



**New Forest National Park  
Local Plan Review 2024 – 2043**

**Strategic Land Availability Assessment (SLAA)**

**November 2025**

## Executive Summary

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

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

- **The Assessment does not allocate sites to be developed and is not part of the statutory 'development plan' for the National Park. It is instead one of many pieces of evidence that informs the Authority's Local Plan Review.** The allocation of sites for housing, employment or other development will be determined through either the Local Plan 2024 – 2043; or any future Neighbourhood Development Plans prepared in the National Park.
- **The identification of potential development sites within the SLAA does not imply that planning permission would be granted for residential development.** The SLAA is a high-level assessment of potential development land availability. Planning applications on sites identified within the SLAA will be determined on their merits in line with the development plan unless material considerations indicate otherwise.
- The omission of sites from the assessment does not preclude the possibility of planning permission being granted for development in the future. It is acknowledged that sites will come forward that may be suitable for development that have not been identified in this SLAA. A number of sites identified in this SLAA may be suitable as rural exception sites (rather than Local Plan allocations), or for habitat mitigation schemes, and these are best progressed through the development management process.
- This SLAA report is the outcome of work carried out up to September 2025. It therefore represents a snapshot in time and the status of individual sites may change over time.

A total of nine sites were identified as being suitable for a range of development. These are sites that relate well to existing settlements and local amenities and will not impact the nature conservation designations or landscape character of the National Park. However, this assessment has not taken into account the evidence base studies and other assessments that will

inform the Local Plan Review, such as the settlement boundary review, spatial strategy and settlement hierarchy review.

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

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

Appendix B provides a summary of the sites within the National Park that are considered to be suitable for development, available and achievable.

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

Appendix D sets out the maps of the sites submitted.

## **1. Introduction**

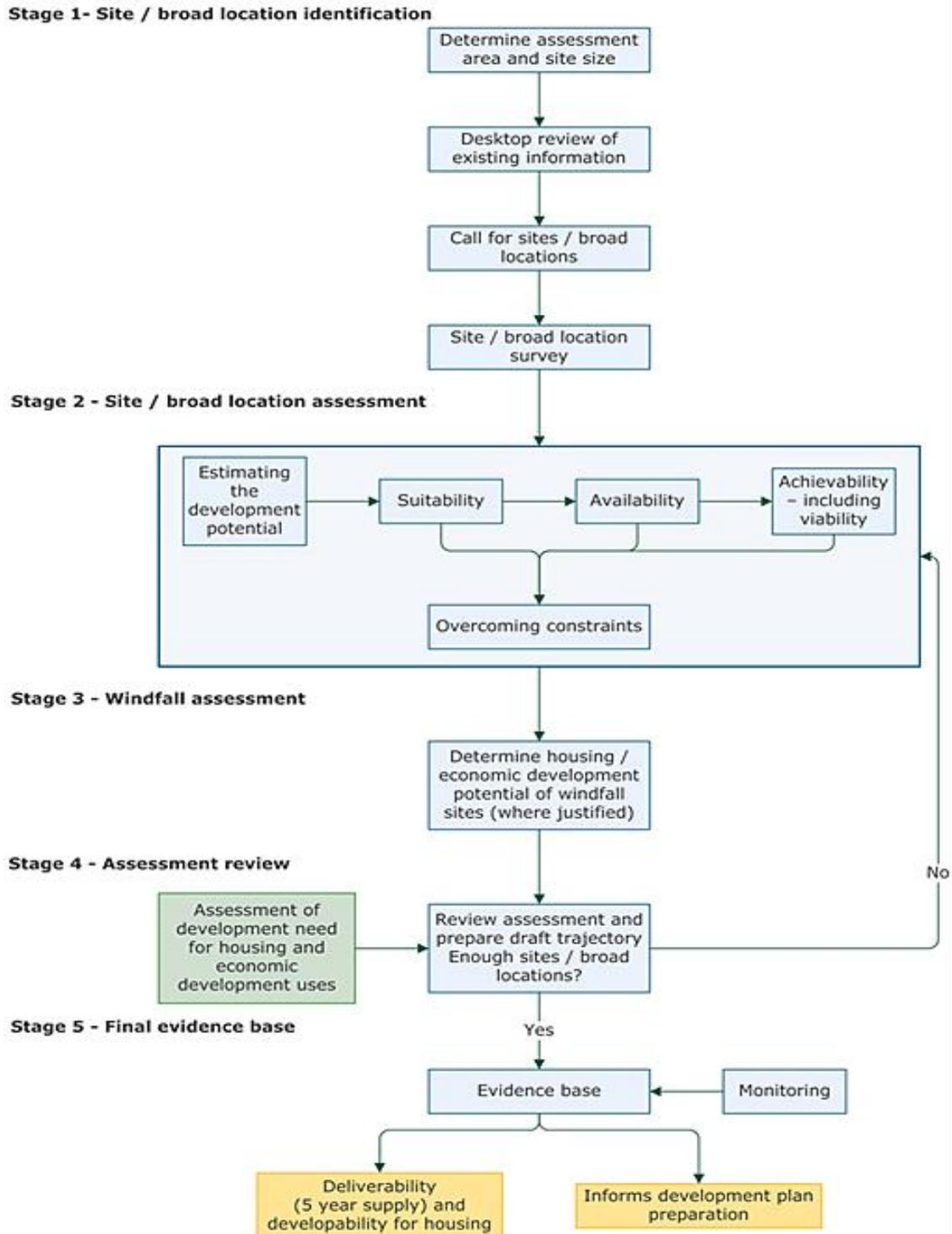
- 1.1 The New Forest National Park Authority is undertaking a review of the local planning policies covering the National Park – currently contained within the New Forest National Park Local Plan 2016 - 2036 (adopted August 2019). To support the review the Authority is preparing a number of evidence base studies, in particular exploring the level of housing need, demand and supply for employment development and likely need for future sites for travellers and travelling showpeople.
- 1.2 This Strategic Land Availability Assessment (SLAA) is an important part of that evidence base for the Authority's Local Plan Review in assessing the suitability and availability of land for a range of development options.
- 1.3 The Government's National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) resource both confirm that the assessment of land availability is a key step in the preparation of Local Plans. In a New Forest National Park context, the assessment of land for housing, economic and other development must also give full weight to the protection afforded to the landscape of the area (as per paragraphs 189 and 190 of the NPPF). Additionally, the Government's Vision and Circular for the English National Parks (2010) confirms that National Parks are not suitable locations for unrestricted housing and new housing should be focused on meeting local affordable housing requirements.
- 1.4 The PPG suggests a standard process for undertaking a SLAA and this report sets out how the SLAA has been prepared in relation to the standard process in the Practice Guidance. The conclusions represent a snapshot in time and therefore some of the information contained within this report may well have changed since the sites were initially assessed.
- 1.5 As part of the consultation on Regulation 18 (Part 1) of the New Forest National Park Local Plan Review, undertaken in February and March 2025, the Authority carried out a 'Call for Sites'. This invited site submissions from landowners, developers and others to be considered as potential development sites supporting the Local Plan Review. Submitted sites would be considered for a range of development uses including, but not limited to, residential, employment, renewable energy, habitat mitigation, and travellers and travelling showpeople. The Call for Sites exercise was left open and available on our website for submissions until August 2025.

## **2. Aims of the Assessment**

- 2.1 The NPPF states that planning authorities should “have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment” (paragraph 72). This has been broadened to include consideration of suitable sites not only for housing but other uses such as employment, travellers and renewable energy.
- 2.2 The SLAA forms a key component of the evidence base to underpin planning policies in the Local Plan. The PPG states that assessments should:
- Identify sites and broad locations with potential for development
  - Assess the development potential of the sites
  - Assess the suitability of the sites and the likelihood of development coming forward (the availability and achievability).

### 3. Methodology

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



## **Stage 1: Site / broad location identification**

- 3.2 This SLAA covers the entire New Forest National Park, as this is the plan-making area of the adopted New Forest National Park Local Plan (2019) and the emerging review.
- 3.3 The PPG (Paragraph: 009 Reference ID: 3-009-20190722) suggests that that planning authorities should consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. However, alternative site size thresholds can also be considered. The National Park Authority considers it appropriate to consider all suitable and available sites with no site size limit or minimum dwelling threshold, given the more limited scale of development in the New Forest and the national policy emphasis on small scale development to meet local needs in National Parks.
- 3.4 The PPG states that Plan makers should “...*issue a call for sites and broad locations for development*” (Paragraph: 012 Reference ID: 3-012-20190722) and that it should comprise a “*comprehensive list of sites and broad locations derived from data sources and the call for sites.*” (Paragraph: 013 Reference ID: 3-013-20190722).
- 3.5 In accordance with this guidance, the Authority undertook a ‘Call for Sites’ exercise in parallel with the consultation on the New Forest National Park Local Plan Review Regulation 18 (Part 1) in February and March 2025. The ‘Call for Sites’ process has been kept open with forms available on the Authority’s website and submissions accepted up to August 2025.
- 3.6 In addition to sites submitted through these processes, the Authority also considered other sources of potential development land, including sites subject to pre-application advice and sites within the National Park on the Register of Surplus Land. The main public sector bodies with land within the National Park were contacted to highlight the assessment and invite submissions.
- 3.7 In line with the PPG, stage 1 of the assessment considered the suitability of the identified site against key designations and criteria where development within the National Park would not be acceptable. The PPG states that sites which have particular policy constraints, “...*need to be included in the assessment for the sake of comprehensiveness but these constraints need to be set out clearly, including where they severely restrict development.*” (Paragraph: 010 Reference ID: 3-010-20190722). These key constraints are listed below and any sites put forward through the SLAA process that are within the areas outlined below have been assessed as not being suitable as national and local policy advises against development within these areas. The only exception is where the site forms part of a major

development site where the 'exceptional circumstances' tests in paragraph 190 of the NPPF apply.

#### *Sites and areas excluded from the Assessment at Stage 1*

Sites wholly or largely within any one of the following designations:

- Ancient Woodland
- Sites of Importance for Nature Conservation (SINC) in Hampshire
- County Wildlife Sites in Wiltshire
- Local Nature Reserves (LNR)
- Sites of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Ramsar sites
- National Nature Reserves (NNR)
- Local Geological Sites (LGS) (Formerly known as Regionally Important Geological Sites)
- Scheduled Monuments
- Sites on the Historic England Register of Historic Parks and Gardens
- Flood risk zone 3 as defined by the latest Environment Agency maps

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

#### **Stage 2: Site Assessment**

- 3.9 All the sites which were not excluded from the assessment under the Stage 1 criteria outlined above progressed to a more detailed Stage 2 assessment. This covered a wider range of criteria, with the aim being to identify land with development potential appropriate to the New Forest National Park context. Set out below are the main criteria used during the Stage 2 assessment of potential sites and a copy of the full proforma is set out in Appendix A of this assessment.
- Landscape character – the site's relationship to existing settlements and development; whether it is a brownfield or greenfield site; potential impacts on protected trees and hedgerows.
  - Biodiversity – the proximity of the site to international (SPA, SAC, Ramsar); national (SSSI); and local (SINCs, County Wildlife sites) habitat designations. Over half of the National Park is designated as being of international importance for nature conservation and this is a major factor in the SLAA exercise. In Spring 2017, whilst preparing

the current adopted National Park Local Plan, Natural England advised against allocating greenfield C3 housing land within 400 metres of the New Forest SPA and this has continued to be a key criteria in the assessment of many of the identified sites given that the SPA and the 400 metre zone around it cover over two thirds of the National Park.

- Built environment – potential impacts on the historic environment, including the setting of a Listed Building or Conservation Area, Scheduled Monument; sites on the Sites and Monument record; or a Historic Park and Garden.
- Special qualities of the New Forest National Park – the potential impact of developing the site on the levels of light pollution and/or potential impacts on particularly tranquil areas as defined by the New Forest National Park Tranquillity Map.
- Agricultural land classification – would the development of the site involve the loss of the best and most versatile agricultural land.
- Access to public transport – how well the site relates to public transport in the area, focusing mainly on the rail and bus network.
- Access to services and facilities – whether the site is within or adjacent to one of the four ‘defined villages’ in the adopted Local Plan; within or adjacent to a settlement with at least 5 essential services; or not related to a settlement with any services. Preparation of the Local Plan Review includes a review of the settlement hierarchy, assessment of the current boundary and capacity of the larger, more sustainable settlements identified as ‘Defined Villages’, and potential options for an alternative spatial strategy. Sites adjacent to villages with more community services and facilities will be assessed more positively, especially where they demonstrate a 20 minute neighbourhood, (i.e within 800m walking distance of key amenities) as set out in the recently adopted Hampshire Local Transport Plan 4.
- Access - whether the site has an existing road access, proximity to existing pedestrian footpaths; links to the surrounding Public Rights of Way network.
- Compatibility with surrounding uses – whether the development would be compatible with existing surrounding uses; whether development may result in the loss of existing employment land.
- Particular site constraints – for example, evidence of contamination, underground or overhead services; whether the site is adequately served by existing infrastructure.

- Open space / recreational facilities – would the development of the site result in the loss of open space / recreational facilities; could new provision be provided as part of the development.
- 3.10 Appendices B and C of this assessment set out all the sites assessed with a summary of the assessment conclusions, with sites maps set out in Appendix D. This includes sites that were excluded under the first stage of the assessment due to conflict with the key constraints and designations listed on page 8 of this report.

### **Approach to potential rural exception sites**

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

### **Assessing suitability for future development sites**

- 3.12 A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable communities. The main factors that make a site suitable for housing are considered through the assessment process outlined above and include the potential landscape impacts and proximity to protected habitats. One of the key assessment criteria is whether the site is related to a village within the National Park with some local services and facilities. None of the settlements in the New Forest National Park have populations of more than 3,500 people and many of the settlements are rural, with limited local services. Sites in the open countryside of the National Park, not within or adjoining a village, would not be assessed positively against the assessment criteria.
- 3.13 An estimate of the housing potential of each site was made. Where information on the numbers of dwellings that a site could support exists - such as from a planning application or information provided in the 'Call for Sites' submission - this figure has been used.

### **Assessing availability for future development sites**

- 3.14 The PPG sets out the factors to be considered in assessing whether sites are available. The Guidance states that, "*A site can be considered available for development, when, on the best information available...*

*there is confidence that there are no legal or ownership impediments to development, such as unresolved multiple ownerships.”* (Paragraph: 019 Reference ID: 3-019-20190722). The information submitted through the respective ‘Call for Sites’ processes is an important input into the assessment of site availability. In some cases, there has been further correspondence or meetings to explore this and other matters.

### **Assessing achievability for future development sites**

- 3.15 The PPG states that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. *“This is essentially a judgement about the economic viability of a site.”* (Paragraph: 020 Reference ID: 3-020-20190722). Likewise, the NPPF emphasises the importance of viability as a key aspect in understanding whether a site is achievable.
- 3.16 The Authority has commissioned an Economic Viability Assessment (Three Dragons) to inform the preparation of the Local Plan Review. The viability assessment will test a range of development scenarios and indicate whether there are any major viability challenges to developing housing within the National Park.

### *Overcoming constraints*

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

### **Stage 3: Windfall Sites**

- 3.18 Windfall sites are sites that have not been allocated for housing in a development plan. They typically comprise previously developed sites that have unexpectedly become available, but can also include greenfield sites which have not previously been identified or allocated. Paragraph 75 of the NPPF states that local planning authorities may make an allowance for windfall sites if they have compelling evidence

that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

- 3.19 A review of past dwelling completions in the National Park provides evidence of the record of windfall development and the justification for including a windfall allowance within the Local Plan. The table below sets out the dwelling completions on windfall sites within the National Park in each year since the Authority assumed its full planning responsibilities in April 2006. An average of 27 dwellings per annum have been completed on windfall sites in the National Park.

	2006 / 7	2007 / 8	2008 / 9	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25
Windfall dwelling completions	21	13	50	23	29	14	7	34	2	47	9	25	29	50	13	15	32	40	59

#### **Stage 4: Assessment Review**

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

## **4. Conclusions**

4.1 This SLAA provides evidence that an assessment of potential sites for housing development within the New Forest National Park has been undertaken. In total, nine sites have been identified through the various 'Call for Sites' exercises and other sources. It should be noted that the Authority received a number of duplicate submissions for some sites through the 'Call for Sites' processes. All of the sites identified have been assessed with the following conclusions:

- Two sites were excluded from the assessment at Stage 1, based on the amount of land falling within flood risk zones 2 and 3, and the amount of sensitive nature conservation designations.
- Of the sites that progressed to a more detailed assessment, a total of nine were found to have potential for development for housing or other uses (i.e. found to be suitable, available and achievable). These sites were then considered for potential allocations through the plan-making process, factoring in the spatial strategy and settlement hierarchy.
- The remaining sites were considered to be unsuitable, unavailable or unachievable (or a combination of the three), primarily due to the proximity of protected habitats or the lack of services in the vicinity of the site meaning they were not appropriate locations for additional housing land allocations.
- Some of these sites may have potential to be considered as rural exception sites to meet local affordable housing needs in communities outside the Defined Villages of the National Park. These sites would be progressed through the planning application route rather than Local Plan allocations.

4.2 Details of all the sites assessed are included in Appendices B and C, and site maps are set out in Appendix D.

## APPENDIX A: Assessment site criteria

### NEW FOREST NATIONAL PARK STRATEGIC LAND AVAILABILITY ASSESSMENT PROFORMA

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

SITE DESCRIPTION
<i>Brief description of the site, including details of its setting and context</i>

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

**SUITABILITY ASSESSMENT AND AVAILABILITY ASSESSMENT  
ENVIRONMENTAL CONSIDERATIONS**

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

<b>D1</b>	<b>Site Constraints/Site Features</b>		
<i>Are there any topographical constraints on the site? Is there evidence of contamination, instability, underground or overhead services?</i>			
Site appears free of topographical and other constraints			Site potential affected by one or more constraints relating to topography, contamination, instability or services
Commentary:			
<b>E1</b>	<b>Trees and Hedgerows</b>		
<i>What would be the impact upon trees or hedgerows (including those covered by TPOs)</i>			
There are no protected trees or hedgerows on the sites			There are trees and hedgerows on the site that would require protection
Commentary:			
<b>F</b>	<b>Land Status</b>		
<i>Is the site previously developed land? Are there any existing structures? Is it good quality agricultural land?</i>			
<b>F1</b>	<b>Brownfield / Greenfield land classification</b>		
Is the site previously developed?			Is the site a greenfield site?
Commentary:			
<b>F2</b>	<b>Agricultural land classification</b>		
The proposal does not involve the loss of the best and most versatile agricultural land			The proposal involves the loss of the best and most versatile land
Commentary:			
<b>G1</b>	<b>Compatibility</b>		
<i>Would development for residential use be compatible with existing and/or proposed surrounding areas?</i>			
The proposal would be compatible with surrounding land uses			The proposal would not be compatible with surrounding land uses
Commentary:			
<b>H1</b>	<b>Mineral and Waste Resources</b>		
<i>Would development of the site result in sterilisation of mineral and waste resources? Is the site within designated minerals safeguarding area?</i>			
The proposal would not affect safeguarded minerals & waste resources			The proposal sterilises, or has the potential to sterilise, minerals and waste resources and sites
Commentary:			

<b>I1</b>	<b>Light Pollution / Tranquillity</b>			
<i>Is the site likely to generate inappropriate levels of light pollution and/or affect particularly tranquil areas as defined by the New Forest National Park Tranquillity Map?</i>				
Site within the least tranquil areas of the Park (Levels A & B)		Site within Level C on the Tranquillity Map		Site within the most tranquil areas of the Park (Levels D & E)
Commentary:				
<b>J1</b>	<b>Access to Public Transport (train stations and bus routes)</b>			
<i>Is the site well located in relation to public transport to encourage people to use modes of transport other than the private car?</i>				
The site would be within 400m of main bus route or within 800m of train station		Within 800m of main bus route or within 1.5km of train station		More than 800m from a main bus route or 1.5km from a train station
Commentary:				
<b>K1</b>	<b>Access to Services and Facilities</b>			
<i>What access does the site offer to the main Defined Villages in the National Park and other settlements (including those outside the National Park)?</i>				
The site is within or adjacent to a defined New Forest village		Within or adjacent to a settlement with at least 5 essential services		Within or adjacent to a settlement with a basic range of services, or not related to a settlement
Commentary:				
<b>L1</b>	<b>Highway Access</b>			
<i>Can adequate access be provided from a highway?</i>				
There is an existing (or permitted) road access to the site		A new access point would be required		
Commentary:				
<b>M1</b>	<b>Public Rights of Way (PROW) Pedestrian and Cycle Links</b>			
<i>Are there any PROW on or adjacent to the site? Is there pedestrian &amp; cycle access?</i>				
The site is well located in relation to the existing PROW network		The site is not close to the existing PROW network		
Commentary:				

## DEVELOPMENT CONSIDERATIONS

<b>N1</b>	<b>Open space / recreational facilities</b>		
<i>Would development of the site result in the loss of open space/recreational facilities? Could replacement provision be accommodated?</i>			
There would be no loss of existing public open space and new provision could be provided on site		There would be no loss of existing public open space	Development would result in the loss of existing open space
Commentary:			
<b>O1</b>	<b>Employment Land</b>		
<i>Would development of the site result in the loss of existing employment land?</i>			
Development would not result in the loss of an existing employment site		An existing employment site would be lost	
Commentary			
<b>P1</b>	<b>Infrastructure Capacity</b>		
<i>Is the site adequately served by existing infrastructure? If not, what improvements would be required? (includes consideration of local and strategic highway network, education, water, drainage and sewerage, health and any other appropriate infrastructure)</i>			
The site is adequately served by existing infrastructure		Additional infrastructure requirements would be required	
Commentary:			

### SITE SUITABILITY

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

### SITE AVAILABILITY

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

### SITE ACHIEVABILITY

Anticipated Commencement / site viability.

### POTENTIAL USES & YIELD

Potential future land uses, including likely timescales / phasing.

0-5 Years	5-10 Years	10-15 Years

### OVERALL CONCLUSION

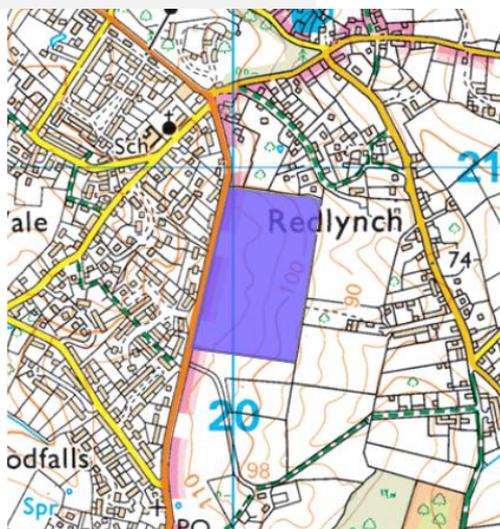
The site is considered (tick the boxes that apply):

Suitable	<input type="checkbox"/>	Available	<input type="checkbox"/>	Achievable	<input type="checkbox"/>
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Provide short summary conclusion and justification about site suitability, availability & achievability.

## APPENDIX B – Sites with development potential

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



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### Site description

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

### Suitability

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

### Availability

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

### Achievability

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

### Yield

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

**SLAA Ref:** LAA13

**Site Name:** Land to the south of Hamptworth Road, Landford

**Current use:**

Agricultural

**Potential use(s):**

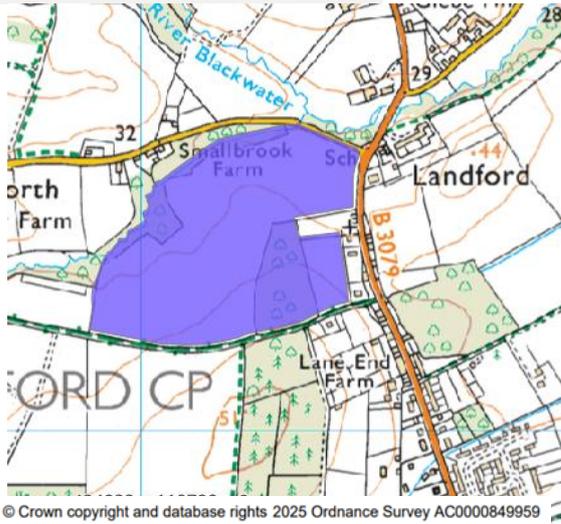
Residential

Employment (office, workshop, retail, live / work units)

Mixed (Mixed with community use opportunity)

Habitat mitigation (on-site habitat mitigation potential to offset impacts of the on-site development)

Other uses



### Site description

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

### Suitability

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

### Availability

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

### Achievability

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

### Yield

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



**SLAA Ref:** LAA31

**Site Name:** Land North-East of Pennywell Gardens

**Current use:**

Grazing/woodland, permission for stables and hardstanding.

**Potential use(s):**

Residential  
On site - BNG, SANG, Open Space, Nitrate Credits available.  
Renewable energy TBD.  
Green spaces if applicable



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### Site description

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

### Suitability

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

### Availability

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

### Achievability

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

### Yield

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

**SLAA Ref:** LAA32

**Site Name:** Land south of Ringwood Road, Bartley

**Current use:**

Recreational horse grazing.

**Potential use(s):**

Residential, Employment, Mixed (residential, industrial, commercial, office), Gypsies, Travellers and Travelling Showpeople, Renewable Energy



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### Site description

Greenfield site located alongside the A336 to the east of Bartley, with trees and hedgerows on the site boundary. It is surrounded by some scattered development to the south and west.

### Suitability

It is within the Forest North East Conservation Area with a building of local historic interest to the east of the site. Development would need to retain trees and hedgerows on site boundaries to protect character and screen development.

### Availability

The site has been put forward by the landowner as being available for various potential forms of development.

### Achievability

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

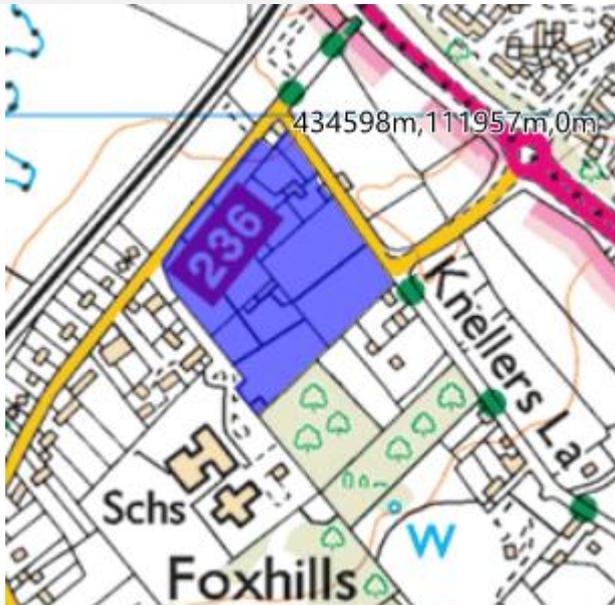
### Yield

There could be potential for a gypsy, traveller or travelling showpeople site in this location as it is within easy access of the amenities in the village of Bartley and is well related to the primary road network. Further work is required on quantifying the need and considering site-specific impacts.

**SLAA Ref:** LAA35    **Site Name:** Land at Knellers Lane, Ashurst (parcel D)

**Current use:** Agricultural / grazing

**Potential use(s):** Mixed use / habitat mitigation.



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### Site description

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

### Suitability

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

### Availability

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

### Achievability

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

### Yield

It is estimated that the site could deliver circa 50 – 70 dwellings, depending on the layout and the need to deliver on-site mitigation. Consideration would need to be given to ensuring the separation of the New Forest village of Ashurst with the A326 corridor and west Totton area outside the National Park.

**SLAA Ref:** LAA48

**Site Name:** Land at Calpe Avenue, Lyndhurst

**Current use:**

Vacant older persons home and older persons day centre (surplus to HCC's operational requirements).

**Potential use(s):**

Residential



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### Site description

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

### Suitability

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

### Availability

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

### Achievability

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

### Yield

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

**SLAA Ref:** LAA49

**Site Name:** Land to west of Winsor Road, Bartley

**Current use:**

Grazing land and single detached residential plot

**Potential use(s):**

Residential



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### Site description

A greenfield site surrounded predominantly by residential development.

### Suitability

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

### Availability

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

### Achievability

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

### Yield

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

**SLAA Ref:** LAA51

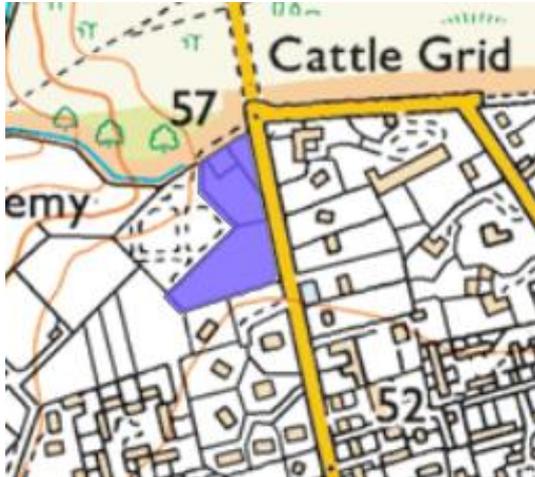
**Site Name:** Land to west of Brighton Road, Sway

**Current use:**

Paddock

**Potential use(s):**

Housing



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### Site description

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

### Suitability

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

### Availability

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

### Achievability

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

### Yield

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

## APPENDIX C - Summary of rejected sites for development

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

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

<b>LAA25 Land adjacent Meyrick Close, Bransgore</b>		<b>Parish:</b> Bransgore		
<b>Current uses:</b> Bare land	<b>Rejected at Stage 2</b> – the site is on the edge of Bransgore out of easy walking distance of the main village centre.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This small greenfield site is not well related to local services and communities in the National Park and would result in additional development in the countryside.
<b>Proposed uses:</b> Residential / Habitat mitigation				
<b>LAA20 Land off Meerut Road, Brockenhurst</b>		<b>Parish:</b> Brockenhurst		
<b>Current uses:</b> Paddocks	<b>Rejected at Stage 2</b> – the site lies outside the village boundary of Brockenhurst and immediately abuts the New Forest SAC, SPA, Ramsar & SSSI.	No. The landowner considers it would be available within the next 5 years i.e. by the end of 2030.	Yes - no issues have been identified regarding the achievability of development.	This greenfield site is located adjacent to the New Forest's internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
<b>Proposed uses:</b> Residential; Habitat mitigation (on site mitigation and BNG)				
<b>LAA21 Land west of Oakfield Cottage, Burley</b>		<b>Parish:</b> Burley		
<b>Current uses:</b> grazing field with stables	<b>Rejected at Stage 2</b> – the site is within 10m of the New Forest SAC, SPA, Ramsar & SSSI. It is detached from the main built up area and services of Burley village.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is in close proximity to the New Forest's internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
<b>Proposed uses:</b> Residential				
<b>LAA3 Littlecott Farm, Bartley</b>		<b>Parish:</b> Copythorne		
<b>Current uses:</b> Livery yard, stabling & land	<b>Rejected at Stage 2</b> – the site lies immediately adjacent	Yes – the site has been put forward by the landowner and is	Yes - the land is in single ownership and no issues have been	This greenfield site is located adjacent to the New Forest's internationally designated
<b>Proposed uses:</b>				

Housing for commoners, affordable housing. Possibly renewable energy.	to the New Forest SPA, SAC, Ramsar & SSSI.	therefore considered to be available.	identified regarding the achievability of development.	sites and is therefore not considered appropriate as a Local Plan site allocation.
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<b>LAA38 Bartley Cross, Chinham Bartley</b>			<b>Parish: Copythorne</b>	
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<b>Current uses:</b> pasture	<b>Rejected at Stage 2</b> – the site lies within 400m of the New Forest SPA, SAC, Ramsar & SSSI.	No, the landowner states it could be available within the next 5 years i.e., by the end of 2030.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is located within 400m of the New Forest’s internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
<b>Proposed uses:</b> residential				

<b>LAA24 Former Beaulieu &amp; East Boldre Sports &amp; Social Club, East Boldre</b>			<b>Parish: East Boldre</b>	
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<b>Current uses:</b> Site of demolished club building and adjacent land	<b>Rejected at Stage 2</b> – the site lies within 400m of the New Forest SPA, SAC, Ramsar & SSSI.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Unclear - the landowner has stated that the Estate may need to sell a few units off to fund the development	This site is located within 400m of the New Forest’s internationally designated sites and is therefore not considered appropriate as a Local Plan site allocation.
<b>Proposed uses:</b> Residential				

<b>LAA15 Land at Forge Lane, Langley</b>			<b>Parish: Fawley</b>	
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<b>Current uses:</b> Horse grazing	<b>Rejected at Stage 2</b> - a greenfield site with an open aspect to the National Park landscape. A new access would be needed involving third party land.	Unclear – the site has been proposed by the landowner, but part of the proposed access would cross over land within NFDC’s ownership (who are not party to this submission).	Unclear – whilst no legal issues have been identified, the impact of the need for third party land to upgrade the access is unknown.	This greenfield site has an open aspect to the National Park landscape. It is not well related to the amenities of a community within the National Park and would extend neighbouring urban areas into the National Park.
<b>Proposed uses:</b> Residential				

<b>LAA41 Fawley Quarry, Fawley</b>		<b>Parish: Fawley</b>		
<b>Current uses:</b> Sand and gravel minerals workings	<b>Rejected at Stage 2</b> - the quarry site has an agreed restoration plan in place. The area is currently detached from local services and could only be considered as part of a wider scheme linked to the redevelopment of the adjacent Power Station site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	The Fawley Quarry site has an agreed restoration scheme in place. With the proposed deletion of the residential allocation at land south of the former Fawley Power Station, this site would be detached from settlements and services.
<b>Proposed uses:</b> Other uses; Energy related infrastructure				
<b>LAA40 Former waste transfer station, Fawley</b>		<b>Parish: Fawley</b>		
<b>Current uses:</b> Vacant except for a small area that is currently in use as a low earth orbit satellite monitoring station.	<b>Rejected at Stage 2</b> for residential – the site does not relate particularly well to existing residential areas, but has potential for employment uses, which would help site remediation.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Unclear – the landowner has cited the significant costs involved in clearing historical contamination of the site.	The site is not considered suitable for residential uses, but has potential for employment development to help with site remediation.
<b>Proposed uses:</b> Employment (data centre); Other uses (energy related infrastructure).				
<b>LAA18 Land at Dale Farm, Dibden</b>		<b>Parish: Hythe &amp; Dibden</b>		
<b>Current uses:</b> Pasture	<b>Rejected at Stage 2</b> - The site abuts the New Forest SAC, SPA, Ramsar & SSSI. Part of the site is designated as a SINCC. There is a National Grid pylon & high voltage power line crossing the southern part of the site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is located within 400m of the New Forest's international nature conservation designations. It is not well related to local amenities.
<b>Proposed use:</b> Residential (9 units) & / or habitat mitigation				

<b>LAA34 Land at Dibden Golf Centre, Dibden</b>		<b>Parish:</b> Hythe & Dibden		
<b>Current uses:</b> Golf course	<b>Rejected at Stage 2</b> - The area is detached from local services. It lies adjacent to ancient woodland, with TPOs on site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site has an open aspect to the National Park landscape. It is not well related to the amenities of the local villages of Hythe and Dibden. The scale of development is not compatible with National Park purposes or national policy.
<b>Proposed uses:</b> Residential				
<b>LAA28 Big Field, Hamptworth Estate</b>		<b>Parish:</b> Landford		
<b>Current uses:</b> Solar array	<b>Rejected at Stage 2</b> - this site is within the most tranquil parts of the National Park.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	The existing solar array on the site is large scale and further development would constitute 'major development'.
<b>Proposed uses:</b> Habitat mitigation; Renewable energy				
<b>LAA52 Garden of Hillrise, Landford</b>		<b>Parish:</b> Landford		
<b>Current uses:</b> residential garden	<b>Rejected at Stage 2</b> – the site is within 400m of the New Forest SPA, SAC, Ramsar & SSSI. It has an open aspect, and is not within walking distance of the amenities of Landford.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is located within 400m of the New Forest's international nature conservation designations. It is not well related to local amenities.
<b>Proposed uses:</b> Residential				

<b>LAA5 Land west of Ramley Road, Pennington</b>		<b>Parish:</b> Lymington & Pennington		
<b>Current uses:</b> Livestock / Horse grazing	<b>Rejected at Stage 2</b> - the site is within 400m of the New Forest SAC & SSSI. It is Grade 2 best and most versatile agricultural land. It is not within easy walking distance of local amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is located within 400m of the New Forest’s international nature conservation designations. It is not well related to local amenities of communities within the National Park.
<b>Proposed uses:</b> Residential				
<b>LAA12 Land adjacent Yew Tree Manor, Lyndhurst</b>		<b>Parish:</b> Lyndhurst		
<b>Current uses:</b> Agriculture	<b>Rejected at Stage 2</b> – all parcels of land are adjacent to the New Forest SAC & SSSI, and within 400m of the SPA and Ramsar designations.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This site is located adjacent to the New Forest’s international nature conservation designations and is therefore not considered to be appropriate as a Local Plan site allocation.
<b>Proposed uses:</b> Residential; Habitat Mitigation (nutrient neutrality, BNG, alternative recreational greenspace)				
<b>LAA16 Land adjacent 10 Park Close, Lyndhurst</b>		<b>Parish:</b> Lyndhurst		
<b>Current uses:</b> Derelict land formerly used as garages	<b>Rejected at Stage 2</b> – the site is outside the village boundary of Lyndhurst. It abuts the New Forest SPA, SAC, Ramsar & SSSI.	Unclear – the site has been proposed by one landowner, but would need land within NFDCs ownership (who are not party to this submission).	Unclear – whilst no legal issues have been identified, the impact of the need for third party land is unknown.	This site is located adjacent to the New Forest’s international nature conservation designations and is therefore not considered to be appropriate as a Local Plan site allocation.
<b>Proposed uses:</b> Residential				

<b>LAA26 Evelyn Cottage, Plaitford</b>		<b>Parish: Melchet Park &amp; Plaitford</b>		
<p><b>Current uses:</b> Existing semi-detached dwelling, detached garage unit and large residential garden.</p> <p><b>Proposed uses:</b> Residential (affordable housing)</p>	<p><b>Rejected at Stage 2</b> – the site is within 400m of the New Forest SPA, SAC, Ramsar &amp; SSSI. It is not within easy walking distance of local amenities.</p>	<p>Yes – the site has been put forward by the landowner and is therefore considered to be available.</p>	<p>Unclear – third party involvement may be required to facilitate access to the site.</p>	<p>This site is located adjacent to the New Forest’s international nature conservation designations and is therefore not considered to be appropriate as a Local Plan site allocation.</p>
<b>LAA2 Land north side of Ashurst Bridge Road</b>		<b>Parish: Netley Marsh</b>		
<p><b>Current uses:</b> Occasional grazing</p> <p><b>Proposed uses:</b> Residential</p>	<p><b>Rejected at Stage 2</b> – the site is not well related to the village of Ashurst.</p>	<p>Yes – the site has been put forward by the landowner and is therefore considered to be available.</p>	<p>Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.</p>	<p>The site is detached from local services and would result in additional development in the countryside.</p>
<b>LAA6 / LAA39 Land off Fletchwood Lane, Totton</b>		<b>Parish: Netley Marsh</b>		
<p><b>Current uses:</b> Farmland</p> <p><b>Proposed uses:</b> Renewable energy / mixed uses / community green space</p>	<p><b>Rejected at Stage 2</b> – the site immediately abuts a SSSI. It is detached from the main built up area of Ashurst. It has an open aspect to the surrounding National Park landscape, with protected trees / hedgerows.</p>	<p>Unclear – landowner states that the site is not immediately available for development – anticipated by the end of 2030.</p>	<p>Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.</p>	<p>The site is detached from local services and would result in additional development in the countryside. It is unlikely at this stage that the Local Plan will allocate sites for renewable energy use. Development of this scale would impact on landscape character.</p>

<b>LAA9 Land at Lanesbridge Farm, Woodlands (site A)</b>		<b>Parish:</b> Netley Marsh		
<b>Current uses:</b> scrub land used for stock (non-native) and equine grazing. There is a converted barn on site which houses 4 stables. <b>Proposed uses:</b> Residential, Employment	<b>Rejected at Stage 2</b> - It is not well related to existing local services and communities. It has an open aspect to the surrounding National Park landscape.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.
<b>LAA10 Land at Lanesbridge Farm, Woodlands (site B)</b>		<b>Parish:</b> Netley Marsh		
<b>Current uses:</b> Site is permanent pasture but has not been actively managed. It is rarely grazed. <b>Proposed uses:</b> Residential; employment	<b>Rejected at Stage 2</b> - It is not well related to existing local services and communities. It has an open aspect to the surrounding National Park landscape.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.
<b>LAA11 Land to north west of Fletchwood Lane, Totton</b>		<b>Parish:</b> Netley Marsh		
<b>Current uses:</b> Agricultural <b>Proposed uses:</b> Residential Employment / Mixed uses Habitat mitigation Renewable energy	<b>Rejected at Stage 2</b> - Site is greenfield with an open aspect to the surrounding National Park landscape. It is not well related to existing settlements. Liquid fuel pipeline crosses middle of site.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.

<b>LAA33 Land at Ashurst Bridge Road</b>		<b>Parish: Netley Marsh</b>		
<b>Current uses:</b> Agricultural / grazing	<b>Rejected at Stage 2</b> - Site is greenfield with an open aspect to the surrounding National Park landscape. It is not well related to existing settlements.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes – the landowner states that sufficient options within all leases will allow development to come forward in a timely manner whilst respecting the requirements of the lessee.	This greenfield site is detached from local services and would result in additional development in the countryside. It is unlikely at this stage that the Local Plan will allocate a site for an EV charging station.
<b>Proposed uses:</b> Roadside EV charging station and associated retail.				
<b>LAA36 Land at Little Fletchwood Farm, Totton</b>		<b>Parish: Netley Marsh</b>		
<b>Current uses:</b> Agricultural / grazing	<b>Rejected at Stage 1</b> – at least 50% of the site falls within flood risk zones 2 and 3.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes – the landowner states that sufficient options within all leases will allow development to come forward in a timely manner whilst respecting the requirements of the lessee.	A significant part of the site falls within flood risk zones 2 and 3.
<b>Proposed uses:</b> Residential Habitat Mitigation				
<b>LAA19 Land at Wootton Hall, New Milton</b>		<b>Parish: New Milton</b>		
<b>Current uses:</b> Private horse grazing land	<b>Rejected at Stage 2</b> - Site is within 400m of New Forest SAC, SPA, Ramsar, SSSI & Ancient Woodland. It is a greenfield site with an open aspect to the surrounding	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside.
<b>Proposed uses:</b> Residential				

National Park landscape. It is not well related to existing settlements / amenities.

<b>LAA29 Bashley Park, New Milton</b>		<b>Parish: New Milton</b>		
<b>Current uses:</b> Golf course	<b>Rejected at Stage 2</b> - It is a greenfield site which acts as a buffer to urban areas outside the National Park boundary. It is not well related to existing settlements / amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.	This greenfield site is detached from local services and would result in additional development in the countryside. It is unlikely the Local Plan will be looking at this stage to allocate visitor accommodation.
<b>Proposed uses:</b> Visitor accommodation				
<b>LAA27 Pound Bottom (former landfill site), Redlynch</b>		<b>Parish: Redlynch</b>		
<b>Current uses:</b> Landfill site being restored to grazing land	<b>Rejected at Stage 2</b> – the site currently has an agreed restoration scheme. It is located away from existing settlements and amenities.	Yes – the site has been put forward by the landowner and is therefore considered to be available.	Unclear – the landowner has stated there are ongoing discussions with a third party regarding a new access.	It is unlikely at this stage that the Local Plan will be looking to allocate habitat mitigation schemes or recreational facilities, but the draft Plan does include policies that support such uses in principle.
<b>Proposed uses:</b> Habitat mitigation / enhancement. Public access / recreational facilities.				
<b>LAA47 Land at Nouale Lane, Ringwood</b>		<b>Parish: Ringwood</b>		
<b>Current uses:</b> Grazing	<b>Rejected at Stage 2</b> – this greenfield site has an open	Yes – the site has been put forward by	Yes - the land is in single ownership and	This site is detached from local services and would

**Proposed uses:**  
Residential,  
Habitat Mitigation (nutrient  
neutrality, BNG, alternative  
recreational greenspace)

aspect to the surrounding  
National Park landscape. It is  
not well related to existing  
settlements or amenities.

the landowner and is  
therefore considered  
to be available.

no issues have been  
identified regarding  
the achievability of  
development.

result in additional  
development in the  
countryside

#### **LAA4 Land adjacent Ivy Cottage, Bransgore**

**Parish:** Sopley

**Current uses:** Landscape  
Gardening storage yard.

**Rejected at Stage 2** – this  
small, mostly greenfield site  
has an open aspect to the  
surrounding National Park  
landscape.

Yes – the site has  
been put forward by  
the landowner and is  
therefore considered  
to be available.

Yes - the land is in  
single ownership and  
no issues have been  
identified regarding  
the achievability of  
development.

This small greenfield site  
would result in additional  
development in the  
countryside.

**Proposed uses:**  
Residential

#### **LAA8 Drays nurseries, Lymington**

**Parish:** Sway

**Current uses:**  
Horticultural use with a  
detached residential  
bungalow on site.

**Rejected at Stage 2** - it is an  
existing employment site and  
is not well related to existing  
settlements or local  
amenities.

Yes – the site has  
been put forward by  
the landowner and is  
therefore considered  
to be available.

Yes - the land is in  
single ownership and  
no issues have been  
identified regarding  
the achievability of  
development.

This site is detached from  
local services and would  
result in additional  
development in the  
countryside. It would result in  
the loss of an employment  
site.

**Proposed uses:**  
Residential, Mixed uses,  
Renewable Energy

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

**LAA45 Garden of Avon Wood, Sway****Parish:** Sway**Current uses:** Residential garden**Rejected at Stage 2** – the site is situated on a rural road with no pedestrian footpath or pavement and thus not within easy walking distance of the amenities of Sway village.

Yes – the site has been put forward by the landowner and is therefore considered to be available.

Yes - the land is in single ownership and no issues have been identified regarding the achievability of development.

This site is detached from local services and would result in additional development in the countryside, impacting on the landscape character of the area.

**Proposed uses:**  
Residential**LAA42 The Cadland Estate, Fawley****Parish:** Fawley**Current uses:** a mix of land uses including agriculture, forestry, minerals, residential and commercial.**Rejected at Stage 1** - Site is considered highly sensitive due to several nature conservation designations / coastal location.

This area has been put forward by the landowner. However, availability varies between parts of the estate.

Unclear - the land is in single ownership. However, such uses will need to be considered as part of the wider estate operations.

Area is generally unsuitable for development and it is unlikely that the Local Plan will be looking to allocate sites for habitat mitigation. The draft Local Plan includes policies that such proposals would be assessed against.

**Proposed uses:**  
Habitat mitigation