep visitors 'on site' and thereby reduce recreational pressures on protected habitats. Proposes text to address this.	permitting appropriate alterations and limited extensions to small-scale visitor attractions and accommodation.
RSPB	Supports with regards to camp sites, noting that many of the New Forest's camping pitches are in environmentally sensitive areas. Would support provision of new camping pitches in suitable areas to enable the closure of campsites as recommended by the Footprint Ecology report and support favourable conditions for SSSI features.	Welcome the broad support for policies supporting commoners, and the relocation of campsites away from sensitive locations.
Sandy Balls Holiday Park (Away Resorts)	Objects to the policy's aims, arguing it is not sound because it restricts new camping, caravan and holiday park accommodation without an objective assessment of tourism need. Considers that the evidence base does not assess demand for tourism accommodation, despite recognising tourism's economic importance and growth in accommodation, food services and recreation jobs. Argues that paragraphs 9.46–9.47 rely on supply comparisons rather than need, and that the policy does not support the National Park's second statutory purpose. Cites Away Resorts' booking data for Sandy Balls as evidence of sustained high demand, including occupancy above 85%, increasing booked weeks and rising website interest since 2023. Requests that the Authority undertakes a full tourism accommodation needs assessment and revises the policy to support new or extended holiday accommodation without requiring pitch relocation, no increase in site area or capacity, or removal from sensitive areas.	Objection noted. Policy DP61 on campsites sets out the same wording as the existing policy in the adopted NFNP Local Plan. Since that was adopted in 2019 the numbers of campsites have increased through further 'pop up' campsites. It is considered that this policy continues to allow for appropriate campsites within the context of a National Park landscape with a significant amount of internationally important nature conservation designations. The Local Plan reflects the aims of the New Forest Partnership Plan in supporting sustainable tourism within the National Park which provides opportunities to enjoy the National Park's special qualities without compromising the first purpose of conserving and enhancing the National Park's natural beauty, wildlife and cultural heritage.
Tor & Co. on behalf of Cadland Estate	Considers the proposed approach to campsite development to be overly restrictive. Suggests that the approach should be sufficiently flexible to allow for the development of campsites	Comments are noted.

	on sites located outside of the main New Forest perambulation area.	
Avison Young on behalf of Away Resorts Ltd	Considers that neither the policy wording or paragraphs 9.46 and 9.47 represent an objectively assessed need of tourism demand or tourism accommodation across the plan area, and therefore restricting the development of new caravan accommodation is not sound. States that the policy wording fails to deliver the second statutory purpose of the National Park and does not promote opportunities for the public to better understand and enjoy its special qualities. Proposes that a full review of tourism demand and availability of tourism accommodation should be undertaken as part of the plan preparation and notes that in the Economic Needs Assessment, tourism is only mentioned twice. Considers that there is no evidence to restrict the growth of additional caravan and camping accommodation and that a sound assessment of tourism accommodation would outline that strong demand and local need exists for additional tourism accommodation.	Policy DP61 on campsites sets out the same wording as the existing policy in the adopted NFNP Local Plan. Since that was adopted in 2019 the numbers of campsites have increased through the proliferation of 'pop up' campsites. It is considered that this policy continues to allow for appropriate campsites within the context of a National Park landscape with a significant amount of internationally important nature conservation designations. The Local Plan reflects the aims of the New Forest Partnership Plan in supporting sustainable tourism within the National Park which provides opportunities to enjoy the National Park's special qualities without compromising the first purpose of conserving and enhancing the National Park's natural beauty, wildlife and cultural heritage.
Individuals	Some opposition to additional facilities, particularly close to villages and that camping and intensive recreational pressure on the open forest must be reduced and removed from the most sensitive areas. Observed that camping sites within the New Forest have been provided in the past without impact on the community they are sited in, but this is due to limiting pitches to a maximum of 5. Noted that large noisy camp sites where the community doubles are unacceptable	Opposition and comments are noted.

Policy SP62 (now SP64) – Telecommunications and digital infrastructure

Respondent	Summary of representation	NPA response
Historic England	Notes that the phrase “substantial harm” has a specific meaning in the context of chapter 16 of the NPPF. It sets a high bar, especially when considering impacts within the setting of heritage assets. Suggests that the policy criterion	Comments welcomed. Criterion d) has been amended to "the equipment does not cause unacceptable ~~substantial~~ harm to the character…"

	might refer to unacceptable harm, enabling the decision-maker to decide if it would substantial or less than substantial harm: *"the equipment does not cause <u>unacceptable</u> ~~substantial~~ harm to the character and appearance of the built environment and/or its heritage significance and tranquillity."*	
Copythorne Parish Council	Supports the policy's aims but considers that it should be strengthened in relation to G5 telecom masts as these can be intrusive and cause visual harm if not carefully sited and disguised to be as unobtrusive as possible.	Support welcomed. Proposals for 5G telecommunications will also need to consider the criteria in policy DP2 amongst others.
CPRE Hampshire	Notes that SP1a) references digital connectivity, which is also picked up in Policy SP62. Advises that the wording used around digital connectivity and broadband is not positive, possibly because of perceived landscape impacts, but the need for improved digital infrastructure will be essential for the social and economic wellbeing of communities and enterprise. Understands that there is a government funded scheme in the pipeline from Wessex Internet to install gigabit full fibre infrastructure in the New Forest and that this infrastructure could support new and existing enterprises and younger people to stay and live in the New Forest.	The policy clearly sets out the considerations for such development within the context of a nationally protected landscape and reflecting the National Park's special qualities.
Tor & Co. on behalf of Cadland Estate	Observes that paragraph 9.57 acknowledges that the obvious location for these activities is part of the Solent Freeport Fawley Waterside tax site and that paragraph 9.58 then refers to land north of Fawley Waterside allocation under Policy SP5 with 12,000 sq. m of mixed-use development as site that could accommodate these types of activities. Notes that neither Policy SP5, nor its supporting text makes any mention of the potential suitability of that land for digital infrastructure, as paragraph 9.58 does and that, given that these digital uses may not fall with the use classes stated in Policy SP5, this is an important omission to address.	Comments are noted. Policy SP5 sets out a range of employment uses that may be suitable on the Solent Freeport Tax site and the Local Plan should be read as a whole.

Chapter 10 – Transport and Access

There were a total of 36 representations relating to this chapter. A summary of the main issues raised is set out below according.

General comments relating to Chapter 10

Respondent	Summary of representation	NPA response
Natural England	Supports the policies and their emphasis on sustainable travel which will not result in significant adverse impacts on ecological interest features, whilst boosting health and wellbeing. Maintains concerns regarding proposed cycling routes within the drafted Local Cycling and Walking Infrastructure Plan (LCWIP). Advises that would welcome further information including project level LCWIP Habitat Regulation Assessments. Emphasises that managing recreational pressure on designated sites should be a priority and issues such as managing illegal off-road cycling should be addressed. Welcomes further engagement between NPA and Natural England.	Support for the policy is welcomed. Comments are noted. The New Forest LCWIP was published and adopted by Hampshire County Council in September 2025. It is separate to the Local Plan and will need to ensure that any proposed routes have been subject to the appropriate regulatory assessments when they come forward at the scheme-design stage. Where planning permission is required the National Park Authority will undertake an HRA and appropriate assessment where appropriate.
Copythorne Parish Council	States that there is a lack of transport options, no cycle routes and that roads and pavements are in poor state of repair.	Comments are noted. While the planning system can enable improvements to local transport infrastructure where there is a clear link to new development, general maintenance is the responsibility of the statutory highway authority.
New Forest Association of Local Councils (cycling representative)	Requests that New Milton station (described as 'Gateway to the New Forest') is included in the list of rail stations. Notes that low speed improves safety and encourages active travel. Advises that mention of the main South Coast National Cycle Network Route 2 that traverses across the New Forest should be made. Notes that the approved New Forest LWCIP gives low priority to the leisure routes identified – priority should be reconsidered to enable key routes to be linked. Point raised regarding Crown Lands that implies they are traffic free and cyclable.	Comments are noted. It is recognised that development must be encouraged to adopt active travel principles within development e.g., measures to reduce speed and improve safety.

Policy DP63 (now DP65) – Transport infrastructure

Please note that within the version of the Local Plan consulted on, this policy may have been referred to as Policy DP62 within submitted comments.

Respondent	Summary of representation	NPA response
Natural England	Supports the policy's aims and emphasis on sustainable travel that will not result in significant adverse impacts on ecological interest features, whilst boosting health and wellbeing. Maintains concerns regarding proposed cycling routes within the drafted Local Cycling and Walking Infrastructure Plan (LCWIP). Would welcome further information including project level LCWIP Habitat Regulation Assessments. Emphasises that managing recreational pressure on designated sites should be a priority and issues such as managing illegal off-road cycling should be addressed. Would welcome further engagement with the NFNPA.	Comments are noted, the broad support for the policy is welcomed. Any specific cycle routes will need to go through the relevant regulatory processes and ensure that any recreational pressures on designated sites are managed. Any proposed routes will be subject to the appropriate regulatory assessments when they come forward at the scheme-design stage. Where planning permission is required the National Park Authority will undertake an HRA and appropriate assessment where appropriate.
Historic England	Notes a minor typographical error that should be corrected.	Error acknowledged and wording amended.
Hampshire County Council (Highways Authority)	Broadly supports the policy's aims, particularly the focus on sustainable and active travel, reducing the need to travel, and connecting the National Park sustainably, and observes that this aligns with the NPPF and LTP4. Strongly supports locating development in accessible, well-connected places to reduce pressure on the transport network and maximise opportunities for healthy, sustainable travel. Proposes that "private car" is removed from the sustainable transport hierarchy and that refer to LTP4's Road User Utility Framework is made to help prioritise users by location and function. Advises that the Plan should also recognise the role of public transport, particularly buses, in improving connectivity, supporting an ageing population, and addressing climate and air quality challenges. Recommends incorporating the Healthy Streets approach, referencing LTP4 policies HP1, HP2 and HP3, to support 20-minute neighbourhoods, health, accessibility and active travel.	Support welcomed and reference to the latest versions of the Local Transport Plans, Healthy Streets and promotion of active travel has been incorporated. As proposed, the policy has been amended to include 'wheeling' and 'private car' has been removed. Additional reference to Hants & Wilts LTP4 and the Healthy Streets Approach has been incorporated.

	Notes that reference should also be made to Hampshire's Rural Active Travel Guidance and Countryside Access Plan 2025–2035, which support inclusive walking, cycling and wheeling in rural areas and improved access routes with local communities. Suggests that "wheeling" should be included alongside walking and cycling, and that remove private car from criterion b) and include supporting text explaining that "walking and wheeling" covers movement as a pedestrian, whether unaided or using mobility aids, wheelchairs, mobility scooters, walking frames, prams or buggies.	
New Forest District Council	Welcomes the recognition that transport infrastructure may need significant changes in response to major development outside of the National Park, particularly surrounding the Waterside (i.e., Fawley Power Station and the Solent Freeport). Notes that the focused approach to encouraging more sustainable modes of transport, particularly active travel.	Support welcomed.
Brockenhurst Parish Council	Suggests that the Authority should promote safer access and more sustainable forms of transport to and within the National Park for access to services and amenities and for enjoyment, health and well-being.	Comments are welcome.
Copythorne Parish Council	Advises that horse riding is considered an important mode of transport in the National Park. Requests that the policy clearly outline minimum 'acceptable' levels of transport that must be provided for within new development. Notes that lighting, narrow lanes and lack of pedestrian footpaths affect the safety of active travel and that there are no public transport links to railway stations, and a limited bus service to Totton.	Comments are noted. Horse riding is permitted on the Open Forest but is generally not a major 'mode of transport' for the communities of the National Park.
Sway Parish Council	Appreciates the updates about requiring development proposals to reduce the need for travel and promote sustainable travel. Supports the application of conditions for additional and enhanced infrastructure to support new development both inside and beyond the boundaries of the National Park.	Support is welcome.
Transition Lymington	States that the transport hierarchy should recognise that many utility journeys are multi-stage and combine different modes and that, consistent with LTP4 Policy Theme PT3, interchange	Detailed comments are noted. However, many of these issues would be more appropriately addressed through the New Forest National Park Partnership Plan, or the Local Transport

	locations should function as true hubs, enabling fast, convenient transfers between walking, cycling, bus and rail. Considers that highway planning for new development and the existing network should prioritise safer access for pedestrians, cyclists and horse riders, particularly within the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) Core Walking Zones, through dedicated active travel space, traffic calming and, where appropriate, 20mph limits on narrow multi-use roads. Proposes that paragraph 10.1 should note that the BCP and Southampton Travel to Work Areas cover much of the National Park. Suggests that paragraph 10.2 should be amended to state that “parts of the New Forest are easily accessible by train” and reference both Lymington Town and New Milton stations. Considers that opportunities to increase use of under-utilised stations by improving cycle links should be encouraged, for example from Milford-on-Sea or Hordle to Sway. Notes that the New Forest Tour supports some visitor travel by bus, but considers it to be too seasonal, costly and slow to be a practical option for residents’ everyday journeys. Proposes implementation of a wider car-free visitor travel initiative, linking Forestry England car park charging, rail access, cycle routes from settlements to the gravel track network, and safer shared use of low-volume minor roads. Suggests that under-used station parking at weekends could also help encourage rail access to the Forest’s core. Considers that mitigation should be audited and used where speeding is an issue, including measures to reduce speeds and raise awareness of vulnerable road users and commoners’ livestock. Welcomes the LCWIP but states that utility cycle routes should be better integrated with rail and bus networks, including secure cycle parking at stations and selected bus stops or “superstops” as this would support LTP4 PT3 by	Plans. These can be given consideration in the emerging New Forest Traffic Management Strategy.

	extending the reach of public transport through safe cycle parking where people transfer from cycling to public transport.	
Landford Community Cycling Group	Observes that the trend is for the volume of motor vehicles along the A36 and on roads through the Parish village to increase. Suggests that development proposed within the Plan may increase heavier, larger and more powerful motor vehicles. Advises that existing transport provision in the Parish is limited, and any additional development will increase existing pressures on the road network in Landford Parish, as this is a gateway to the New Forest.	Comments are noted. The scale of planned development within the National Park is modest and the Local Plan preparation process has included consultation with statutory highway authorities. Where appropriate new development will be required to address its transport impacts, but new development cannot be required to address pre-existing issues that are not directly affected by the planned development.
New Forest Association	Proposes that “tranquillity” is included in criterion 2a), between impact on and visual amenity and “Where any harmful impact on the above features occurs, mitigation measures will be required” added to 2c). Notes that this is a requirement stemming from The Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023 ‘seek to further’. Requests that “core walking zones and local access plans in some settlements” is added after leisure routes to Para 10.22.	Comments are noted. The suggested changes have been incorporated into the policy and supporting text of the Regulation 19 Submission draft Local Plan.
New Forest Association of Local Councils (cycling representative)	Requests New Milton station (Gateway to the New Forest) to be included in the list of train stations. Notes that traffic speeds are a major inhibitor of active travel and proposes that all roads where there is no viable alternative to walk or cycle, should have low speed limits to improve safety, encourage active travel and discourage use of cars. Suggests that reference to the main South Coast National Cycle Network Route 2 that traverses across the New Forest, linking Southampton / Portsmouth and Bournemouth / Christchurch / Poole is included. Considers that the approved New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) gives low priority to the Leisure Routes identified and requests that these are reviewed and connectivity sought. Seeks clarity regarding Crown Lands covering 325 kilometres of rights of way.	Comments are noted. The introductory paragraphs to be updated to refer to other train stations outside the NP and the National Cycle Network route 2.
New Forest Cycle Working Group	Considers that major impact on active travel uptake is severance issues caused by major roads and should be addressed in alignment with strategic objective 9. Suggests	Support for the policy’s aims welcomed and comments noted. However, many of these issues would be more appropriately

	that paragraph 10.1 should include explicit reference to this issue and proposes wording. Suggests that Policy DP62 Section 1(c) should be altered provide for safe and convenient access for all modes, including safe crossing points for active travel users of major roads to align with the NPPF (Section 9) and National Design Guide (Sections M1-M3). Requests that paragraph 10.2 recognises New Milton as a station on the London Waterloo to Weymouth line and that reflects that stations currently have poor active travel connections. Proposes paragraph 10.8 should be strengthened to reflect that vehicular traffic detracts from the tranquillity of the New Forest and that further recreational pressures mean further education and traffic management initiatives are needed Supports the policy's aims but suggests that Section 3 should be strengthened to place greater onus on developers.	addressed in the Partnership Plan, the LTPs, LCWIPs or in the emerging New Forest Traffic Management Strategy.
Waterside Cycling Group	Agree regarding need to reduce impact of motor vehicles to provide a safer environment and reduce harmful gases. Promotion of cycling and walking should be relative to reduction in motor vehicles. Links to the National Park and the surrounding areas must be improved and should seek to reduce road speed.	Comments noted. However, many of these issues would be more appropriately addressed in the Partnership Plan, the LTPs, LCWIPs or in the emerging New Forest Traffic Management Strategy.
Tor & Co. on behalf of Cadland Estate	The Estate supports the overall intent of Policies DP62 and SP63 in respect to encouraging sustainable transport and access, provided these aspects are carefully balanced against other practical and viability factors, and are not so overly prescriptive that they preclude sites from coming forward.	Comments noted, no changes required to the Regulation 19 Submission draft Local Plan.
Individuals	Support for transport improvements where they help meet strategic objectives, even when not directly linked to new development. Priorities include maintaining disused railway lines and pedestrian routes for walking, cycling, horse riding and general access, and improving crossings and links within the New Forest, particularly where major and minor roads meet.	Broad support for the aims of the policies is welcomed, and detailed comments are noted. However, many of these issues would be more appropriately addressed in the Partnership Plan, the LTPs, LCWIPs or in the emerging New Forest Traffic Management Strategy.

	Concerns focus on protecting the New Forest from the environmental and ecological impacts of new transport infrastructure and large developments outside the National Park. Considered that further development, including in neighbouring areas in Dorset, will increase traffic, pollution and pressure on already deteriorating Forest roads, making them less safe for residents, visitors, animals and other road users. More 30mph limits are requested to reduce animal deaths, while concerns remain about limited bus services and the need to avoid further car dependence. Views on electric vehicles are mixed: EV charging within the New Forest is not supported by some, but there is support for requiring all new dwellings to provide off-road parking within their curtilage so residents can charge vehicles at home.	Wiltshire Council has confirmed they are satisfied with the two proposed housing site allocations in the Wiltshire area of the National Park and the capacity of the road network in this area. As of June 15, 2022, new homes and buildings in England with associated parking were required by law to install EV charging points and so this matter is addressed through national Building Regulations primarily.

Policy SP64 (now SP66) – Sustainable transport and access

Please note that within the version of the Local Plan consulted on, this policy may have been referred to as Policy DP63 within submitted comments.

Respondent	Summary of representation	NPA response
Hampshire County Council (Highways Authority)	Supports the policy's aims. Notes that the local highway authority is currently working on the emerging New Forest Traffic Management Strategy, and while the policy is not fully developed, the Local Plan should reference it ensure its future application to developments. Suggests that: - Criteria (d) could be strengthened by including greater specification about design codes and standards required for active travel infrastructure, so developers know what is expected from the local highway authority. - Greater reference to the Public Right of Way Network (PRoW) in criteria (e) is recommended, as PRoW forms a	Support welcomed and comments noted. Reference to the latest versions of the Local Transport Plans, and promotion of active travel has been added into the proposed Regulation 19 Submission draft Local Plan, together with the Healthy Streets Approach.

	key component of active travel infrastructure, enabling sustainable, off-road travel and recreation. - Inclusion of the NPPF's Para 105 and for planning to 'Protect and Enhance' the network, would strengthen the plans alignment to wider connectivity networks through non-motorised traffic. Identifies site allocations SP5 and SP33 as being near to existing PRoW networks. Advises that developers should assess the potential impact of site allocations on these routes and determine whether contributions are required. Supports the sections on EV charging infrastructure, criteria h) but recommends including references to LTP4 policy FM2 that aims to accelerate the transition to low and zero carbon emission vehicle use. Would welcome additional wording in the policy to note core principles of emerging New Forest Traffic Management Strategy. Suggests additional supporting text for requirements for active travel infrastructure design and national guidance including, DfT's Local Transport Note and Healthy Streets Approach. Proposes that, to enable new developments to adapt to changing fleet demographics, the plan should reference LTP4 policy FM2 to ensure progress towards EV charging network across the National Park.	
Hampshire County Council (Public Health)	Supports enhanced wording in the policy and/or its supporting text for the public health and wellbeing benefits of sustainable transport and access. Considers that Public Health should run as a thread through the Local Plan and that the policy could contribute to health and wellbeing outcomes in terms of transport, climate and air quality. Notes that transport is now the highest emitting sector of the UK economy. Advises that the capacity of local spatial plans to help avoid, shift and reduce future emissions from transport will need to be maximised, to adequately respond to the scale and urgency of the climate emergency.	Support welcomed and comments are noted.

Brockenhurst Parish Council	Notes that sustainable transport and access should include local transport initiatives, such as the New Forest Tour. These should be reworked and expanded to make better use of existing assets and integrated with public bus, school, college, works and rail services. The implementation of Local Cycling and Walking Infrastructure Plan (LCWIP) is broadly welcomed but must reflect environmental sensitivities and the importance of tranquillity. Routes should remain focused around settlements and should not create a cross-Forest network that becomes a visitor destination in itself; zoning within SSSIs may be appropriate. Improvements to paths, tracks and roads are supported where designs are non-urbanising and respect the National Park's special character. A more joined-up non-motorised network, improved public transport facilities, and safeguarding disused railway lines, roads and land around stations for future sustainable transport use are supported. Land should also be safeguarded for cycle parking, hire and wider transport needs, particularly in service villages where modal shift and seasonal visitor pressure may increase demand. Small-scale electric vehicle charging facilities are supported where feasible.	Broad support welcomed and comments are noted. Many of these detailed points are beyond the scope of the New Forest National Park Local Plan to address – for example, the operation of the New Forest Tour. The Local Plan establishes a positive planning framework for these options to be brought forward and assessed within.
Copythorne Parish Council	Considers the policy wording to be too vague and suggests that it needs to spell out minimum acceptable levels of transport that must be provided for new developments. Feels that the NPA is removing cycle and walking infrastructure rather than improving on it. Advocates for a cycle link between Copythorne and Lyndhurst.	Comments are noted. It is unclear how the National Park is actively removing cycling and walking infrastructure as is suggested. We continue to work with the statutory highways authorities to deliver improvement, while noting that the quantum of development within the National Park means the level of developer contributions to fund transport measures will be limited.
Sway Parish Council	Welcomes reference to the Local Cycling and Walking Infrastructure Plan (LCWIP) and appropriate small-scale EV charging.	Comments are noted.
Woodgreen Parish Council	States that public transport is very limited and although there are rail stations in the New Forest itself, the service is very limited. The government is pressing for more electric vehicles, and a small number of charging points will support this objective. The Local Cycling and Walking Infrastructure Plan (LCWIP) is fine in principle, but cycle routes along trunk roads is not feasible and in addition the pressure on cross country	The comments regarding the limitations of existing public transport and active travel options are noted. However, these policies reflect the aims of the Partnership Plan and the respective LTPs for the New Forest National Park, as well as broad guidance in the NPPF and other Government policy documents.

	cycling damaging the forest will continue as long as routes are not joined up.	
Transition Lymington	Fully supports criterion a) to h). However, for g) it is important that there is transparency surrounding any proposals to sell off land which would prevent the 'reincarnation' of a pre-existing alignment for a different transport mode. The role of community transport initiatives in reducing 'transport poverty' is fully supported. Suggested that cycle parking hangars could support bus service reach. Observes that in relation to paragraph 10.21, longer commuter/student trips across the New Forest core are likely to be a key 'target market' for bus operators, as many within the 17-29 age group may not have access to a car. Considers that there is a need to optimise rush-hour bus routes to serve students, commuters, visitors and residents; this will entail minimising gaps in service when buses are focused on school runs. Suggests that the New Forest Tour could provide a service for both residents and visitors, but that routes will require active travel measures alongside this for viability. Strongly supports the priorities in paragraph 10.24.	Support welcomed and comments are noted. Some of the points raised fall outside of the remit of planning and could be better addressed through future consultation on Local Transport Plans (LTP) or New Forest Partnership Plan, which is due review. Many of the measures and initiatives outlines in this representation are outside the scope of the National Park Local Plan, which (by design) focuses on new development within the National Park where planning permission is required.
New Forest Cycle Working Group	Notes that paragraphs 10.21, 10.22, 10.23, and 10.24 are largely centred around the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP). Reservations expressed about the lack of connectivity on the network in the LCWIP as approved by Hampshire County Council. Suggests that if the LCWIP can be revised to remedy these omissions, then these paragraphs provide a planning basis to guide future active transport development. However, if the LCWIP remains as it is then paragraph 10.22 is not supportive. Paragraph 10.24– bullet point 2– would like to make clear the very strong support from the cycling community for the use of lower speed limits to improve safety for forest stock and other road users.	Comments noted. However, many of these issues would be more appropriately addressed in the Partnership Plan, the LTPs, LCWIPs or in the emerging New Forest Traffic Management Strategy. There are no immediate plans to review the New Forest LCWIP.
Landford Community Cycling Group	Requests that the footpath between Nomansland Recreation Ground and Latchmoor Drove is upgraded to a restricted bridleway to create a car-free network between the villages of Nomansland, Landford and Hamptworth. To reduce speed	Comments are noted. The Local Plan policies would not preclude such a proposal being considered in the future and it would be a decision for Wiltshire Council (as the statutory

	limit to 30mph along Lyndhurst Road in Landford from the junction with Beech Grange, over the crossroads with Forest Road/New Road to the cattle grid on Lyndhurst Road. To reduce the speed limit to 30mph along Forest Road from the crossroads with Lyndhurst Road in Landford to the cattle grid in Nomansland.	access and highways authority) to implement these changes to the route highlighted in this representation.
RSPB	Supports the provision of sustainable transport and access as outlined in Policy SP63 but would add a caveat that these measures should only be implemented where they have no ecological impact. Whilst RSPB recognise the importance of providing sustainable transport options, this must not be at the expense of the primary purpose, to conserve the wildlife of the National Park.	Welcome broad support and agree with comments that support for sustainable transport should not be at the expense of the wildlife of the National Park. However, the Local Plan policies must be read in conjunction with one another, and there are other policies that address these considerations. Any details projects coming forward for transport schemes would be subject to HRA and (where required) appropriate assessment.
Tor & Co. on behalf of Cadland Estate	Supports the overall intent of Policies DP62 and SP63 in respect to encouraging sustainable transport and access, provided these aspects are carefully balanced against other practical and viability factors, and are not so overly prescriptive that they preclude sites from coming forward.	Support is welcome.
Individuals	Support for improving sustainable transport and access in the New Forest, particularly where this reduces reliance on cars, noise pollution and damage to existing roads. However, existing public transport provision considered to be limited, and any measures must avoid ecological harm and must not compromise wildlife conservation or the special qualities of the National Park. Concerns that active travel infrastructure is being removed rather than enhanced with calls for stronger measures, including connected walking and cycling routes between all New Forest villages, 20/30mph zones to improve safety for cyclists and free-roaming animals, and more specialised infrastructure where roads are not cycle-friendly. Reference to the Local Cycling and Walking Infrastructure Plan (LCWIP) is supported, but concerns remain that proposals are too vague on walking, too focused on designated walking zones, and do not sufficiently address short local cycling trips within centres. Cycle routes along trunk roads are seen as impractical, while fragmented routes are increasing pressure	Support for the policy's aims welcomed and comments are noted. The Authority recognises the challenges for cyclists accessing the National Park. However, these are issues better addressed in the Partnership Plan, or within a planned New Forest Transport Strategy which will consider issues in a context wider than just considerations of development that requires planning permission. Wiltshire Council has confirmed they are satisfied with the proposed housing site allocations and the capacity of the road network within their area of the New Forest. Financing the re-opening of the Hythe Ferry (located outside the National Park) is beyond the remit of the local planning authority.

	on cross-country cycling and contributing to damage in the Forest. Proposed that the Hythe Ferry should receive funding support comparable to buses and trains as it was an important sustainable link to the Forest for cyclists.	

Chapter 11 – Monitoring and Implementation

There were a total of 8 representations relating to this chapter. A summary of the main issues raised is set out below according.

Respondent	Summary of representation	NPA response
Hampshire County Council	Objective 1: Notes that although policy SP7 is called 'Safeguarding and improving water resources', it is the only one that relates to drainage strategies, since it refers to Sustainable Drainage Systems (SuDS). Requests that the monitoring chapter sets out that Hampshire County Council is the Lead Local Flood Authority (LLFA) and statutory consultee on drainage strategies. Advises that drainage strategies should use SuDS whenever feasible. Objective 3: Requests that HCC, as LLFA, is involved in monitoring Policy SP8, noting that the Environment Agency only comment on fluvial and coastal flood risk. Suggests that data on mode choice within the New Forest (census data, visitor survey, etc) is included in monitoring objective 9 monitoring.	Reference has been made to Hampshire County Council as LLFA within the monitoring sections of both Policy SP7 and SP8.
Individuals	Objection to loss of countryside and building of houses in Redlynch. Notes that the potential consequences of implementation are unclear. Requests that monitoring is enforced when assessing planning applications. Concerns expressed that developers will not accept 50% the affordable housing requirement.	Comments noted and considered alongside those on the housing policies and site allocations. There is a clear justification for the target of 50% affordable housing in the policy, but national policy confirms that viability is a material planning consideration and so the exact proportion will be assessed at the time of a planning application.

Additional information and supporting documents (including evidence work and annexes)

There were a total of 17 representations relating to this chapter. A summary of the main issues raised is set out below according.

Annex 1: The special qualities of the New Forest National Park

Respondent	Summary of representation	NPA response
Historic England	Suggests that it is better to align the terminology with the NPPF and to refer to Scheduled Monuments, rather than Scheduled Ancient Monuments. Proposes amendments to the NFNP's Special Qualities to refer to the heritage significance embedded within the natural environment, not least through Registered Parks and Gardens and other historic parks. Suggested wording: *"Seven Registered Parks and Gardens are present in the National Park with historic parkland recognised as a distinct landscape type in 11 of the National Park's 19 Landscape Character Areas. There are many more historic parks, gardens and public green spaces on a register maintained by the Hampshire Gardens Trust."*	Comments are noted. Although the comments are noted, it is not within the gift of the Local Plan to makes changes to the defined Special Qualities of the New Forest, which were agreed following public consultation. Annex 1 sets out the defined special qualities as published.

Annex 2: The New Forest National Park Design Code

Respondent	Summary of representation	NPA response
Historic England	In paragraph 9, recommends revising: - the wording to ensure the focus is on heritage significance and that the design responses do not connect with only a subset of heritage assets. - revised wording for consideration. - revising the third bullet to avoid the implication that a Statement of Historic [preferably, Heritage] Significance is needed only for proposals that would affect a locally listed building. - revising the final bullet also to refer to heritage significance rather than historic significance – consider rewording bullet point to make clearer.	Although this wording in Annex 2 reflects the provisions in the Authority's adopted Design Guide (and Design Code, 2022), the Authority welcomes points of clarification and has amended the wording of paragraph 9 accordingly.

	- adding a bullet on Conservation Area Appraisals and Management Plans, when proposals are likely to affect the character and appearance of a Conservation Area; also, potentially Village and/or Parish Design Statements.	

Annex 3: Car parking & cycle standards

Respondent	Summary of representation	NPA response
Hampshire County Council	Requests that the text is updated in line with LTN 1/20 to state that '5% of cycling parking capacity is co-located with disabled car parking', as this would to ensure that the requirements of LTP4 Policy HP3 and NPPF section 117e) are met and that active travel options are accessible for all.	Comments noted. Reference to the Local Transport Note 1/20 has been included in the Regulation 19 Submission draft Local Plan.
New Forest Cycle Working Group	Considers that it is important to revise the design guidance to include cycle parking and to revise the cycle parking standards. Notes that these do not even include use class E (g) at all, and, for comparison purposes only, if all 12,000 m2 were to be Use Class B2 this would need 267 carparking spaces and 34 cycle spaces. Feels this does not reflect a desire to maximise use of active transport.	Comments noted. The standards set out considerations for Class E uses. Planning applications will be considered on their own merits and proposed development in more sustainable locations may enable a more flexible approach.

Annex 4: Local connection criteria

Respondent	Summary of representation	NPA response
Hampshire County Council	Raises concerns regarding policies proposing obligations to limit specialist housing with local residency restrictions. Considers that it has not been demonstrated how this policy would meet the three tests (NPPF 2024, para 58) nor how it could be monitored.	The local connection criteria has been part of the statutory development plan for the New Forest National Park since 2019 and links to the Authority's statutory duty to foster the socio-economic well-being of communities within the National Park. It is an approach adopted in many National Parks.
Test Valley	States that the approach set out does not align with how the Council's housing team would approach allocations. Advises that Test Valley Borough Council (TVBC) could not feasibly include customers outside of Test Valley as they would not meet the Hampshire Home Choice residency criteria and	The wording in Annex 4 setting out the approach taken by TVBC to the local connection criteria for affordable housing, as the statutory housing authority for a small part of the National Park, has been updated in line with TVBC's approach.

	would be non-qualifying. Therefore, the cascade would be within Test Valley only.	

Annex 5: Glossary

Respondent	Summary of representation	NPA response
NatureSpace Partnership	Notes that the New Forest National Park Authority holds a Great Crested Newt Organisational (or District) Licence, administered and managed by NatureSpace Partnership and proposes that this should be set out within the draft Local Plan.	A brief description of the Great Crested Newt District Licensing scheme has been included within the glossary.

Health & Well-being Topic Paper

Respondent	Summary of representation	NPA response
Natural England	Proposes strengthening the introduction by amending the second paragraph to read 'This paper also adheres to ...' and setting out the full title of the 'Hampshire and Isle of Wight Integrated Care Board'.	The Topic Paper has been updated to reflect these comments.

Strategic Land Availability Assessment (SLAA)

Respondent	Summary of representation	NPA response
108 individuals, together with a petition with approximately 400 signatures	Object to the inclusion of site LAA32 in the SLAA, querying the suitability of the land as a potential Travelling Showpersons or gypsy site. The main issues include: - flood risk and poor drainage, - visual and landscape impact due to sparse hedges, - conflict with national planning policy on Green Belt and planning for traveller sites, - unsuitable highways access and road-safety risks, - limited local infrastructure and public transport,	At the time the Regulation 18 Part 2 draft Local Plan was published in November 2025 the evidence base in the form of an updated Gypsy & Traveller Accommodation Assessment had not yet been published; and therefore, the scale of need within the National Park not yet quantified. Based on the SLAA methodology and assessment criteria, an initial assessment of site LAA32 was that it had some merit as a potential development site. The site (LAA32) has now been withdrawn by the landowner for consideration for future use as a site for Gypsies, Travellers or Travelling Showpeople, and the SLAA

	- potential impacts on residents, vulnerable neighbours and residential amenity, and - unresolved evidence gaps in the SLAA and GTAA.	has been updated accordingly. The site was not included in the draft Regulation 18 Part 2 Local Plan as a potential site allocation and is not included in the Regulation 19 Plan either.
Individuals	Several representations received suggesting additional sites to be considered for future development through the emerging Local Plan. Additional representations received querying the site assessments in the SLAA.	Full details of these sites are set out in the updated SLAA (July 2026), which notes out any sites that have been amended or deleted. Site LAA38 has been discounted at the request of the landowner, and the landowner of Site LAA32 has requested that it will no longer be considered as a potential site for Travelling Showpeople. Without landowner support these sites are not considered to be available or deliverable.

Sustainability Appraisal

Respondent	Summary of representation	NPA response
Hampshire County Council	Concerns raised regarding the transport accessibility of other sites that may come forward in, and adjacent to, the expanded settlement hierarchies following on from the proposed allocated sites. Policy SP3 (Spatial Strategy) identifies the additional defined villages with settlement boundaries to provide provision for the delivery of new homes. Concern that the expanded settlements are far less sustainable for future development than the current list of defined villages (Ashurst, Lyndhurst, Brockenhurst, Sway), which have more opportunities for sustainable / active travel, transport hubs, greater range of local facilities and amenities. It's not clear within the Sustainability Appraisal what Transport metrics have been used to ascertain the extended settlement hierarchy referred to in option B (Cadnam-Bartley, Landford-Nomansland, Redlynch). Further detail on chosen methodology is required and potentially included as an appendix to the Sustainability Appraisal.	It should be noted that transport is already assessed as a standalone Sustainability Appraisal, meaning accessibility, movement, and car dependence are explicitly considered within the SA framework. It should also be highlighted that the New Forest National Park is a rural area will no settlements of more than 3,500 people. The overall scale of development in the Regulation 19 Submission draft Local Plan is modest – especially compared to surrounding areas. However, National Park Authorities are required to consider 'reasonable alternatives' to meeting identified needs and this includes an expanded tier of defined villages.

	Advises that site allocation policies should include requirements for allocations coming forwards to carry out adequate transport assessment and design, with mitigations and contributions to address any transport issues. Considers that Transport Policies should address accessibility for other sites that may come forward under the plan, noting those in surrounding settlement boundaries.	
New Forest District Council	Considers that the Sustainability Appraisal does not appear to have appraised reasonable alternative options for the spatial distribution of employment land, such as a more dispersed distribution across a broader range of settlements within the National Park, in the way that this has been done for housing. Proposes that the NFNPA Local Plan Review explores whether more dispersed, small-scale employment provision in or near established National Park settlements could offer a more resilient and locally appropriate strategy consistent with actual employment trends and the Park's duty in relation to economic and social well-being of local communities. .	The Sustainability Appraisal of the Regulation 19 Submission draft Local Plan includes a section on the reasonable alternative options for meeting identified employment needs within the National Park. This is consistent with representations made by NFDC at the Regulation 18 Part 2 consultation stage. The Sustainability Appraisal work incorporates reasonable alternatives regarding the provision and distribution of employment floorspace, including those options suggested by NFDC in the Regulation 18 consultation response.
CPRE Hampshire	Notes that the Sustainability Appraisal references SP55 and suggests that it should adequately cover the issue of back up grazing. Advises that the next stage of the SA would need to demonstrate that back up grazing would not be undermined by the emerging Local Plan.	Policy SP55 contains sufficient protection for considering proposals that may affect back up grazing land. The supporting text to Policy SP55 recognises the increasing pressures on the availability of land for back up grazing. Back up grazing land can be challenging for the planning system to safeguard, as it is a resource that can change year on year. In addition, significant areas of back up grazing are located outside the National Park boundary and therefore not within the NPA's planning remit. None of the proposed site allocations in the Regulation 19 draft Local Plan have bene used for commoners' back up grazing in the recent past.
Sandy Balls Holiday Park (Away Resorts)	Considers that the Sustainability Appraisal does not assess the need for tourism accommodation although there is identified growth within this industry which would support the local economy and jobs. States that the evidence base is not robust enough to support Policy DP61 restricting the growth of additional caravan and camping accommodation.	Camping facilities are limited within the New Forest due to their recreational impact on the designated sites, as evidenced by the HRA of the draft Plan. The approach taken in the Regulation 19 draft Local Plan is consistent with the Sandford Principle as it relates to the two National Park purposes; and the precautionary principle embedded in the Habitats Regulations.

Pennyfarthing Homes (LAA31 'Land north-east of Pennywell Gardens')	Notes that the Sustainability Appraisal includes reasonable alternative growth option E, which considers growth around main towns adjoining the National Park. However, because it also includes growth in smaller hamlets, its outcomes may be skewed, particularly for transport and climate change, where growth focused around larger settlements would be expected to reduce travel needs. Considers that a more reasonable alternative would combine the Council's preferred option B with part of option E, focusing allocations on settlements adjoining the National Park. Smaller hamlets should not be excluded from growth, but development should be limited to infill, and rural exception sites proportionate to local needs. This approach would help meet acute housing needs in sustainable locations, support local households, businesses, services and an economically active workforce, and align with objectives 3 and 9 by reducing travel and climate impacts.	Comments noted. The Sustainability Appraisal considered a wider range of 'reasonable alternatives' to seeking to meet the identified housing need arising within the National Park. Consideration also needs to be given to the legal framework for national parks, which confirms that development should meet the needs of communities within the National Park (rather than catering for external needs). The alternative options considered include the option set out by Pennyfarthing homes in their Regulation 18 Part 2 representations.

Habitats Regulations Assessment (HRA)

Respondent	Summary of representation	NPA response
New Forest District Council	Notes that NFDC and the NFNPA have a shared interest in mitigating the recreational/other impacts of growth on international nature conservation sites in a consistent and proportionate way i.e.., by provision of green infrastructure. There will be cross-boundary opportunities for habitat impact mitigation, and both authorities need to identify and plan for these requirements. The Habitat Regulations Assessment identifies recreational pressure as a likely significant effect of development proposed within the recreational catchment area of 13.8km from the New Forest international nature conservation sites (up to 15km for larger scale developments). NFDC wishes to highlight that this pressure is likely to be intensified given the context of NFDC's and the NFNPA's increased housing need. In the light of this, there will be a need to review the current mitigation strategy. NFDC welcomes	The New Forest National Park Authority and New Forest District Council continue to work closely together on mitigating the recreational impacts arising from planned new development on the New Forest internationally designated sites. Both planning authorities are part of the New Forest strategic mitigation group (comprising 9 LPAs in total), working towards a more strategic approach to mitigating recreational impacts within the National Park, supplemented by new greenspace provision in surrounding districts and boroughs.

	continued joint working on these matters to develop a strategy to ensure the impacts of development on the conservation areas are appropriately addressed and mitigated.	

New Forest National Park Partnership Plan

Respondent	Summary of representation	NPA response
CPRE Hampshire	Notes that the concept of Natural Capital is carried through to The New Forest National Park Partnership Plan 2022-2027 and considers that this could be developed further during the next review.	Comments are noted. The New Forest National Park Partnership Plan is due to be review in 2026/27 and this will be an opportunity to further embed the principles outlined by the CPRE.

Policies Map

Respondent	Summary of representation	NPA response
New Forest Association	Notes that the 5.6-kilometre line marks the boundary of a planning condition and suggests that should appear on the policies map SP11.	Comments are noted. The Policies Map is being updated alongside the review of the New Forest National Park Local Plan. The 5.6km 'zone of influence' for the Solent's designated sites does not specifically relate to the local planning policies for the National Park but is instead linked to the separate legal requirements of the Habitats Regulations. It is therefore not considered to be necessary to include it on the Local Plan Policies Map as it is not derived from a local planning policy per se.