New Forest National Park Authority

Settlement Boundary Review

Topic Paper

August 2026

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1. Introduction

1.1 The purpose of this topic paper is to set out the methodology and principles upon which the Settlement Boundaries have been defined and reviewed. It is essential that any amendments to the existing settlement policy boundaries and definitions of new ones can be justified and are supported by clear evidence to ensure a consistent approach.

2. Existing Local Plan Spatial Strategy and Settlement Boundaries

2.1 The village boundaries of Lyndhurst, Brockenhurst and Sway were originally established in 1986 and the boundary of Ashurst in 1995. The boundaries have remained unchanged in successive Development Plan Documents.

2.2 The New Forest National Park Local Plan (2019) Spatial Strategy (Policy SP4) refers to the defined villages as having settlement boundaries and to be the focus of new development. Following a review of the existing settlement boundaries, the New Forest National Park Local Plan (2019) allocated four sites adjoining the defined settlement boundaries in Ashurst, Lyndhurst and Sway for residential development.

2.3 The settlement boundaries were drawn in order to provide a clear distinction between the more built-up areas and surrounding land. The boundaries followed where possible defined features, such as walls, railway lines, roads, watercourses and hedgerows.

2.4 There is a principle in favour of appropriate development within the settlement policy boundaries, provided that it complies with other relevant policies and is of a scale and nature appropriate to the character and function of the settlement and the wider National Park. Other than in certain circumstances, as permitted by national and local planning policy, development will not be permitted outside the defined settlement boundaries.

3. Local Plan

3.1 Work on a review of the New Forest National Park Local Plan adopted in 2019 was initiated during 2024 with various pieces of technical evidence being commissioned to inform the review. An initial public consultation on the 'Strategic Direction of Travel' for the Local Plan review and the main planning issues to be addressed in it, together with a 'Call for Sites', was undertaken in early 2025.

3.2 As a result of the evidence informing the Local Plan, which highlights a significant local housing need arising from communities within the National Park, it has become clear that there is a need to identify additional sites for development - primarily for residential purposes, in addition to sites for Gypsies and Travellers and Travelling Showpeople.

3.3 Consequently, the spatial strategy has been revised as part of review to include the existing settlements of Ashurst, Lyndhurst, Brockenhurst and Sway, in addition to Cadnam/Bartley, Landford/Nomansland and Redlynch.

3.4 Settlement boundaries are in existence for Ashurst, Lyndhurst, Brockenhurst and Sway, and these have been in place for some time but would warrant a review to ensure that they are up to date, reflecting any recent developments and remain fit for purpose.

3.5 With regard to the additional proposed settlements of Cadnam/Bartley, Landford/Nomansland and Redlynch, these currently do not have defined boundaries. It is therefore necessary to define boundaries to enable a revised spatial strategy to be applied. Settlement boundaries were originally drawn around both Redlynch and Landford in the Salisbury District Local Plan 2005 (within Wiltshire) and these settlement boundaries existed until the adopted of the New Forest National Park Core Strategy in 2010. These previous boundaries have been used as a starting reference and updated accordingly.

4. Methodology

4.1 The established guiding principle for defining settlement boundaries was used as the starting point – **The boundary will be defined tightly around the more built-up areas where there is a clear transition in landscape character and where possible will follow defined features e.g. walls, railway lines, roads, watercourses and hedgerows.**

4.2 It is necessary to consider whether the settlement boundaries provide a clear distinction between settlements and other surrounding land:

- Do the boundaries follow where possible defined features, such as walls, railway lines, roads, watercourses and hedgerows?
- Noting that fences and hedgerows can be removed so does the boundary feature offer a degree of permanence?

Areas which have generally[1] been included

- Residential, employment and community uses (doctors, shops, churches etc.) which are functionally related to the settlement.

Areas which have generally been excluded

- Recreational or amenity space (including playing fields, allotments, paddocks, orchards and cemeteries) at the edge of settlements which primarily relate to the countryside (in form or nature).
- Loose knit and isolated buildings on edge of settlement e.g. farm buildings, equestrian development, residential, employment sites, shops, churches, schools.
- Car parks where these are separated from the built development they serve
- Important gaps – where a settlement is fragmented the open gaps between the developed areas should be retained
- Curtilage of properties which have the capacity to extend the built form of the settlement. This includes large residential gardens.
- Public utilities (sewage treatment plants, substations).
- Camping and caravanning sites (unless residential park homes permanently occupied).
- Affordable housing permitted on exception sites.
- Educational establishments where these are on the edge of settlements (for example school campuses, Brockenhurst College).
- Sites allocated for development in the adopted development plan – until such a time that the development is fully implemented and completed.

[1] Generally means this is the usual course of action, however, there may be an occasion when it appears logical due to the built form and layout of the settlement to include/exclude other uses.

Areas which were considered for inclusion

- Development opportunities which would provide infilling and rounding off opportunities that are physically, functionally and visually related to the existing built-up area, taking account of the proximity of any landscape and environmental development constraints

5. Regulation 18 (Part 2) Consultation

5.1 The National Park Authority made a decision to publish a full draft Plan as part of the Regulation 18 Part 2 consultation on the draft Local Plan. Held over six weeks, between November and December 2025, over 1,000 representations were received regarding the emerging policy approaches, supporting documents, and format of the Plan itself.

5.2 Further details regarding the consultation responses received – and how they have helped to inform the Regulation 19 Submission draft Local Plan – are available in the Consultation Statement for this stage of the Local Plan Review.

5.3 A number of representations were received regarding the National Park's settlement boundaries, primarily from campaign groups, planners and developers, and members of the public. Comments were dispersed throughout the majority of the chapters consulted on. While some support was offered for introducing a settlement boundary for Cadnam - Bartley, the majority of representations opposed the reintroduction of a joint settlement boundary for Landford - Nomansland.

Summary of representations and responses

Cadnam - Bartley

Feedback	NFNPA Response
The proposed Cadnam - Bartley village settlement boundary considered to be inconsistent with the Settlement Boundary Review Topic Paper, which states that residential areas should be included within village boundaries. As such, it was suggested that established properties supported by parish records and long-standing tenure	Settlement boundaries are not based on the heritage of buildings, nor does it mean that properties that lie beyond a boundary are not considered to be part of a village.

should be included within the boundary.	
Extension of proposed boundary eastwards to include all properties to the north of Chinham Road down to Bartley Cross Farm requested, with particular reference to inclusion of Rose Cottage.	It is agreed to extend the proposed settlement boundary to include properties to the north of Chinham Road, up to the curtilage of Rose Cottage. Rose Cottage presents a visual break and, along with scattered development further along the eastern portion of Chinham Road, is more rural in nature.
Extension of proposed boundary on eastern side of New Inn Road between Oakfield Road and Southampton Road requested.	The site has a limited relationship with the settlement and therefore it is not considered suitable for inclusion within the proposed settlement boundary.
Extension of proposed boundary on western side of New Inn Road up to Rockram Close requested.	It is agreed that the proposed settlement boundary should be extended to include existing development on the western side of New Inn Road up to Rockram Close.
Extension of proposed boundary to include a parcel of land between Newbridge Road and Romsey Road requested.	The site has a limited relationship with the settlement and therefore it is not considered suitable for inclusion within the proposed settlement boundary.
Extension of proposed boundary to include development north of Romsey Road between the junction with Newbridge Road, along Old Romsey Road, and up to the M27 motorway requested.	It is agreed that the proposed settlement boundary should be extended to include development between the junctions with Newbridge Road and Old Romsey Road. However, it is not considered that extending the boundary up to the M27 motorway as development within this area is more scattered and rural in character.

Landford - Nomansland

Feedback	NFNPA Response
Extension of the proposed settlement boundary northwards up to Brookside requested.	The area suggested is more scattered in nature in terms of development and therefore it is not considered suitable for inclusion within the proposed settlement boundary.
Extension to the proposed settlement boundary requested, to include an isolated property east of Lyndhurst Road and adjoining the eastern boundary of Landford's recreation ground.	The site has a limited relationship with the settlement and therefore it is not considered suitable for inclusion within the proposed settlement boundary.

6. Proposed Changes to Settlement Boundaries

6.1 Boundaries were assessed applying the above methodology. Maps set out in Appendices A and B show existing boundaries and any proposed amendments.

6.2 Schedule of Proposed Changes to existing settlement boundaries:

Settlement	Location/description of change	Reason	Evidence
Lyndhurst	Southampton Road Amend boundary to include Thatched Cottage Park (37 residential park homes for over 50's) and adjacent properties up to and including Forest View Cottage and the New Forest Small School.	To conform to "*Camping and caravanning sites (unless residential park homes permanently occupied)*"	Aerial photos, GIS mapping
Lyndhurst	High Street St Michael and All Angels Infant and pre-school Amend boundary to exclude playing fields	To conform to "*Recreational or amenity space (including playing fields…)*"	Aerial photos, GIS mapping
Brockenhurst	Rhinefield Road Land opposite Forest Park Hotel redefine to exclude car park from the defined boundary as this lies on the other side of Rhinefield Road separate from the activity it serves	To conform to "*Car parks where these are separated from the built development they serve*"	Aerial photos, GIS mapping

Proposed new boundaries

6.3 In accordance with the proposed revised spatial strategy it is necessary to define boundaries around the settlements of Cadnam/Bartley, Redlynch and Landford/Nomansland.

6.4 As stated above boundaries were originally drawn around both Redlynch and Landford in the Salisbury District Local Plan 2005 (within Wiltshire), these boundaries have been used as a starting reference. With no previous boundaries around Cadnam/Bartley, it has been necessary to apply the above methodology to create new settlement boundaries.

6.5 Following the Regulation 18 (Part 2) public consultation undertaken during November and December 2026, the proposed settlement boundary for Cadnam/Bartley has been amended and the mapping in this document updated.

6.6 Maps set out in Appendix C to E indicate proposed boundaries.

Appendices

Appendix A

Plan showing Lyndhurst Defined Village boundary and proposed amendments

Appendix B

Plan showing Brockenhurst Defined Village boundary and proposed amendments

Appendix C

Proposed boundary for Cadnam and Bartley

Appendix D

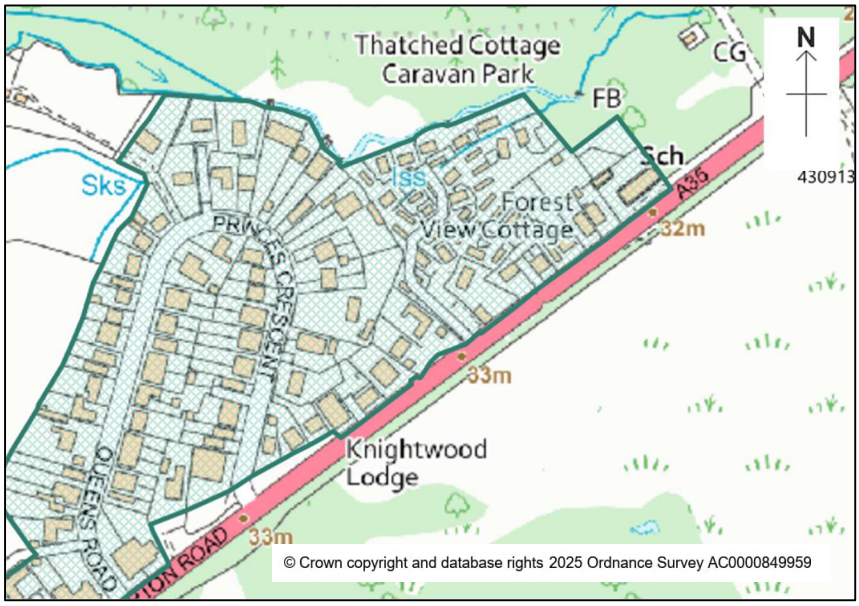
Proposed boundary for Redlynch

Appendix E

Proposed boundary for Landford/Nomansland

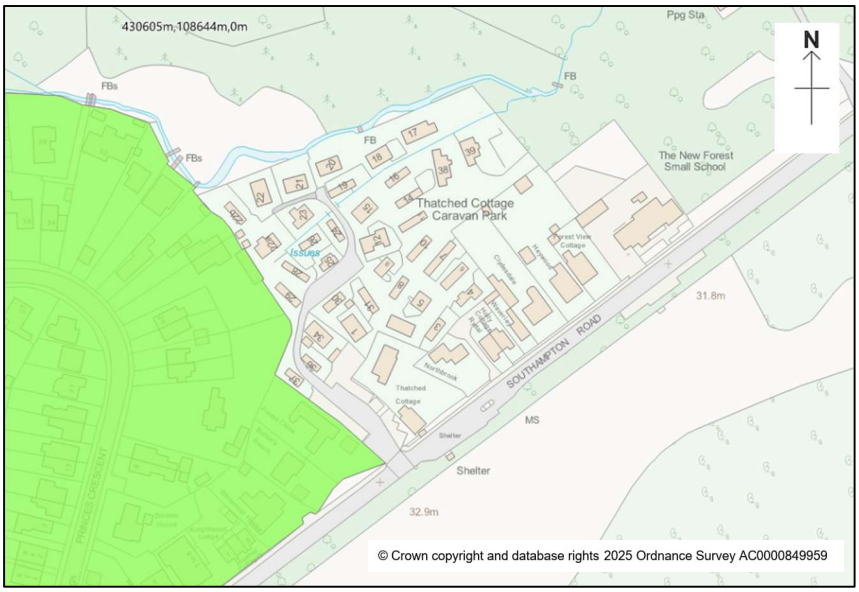
Appendix A – Lyndhurst Defined Village boundary and proposed amendments

Proposed New Forest National Park Local Plan Review



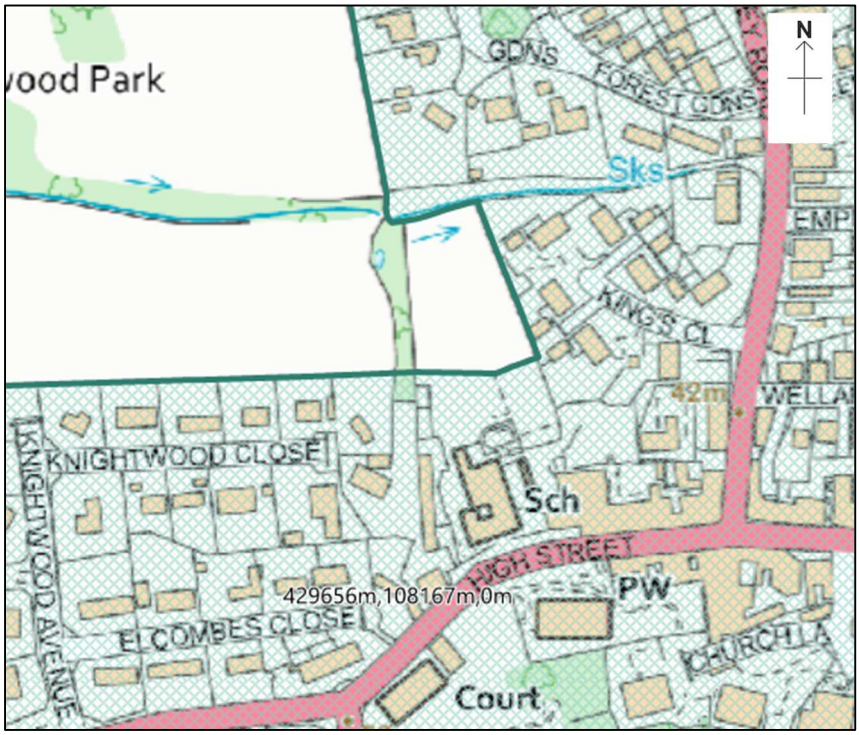
Inclusion of the Thatched Cottage caravan park and adjoining New Forest Small School on Southampton Road, Lyndhurst

Existing boundary in the Adopted New Forest National Park Local Plan (2019)



Southampton Road, Lyndhurst

Proposed New Forest National Park Local Plan Review



Exclusion of the playing fields of St Michael and All Angels Infant and pre-school at High Street, Lyndhurst

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Existing boundary in the Adopted New Forest National Park Local Plan (2019)



High Street, Lyndhurst

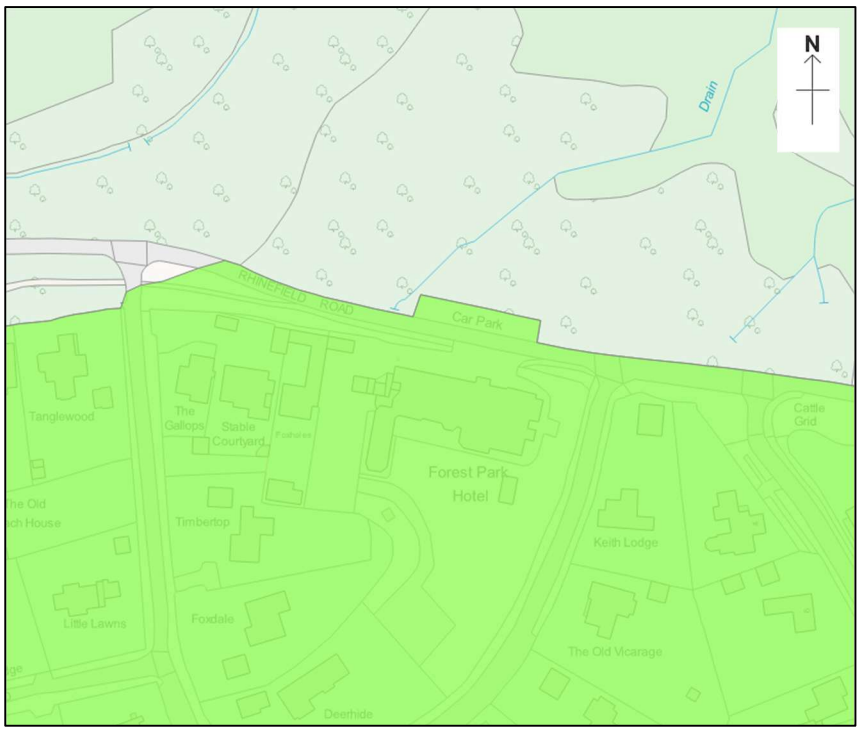
Appendix B – Brockenhurst Defined Village boundary & proposed amendments

Proposed New Forest National Park Local Plan Review

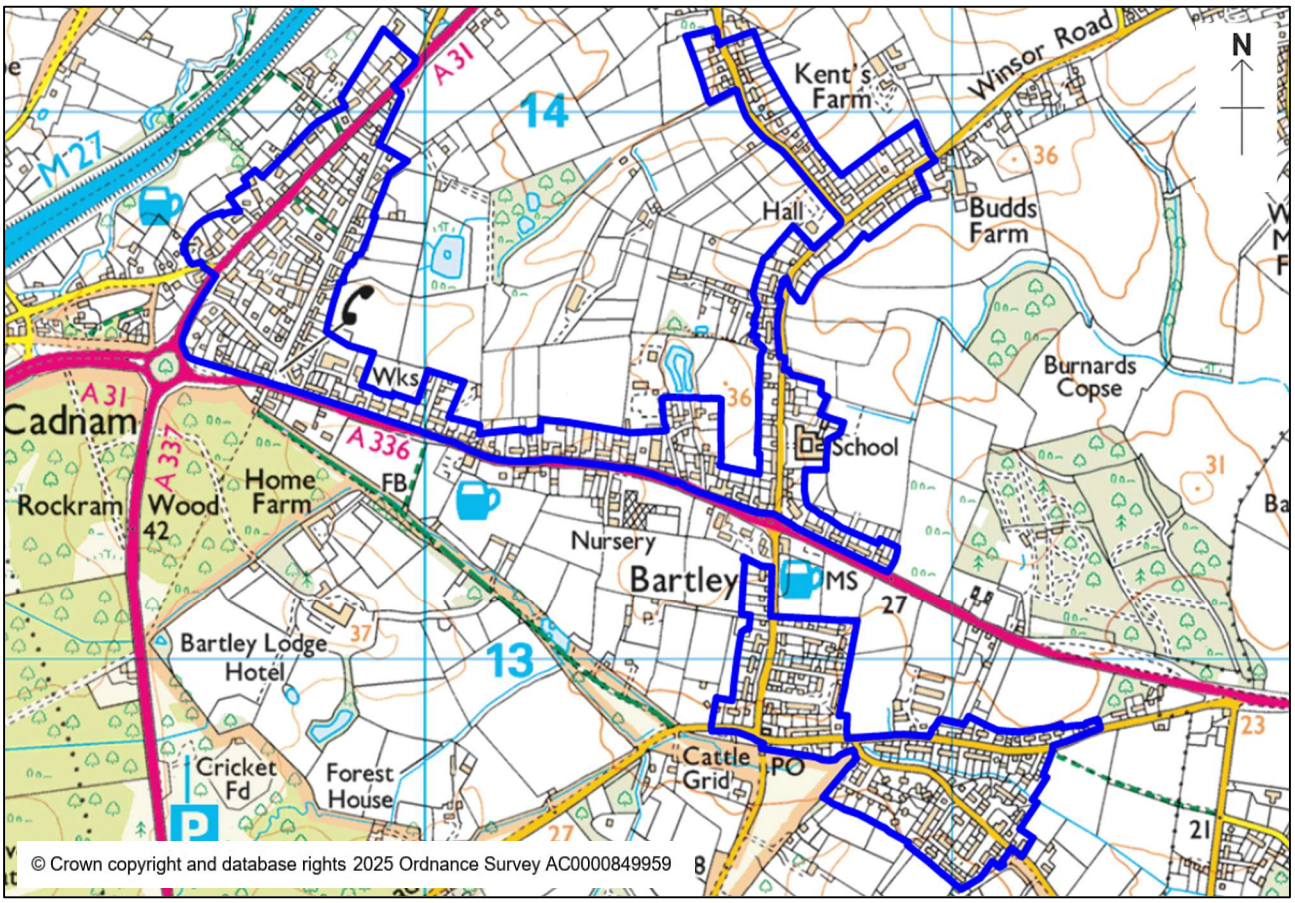


Exclusion of the gravel car park opposite Forest Park Hotel on Rhinefield Road

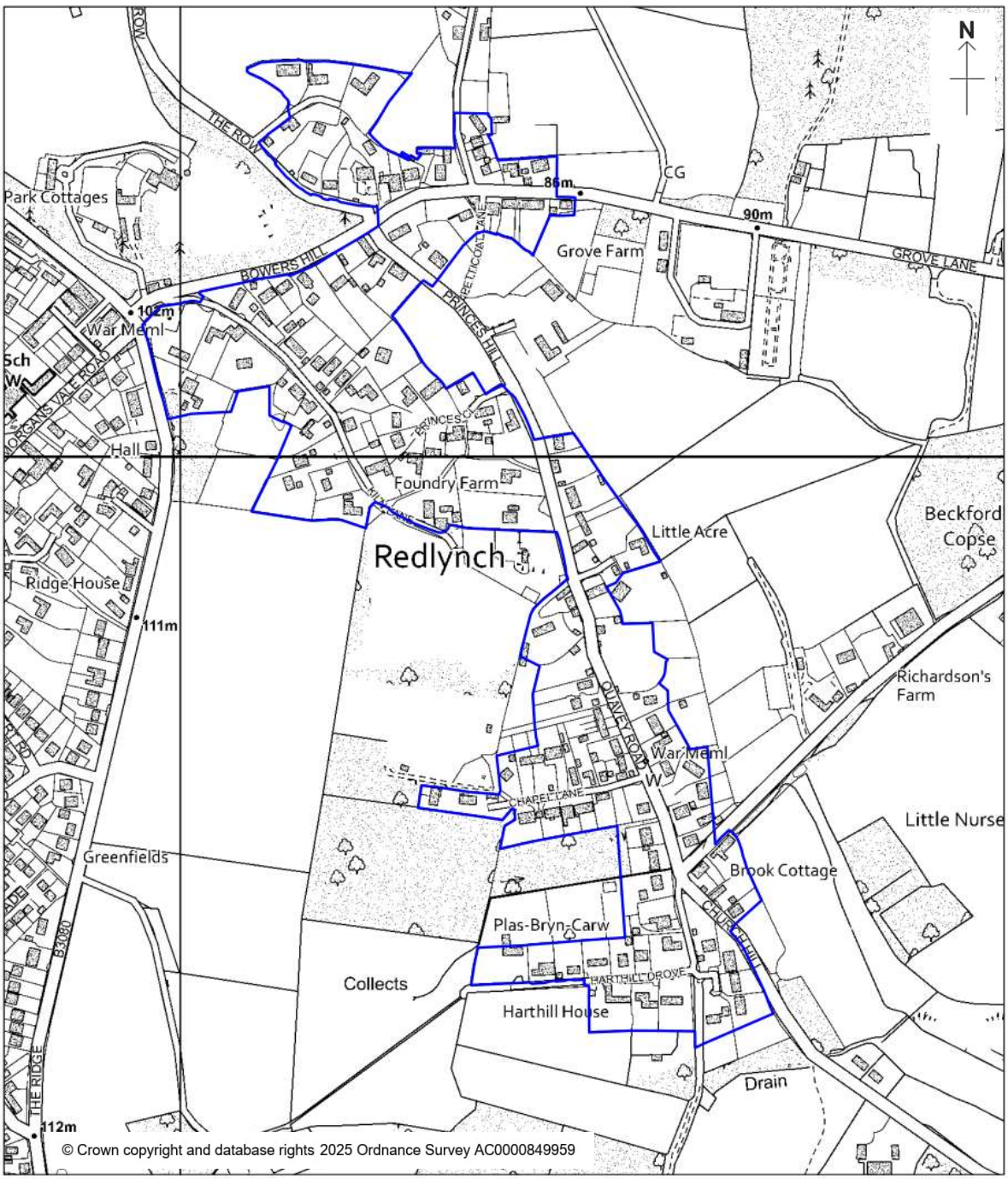
Adopted New Forest National Park Local Plan (2019)



Appendix C – Proposed boundary for Cadnam - Bartley



Appendix D – Proposed boundary for Redlynch



Appendix E – Proposed boundary for Landford - Nomansland

