



Sent via email only to:
Policy@newforestnpa.gov.uk

Your Ref:
Our ref: IN

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Ayling

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Email:
planningpolicy@winchester.gov.uk

7 May 2026

Dear Sir/Madam,

Housing Need in the New Forest National Park

Thank you for your letter dated 17 April 2026 formally requesting assistance from Winchester City Council in meeting the identified housing and gypsy and traveller needs arising from the New Forest National Park.

Housing Need

We understand the identified housing need for the New Forest National Park has been calculated as 260 dwellings per annum - the equivalent to 4,940 dwellings over the plan period to 2043. The Regulation 19 version of your Local Plan is anticipated to make provision for circa 950 new dwellings within the National Park to 2043 and there is likely to be a shortfall of circa 4,000 new dwellings over the plan period to 2043 (210 dwellings per annum).

We note that that the New Forest National Park Authority has a Strategic Housing Market Assessment (2025), jointly commissioned with New Forest District Council which looks to establish the housing need for both authorities. In addition, the emerging Local Plan includes the following measures aimed at meeting your identified housing need:

- (i) An extended settlement hierarchy;
- (ii) Proposed greenfield and brownfield housing allocations on sites considered; suitable, achievable and available in an expanded range of villages; and
- (iii) Positive policies supporting tied Estate working dwellings and rural exception sites.

Currently, no evidence has been provided by the New Forest National Park demonstrating in detail that 'no stone has been left unturned' in trying to meet your housing need. In the absence of a robust report with evidence, Winchester City



Council would not be in a position to consider whether it is able to accommodate any unmet need. You will need to demonstrate at your Local Plan examination that you have left 'no stone unturned' so it is important that this work is robust and it can withstand close scrutiny at your Local Plan examination. If it was successfully demonstrated that there was an unmet housing need, Winchester City Council would strongly encourage the New Forest National Park to share the evidence with its immediate neighbouring authorities and other Local Planning Authorities within your Housing Market Area as we have already received DtC requests from Havant, Portsmouth, Gosport and the South Downs National Park Authority. It is not the sole role of Winchester City Council to meet any unmet need in the New Forest National Park area and this is a matter that should be planned for across a wider geography given the scale of the unmet housing need in Hampshire.

Gypsy and Traveller accommodation

We understand from your letter that there is an identified need for 12 additional gypsy and traveller pitches and 6 travelling showpeople plots in the Park over the plan period to 2043, and that in the absence of suitable sites to accommodate this need the Park is intending to include a criteria based policy to manage future applications, as well as writing to nearby authorities seeking assistance.

Winchester City Council commissioned a [Gypsy and Traveller Accommodation Assessment](#) and [Pitch Deliverability Assessment](#) to understand the need for accommodation and how it may be met. The Council has faced problems with identifying suitable sites for these requirements and wrote to all neighbouring authorities and landowners in January 2024 seeking assistance. No authority was able to assist and therefore the Council's recently adopted Local Plan anticipates that a significant proportion of the identified need for the Winchester Plan area will be met on windfall sites over the plan period. The position is set out in the [Gypsy and Travelling Topic Paper](#) considered at the local plan examination last year. Therefore the Council does not have any capacity to assist with meeting unmet needs arising in the New Forest National Park.

Yours faithfully,

Adrian Fox

Strategic Planning Manager
Strategic Planning