

# New Forest National Park profile



- 1 220 square miles
- 2 34,000 residents
- 3 56% of National Park designated as being of international importance for nature conservation
- 4 20 Conservation Areas, 620 nationally Listed Buildings

## The statutory National Park purposes:

English national park authorities have statutory purposes and socio-economic responsibilities as specified in the Environment Act of 1995.

To conserve and enhance the natural beauty, wildlife and cultural heritage of the area

To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Working in partnership with other organisations it's also the Authority's duty to seek to foster the economic and social wellbeing of the local communities within the National Park.

20 years  
2005  
2025



# What is a Local Plan?



- All local planning authorities are required to have an up-to-date Local Plan containing a series of policies and proposals for the use of land.
- The existing New Forest National Park Local Plan was adopted in 2019 following extensive consultation and now needs updating.
- An initial public consultation on the scope of the review was held earlier in 2025, which raised a range of issues including:
  - Increased development pressures include recreational visitor pressures, suburbanisation, impact on tranquillity and dark skies.
  - Climate emergency / socio-economic pressures within the National Park need more weight within the Local Plan.
  - The options for meeting identified housing needs while keeping the National Park special.



# Sites with conservation designations

## Key:



New Forest National Park boundary



Special Area of Conservation (SAC)



Special Protection Areas (SPA) (Where not also a SAC)



Ramsar site (where not also SPA or SAC)



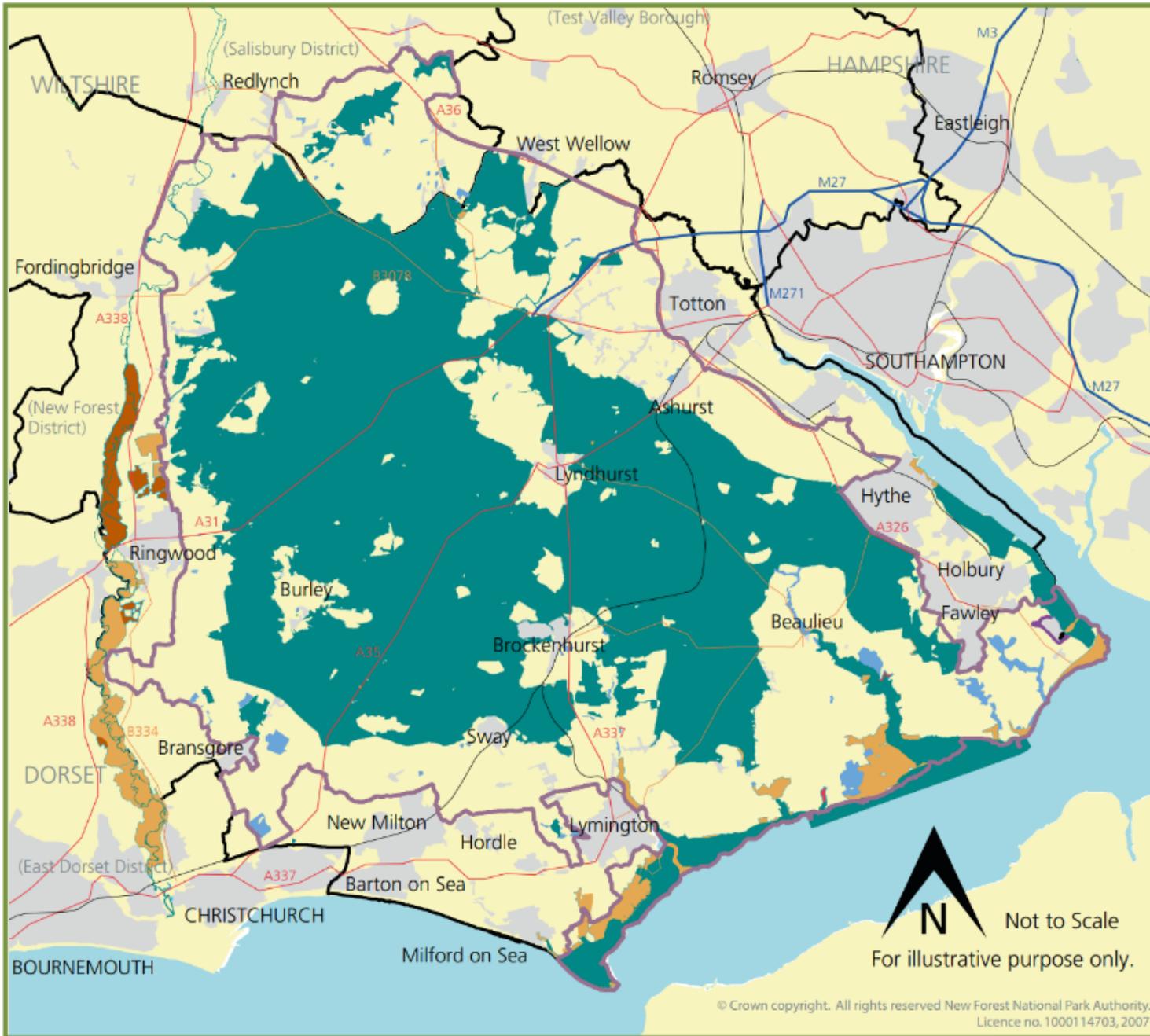
Site of Special Scientific Interest (SSSI) and National Nature Reserves (NNR) where not also a SAC, SPA or Ramsar site



Urban habitats / Built-up areas



NEW FOREST NATIONAL PARK



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# Natural Environment Policies – Summary



- Strong protections for national and international nature conservation designations
  - Over 50% of the National Park is covered by international designations
  - Around 400 local wildlife sites designated
- Protection of the landscape and scenic beauty core to National Park legislation and statutory Park purposes
  - Under changes through the Levelling Up and Regeneration Act in December 2024 there is now a strengthened '*landscape duty*'
- Revised policy aiming to protect tranquillity – important '*special quality*' of the National Park - and ensure light pollution is minimised.
- Also reference to the Hurst Spit to Lymington Coastal Change Management Area

## Conservation areas in the New Forest

### Key:

-  Conservation area
-  National Park land
-  National Park boundary
-  Trainline
-  Train station
-  Road

Through the review we'll ensure the revised Local Plan addresses concerns about the impact of new development on the local distinctiveness of the New Forest's built environment; and aligns with national planning policy on the appropriate protection of designated and non-designated heritage assets.



# Heritage and Built Environment Policies – Summary



- Linked to the first statutory Park purpose to ‘*conserve and enhance*’ the natural beauty, wildlife and **cultural heritage** of the New Forest
- Policies recognise the many and varied heritage assets that exist throughout the National Park
  - 630 nationally listed buildings
  - over 2,000 non-designated / local assets identified
  - Around 200 scheduled monuments
  - 17 conservation areas
- Emphasis on local character and addressing suburbanisation
- Both Heritage and general Built Environment supported by:
  - Park-wide Design Guide
  - Building Design Awards
  - Adopted local Village Design Statements
  - Conservation Area character appraisals and management plans

# Climate Change Policies - Summary

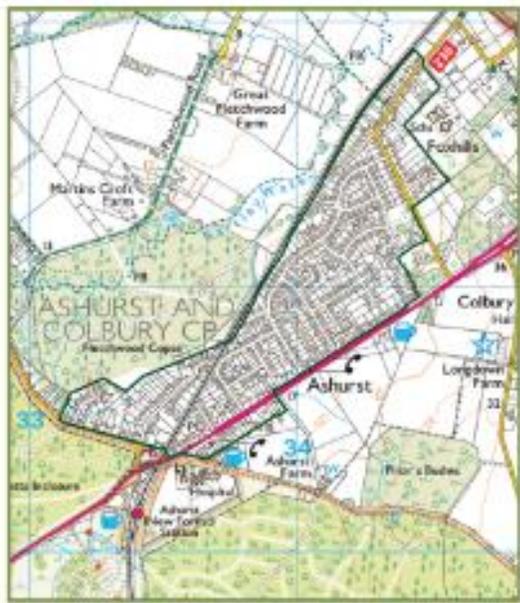


- New stand-alone chapter in response to earlier consultation feedback to stress the importance of this matter for planning in the National Park
- Policies to:
  - Safeguard and improve water resources – promote use of sustainable drainage measures and limit use of water to 100 litres per person per day in new homes
  - Support small-scale renewable energy proposals that respond positively to the nationally protected landscape of the New Forest National Park
  - Avoid development in areas of flood risk (from all sources of flooding)
- Emerging ‘Future Homes Standard’ will require new homes to lower carbon emissions by 75 - 80% to make them zero carbon ready - this will be implemented through Building Regulations when introduced, as part of a wider effort to reach net zero as a country by 2050.

# Example of renewable energy development consented by the New Forest National Park Authority – Paultons Park solar canopy



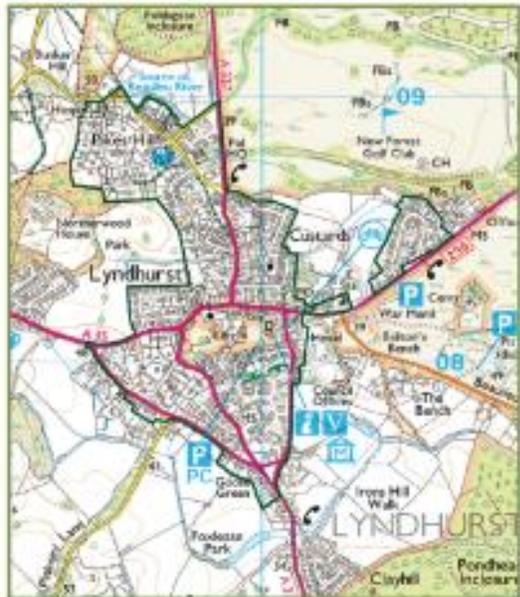
# Development Strategy



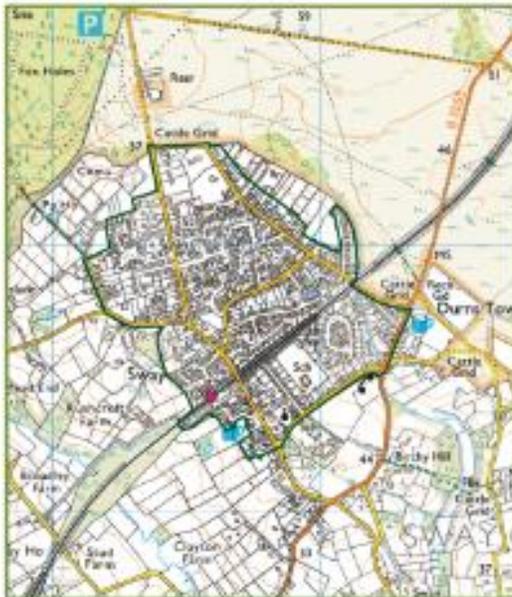
Ashurst



Brockenhurst



Lyndhurst



Sway

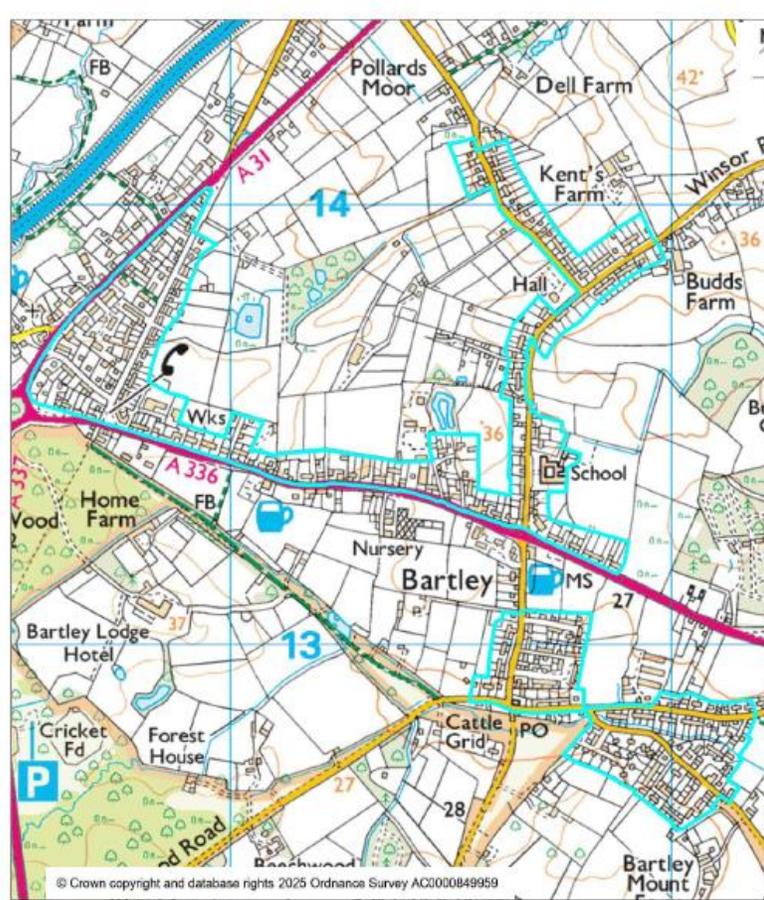
- The adopted Local Plan identifies four settlements where new development is to be focused, based on their level of services and facilities.
- As part of the Review it has been necessary to explore additional sources of development options, given the natural and built environment constraints that exist across the National Park
- This has led to the identification of three additional settlements that are proposed to be included in the development strategy for the National Park
- All options are subject to assessment through a Sustainability Appraisal, this is to ensure all reasonable alternatives have been explored.

Landford - Nomansland: Proposed new Defined Village boundary



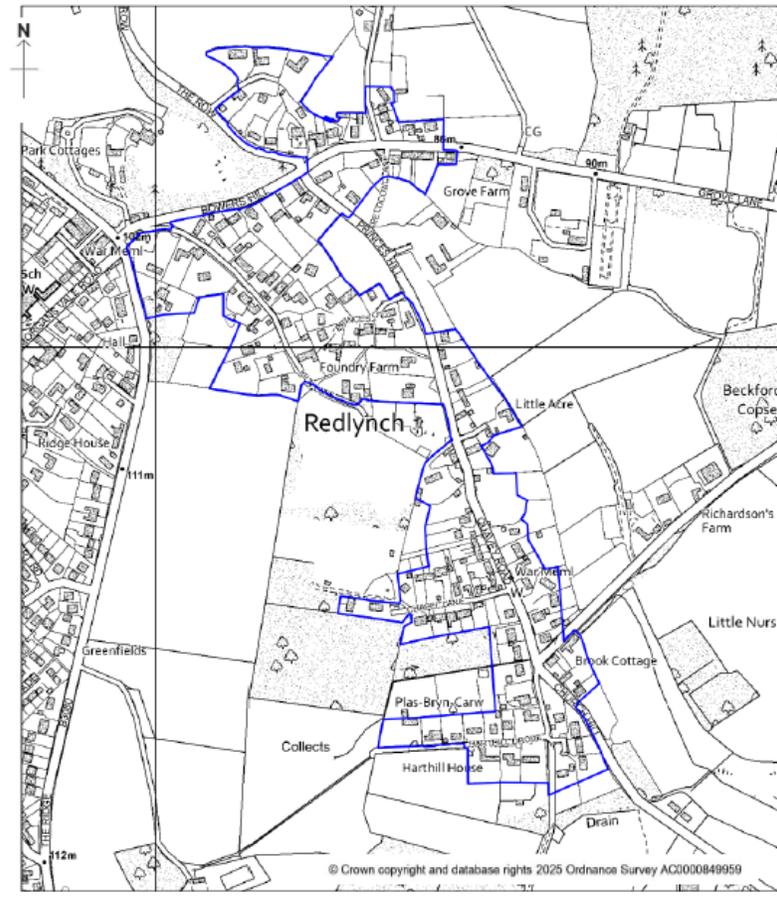
The boundary reflects that originally included in the Salisbury District Local Plan but has been updated to reflect recent development and opportunities for limited infill.

Bartley - Cadnam: Proposed new Defined Village boundary



The proposed boundary has been drawn to encompass the more built-up areas of the parish of Copythorne.

Redlynch: Proposed new Defined Village boundary



The boundary reflects that originally included in the Salisbury District Local Plan but has been updated to reflect recent development and opportunities for limited infill.

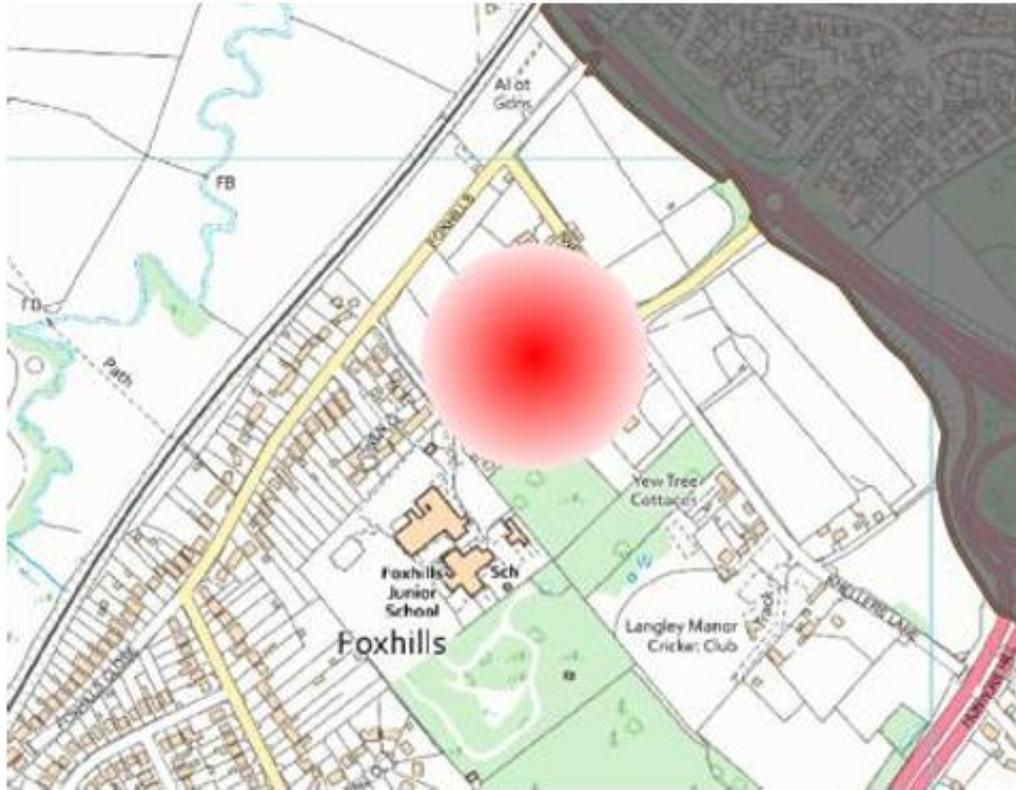
# Local Housing Need



- The National Parks Circular (2010), NPPF and NPPG recognise that National Parks are not suitable locations for major development or unrestricted housing.
- The Authority has assessed the local housing needs arising within the 34,500 people currently living within the National Park.
- The best-fit application of the Government's national 'Standard Method' for calculating housing need generates a need for about 260 new dwellings per annum (about 4,940 over the Plan period). This is a 'policy off' starting point for the Local Plan review process and not the final housing requirement.
- Given (i) the New Forest's environmental designations and assets; (ii) previous levels of housing delivery; and (iii) the scale of development required to stabilise the population and support local services, the draft Local Plan proposes circa 950 additional dwellings between 2024 and 2043 – about 50 dwellings per annum.

## Proposed Local Plan Review housing site allocations:

### Policy SP33 – Land at Knellers Lane, Ashurst



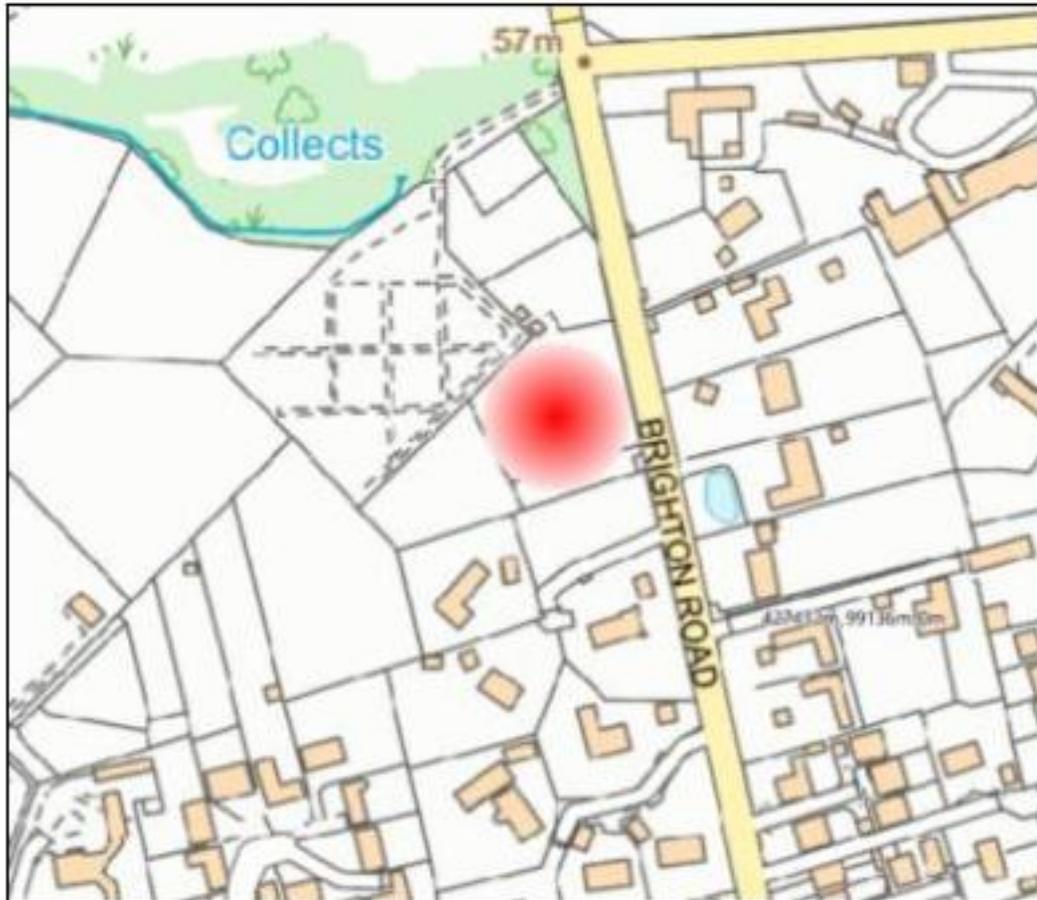
- Allocated for about 50-70 dwellings
- 50% to be affordable
- Provision of landscape buffer to Knellers Lane
- Layout to reflect the Ashurst & Colbury Village Design Statement (2025)
- Retention of existing trees and hedgerows and existing sporting facilities

### Policy SP35 – Land at Calpe Avenue, Lyndhurst



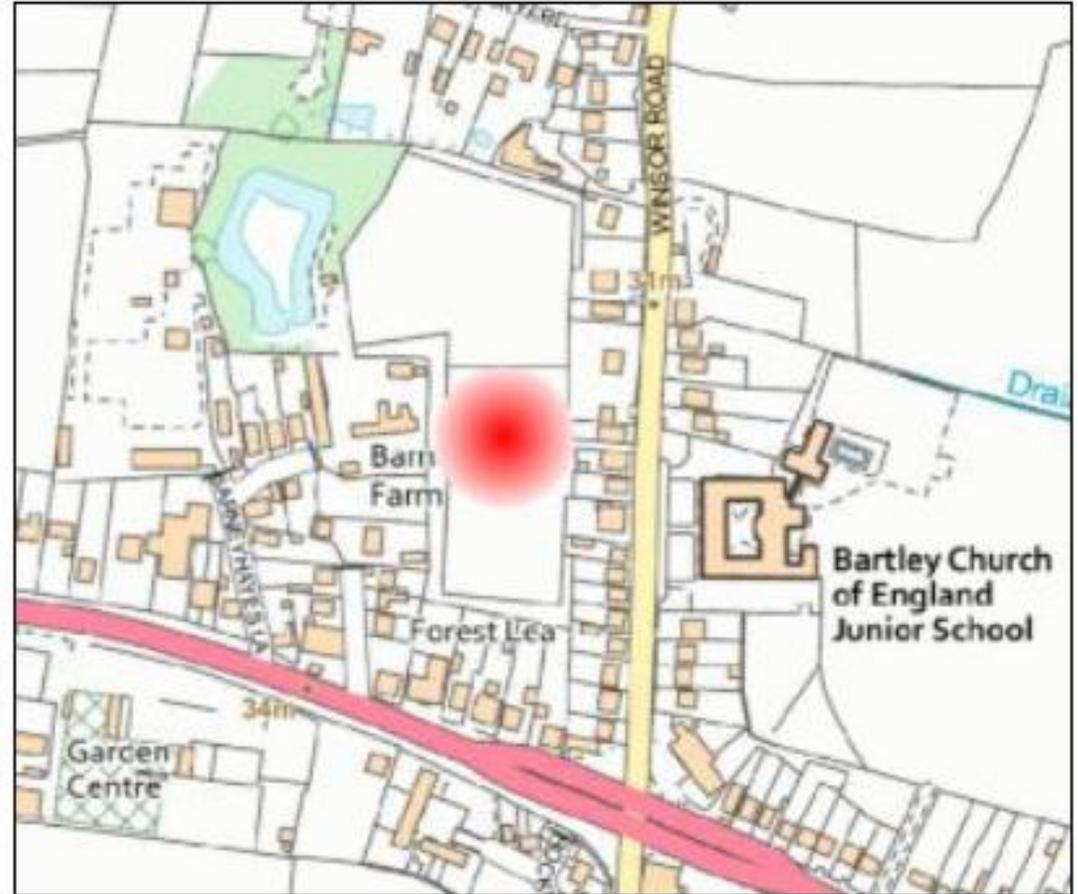
- Allocated for about 60 older persons units due to proximity of internationally designated sites
- Retention of existing trees and mitigation of any potential urban edge visual impacts

## Policy SP37 – Land to west of Brighton Road, Sway



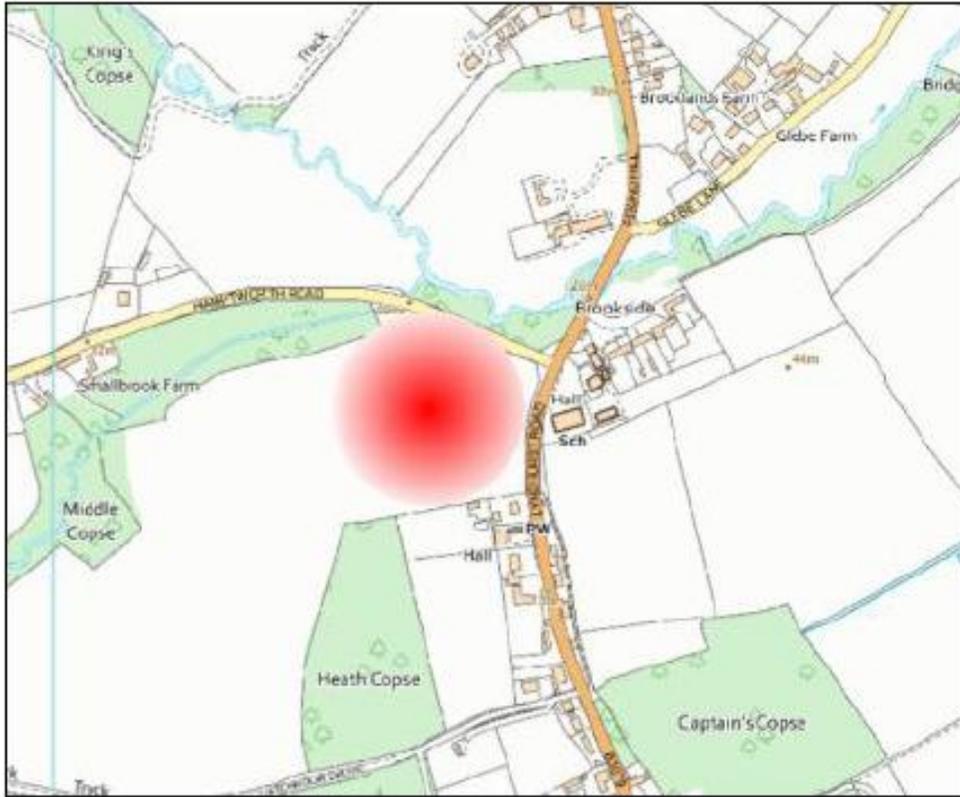
- Site allocated for older persons accommodation or extra care units (50 units) due to proximity of internationally designated sites
- Provision of landscape buffer to create new village edge + retention of existing trees/hedgerows
- Layout to reflect character and appearance in accordance with the Sway Village Design Statement

## Policy SP38 – Land to west of Winsor Road, Bartley



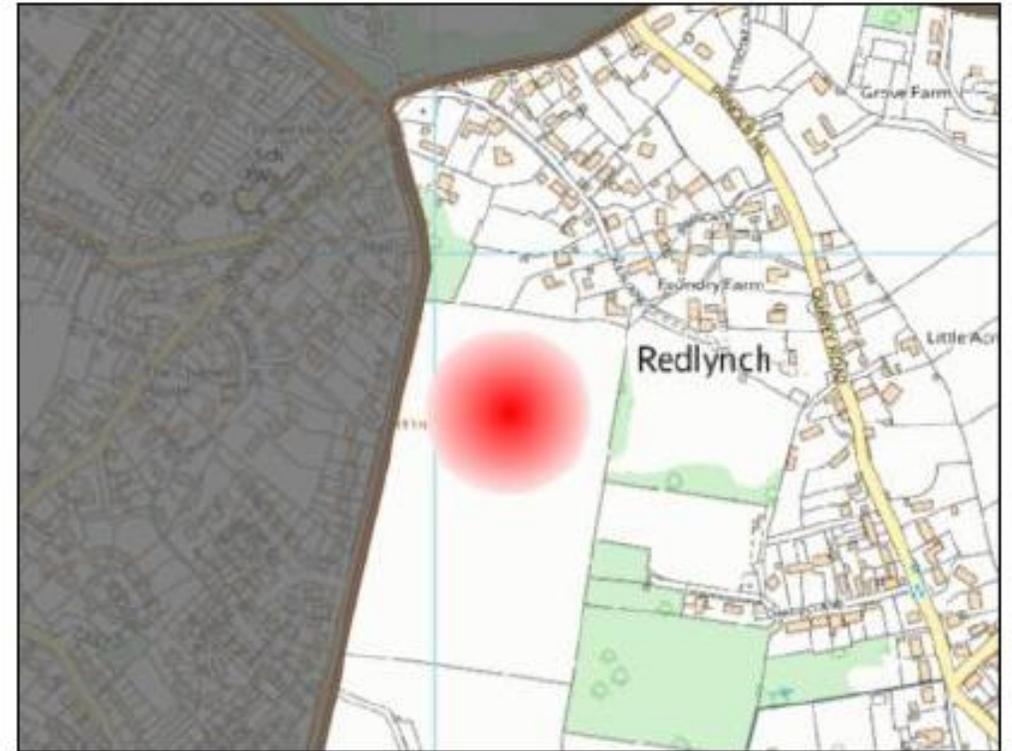
- Site allocated for around 55 dwellings
- To include 50% affordable dwellings
- Vehicular access onto Winsor Road
- Creation of pedestrian and cycle links and safe crossing point to primary school
- Retention of trees and hedgerows
- Layout to reflect Copythorne Parish Design Statement 2025

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



- Site allocated for around 30 dwellings
- 50% to be affordable
- New vehicular access onto Hamptworth and Lyndhurst Road
- Creation of pedestrian and cycle links and crossing points to the primary school
- Landscape led design to reflect the character and appearance of the village

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



- Site allocated for around 50 dwellings
- 50% to be affordable
- Provision of vehicular access onto The Ridge
- Creation pedestrian and cycle link to Kiln Lane
- Landscape led design to reflect the character and appearance of this part of the National Park
- Retention of existing trees and hedgerows

# Housing Policies – Summary

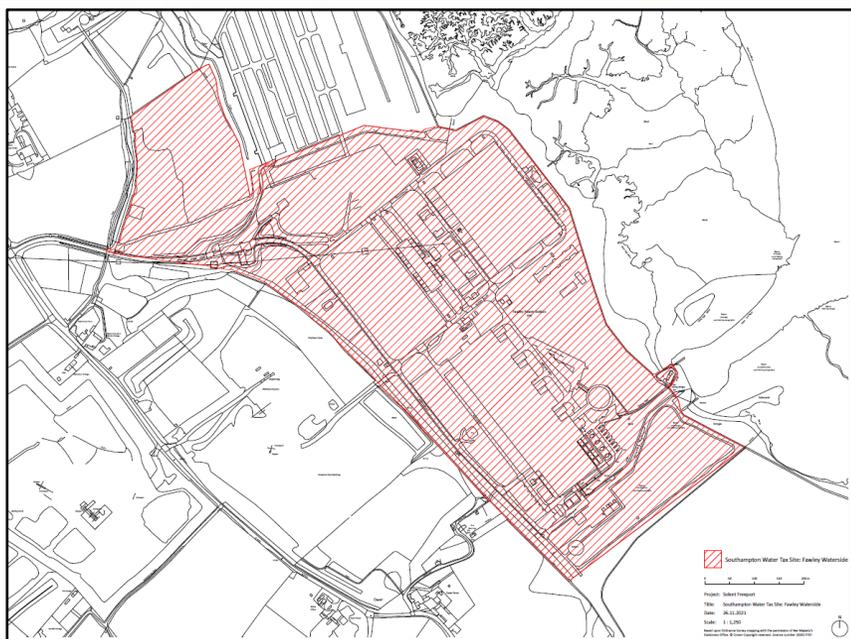
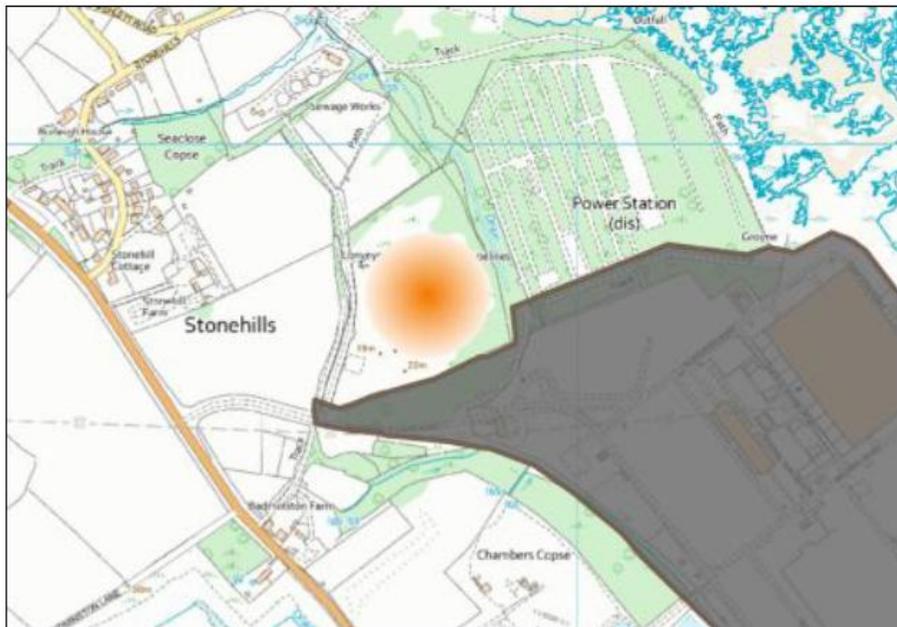


- The existing Local Plan includes a target of 50% affordable homes on proposed sites allocated for development or that come forward on sites of 11 or more dwellings. This requirement reflects the significant local affordable housing need and has been tested through a Viability Assessment.
- Small scale housing on rural exception sites will also be permitted.
- There is still a need for smaller homes across the National Park. The draft Local Plan requires all new dwellings to not exceed 100 square metres of internal floor area.
- Given the ageing population (over the plan period there will be 23% increase in people over 65), the Local Plan allows for specialist housing for older people.
- Other policies refer to Commoners, estate & agricultural workers dwellings, self build homes and accommodation to meet the needs of Gypsies and Travellers and travelling showpeople.



## Local Economy

- Evidence of employment needs across the National Park reveals the need for about 13,000m<sup>2</sup> additional employment floorspace over the plan period.
- Local Plan policies seek to retain existing employment floorspace and allow for modest expansion and conversions.
- Part of the National Park lies within the Solent Freeport Southampton Water Tax Site: Fawley Waterside' – this provides the opportunity to identify additional employment land to meet the identified employment need



POLICIES KEY:

New	Deleted	Merged	Amended	No change
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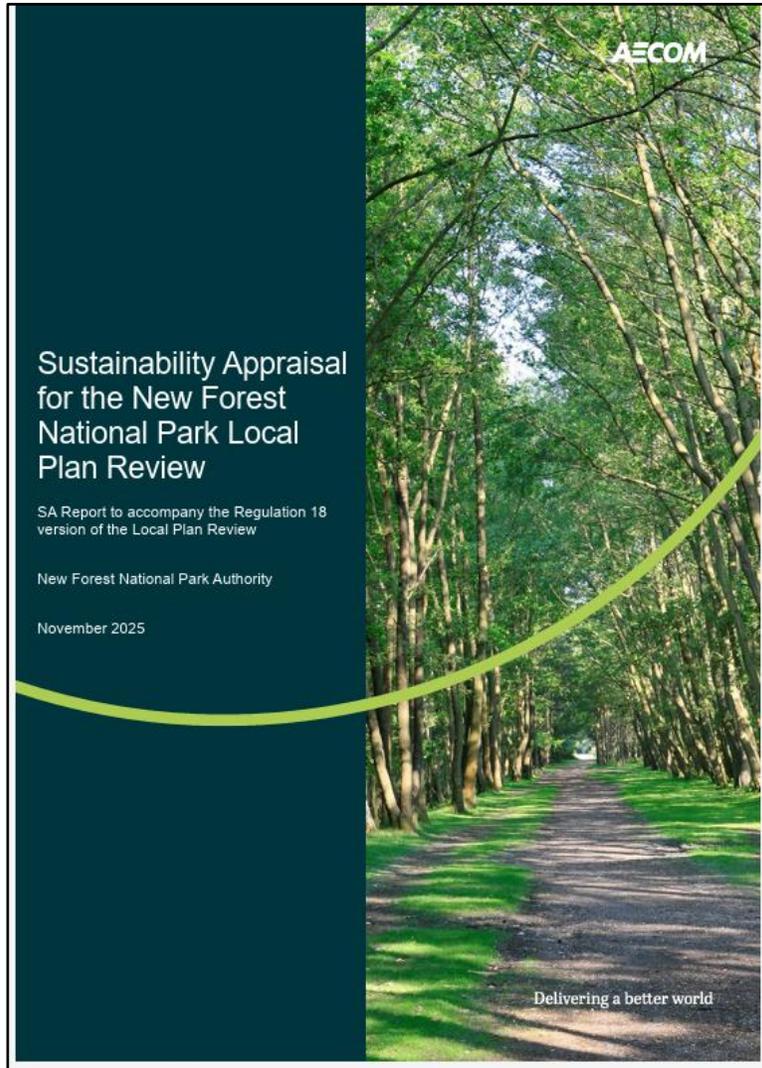
In compliance with National Planning Policy Framework (NPPF) paras 20/21 some prefixes have also been amended, to clarify which are strategic policies (SP) and therefore required to address the strategic priorities of the area, as per the NPPF, with local detail being added through (DP) policies.

2019 Local Plan Policy		Local Plan Review Policy		Comment
SP1	Supporting sustainable development	SP1	Supporting sustainable development	Minor changes to reflect climate change matters
DP2	General development principles	DP2	General development principles	Various edits for updating and clarity
SP3	Major development in the National Park	SP4	Major development in the National Park	Addition of reference to Whole Estate Plans
		SP5	Land to north of Fawley Waterside	New allocation policy
SP4	Spatial strategy	SP3	Spatial strategy	Strategy updated to reflect revised evidence
SP5	Nature conservation sites of international importance	SP11	Nature conservation sites of international importance	Various edits for updating and clarity
SP6	The natural environment	SP12	The natural environment – nationally, regionally and locally important sites	Various edits for updating and clarity
		SP13	Biodiversity Net Gain	New policy

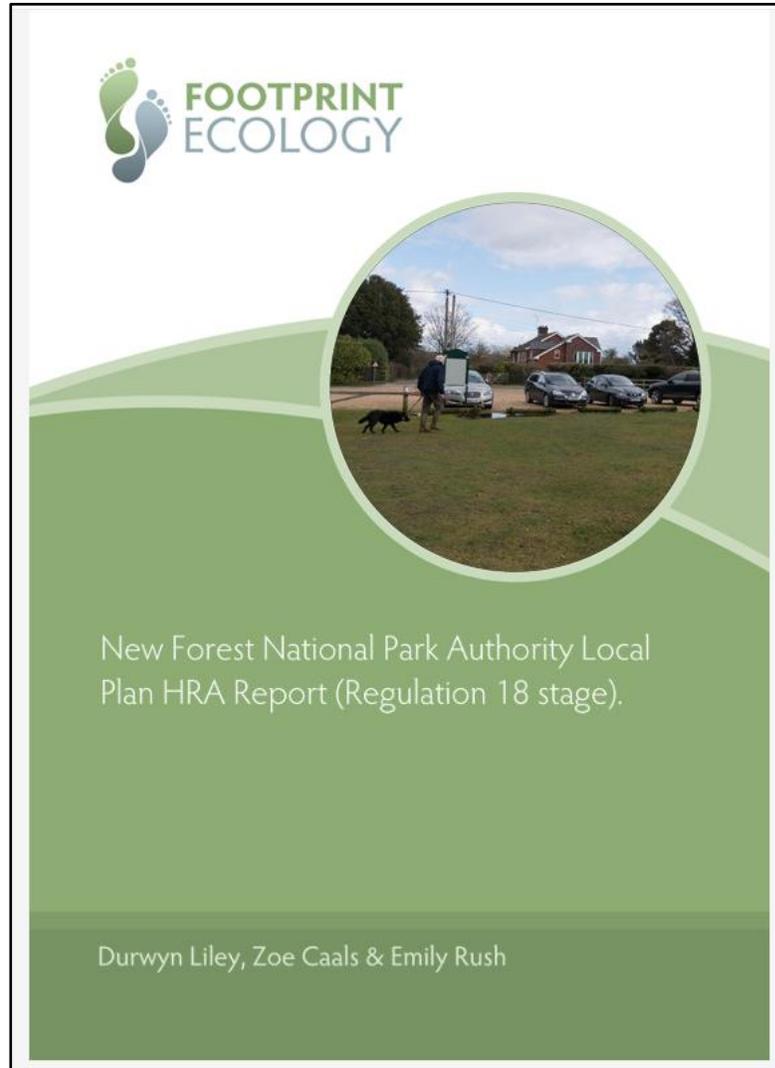
## Supporting Documents



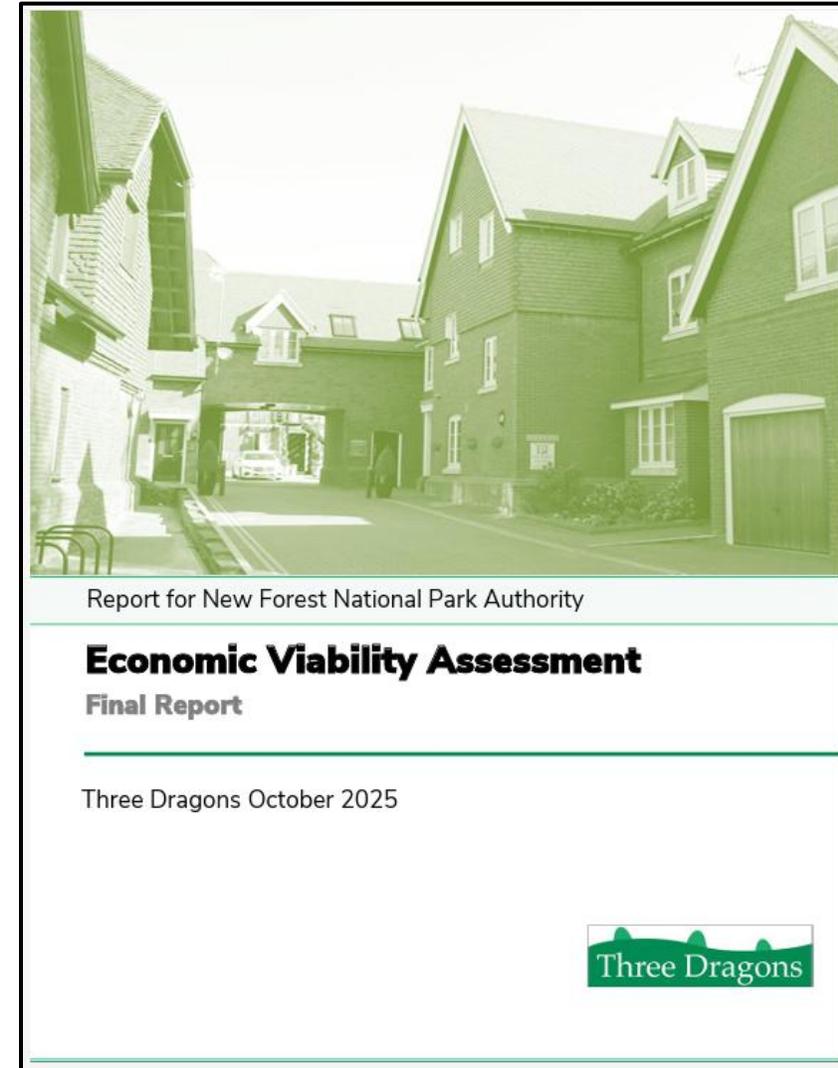
- A Local Plan must be evidence based – key evidence focuses on housing, employment needs and viability.
- In addition, every local plan must be assessed in terms of compliance with Habitat Regulations and Strategic Environmental Assessment to ensure that the Local Plan complies with all the overarching legislation.
- As this is a Local Plan review, the Authority has also published a schedule of policy changes to highlight where policies have been carried forward, updated or are new.



The SA assesses all reasonable alternatives in terms of the development strategy, policies and emerging site allocations to ensure those presented are appropriate.



Given the international nature conservation designations within the National Park, the HRA assesses the Local Plan for potential impacts.



Whole plan viability assessment is required to ensure that when the Local Plan policies are applied to various development proposals that these remain viable and deliverable.

# How to Have Your Say

February – March 2025	Public consultation Direction of Travel (Regulation 18 Part 1)	We asked for your views on the general direction of travel and scope for the revised Local Plan.
November – December 2025 <b>We are Here</b>	Public consultation Draft Local Plan (Regulation 18 Part 2)	We're asking for your views on the draft Local Plan.
July – September 2026	Pre-submission publication (Regulation 19)	The draft Local Plan is updated following the consultation, with a further opportunity to comment.
December 2026	Submission	The draft Local Plan is submitted to an independent Government Inspector.
January 2027 – June 2027	Independent examination	The Government Inspector holds a public inquiry into the Local Plan where people can present their views.
July 2027	Inspector's Report issued	
August – September 2027	Public participation Proposed modifications	We ask for your views on any proposed modifications to the Local Plan following the Inspector's Report.
December 2027	Adoption	The Local Plan is presented to the New Forest National Park Authority to be formally adopted.

The current consultation runs from 5 November to 19 December 2025.

Full details can be found on our website, which features our consultation platform.

At this stage we're asking for your views on how the Local Plan review has progressed so far.

Have your say at:

[nfnpalocalplan.commonplace.is](http://nfnpalocalplan.commonplace.is)



or by email to:

[policy@newforestnpa.gov.uk](mailto:policy@newforestnpa.gov.uk)

You can also send in your responses by post to:

Policy Team  
New Forest National Park Authority,  
Lymington Town Hall,  
Avenue Road,  
Lymington SO41 9ZG

For the latest updates on the Local Plan please sign up to our email newsletter via our website:

[newforestnpa.gov.uk](http://newforestnpa.gov.uk)



Drop-in sessions are scheduled for the following dates and locations:

- Sway Village Hall – Friday 5 December, 2pm – 7pm
- Lyndhurst Community Centre – Tuesday 9 December, 2pm – 7pm
- Landford Methodist Hall – Friday 12 December, 2pm – 7pm

Officers from the Planning Policy team will be on hand to answer any questions.