New Forest National Park Authority

Local Plan Review 2024 – 2043

Regulation 19

Housing Topic Paper

August 2026

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1. Introduction and Context

1.1 This topic paper sets out the background to the draft housing policies in the Authority's Regulation 19 Submission draft Local Plan 2024 – 2043, published in August 2026. The paper provides more detail that would be appropriate to include within the draft Local Plan, including:

(i) the relevant national policy context for the delivery of housing within the New Forest National Park;

(ii) a summary of the evidence base studies that have informed the draft Plan; and

(iii) an outline of the consultation undertaken to date.

1.2 The New Forest National Park is home to over 34,000 residents and the local need for housing remains a pressing issue. The adopted New Forest National Park Local Plan (2019) makes provision for an additional 800 dwellings in the National Park between 2016 and 2036 through a combination of extant consents, windfall development (20 dwellings per annum) and site allocations. This equates to an annualised average of 40 dwellings per annum and since the Local Plan was adopted in August 2019 full planning permission has been granted for over 180 net new dwellings on the allocated sites in Lyndhurst, Ashurst and Sway, plus the outline consent granted for the 70-bed car home (C2 use) at the site allocation at the brownfield former Ashurst Hospital.

1.3 The housing need arising within the National Park has been assessed as part of the Local Plan Review process in line with the requirements of national policy. It remains the case that the Government's 'standard method' does not generate housing need figures for National Park areas and it is therefore the responsibility of the respective national park authorities to identify the 'policy off' need figure as the starting point for the Local Plan Review process.

1.4 At just over 220 square miles, the New Forest is the UK's second smallest National Park (after the Broads) and is under significant development pressures. The rail and road network in southern England means the New Forest is within 90 minutes of London, Bournemouth, Portsmouth, Salisbury and Southampton and this accessibility, allied to its outstanding natural beauty, makes it a desirable location to live.

1.5 The New Forest is the second most densely populated National Park in England (with nearly twice as many people per square kilometre than the third most densely populated, Dartmoor, and more than 30 times more densely populated than Northumberland National Park). This population density, allied to the New Forest's position in the south of England, means the challenges and pressures differ from those experienced in many other National Parks.

1.6 There are circa 15,000 existing dwellings within the New Forest National Park. The Authority is not a housing authority, but as the planning authority for the National Park area the Authority's role is to manage development in accordance with the two statutory National Park purposes. The constituent local authorities (currently New Forest District, Wiltshire Council and Test Valley Borough) remain the housing authorities for their respective areas of the National Park. With Hampshire going through the process of Local Government Reorganisation, this situation is due to change in 2028, with parts of the National Park falling within the planned new Mid Hampshire and South West Hampshire Unitary Authorities, along with Wiltshire Council.

2. National Policy

2.1 There is a range of national legislation, planning policy and guidance relating to National Parks and the delivery of housing that is relevant to the Authority's Local Plan Review. Set out below is a summary of the main areas of national policy and legislation.

Environment Act 1995

2.2 The Environment Act 1995 sets out the statutory National Park purposes and related duty. Section 62(1) states that in pursuing the two purposes, National Park Authorities, "…*shall seek to foster the economic and social well-being of local communities within the National Park, but without incurring significant expenditure in doing so, and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park*."

2.3 It is important to highlight that, unlike some other parts of the United Kingdom (i.e. Scotland), this socio-economic 'duty' is not a third National Park purpose and the Authority's main objectives relate to conservation and the enjoyment of the Park's special qualities. However, although the need to conserve and enhance the National Park takes precedence, meeting local housing needs can contribute to the economic and social well-being of communities and to maintaining the unique New Forest landscape. The two National Park purposes and related duty form the basis for the strategic objectives in the Regulation 19 Submission draft Local Plan, and they remain unaltered by recent changes in national planning policy and guidance. Under Section 245 of the Levelling Up & Regeneration Act 2023, the New Forest National Park Authority has a legal duty to seek to further these two purposes in the delivery of its statutory planning functions (including plan-making).

National Parks UK Government Vision and Circular

2.4 The Circular provides policy guidance on National Parks and is relevant to those bodies with statutory functions within the Parks. The Circular calls for national park authorities to renew their focus on achieving the purposes and reaffirms the Government's position that National Park designation confers the highest status of protection as far as landscape and scenic beauty is concerned. The Circular is cross-referenced in both the National Planning Policy Framework (NPPF, 2024 – footnote 66) and National Planning Practice Guidance (NPPG) resource on 'Landscape' and therefore remains extant.

2.5 The Circular recognises that the planning system is a key instrument in the achievement of National Park purposes. Planning legislation has a major

impact on the form and location of development; is a vital tool for managing the impact of development on landscape and biodiversity; and is a key part of conserving and enhancing the built heritage in National Park settlements. For these reasons Government has legally made all national park authorities the sole local planning authorities for their areas. This is due to remain the case even with Local Government Reorganisation taking place in Hampshire.

2.6 Paragraph 31 of the Circular confirms that major development in or adjacent to the boundary of a National Park can have a significant impact on the qualities for which they were designated. Government planning policy is that major development should not take place within a National Park except in exceptional circumstances (NPPF 2024, paragraph 190 – see below).

2.7 Rather than accommodating major development, the Circular emphasises the delivery of affordable housing within National Parks to meet local needs. Paragraphs 78 & 79 state that national park authorities, "…*have an important role to play as planning authorities in the delivery of affordable housing…they should include policies that pro-actively respond to local housing needs. The Government recognises that the Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services. The Government expects the Authorities to maintain a focus on affordable housing and to work with local authorities and other agencies to ensure that the needs of local communities in the Parks are met and that affordable housing remains so in the longer term."* The Government's standard method for calculating housing need for does not provide need figures for National Park areas, as they are not 'local authorities'.

National Planning Policy Framework (NPPF, December 2024)

2.8 The current version of the National Planning Policy Framework was published in December 2024. The NPPF constitutes guidance for planning authorities and decision makers in drawing up Local Plans. Set out below is a summary of the main areas of the NPPF relating to National Parks and the delivery of housing.

- The NPPF's presumption in favour of sustainable development (paragraph 11) means that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development should be restricted. Footnote 7 to the NPPF confirms this includes policies relating to sites protected under the Birds & Habitats Directives, SSSIs and National Parks. In addition to the New Forest's National Park status, over 50% of the area is designated as being of international importance for nature conservation and so clearly there is a strong national policy position confirming that the New Forest is an area of development restraint.

- Chapter 5 of the NPPF is entitled 'Delivering a sufficient supply of homes'. Paragraph 61 states, "…the overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community." Paragraph 75 states, "…where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends." There is a strong track record of windfall housing delivery within the New Forest National Park since it was designated in 2005 and before.

- The adopted New Forest National Park Local Plan (2019) includes a rural exception site policy and since the National Park was designated in 2005 over 50 affordable dwellings have been granted planning permission on rural exception sites. Paragraph 82 relates specifically to 'rural housing' and states, "…in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs." The Regulation 19 draft Local Plan is consistent with this guidance and is supported by viability evidence.

- The NPPF reaffirms the Government's commitment to protecting National Parks. Paragraph 189 confirms, "…great weight should be given to conserving the landscape and scenic beauty of National Parks, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations and should be given great weight in National Parks." The paragraph also confirms the scale and extent of development within National Parks should be 'limited'. This statement of national policy – reflecting the statutory National Park purposes - forms the basis of the local planning policies for the National Park in the Submission draft Local Plan.

- Paragraph 190 outlines the Government's position on major development in National Parks. The Framework states that planning permission should be refused for major developments in National Parks except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of the scope for developing elsewhere outside the designated area. This long-standing national policy position on major development in National Parks is reflected in the Submission draft Local Plan 2024 – 2043.

National Planning Practice Guidance (NPPG)

2.9 In 2014 the Government launched its National Planning Practice Guidance (NPPG) online resource. The NPPG supports the NPPF and provides more detailed planning policy guidance on a wide range of areas, including the protection of the natural environment (including National Parks) and the delivery of housing to meet identified needs.

2.10 The NPPG section on 'housing supply and delivery' confirms, "…*the standard method for calculating local housing need provides a minimum number of homes to be planned for. Authorities should use the standard method as the starting point when preparing the housing requirement in their plan, unless exceptional circumstances justify an alternative approach*..."

2.11 The NPPF expects strategic policy-making authorities to follow the standard method set out in the NPPG for assessing local housing need. The standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for. It is important to emphasise that the standard method generates housing need figures for local authority areas, rather than local planning authorities (the New Forest National Park Authority is the latter, not the former).

2.12 The NPPG resource on 'Housing and economic needs assessments' provides further detailed guidance on the assessment of needs within nationally protected landscapes, stating, "…*where strategic policy-making authorities do not align with local authority boundaries (either individually or in combination), or the data required for the model are not available such as in National Parks, or local authority areas where the samples are too small, an alternative approach may have to be used. Such authorities may continue to identify a housing need figure using a method determined locally. In doing so authorities should take into consideration the best available evidence on the amount of existing housing stock within their planning authority boundary, local house prices, earnings and housing affordability*." The New Forest National Park Authority has had regard to this guidance through the housing needs assessment work undertaken by the consultants Iceni. It is recognised that National Parks are one of the few areas in the country where a locally-derived method for calculating housing need can be justified and this is the approach taken by several national park authorities through their local plan reviews.

2.13 The NPPG resource on 'Landscape' contains several relevant sections to the Local Plan Review process within National Parks. Paragraph 041 states, *"…the National Planning Policy Framework makes clear that the scale and extent of development in these areas should be limited, in view of the importance of*

conserving and enhancing their landscapes and scenic beauty. Its policies for protecting these areas may mean that it is not possible to meet objectively assessed needs for development in full through the plan-making process, and they are unlikely to be suitable areas for accommodating unmet needs from adjoining (non-designated) areas." The acknowledgement that the NPPF's policies for protecting National Parks may mean it is not possible to meet identified housing needs in full is significant.

2.14 The NPPG resource on 'Planning Obligations' contains several sections pertinent to National Parks. In terms of affordable housing delivery, paragraph 023 confirms, "*In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty*." This means the New Forest National Park Local Plan Review document can set a lower site size threshold for the delivery of affordable housing compared to the national threshold of 10 or more dwellings.

3. Evidence Base

Annual Monitoring Reports

3.1 All local planning authorities are required to publish information at least annually that shows progress with Local Plan preparation; activity relating to the duty to cooperate; and the implementation of Local Plan policies. In response to this, the New Forest National Park Authority has since 2006/7 published an Annual Monitoring Report setting out a range of information on the implementation of the local planning policies, including data on dwelling completions. Further details are available at Monitoring - New Forest National Park Authority

3.2 The Annual Monitoring Reports set out annual dwelling completions in the National Park. The table below sets out the dwelling completions between April 2016 – the start of the adopted Local Plan-period – and March 2026 (the last date data is available for). This confirms that over this 10-year period a total of 289 new dwellings have been completed within the National Park. This equates to an average of just under 29 net additional dwellings per annum, compared to the adopted Local Plan (2019) windfall allowance of 20 dwellings annum (i.e. nearly 50% higher). In the last four years (since the slow-down in construction over the covid pandemic years of 2020 – 2022) a total of 148 dwellings have been completed at an annualised average of around 37 dwellings per annum. This includes the first completions on the site allocations in the adopted Local Plan in the 2024-25 and 2025-26 reporting periods.

Reporting Year	Dwelling completions
2016 – 17	9 dwellings
2017 – 18	25 dwellings
2018 – 19	29 dwellings
2019 - 20	50 dwellings
2020 – 21	13 dwellings
2021 – 22	15 dwellings
2022 – 23	32 dwellings
2023 – 24	40 dwellings
2024 – 25	59 dwellings
2025 – 26	17 dwellings
TOTAL	**289 dwellings**

Source: NFNPA monitoring

3.3 Of the adopted Local Plan housing site allocations, full planning permission has been granted on the site of the former Lyndhurst Park Hotel (79 new dwellings); land south of Church Lane in Sway (46 new dwellings); and land at Whartons Lane, Ashurst (62 dwellings), with construction well under way at all three sites. Land at Ashurst Hospital has outline consent for a 70-bed care home (C2 use) in accordance with the adopted Local Plan site allocation.

3.4 The New Forest National Park Authority is not covered by the Government's **Housing Delivery Test**, as it is not a local authority.

3.5 The current version of the NPPF, published in December 2024, requires local planning authorities to demonstrate a stock of five years' worth of housing supply, with an additional 'buffer' of 5%. The National Park Authority's most recent Annual Monitoring Report was published in early 2026 and reported on the period up to March 2025. Annex 2 to the report sets out the five-year housing land supply position, noting that the New Forest National Park Authority does not receive a 'standard method' housing need figure generated by the Government. Following publication of the NPPF in December 2024 and the latest standard method, the housing requirement as set out in the adopted Local Plan is now considered out of date with regard to NPPF paragraph 78. The housing land supply calculation in the Annual Monitoring Report is based on the New Forest Housing Needs Assessment published in 2025 as part of the evidence base for the Authority's Local Plan Review, which was calculated using the Government's standard methodology. This indicates that the National Park Authority does have a deliverable five-year supply of housing land.

<u>New Forest Housing Needs Assessment (Iceni, 2025 and 2026)</u>

3.6 In accordance with national planning policy, the New Forest National Park Authority has commissioned work on identifying housing needs arising within the National Park. The New Forest Housing Needs Assessment was jointly commissioned with our neighbouring planning authority of New Forest District Council and assesses housing needs across both planning authority areas.

3.7 The key headlines from the Housing Needs Assessment (Iceni, 2025) include:

- The New Forest National Park had a population of 34,389 in 2022. This represents a modest 1.6% decline since 2011. In the National Park area there were 15,503 dwellings as of 2023. In the year to March 2024, the median house price in the New Forest National Park was £650,000. This compares to the national median of £287,500.

- The New Forest National Park's existing housing stock is dominated by detached properties, and the dwelling size profile is skewed toward larger homes, with 39% of dwellings having four or more bedrooms. There are also particularly high levels of under-occupation in the National Park area.

- The Standard Method for assessing housing need sets a figure of 1,511 dwellings per annum for the New Forest (District-wide). This is a "policy-off" calculation of housing need and does not take account of designations or constraints. The Housing Need Assessment (2025) states that 83% of this need figure should be attributed to the New Forest District Plan Area, based

on the proportion of the overall housing stock in the area of the New Forest District outside the National Park (i.e. 17% of the housing stock in the New Forest District is located within the National Park). This equates to a 'policy off' housing need figure in the National Park of circa 260 dwellings per annum, which can be considered as the starting point for the local plan review process. The Housing Needs Assessment concludes that housing delivery in the New Forest will ultimately be constrained by land supply.

- The assessment projects that in the National Park area the delivery of 40 net new dwellings per annum would result in a modest population growth (0.2%) and halt the decline in population seen since 2011. This level of development would therefore maintain local services and help to reverse a decline in the school roll observed in some local schools within the Park.

- The analysis suggests there will be a need for both social and affordable rented housing, but that social rents could be prioritised where delivery does not prejudice the overall delivery of affordable homes. Paragraph 2.11 of the assessment concludes, "…the level of affordable need does suggest the local planning authorities [New Forest National Park Authority and New Forest District Council for their respective areas] should maximise the delivery of such housing at every opportunity.

- Within the National Park, the assessment identifies an overwhelming need for 1, 2 and 3-bed properties. A suggested size mix of housing is summarised below, with over 90% of the need in market and affordable housing tenures being 1 – 3 bed properties. This local need has informed the preparation of the Submission draft Local Plan policies on dwelling sizes, which build on those in the adopted development plan for the Park.

Suggested size mix of housing by tenure – New Forest National Park

	Market	Affordable home ownership	Affordable housing (rented)	
			General needs	Older persons
1-bedroom	5%	20%	20%	50%
2-bedrooms	50%	45%	35%	50%
3-bedrooms	40%	30%	35%	
4+-bedrooms	5%	5%	10%	

Source: New Forest Housing Needs Assessment – Iceni 2025

- In the National Park area around 34% of the population are aged 65 and over. The older person population is projected to increase by 24% in the National Park over the plan period to 2043. The assessment also identifies a need for 120 wheelchair user homes in the National Park and this has informed the preparation of the Submission draft Plan. Paragraph 2.62 of

the assessment concludes, “Given the evidence, the authorities could consider (as a starting point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair-user dwellings in the market sector…” and this recommendation has fed into the preparation of the Regulation 19 Submission draft Local Plan document.

3.8 In 2026 the Authority commissioned a ‘Housing Needs Sensitivity Report’ from Iceni. It is important to emphasise this was not a new housing needs assessment, but instead reviewed the latest information available on housing needs in the National Park. Headlines from the sensitivity report include:

- Following the stages of analysis for the Standard Method, it is estimated that the housing need for the National Park is between 257 – 406 dwellings per annum, which is up to fourteen times the average level of delivery seen over the past six years and could be considered undeliverable given the statutory purposes of the National Park.

- The demographic analysis reveals that a continuation of recent population trends would result in a population decline of around 900 people over the plan period to 2043. This would, however, translate into a positive household growth and housing need of 34 dwellings per annum once a vacancy rate is applied.

- Delivery of between 36 - 56 dwellings per annum would be a reasonable target and would exceed recent demographic trends and stabilise population growth at the bottom end and maintain a local labour supply at the top end. The Regulation 19 Submission draft Local Plan proposes an increase in development compared to the adopted National Park Local Plan and sets out a housing requirement at the upper end of this range.

Economic Viability Assessment (Three Dragons, 2026)

3.9 In accordance with the requirements of the NPPF and related NPPG guidance, the National Park Authority has commissioned an economic viability assessment of the emerging Local Plan. Three Dragons are undertaking an Economic Viability Assessment to demonstrate whether the draft local planning policies, including those for affordable housing, are deliverable.

3.10 The assessment has been prepared in consultation with the Authority, the three current local authorities that are the housing authorities covering the National Park), the development industry (including an in-person workshop) and Registered Providers who are active in the National Park. A series of development typologies was selected which are representative of the range of

sites identified in the call for sites and those that could potentially be allocated through the Local Plan, or windfall sites where they will be impacted by policy.

3.11 In drawing up the assumptions used in the testing, the Economic Viability Assessment used a range of data sources, including government impact assessments, national datasets and local examples of development. Assumptions were reviewed with the housing authorities and at the development industry workshop, adjusted as necessary following feedback.

3.12 The key findings of the Economic Viability Assessment are set out below, with further details in the report which forms part of the accompanying evidence base to the Regulation 19 Submission draft Local Plan.

- Affordable housing – requiring 50% of net new dwellings to be delivered as affordable housing on sites of 3 or more dwellings is viable and deliverable. There will be exceptions for flatted developments, demolition and redevelopment of single houses on large plots, specialist older persons (C3) housing, and some sites affected by phosphates in the River Avon catchment where policies will need to flex to account for higher costs, but these can be dealt with on a case-by-case basis. The introduction of the Future Homes Standard and of the Building Safety Levy later in 2026 does not change these conclusions as there is some viability 'headroom'.

- Affordable housing threshold – the results from the modelling indicates a threshold of 2 or more dwellings is feasible. The NPPG enables national park authorities to establish a lower site size threshold than that set in national policy in light of their particular circumstances (typically smaller development sites, high local housing needs and high house prices).

- The affordable tenure split tested was 80% social rent and 20% shared ownership and this was shown to be viable. In cases where viability is marginal, a higher proportion of shared ownership units, or another affordable home ownership product, could improve viability as could allowing an element of affordable rent which has a higher value than social rent, although rents would be higher for the occupants.

- The Economic Viability Assessment supports a policy requiring 100% of dwellings on Rural Exception Sites to be affordable, so long as the tenure mix is not overly prescriptive. This accords with national planning policy, which confirms it is at the discretion of the relevant local planning authority as to whether an element of open market housing is enabled on rural exception sites. This has been appropriately tested in the New Forest.

- The draft policies setting a limit of 100 sqm on the size of most new dwellings; improved water efficiency to 100l/p/d; and accessibility to Part

M4(2) have all been factored into the assessments. There is headroom for energy efficiency / carbon reduction policies including the Future Homes Standard to be introduced in 2027 as the Government intends. The assessment confirms that the introduction of a 'primary residency policy' for new open market dwellings is likely to have a negligible impact on prices and the assessment indicates there is headroom for any modest impacts.

Gypsy and Traveller Accommodation Assessment (GTAA)

3.13 The Planning Policy Traveller Sites (PPTS) was updated in December 2024. The PPTS sets out the Government's planning policy for traveller sites and should be read in conjunction with the National Planning Policy Framework and the related National Planning Practice Guidance resource.

3.14 The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. To help achieve this the PPTS confirms that local planning authorities – including national park authorities - should make their own assessment of need for the purposes of planning.

3.15 Paragraph 9 of the PPTS states that local planning authorities should set pitch targets for gypsies and travellers; and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. This requirement does not override the protections afforded to National Parks through national & local planning policy and primary legislation.

3.16 In response to the requirements of the PPTS, the Authority commissioned an updated assessment of the need for additional gypsy, traveller and travelling showpeople sites within the National Park This assessment has been jointly commissioned with our neighbouring local planning authority of New Forest District Council and the appointed consultants (ORS) have also recently undertaken similar work for Wiltshire Council.

3.17 Following site visits and interviews in Summer 2025 the final GTAA was received in January 2026. The GTAA identified a need for 12 additional gypsy and traveller pitches in the National Park between 2025 – 2043; and a total of 6 additional plots for Travelling Showpeople within the National Park over the same period. These recommendations have fed into the Regulation 19 Submission draft Local Plan. As in the adopted New Forest National Park Local Plan (2019), the Authority has looked to positively meet this identified need where possible, including through the proposed site allocation for travelling showpeople use at Ringwood Road, Netley Marsh (draft policy SP50).

Self & Custom Build Register

3.18 All relevant authorities are required by the Self-build and Custom Housebuilding Act 2015 to maintain a register of individuals and associations of individuals who wish to acquire a serviced plot for self-building. The register provides information on the demand for self-build and custom housebuilding.

3.19 Details of the New Forest National Park Authority's Self & Custom Build Register are available at Self and custom build register - New Forest National Park Authority. National planning policy and guidance on self and custom build in the NPPG confirms, *"Local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources to understand and consider future need for this type of housing in their area.*"

3.20 Relevant authorities are required to give suitable development permissions to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period. The level of demand indicated by the Register does not override the provisions of the development plan and proposals should still comply with relevant national and local planning policies. This requirement has fed into the review of the New Forest National Park Local Plan and the inclusion of a new policy supporting appropriate self & custom build development to meet local needs. It should also be noted that the New Forest National Park Authority does not own land within the National Park and therefore our ability to meet identified needs through this route are limited.

Call for Sites and Brownfield Register

3.21 Alongside the consultation on the initial New Forest National Park Local Plan Review – Direction of Travel document in early 2025, the National Park Authority launched a 'Call for Sites' process. This is in accordance with national planning policy and guidance and is consistent with the approach taken during the preparation of the adopted New Forest National Park Local Plan (2019).

3.22 In addition to the sites submitted by landowners and other interested parties through this process, the Authority contacted public bodies with landholdings in the National Park to highlight the Local Plan Review process. Two of the proposed housing allocations in the Regulation 19 draft Local Plan are on land owned by public bodies (Winsor Road, Winsor and land at Calpe Avenue, Lyndhurst), illustrating the various sources for site assessment.

3.23 Details of all of the sites identified and assessed as part of the Local Plan Review process are set out in the Housing Land Availability Assessment. This document also sets out the factors considered by the Authority in assessing the sites that have been identified through the 'Call for Sites' process and the two rounds of Regulation 18 consultation in 2025. In addition to the 'Call for Sites' process the Authority also maintains a Brownfield Register – with further details available at Brownfield sites register - New Forest National Park Authority.

3.24 Given the nature of the New Forest National Park – a predominantly rural area with no villages of more than 3,250 people – the supply of previously developed / brownfield land is limited. Under the provisions of the adopted New Forest National Park Local Plan (2019) important brownfield sites at the former Lyndhurst Park Hotel and land at Ashurst Hospital were positively allocated for redevelopment. Further previously developed land has also come forward through windfall development, including 18 dwellings at the former Redmayne Engineering sites in Brockenhurst; and 29 dwellings at Carlton House in Netley Marsh (delivered through national permitted development rights).

3.25 The National Park Authority has reviewed the Brownfield Register and this has fed into the consideration of proposed sites allocations (land at Cranleigh Paddock, Calpe Avenue in Lyndhurst for example is proposed for allocation in the Regulation 19 Submission draft New Forest National Park Local Plan). Evidence from the Brownfield Register is also relevant in setting the windfall allowance of 20 dwellings per annum set out in the draft Local Plan, which is considered suitably precautionary.

Planning Advisory Service – Self Assessment

3.26 At the start of the Local Plan review process an assessment was undertaken of the adopted National Park Local Plan (2019) against national planning policy. This assessment was undertaken using the template prepared by the Planning Advisory Service (PAS). The headlines of the assessment findings in relation to the housing policies in the adopted Local Plan include:

- An updated assessment of housing need arising within the National Park will be required, having regard to the Government's standard method for calculating the 'policy off' housing need and guidance for National Parks.
- An updated Whole-Plan Viability Assessment will be required to consider the impacts on viability from local planning policy requirements.
- A new Housing Land Availability Assessment should be undertaken to explore the potential for further site allocations in the National Park.
- The adopted Local Plan does not include a planning policy on self & custom build development.

4. Feedback from the Regulation 18 (part 1) consultation

4.1 In January 2025 the Authority published a 'Local Plan Review – Direction of Travel' document for an initial 6-week consultation. This formed part of the Regulation 18 Local Plan consultation and invited feedback on the scope of the Local Plan Review. In relation to the local planning policies on housing the following feedback was received in early 2025. Further details are set out in the Consultation Statement that accompanies the draft Local Plan document.

Direction of Travel feedback	NFNPA Response
The revised Local Plan should identify further sites for gypsy & traveller use	An updated gypsy & traveller accommodation assessment (GTAA) has been commissioned and the final report is expected in late 2025. Consideration will be given to potential site allocations in the Regulation 19 draft Plan.
The revised Plan should look to address the increase in second homes and short term holiday lets through the planning policy tools that are available	Currently the planning policy tools available are limited – unlike in Wales there is no separate use class for second homes or short-term holiday lets.
Planning policy support for commoners' dwellings should be retained	The Regulation 18 Part 2 consultation draft Local Plan retains a local planning policy on commoners' dwellings.
The revised Local Plan must respond to the demographics of the New Forest and reverse the declining population seen between 2011 – 2021	The scale of development proposed in the Regulation 18 Part 2 draft Plan would stabilise the population of the Park and result in a small increase by 2043.
Appropriate self-build development should be explicitly supported in the revised Plan. The same weight of protection should not apply across the National Park	The Regulation 18 Part 2 draft Local Plan includes a new proposed policy on self and custom build development. The whole of the New Forest National Park benefits from the protection afforded by primary legislation and national policy.
Consideration should be given to allowing an element of open market housing on rural exception sites to incentivise more sites to come forward	The Economic Viability Assessment work (Three Dragons, 2025) tested this and concluded that an element of open market housing is not required to make development viable.

Direction of Travel feedback	NFNPA Response
Alternative options to the existing settlement hierarchy should be considered. This should include additional 'defined villages'; an additional tier of settlements; and development adjacent to settlements outside the National Park	Consideration has been given to reasonable alternatives to the existing settlement hierarchy. The draft Local Plan proposes the identification of three further 'defined villages' in addition to the existing four.
The HRA of the Local Plan Review should consider the approach to development within 400m of the New Forest's designated sites	The HRA work assesses a range of potential impacts, including urban edge effects. Compliance with the Habitats Regulations – including the precautionary principle and the consideration of 'in-combination effects - is a legal requirement, rather than a matter to be factored into the planning balance.
Objections to current Policy SP21 and a call for the size limit on net new dwellings to be increase to 150 square metres (from 100 square metres)	The updated Housing Needs Assessment (Iceni, 2025), concludes that the overwhelming housing need in the National Park remains for 1, 2 and 3-bed properties. Under the Government's prescribed space standards, 150 square metres equates to a 6+ bed dwelling.
Emphasis should be placed on the identification and re-use of previously developed land (including sites on the brownfield land register) and other sites, such as former mineral workings, that may have potential to support growth	The Authority's Brownfield Sites Register has fed into the preparation of the draft Local Plan. However, the area of previously development land within suitable locations for development in the National Park is limited.
The Local Plan Review will need to set out an updated policy position on the land adjacent to the former Fawley Power Station (policy SP26)	Following discussions with the site owners at Fawley Waterside, it is proposed that the existing site allocation is deleted as a residentially-led scheme at Fawley is not considered to be viable.

5. Feedback from the Regulation 18 Part 2 consultation

5.1 The Regulation 18 Part 2 consultation was held between November and December 2025. The National Park Authority made a conscious decision to publish an initial draft Plan to invite feedback on the emerging policy approaches. Further details on the consultation responses received – and how they helped to inform the Regulation 19 Submission draft Local Plan – are separate out in the Consultation Statement that accompanies the draft Plan.

5.2 The draft housing policies in the Regulation 18 Part 2 draft Local Plan attracted representations from a wide range of consultees and interested parties. Set out below is a summary of the main points raised and how they have been taken into account in the preparation of the Regulation 19 Plan.

Regulation 18 Part 2 feedback	**NFNPA Response**
The draft Local Plan should identify further sites for gypsy & traveller use and travelling showpeople use	The updated gypsy & traveller accommodation assessment was received in January 2026. Following a 'Call for Sites' submission a proposed site to meet the identified meet for travelling showpeople is included in the Reg. 19 Plan. The draft planning policy for gypsy and traveller sites has been amended to offer support for appropriate proposals.
The revised Plan should look to address the increase in second homes and short term holiday lets through the planning policy tools that are available	Further consideration has been given to this matter. The Reg. 19 Plan includes reference to 'principal residence' housing for the open market housing delivered within the Park to seek to address this matter. This is consistent with the approach taken in several other National Parks, which has been found 'sound'.
Concern that the population of the National Park is declining and this could lead to a loss of local services and facilities.	The scale of development proposed in the Reg. 19 Local Plan will result in a small increase in population by 2043. This will help to support local services (e.g. schools), which the evidence shows have falling rolls.

Regulation 18 Part 2 feedback	NFNPA Response
Objection to the fact that the draft rural exception site policy does not enable and element of open market housing to incentivise more sites to come forward	This has been tested through the economic viability assessment, which concludes that an element of open market housing is not required to make development viable. It is important to emphasise that the NPPF states it is at the discretion of the local planning authority whether such an approach is required – it is not mandatory.
Further consideration should be given to site allocations on the edge of the National Park as a 'reasonable alternative' as a reasonable alternative to development within the village sin the heart of the National Park.	This option has been tested through the Sustainability Appraisal and engages important considerations around the delivery of the Authority's socio-economic duty and how new development can support services within the National Park.
Objections to proposed size limit of 100 square metres floorspace on net new dwellings, which is considered to be too bunt a tool and prevents family housing form being built.	The overwhelming housing need in the National Park remains for 1, 2 and 3-bed properties. Under the Government's prescribed space standards, 100 square metres equates to a generous 3 bed dwelling. The policy wording in the Reg. 19 Local Plan has been amended to enable slightly larger affordable homes where there is clear evidence of need and the support of the local housing authority.
The windfall allowance within the Local Plan will need to be justified, as it makes up a significant proportion of planned delivery to 2043.	The windfall allowance of 20 dwellings per annum is considered a cautious estimate and is below delivery under the current Local Plan (which averages just under 30 dwellings per annum). There are additional sources of windfall supply which means the allowance is realistic and deliverable.
Concerns raised regarding the impacts of the proposed housing site allocations, including lack of infrastructure capacity.	All the proposed housing site allocations have been reviewed to ensure they are deliverable, with further engagement undertaken with statutory bodies.

6. Conclusions

6.1 The delivery of housing within the New Forest National Park should be considered within the context of the two statutory Park purposes (and associated duty) and national planning policy as set out in the NPPF and the NPPG. The Local Plan Review must consider the quantum of new housing development in the National Park and how this can be directed towards meeting identified needs arising within the circa 34,500 people who live there.

6.2 The NPPF (2024) confirms National Parks continue to have the highest status of protection in relation to landscape and scenic beauty. In addition, the NPPF's presumption in favour of sustainable development recognises National Parks as areas where development will be restricted (paragraph 11, footnote 7).

6.3 National policy is also clear that the starting point for considering housing provision in the review of local plans is an objective, 'policy-off' assessment of housing needs. In the context of the National Park, the New Forest Housing Needs Assessment (Iceni, 2025 and 2026) identified a housing need of circa 257 - 406 net new dwellings per annum in the National Park. This is based on the national standard methodology for local authority areas, with the key inputs being housing stock and affordability. Over the plan period to 2043 this equates to circa 5,000 – 7,700 new dwellings, which would represent a virtual doubling in the dwelling stock in the National Park in less than 20 years. This figure is significantly above the current level of development in the National Park.

6.4 In accordance with national policy, the 'policy off' housing need figure for the National Park area forms the starting point for considering housing delivery. The NPPF and NPPG are clear that considerations such as environmental designations will need to be factored in when developing policies in the development plan on housing delivery and the identification of the final housing requirement. This guidance is particularly pertinent within the New Forest National Park, as it has a greater proportion of its Local Plan area covered by national and international landscape and habitat designations that any other planning authority area in the country.

6.5 In light of the significant housing need arising within the National Park, the Local Plan Review process to date has included a 'Call for Sites', a review of the 'Brownfield Sites Register' and the consideration of a revised settlement hierarchy. However, given the wealth of landscape and habitat designations covering the New Forest National Park, the Authority will be unable to meet the full objectively assessed housing need in the National Park. To meet the full housing need within a protected landscape would undermine the legal purposes behind the area's designation as a National Park. Consequently, discussions under the 'Duty to Cooperate' and the Authority's engagement through

established fora on the question of unmet housing need arising from the New Forest National Park have been undertaken and further detail is set out in the 'Cooperation Statement' that accompanies the Regulation 19 Submission draft New Forest National Park Local Plan.

6.6 Monitoring data indicates that since the start of the current New Forest National Park Local Plan period in 2016 to March 2025, dwelling completions have averaged just under 30 dwellings per annum. This is higher than the windfall allowance of 20 dwellings per annum within the adopted Local Plan and justifies the continued inclusion of a windfall allowance moving forwards. To help meet local housing needs and support local services, the Authority is proposing to allocate further sites within the National Park to meet local needs. The proposed sites are identified in the draft Local Plan and the preparation of the Regulation 19 Submission draft Plan has involved liaison with site promoters and engagement with statutory consultees (e.g. Southern Water, Natural England, the Lead Local Flood Authorities, Education Authorities and Highways Authorities) to ensure the sites identified are deliverable.

6.7 As well as the quantum of new development, the review of the Local Plan provides an opportunity to assess the local planning policies on the type of new housing delivered. In response to feedback received during the initial 'Direction of Travel' document in early 2025, the existing local planning policy approach to dwellings for estate workers, commoners, agricultural and forestry workers has been retained. In addition, given the ageing population, the draft local plan takes a positive stance through the retention of a specific policy focusing on specialist housing for older people (draft policy SP29), as well as two proposed site allocations for C2/extra care provision.

6.8 The delivery of affordable housing for local people with a connection to the New Forest National Park is an important issue for the Local Plan Review, with average house prices in the New Forest the highest of any UK National Park. In accordance with the New Forest Housing Needs Assessment (Iceni, 2025), the draft Local Plan document seeks to maximise the delivery of affordable housing through the proposed site allocations and rural exception site policy. In recognition of the local need for smaller dwellings, the draft Local Plan document maintains the current planning policy approach of restricting the size of net new dwellings in the National Park to ensure that, although not 'affordable' in the NPPF definition, the new dwellings completed within the National Park go towards meeting the identified local housing needs. This policy approach has been revised between Regulation 18 and Regulation 19 to enable slightly larger affordable homes to be provided in accordance with the feedback received by one of the statutory housing authorities within the Park.

6.9 The draft planning policies in the Regulation 19 Submission draft Local Plan on affordable housing delivery (either through site allocations, windfall sites, or on rural exceptions sites) have been informed by economic viability work. The viability assessment indicates that development is viable within the National Park with the draft policy requirements placed on development through the Local Plan (including Biodiversity Net Gain and habitat mitigation measures for recreational impacts and water quality impacts).

6.10 In response to feedback received at the Regulation 18 Part 2 state, the Submission draft Local Plan also includes reference to 'principal residence' conditions for net new open market housing. This is a planning tool adopted by several national park authorities in response to concerns raised regarding new dwellings not being permanently lived in and the inclusion of this in the Regulation 19 Local Plan uses the tool available to the Authority to address this. The viability assessment work indicates that the introduction of a 'principal residency condition' on new open market housing will have a negligible impact on viability – a matter considered and recognised in several recent Local Plan examinations in other National Parks in England (e.g. the Yorkshire Dales).

6.10 In conclusion, the Regulation 19 Submission draft Local Plan seeks to respond to the various requirements of national policy and local needs in a way that is consistent with the legal framework for planning within National Parks. The National Park Authority is legally required to further the two National Park purposes in the delivery of its functions and it is this legal framework that therefore forms the golden thread running through the draft Local Plan.

Annex 1: Regulation 19 Submission draft Local Plan policies and existing adopted local plan policies

2019 Local Plan Policy	Reg. 19 Local Plan Review Policy	Comment
SP19 New residential development in the National Park	SP29 New residential development in the National Park	Policy updated to refer to new housing number; accessible and adaptable standard; and principal residency housing
SP20 Specialist housing for older people (Use Class C2)	SP30 Specialist housing for older people (Use Class C2)	The policy has been retained with updates for clarity.
SP21 The size of new dwellings	SP31 The size of new dwellings	Policy carried forward, with updates to enable larger affordable dwellings where justified
SP22 Land at Whartons Lane, Ashurst	SP32 Land at Whartons Lane, Ashurst	Policy carried forward
SP23 Land at Ashurst Hospital	SP33 Land at Ashurst Hospital	Policy carried forward
	SP34 Land at Knellers Lane, Ashurst	New site allocation policy
SP24 Land at the former Lyndhurst Park Hotel, Lyndhurst	SP35 Land at the former Lyndhurst Park Hotel, Lyndhurst	Policy carried forward
	SP36 Land at Calpe Avenue, Lyndhurst	New site allocation policy
SP25 Land south of Church Road, Sway	SP37 Land south of Church Road, Sway	Policy carried forward
	SP38 Land to west of Brighton Road, Sway	New site allocation policy
SP26 Land adjacent to the former Fawley Power Station		Policy deleted as a residentially led scheme is not viable/deliverable
	SP38 Land to west of Winsor Road, Winsor	New site allocation policy
	SP40 Land to south of Hamptworth Road, Landford	New site allocation policy
	SP41 Land to the east of The Ridge, Redlynch	New site allocation policy
SP27 Affordable housing provision within the Defined Villages and on allocated sites	SP42 Affordable housing provision within the Defined Villages and on allocated sites	Policy carried forward, informed by updated Housing Needs Assessment and Viability Assessment

2019 Local Plan Policy	Reg. 19 Local Plan Review Policy	Comment
SP28 Rural exception sites	SP44 Rural exception sites	Policy carried forward and expanded to clarify scale of rural exception sites
SP29 New Forest Commoners' dwellings	SP44 New Forest Commoners' dwellings	Policy carried forward
SP30 New Forest estate workers dwellings	DP45 New Forest Estate Workers' dwellings	Policy carried forward
DP31 Agricultural and forestry workers' dwellings	DP46 New dwellings for agricultural and forestry workers	Policy carried forward
DP32 Removal of agricultural occupancy conditions	DP47 Removal of agricultural occupancy conditions	Policy carried forward
	SP48 Self and Custom house building	New Policy
SP33 Gypsies, Travellers and Travelling showpeople	SP49 Gypsy and Traveller and Travelling Showpeople	Policy updated to ensure sites are delivered to meet identified needs. Site allocation at Forest View, Landford deleted as site has full permission and is occupied
	SP50: Travelling Showpeople site allocation at Ringwood Road, Netley Marsh	New policy – site allocation proposed to meet identified need from the GTAA
DP34 Residential character of the Defined Villages	DP28 Residential character of the Defined Villages	Policy carried forward
DP35 Replacement dwellings	DP51 Replacement dwellings	Policy retained and reviewed in light of appeal decisions since 2019 to ensure the aims of the policy are met.
DP36 Extensions to dwellings	DP52 Extensions to dwellings	Policy retained and reviewed in light of appeal decisions since 2019 to ensure the aims of the policy are met.
DP37 Outbuildings	DP53 Outbuildings	Policy retained and edited for clarity.

Annex 2: Local plan housing land supply evidence

Local plan allocation ref	Policy SP32
Site name	Land at Whartons Lane, Ashurst
Total capacity (dwellings)	62 dwellings
Total completions in plan period	62 dwellings
Total completions in five years following adoption	62 dwellings

Plan period up to adoption 2025/26 – 2027/28			Years following adoption* - from 2028 / 29														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
0	10	30	22														

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Ownership and availability	Foreman Homes Ltd
Developer interest	Foreman Homes Ltd / Vivid Homes
Site assessment work	The site is an existing allocation in the adopted New Forest National Park Local Plan (2019), having been found 'sound' at examination in 2018/19.
Viability	No exceptional costs identified. The planning permission granted for the site demonstrates development is viable.
Infrastructure provision	• Provision of on-site affordable housing, tied to people in housing need with a connection to the parish of Ashurst & Colbury. • Contributions towards the enhancement of Whartons Lane recreation ground secured through legal agreement • Connection to nearest point of capacity in the sewerage network • Site specific flood risk assessment to address any groundwater or surface flooding water issues.
Planning permission	62 no. dwellings; access; associated parking; public open space; landscaping; associated works (planning ref 21/00472)
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-commencement conditions discharged. Ref: 24/00187DOC (Discharged June 2024) Ref: 24/00331DOC (Discharged May 2024) Ref:24/00580DOC (Discharged in part July 2024) Ref: 24/01234DOC (Discharged Jan 2025)

Local plan housing land supply evidence

Local plan allocation ref	Policy SP33
Site name	Land at Ashurst Hospital, Ashurst
Total capacity (dwellings)	30 residential units / care home / extra care homes
Total completions in plan period	30 residential units / care home / extra care homes
Total completions in five years following adoption	30 residential units / care home / extra care homes

Plan period up to adoption 2025/26 – 2027/28			Years following adoption* - from 2028 / 29														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			15	15													

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Ownership and availability	NHS Property Services Ltd
Developer interest	Unknown at this stage
Site assessment work	A detailed heritage assessment has been undertaken to justify the loss of a non-designated heritage asset.
Viability	No exceptional costs identified. The C2 residential development has been granted outline planning consent.
Infrastructure provision	• Retention of on-site Victorian Chapel (a non-designated heritage asset) • Mitigation of protected habitats • Connection to nearest point of capacity in the sewerage network
Planning permission	Planning permission granted March 2026 (reference 22/00548) comprising: Hybrid application comprising: Outline planning application (all matters reserved except for access) for up to 70 bed care home; associated car parking and landscaping; additional healthcare car parking: Full planning application for an extension to the Snowden Centre building; associated car parking and landscaping.
Progress towards applications, reserved matters, discharge of conditions, etc.	Site allocated in adopted New Forest National Park Local Plan (2019). Planning application submitted in October 2022 was subject to negotiations with the applicant and statutory consultees before being granted in March 2026. A planning application to vary conditions is pending as of August 2026 (ref: 26/00608VAR).

Local plan housing land supply evidence

Local plan allocation ref	Policy SP34
Site name	Land at Knellers Lane, Ashurst
Total capacity (dwellings)	70
Total completions in plan period	70
Total completions in five years following adoption	70

Plan period to adoption 2025/26 – 2027/28			Years following adoption* - from 2028 / 29														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						35	35										

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Ownership and availability	Trustees of Barker Mills Estate
Developer interest	Unknown at this stage
Site assessment work	Preliminary work commissioned by site promoter, including flood risk and arboriculture.
Viability	No exceptional costs identified
Infrastructure provision	• Draft Local Plan policy target for 50% affordable housing • Provision of a Drainage Strategy • Traffic assessment to include enhancements to Knellers Lane to ensure safe access, for vehicles / pedestrians / cyclists, to the site & links via the A326 underpass at Foxhills • Retention of the existing sporting facilities in the area centred on Langley Manor Cricket Ground
Planning permission	None
Progress towards applications, reserved matters, discharge of conditions, etc.	None. The site is a proposed site allocation in the Regulation 19 Submission draft New Forest National Park Local Plan. There have been no detailed pre-application discussions to date.

Local plan housing land supply evidence

Local plan allocation ref	Policy SP35
Site name	Land at the former Lyndhurst Park Hotel, Lyndhurst
Total capacity (dwellings)	79
Total completions in plan period	79
Total completions in five years following adoption	79

Plan period up to adoption 2025/26 – 2027/28			Years following adoption* - from 2028 / 29														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
36	20	23															

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Ownership and availability	Burry & Knight Ltd
Developer interest	Hoburne Development
Site assessment work	Work undertaken to date includes structural report, heritage statement, arboricultural assessment, transport & drainage report, noise impact assessment and economic viability assessment.
Viability	The Economic Viability Assessment of the New Forest National Park Local Plan (2019) recognised the viability challenges in redeveloping this brownfield site. The site allocation in the adopted Local Plan (2019) reflects this in terms of the affordable housing policy target.
Infrastructure provision	• 8 one bedroom flats as First Homes (circa 10% of the development) • £339,779 towards ecological mitigation • EV charging facilities • Relocation of bus stop on High Street, Lyndhurst • Creation of new access to the development with tactile crossing • Ancillary works – street lighting, carriageway markings, street furniture as required
Planning permission	Planning permission granted November 2024 (Ref 24/00629/FULL) Erection of a mixed-use development comprising a total of 79 dwellings and three commercial units (class E) to include the demolition of the existing hotel and reconstruction to form apartments together with associated landscaping, access and parking, part retrospective following the approval of application 20/00718

Progress towards applications, reserved matters, discharge of conditions, etc.	There have been 36 new dwellings and three commercial units built and occupied as of August 2026.

Local plan housing land supply evidence

Local plan allocation ref	Policy SP36
Site name	Land at Calpe Avenue, Lyndhurst
Total capacity (dwellings)	50 C2 care home, nursing home or extra care units
Total completions in plan period	50
Total completions in five years following adoption	50

Plan period up to adoption 2025/26 – 2027/28			Years following adoption* - from 2028 / 29														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				25	25												

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Ownership and availability	Hampshire County Council
Developer interest	Yes
Site assessment work	Some initial work commissioned by landowner and initial pre-application proposals submitted to the National Park Authority
Viability	No exceptional costs identified
Infrastructure provision	• Incorporate measures to mitigate potential urban edge impacts on protected habitats • Undertake transport assessment with mitigation / contributions to address transport issues, including safe access, parking, active travel & connections to the village • Undertake a drainage strategy • Demonstrate nutrient neutrality
Planning permission	None
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application submitted June 2026 by potential developer. The site is located within the existing Defined Village boundary of Lyndhurst.

Local plan housing land supply evidence

Local plan allocation ref	Policy SP37
Site name	Land south of Church Lane, Sway
Total capacity (dwellings)	46
Total completions in plan period	46
Total completions in five years following adoption	46

Plan period up to adoption 2025/26 – 2027/28		Years following adoption* - from 2028 / 29															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
		10	20	16													

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Ownership and availability	Mr & Mrs Hood & Mr Gray
Developer interest	Hurst & Hurst Estates Ltd
Site assessment work	Various assessments undertaken, including flood risk, transport, heritage, trees and landscaping, and ecology.
Viability	No exceptional costs identified
Infrastructure provision	• 8 shared ownership affordable housing • 15 affordable rented properties (11 houses, 4 apartments) • £168,406 New Forest SPA mitigation contribution • £30,882 Solent SPA mitigation contribution • Pedestrian infrastructure improvements Church Lane / Station Road, Westbeams Road / Church Lane junctions • £1,000 towards a footpath from the site to Jubilee Fields • All on-site infrastructure • Recreational open space of circa 1 hectare on-site including landscaping, children's play area and associated street furniture
Planning permission	Permission granted in December 2023 (Ref 21/00743) for 46 no. dwellings; ancillary infrastructure; access provisions; associated informal public green space and landscaping.
Progress towards applications, reserved matters, discharge of conditions, etc.	Site is under construction as of August 2026.

Local plan housing land supply evidence

Local plan allocation ref	Policy SP38
Site name	Land to west of Brighton Road, Sway
Total capacity (dwellings)	30 C2 care home, nursing home or extra care units
Total completions in plan period	30 units
Total completions in five years following adoption	30 units

Plan period up to adoption 2025/26 – 2027/28	Years following adoption* - from 2028 / 29																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					15	15											

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Ownership and availability	Mr & Mrs Middleton
Developer interest	Colten Developments / Colten Care
Site assessment work	Some initial work commissioned by site promoter. Arboricultural assessment undertaken by the NPA.
Viability	No exceptional costs identified. The Economic Viability Assessment of the Regulation 19 draft Local Plan tested typologies similar to this scheme.
Infrastructure provision	• Transport assessment with mitigation / contributions to address issues • Drainage strategy • Assess / mitigate urban edge impacts on the protected habitats • Demonstrate nutrient neutrality • Assess available wastewater network capacity
Planning permission	None
Progress towards applications, reserved matters, discharge of conditions, etc.	None. The site is a proposed site allocation in the Regulation 19 Submission draft New Forest National Park Local Plan. There have been no detailed pre-application discussions to date.

Local plan housing land supply evidence

Local plan allocation ref	Policy SP39
Site name	Land to west of Winsor Road, Winsor
Total capacity (dwellings)	55
Total completions in plan period	55
Total completions in five years following adoption	40

Plan period up to adoption 2025/26 – 2027/28			Years following adoption* - from 2028 / 29														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						20	20	15									

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Ownership and availability	Hampshire County Council
Developer interest	Unknown at this stage
Site assessment work	Some initial work commissioned by landowner on drainage and traffic impact. Site also assessed by the NPA Tree Team.
Viability	No exceptional costs identified at this stage in the process.
Infrastructure provision	• 50% affordable housing target in the Regulation draft Local Plan • Transport assessment with mitigations / contributions to address issues, especially to improve the school crossing, vehicular access, active travel connections • Drainage strategy • Demonstrate nutrient neutrality • On-site informal open space
Planning permission	None
Progress towards applications, reserved matters, discharge of conditions, etc.	None. The site is a proposed site allocation in the Regulation 19 Submission draft New Forest National Park Local Plan. There have been no detailed pre-application discussions to date.

Local plan housing land supply evidence

Local plan allocation ref	Policy SP40
Site name	Land to the south of Hamptworth Road, Landford
Total capacity (dwellings)	30
Total completions in plan period	30
Total completions in five years following adoption	30

Plan period up to adoption 2025/26 – 2027/28	Years following adoption* - from 2028 / 29																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						15	15										

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Ownership and availability	Hamptworth Estate
Developer interest	Unknown at this stage
Site assessment work	Some initial work commissioned by landowner. No objections raised by Wiltshire Council in their capacity as the Lead Local Flood, Highways and Education authority for the site.
Viability	No exceptional costs identified at this stage in the process.
Infrastructure provision	• 50% affordable housing target in the Regulation 19 draft Local Plan • On-site informal open space • Create active travel links and safe crossing points to the nearby school, village hall & village amenities • Flood risk assessment & a drainage strategy • Appropriate landscaping & buffer areas
Planning permission	None
Progress towards applications, reserved matters, discharge of conditions, etc.	None. The site is a proposed site allocation in the Regulation 19 Submission draft New Forest National Park Local Plan. There have been no detailed pre-application discussions to date.

Local plan housing land supply evidence

Local plan allocation ref	Policy SP41
Site name	Land to the east of The Ridge, Redlynch
Total capacity (dwellings)	50
Total completions in plan period	50
Total completions in five years following adoption	25

Plan period up to adoption 2025/26 – 2027/28			Years following adoption* - from 2028 / 29														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
							25	25									

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Ownership and availability	Parkwater Investments Ltd
Developer interest	Yes
Site assessment work	Some initial work commissioned by site promoter, including site master-planning
Viability	No exceptional costs identified at this stage in the planning process.
Infrastructure provision	• 50% affordable housing target in the Regulation 19 draft Local Plan • Appropriate landscaping scheme • Suitable vehicular access & any off-site junction improvements • Active travel links • Flood risk assessment & drainage strategy • On-site informal open space & Biodiversity Net Gain • Assess water / wastewater network capacity
Planning permission	None
Progress towards applications, reserved matters, discharge of conditions, etc.	None. None. The site is a proposed site allocation in the Regulation 19 Submission draft New Forest National Park Local Plan. There have been no detailed pre-application discussions to date.