

# Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT

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www.ringwood.gov.uk

## SUMMONS

Dear Member

19<sup>th</sup> January 2023

You are hereby summoned to attend a meeting of the Town Council at the Forest Suite, Ringwood Gateway on 25<sup>th</sup> January 2023 at 7.00pm.



Mr C Wilkins  
Town Clerk

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## AGENDA

### 1.\* PUBLIC PARTICIPATION

There will be an opportunity for public participation for a period of up to 15 minutes at the start of the meeting

2. To receive Apologies for Absence

3. To receive Declarations of Interest

### 4. POLICE REPORT

To receive a report from Ringwood Police

5. To approve as a correct record the minutes of the meeting on 21<sup>st</sup> December 2022

6. To receive Minutes of Committees and approve recommendations contained therein:

Recreation, Leisure & Open Spaces                      DATE :- 4<sup>th</sup> January 2023 CANCELLED

Planning, Town & Environment                      DATE:- 6<sup>th</sup> January 2023

Planning, Town and Environment                      DATE:- 11<sup>th</sup> January 2023

RECOMMENDATION:-

Ringwood Neighbourhood Plan (*P/6110 refers*) - see separate agenda item

Policy & Finance                      DATE:- 18<sup>th</sup> January 2023

RECOMMENDATION:-

Council Budget 2023 – 24 (*P/6131 refers*) – see separate agenda item

### 7. RINGWOOD NEIGHBOURHOOD PLAN

To consider a recommendation from Planning, Town and Environment Committee that the Ringwood Neighbourhood Plan pre-submission document (*Report A*) be approved for submission to Regulation 14 consultation

**8. COUNCIL BUDGET 2023/24**

To consider a recommendation from Policy and Finance Committee to approve the budget and precept for 2023 – 24 (*P/6131 refers*) (*Report B*)

**9. GRANT AID AWARDS**

To note Grant Aid award to Ringwood Twinning Association for £1,500 to contribute towards the costs of a civic reception

**10. LONG LANE SPORTS DEVELOPMENT PROJECT AND PWLB LOAN**

To consider the Town Clerk's report on project developments and a proposed change to the PWLB loan term (*Report C*)

**11. ACQUISITION OF LAND FOR ALLOTMENTS OFF CROW ARCH LANE**

To consider the Town Clerk's report and, if thought fit, to approve the use of the Council's seal to execute the proposed Transfer deed (*Report D*)

12.\* To receive such communications as the Town Mayor may desire to lay before the Council

13.\* To receive Reports from County and District Councillors

14.\* To Receive Reports from Ringwood Town Councillors

15. Forthcoming Meetings – to note the following dates:

Recreation, Leisure & Open Spaces	7.00pm	Wednesday 1 <sup>st</sup> February 2023
Planning, Town & Environment	10.00am	Friday 3 <sup>rd</sup> February 2023
Policy & Finance	7.00pm	Wednesday 15 <sup>th</sup> February 2023
Full Council	7.00pm	Wednesday 22 <sup>nd</sup> February 2023

If you would like further information on any of the agenda items, please contact Mr Chris Wilkins, Town Clerk, on 01425 484720 or [chris.wilkins@ringwood.gov.uk](mailto:chris.wilkins@ringwood.gov.uk)

Council Members:

Chairman: Cllr Gareth Deboos, Town Mayor  
Vice-Chairman: Cllr Rae Frederick, Deputy Mayor  
Cllr Andy Briers  
Cllr Philip Day  
Cllr Hilary Edge  
Cllr John Haywood  
Cllr Jeremy Heron  
Cllr Peter Kelleher  
Cllr Darren Loose  
Cllr Gloria O'Reilly  
Cllr Tony Ring  
Cllr Steve Rippon-Swaine  
Cllr Derek Scott  
Cllr Glenys Turner

Officers:

Chris Wilkins, Town Clerk  
Jo Hurd, Deputy Town Clerk

2023 – 2036



Published by Ringwood Town Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended).

## A Guide to Reading this Plan

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

### 1. Introduction and Background

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

### 2. The Neighbourhood Area

This section details many of the features of the designated area.

### 3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the adopted planning policies of New Forest District Council and the New Forest National Park Authority.

### 4. Community Views on Planning Issues

This section explains the community involvement that has taken place.

### 5. Vision, Objectives and Land Use Policies

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 5. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

### 6. Implementation and Monitoring

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by financial contributions from future approved development schemes. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.



Jubilee Gardens



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## FOREWORD

### Why do we need a Neighbourhood Plan?

To enable our residents to shape the future of our Town and the surrounding Parish, ensuring a Ringwood-centred approach that is inclusive and benefits our local residents, businesses and communities.

With this Plan, we influence the way Ringwood develops - to ensure a strong and sustainable future for our Parish: with better designed, more energy efficient new homes, enhanced green spaces and greater potential for local people to buy their first home.

The Neighbourhood Plan sets out an exciting Community Vision, to create a thriving Town, enhancing the Town Centre to make it a more appealing place for residents, visitors and businesses.

The Plan will further strengthen the heritage of the town and parish establishing a list of locally important buildings and structures. With the Neighbourhood Plan adopted, the Parish also benefits from increased developer contributions for investment in local infrastructure, known as Community Infrastructure Levy.

### What is the Community Vision behind the Plan?

As Ringwood prepares to celebrate the 800<sup>th</sup> Anniversary of its market charter, our Community Vision is to restore and strengthen Ringwood's status as a Chartered Market Town, making it the heart of civic, commercial and community life in the South-west of the New Forest. We will mobilise its rich array of heritage assets, ambitious businesses, cultural and community organisations. We will strive to revitalise the Market Place and High Street, establishing an inviting open-air space in the heart of the town.

### How will we deliver the Vision?

Ringwood Town Council working in partnership with local organisations and community leaders, residents, local businesses, site owners and developers - collaborating with New Forest District Council (NFDC), New Forest National Park Authority (NFNPA) and Hampshire County Council. We will proactively seek funding opportunities to enhance our town.

### How can I stay updated and get involved?

Simply send an email to: [contact@ringwoodnp.org.uk](mailto:contact@ringwoodnp.org.uk)

You will then have the opportunity to receive updates on progress of the Neighbourhood Plan.

**LIST OF POLICIES**

<b>POLICY NO.</b>	<b>POLICY TITLE</b>	<b>PAGE NO.</b>
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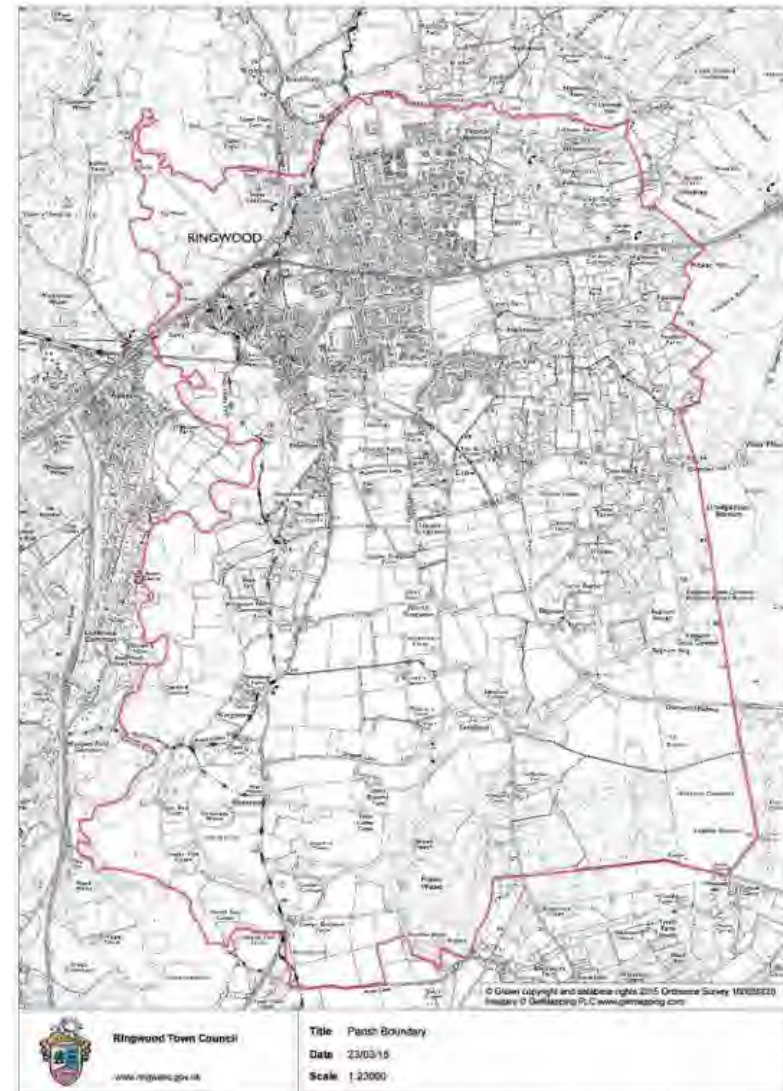
## 1. INTRODUCTION AND BACKGROUND

1.1 Ringwood Town Council is preparing a Neighbourhood Plan for the area jointly designated by NFDC and NFNPA in February 2021. The Plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The area coincides with the Parish boundary of Ringwood (see Plan A) and is centred on the built-up area of the town which largely falls within the jurisdiction of the District Council. The southern and eastern areas of the Parish fall within the New Forest National Park.

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2036. Once made the Plan will form part of the development plan for Ringwood, alongside the NFDC Local Plan Part 1 and the NFNPA Local Plan, which cover the same period, and the extant policies of the NFDC Core Strategy (2009) and the NFDC Local Plan Part 2 (2014).

1.4 Neighbourhood Plans provide local communities with the chance to manage the quality, location and type of development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.



*Plan A: Designated Ringwood Neighbourhood Area*



1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some ‘basic conditions’. In essence, these are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State that it is appropriate to make the Neighbourhood Plan.
- the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area.
- the making of the Neighbourhood Plan does not breach and is otherwise compatible with European/UK obligations.

1.6 In addition, the Town Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the town.

### **The Pre-Submission Plan**

1.7 The Pre-Submission version of the Neighbourhood Plan is the opportunity for the Town Council to formally consult on the proposed vision, objectives and policies of the Plan (see details below). It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence and its reports are published separately in the evidence base.

1.8 Both Planning Authorities have confirmed in their final screening opinions of December 2022 that a Strategic Environmental Assessment is not required of the Neighbourhood Plan as its policy provisions do not have the potential to cause significant environmental effects. They consulted the statutory bodies, which have confirmed their agreement with that opinion.

This accords with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended).

1.9 Both Authorities have also confirmed that no Habitats Regulations Assessment of the Neighbourhood Plan will be necessary, as the Plan contains no proposals that may have harmful effects on any proximate internationally designated nature conservation site. The Plan also accords with the Conservation of Habitats and Species Regulations 2017 (as amended).

### **The Next Steps**

1.10 Once the consultation exercise is complete, the Town Council will review the comments made and prepare a final version of the Plan. This will be submitted to New Forest District Council and the New Forest National Park Authority to arrange for its independent examination and then the referendum.

### **Consultation**

1.11 If you have comments to make on this plan, please do so in the following ways:

By email to (preferred):

Contact@ringwoodnp.org.uk

Or by post to:

Ringwood Town Council,  
Ringwood Gateway Council Offices, The Furlong, Ringwood, BH24 1AT

1.12 Further information on the Plan and its evidence base can be found on the project website at:

<https://ringwoodnp.org.uk>

## 2. THE NEIGHBOURHOOD AREA



Church of St Peter and St Paul

2.1 The Parish of Ringwood lies on the south-western boundary of the county of Hampshire on the River Avon and on the western edge of the New Forest National Park. Beyond the defined settlement boundary is the South West Hampshire Green Belt. The Parish includes the hamlets of Poulner, Hangersley, Hightown, Crow, Kingston, and Bisterne. Ringwood is also the western gateway to the New Forest National Park, allowing the town to be an ideal touring base.

2.2 The River Avon is a chalk stream of national and international importance for its wildlife communities, particularly aquatic plants and invertebrates, and fish. A range of habitats within the wider Avon Valley are also internationally designated for their wildlife importance for birds.

2.3 Ringwood has a long and fascinating history. Founded by the Anglo-Saxons, it is mentioned in the Domesday Book of 1086 and retains many

features of interest. Its market charter dates to 1226. Historically part of the River Avon was diverted to form the Bickerley Millstream which stills runs around the south of the town centre today. However, the former tannery, mills and breweries that utilised this are no longer in existence.

2.4 Most of the modern area of the town lies on the gravel terrace on the eastern floodplain of the river, the ground only increasing noticeably in height at the eastern fringe of the town as it rises up the escarpment into the National Park, designated in 2005.

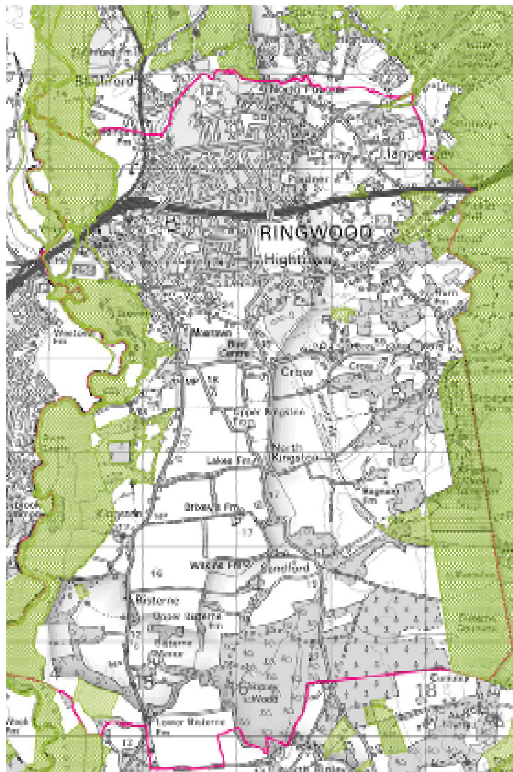
2.5 To the north of the Parish, gravel extraction has created a series of lakes with housing development extending to the water's edge. Historically, to the north-west there was a large lake which is now flood plain crossed by the meandering river and several smaller channels and drains. The flood plain narrows as it passes Ringwood, and this may account for the historic siting of the town, providing an easier crossing point of the river. This crossing point now contains the busy A31 bypass.

2.6 To the south, the valley widens slightly forming the edge to the historic core of the town, contributing to the layout of the town with the road to Christchurch closely following the edge of the flood plain. East of Christchurch Road the edge of the town is less clearly defined; ribbon development along Christchurch Road pushes the suburban area into the countryside. A housing estate south of Crow Lane/Hightown Road also protrudes southwards, with open countryside to the south and west and a large recreation area to the north, leaving it detached from the main area of suburban development. Eastwards, the town abuts a landscape of small enclosures and dispersed settlement which fringes the open heathlands and large woodland blocks of the New Forest.

2.7 Ringwood is well placed on the Avon Valley Path, a 34-mile long-distance walking route that takes you from the Cathedral city of Salisbury all the way to Christchurch Priory on the South Coast. The main road through Ringwood is the A31, which runs west to Dorchester and east to

Southampton via the New Forest. A bypass of the town running directly through the parish from east to west was completed in two stages, the first to the west in the 1940s and the second to the east in 1975. The other significant road is the A338, which goes north to Salisbury and south to Bournemouth.

2.8 The area around the town includes pastoral land and water meadows which give rise to a rich and verdant landscape particularly in summer. There are also areas of arable land in the lower reaches of the Avon Valley.



2.9 Ringwood has internationally protected sites to the east, north and west. The map to the left shows the designated areas around Ringwood in hatched green and the parish boundary as a red line. The Avon Valley Ramsar, SPA and SSSI site lies to the west.

2.10 There are also many protected areas around the lakes to the north. Linbrook Lake at the boundary has Ramsar, SPA and SSSI status. Within the boundary, the eastern part of Northfield Lake is a Site of Importance for Nature Conservation (SINC). To the east is The New Forest National Park (NFNP).

2.11 Ringwood town centre has a wide range of shops, restaurants, pubs and cafes, including both local independently run businesses and major high street names. The retail area includes the historic Market Place and High Street, together with the privately owned Furlong Centre.

2.12 Today, much of the town centre is protected as a conservation area first designated in 1970 and expanded in 1983 and combined with the Western Escarpment Conservation Area to the north of the A31 and entirely within the National Park is a mark of the special architectural and historic interest of the Parish as a whole. This status results in a prevalence of historic buildings including 114 that are nationally listed. The listed buildings include 4 Grade II\* which are the Parish Church of St Peter and St Paul, the Ringwood Meeting House, Bridge House and the Manor House. Many of the older buildings were first erected as timber frame thatched cottages, later to be re-roofed and faced in masonry or in 3 instances, mathematical tiles.



Ringwood Conservation Area hatched pink with Listed buildings shaded

### 3. PLANNING POLICY CONTEXT

3.1 Ringwood parish lies within New Forest District Council (NFDC) and New Forest National Park (NFNP) planning authority areas.

#### National Planning Policy

3.2 The most recent version of the National Planning Policy Framework (NPPF) was published in July 2021 and is an important guide in the preparation of Neighbourhood Plans. The following paragraphs of the NPPF are considered particularly relevant to this neighbourhood plan:

- Neighbourhood Planning (§29)
- Size, type and tenure of housing (§62)
- Networks of high quality open space and Local Green Spaces (§98 - §103)
- Promoting active travel networks (§104 and §106)
- Achieving well designed places (§126 - §132)
- Protecting Green Belt land (§137 - §151)
- Planning for climate change (§153 and §154)
- Planning in designated landscapes (§176)
- Protecting and enhancing biodiversity (§179)
- Planning positively for heritage (§190 and §203)

3.3 It is important to note that the NPPF provisions for strategic policy setting housing targets for neighbourhood plans to consider delivering (in §66 and §67) cannot apply to settlements inset within the Green Belt. The NPPF provisions on the Green Belt prevent neighbourhood plans allocating conventional housing or other development land (i.e. 'inappropriate' development not exempt by §149 or §150).

3.4 The NPPF is supported by online Planning Practice Guidance, which provides detail on how the NPPF should be implemented. The Government also published its first National Design Guide in autumn 2019 to encourage

better design outcomes from the planning system. The Guide encourages local communities to engage in understanding the character of their areas and, where preparing neighbourhood plans, to prepare design policies specific to their local areas which this Neighbourhood Plan has done. As noted in Section 5 below, the national policy position on how the planning system should be used to tackle climate change continues to evolve.

3.5. A consultation on reforms to national planning policy was launched by the Department of Levelling Up, Housing and Communities (DLUHC) on the 22 December 2022. The consultation closes on the 2<sup>nd</sup> March 2023. DLUHC are also seeking views on how National Development Management Policies might be developed. Currently, there are no details in Annex 1 of the consultation version of how any transitional arrangements might apply to neighbourhood plans.

#### The New Forest Development Plan

3.6 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, which primarily comprises the policies of the NFDC Local Plan Part 1 2016-2036 and the NFNPA Local Plan 2016-2036 and saved policies of the NFDC Core Strategy (2009) and the NFDC Local Plan Part 2 (2014), as well as separate Minerals and Waste Plans.

#### The New Forest District Local Plan Part 1 2016 – 2036

3.7 The Local Plan Part 1 was adopted on the 6th July 2020 and establishes the strategic context for the town (outside the National Park) over the next thirteen years. Strategic policy matters affecting Ringwood are prefixed with STR:

- Achieving Sustainable Development (STR1)
- The settlement hierarchy (STR4)
- Community Services, Infrastructure and Facilities (STR8)

- The release of Green Belt land for SS13 - Moortown Lane (STR5)
- Mitigating the impacts of development on International Nature Conservation sites (ENV1)
- The South West Hampshire Green Belt (ENV2)
- Design quality and local distinctiveness (ENV3)
- Landscape Character and Quality (ENV4)
- Housing on developments to include a broad mix of new homes. (HOU1)
- A target of 50% affordable housing to be delivered. (HOU2)
- Retention of employment sites and consideration of alternative uses (ECON2)
- Primary, secondary and local shopping frontages (ECON6)
- Safe and Sustainable Travel (CCC2)
- Energy and Resource use (IMPL2)

**Local Plan Part 2: Sites and Development Management 2014 saved policies**

- DM1: Heritage and Conservation
- DM2: Nature conservation, biodiversity and geodiversity
- DM4: Renewable and Low Carbon Energy Generation
- DM9: Green Infrastructure Linkages
- DM19: Small Shops and Pubs

**Supplementary planning guidance and Conservation Areas:**

- Ringwood Conservation Area
- Ringwood Local Distinctiveness Supplementary Planning Document (SPD) (2013)
- Shop Front Design Guide SPD
- Housing Design, Density and Character SPD
- Ecology and Biodiversity Net Gain - Interim Advice and Information Note (July 2021)
- First Homes Advice Note (July 2022)



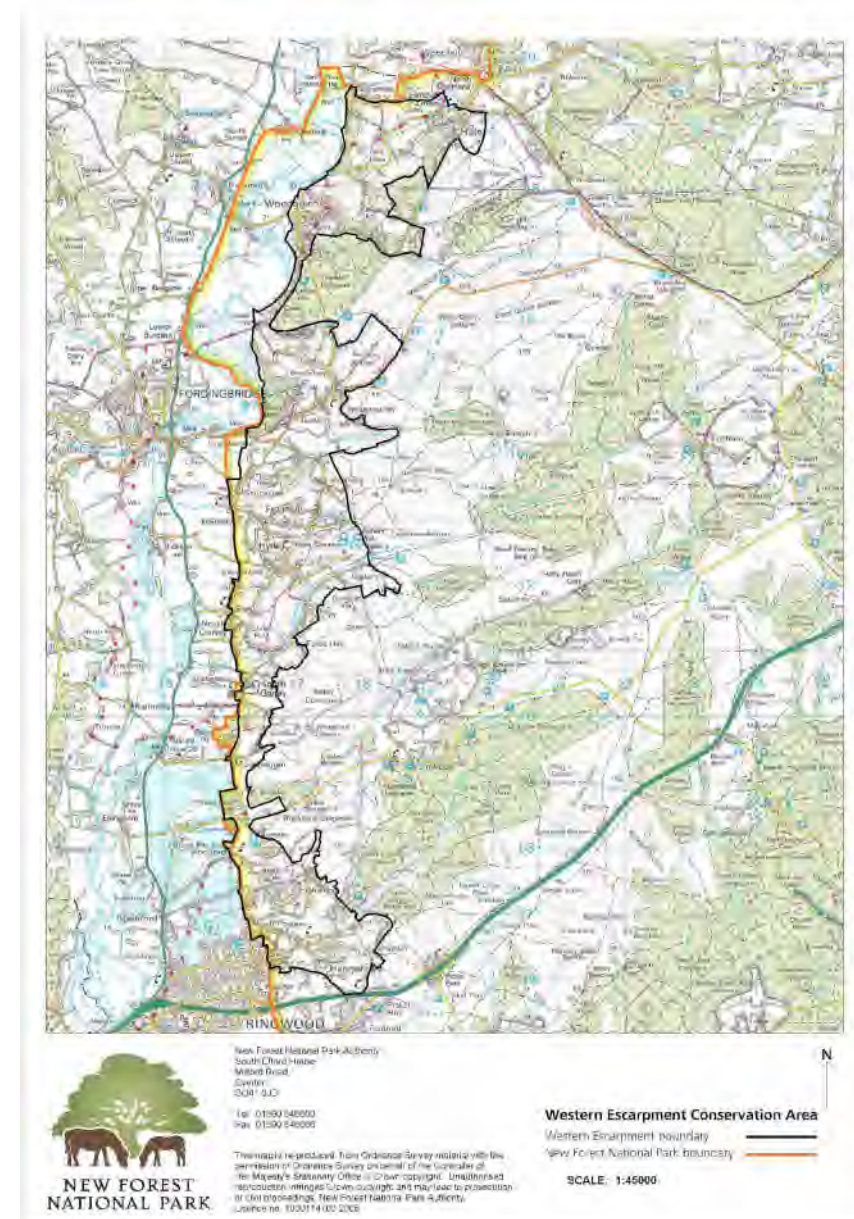
### New Forest National Park Local Plan (2016-2036)

3.8 The Local Plan was adopted on the 29<sup>th</sup> August 2019 and establishes the strategic context for the parish (within the National Park) over the next thirteen years. While not an exhaustive list, the Local Plan includes a number of relevant policies that apply in the rural areas of the parish within the National Park. Strategic Policy matters affecting that part of the parish within the National Park are prefixed with SP:

- Supporting Sustainable Development (SP1)
- General Development principles (DP2)
- Nature Conservation Sites of International Importance (SP5)
- The Natural Environment (SP6)
- Landscape Character (SP7)
- Green Infrastructure (SP9)
- Climate Change (SP11)
- The historic and built environment (SP16)
- Local Distinctiveness (SP17)
- Design Principles (DP18)
- The size of new dwellings (SP21)
- Access (SP55)

#### Supplementary planning guidance and Conservation Areas:

- Western Escarpment Conservation Area
- Development Standards SPD (Sept 2012)
- Design Guide SPD (Jan 2022)



3.9 The NFDC Local Plan defines the town as one of the eight principal settlements in the District and sets out a strategy comprising the delivery of new dwellings to be built within or close to Ringwood. As required by the NP process, NFDC initially provided us with an indicative housing target for Ringwood of 1300 dwellings for the Local Plan period 2016-36 including the three allocated strategic sites (SS13, SS14 and SS15) with a combined estimated minimum capacity of 850 dwellings. Over this period, it anticipated the rate of new housing development will slow as “development phasing reflects the practical reality of lead-in times required to deliver a near three-fold increase in housing completions” across the District, compared to the preceding Core Strategy. It should be borne in mind that the NFDC indicative housing target for Ringwood to contribute to the fulfilment of the Local Plan part 1 requirement can be met from existing allocations.

3.10 NFDC has not yet resolved to proceed with the Local Plan Part 2 or whether to undertake a full Local Plan Review. In addition (as described in paragraph 3.5 above) there remains uncertainty regarding calculating local housing needs using the standard method given the Government proposals to make the outcome an “advisory starting-point for establishing a housing requirement for the area”. Given this uncertainty, and conscious that Planning Practice Guidance (ID:41-043-20140306) requires the Qualifying Body and NFDC/NFNPA to work constructively together to avoid duplicating planning processes, the NP Steering Group agreed to address housing delivery and allocations under a Neighbourhood Plan review when there is clarity on these matters.

3.11 In fulfilling one of the Plan's objectives, the Housing Working Group has identified and performed an initial assessment of a number of

brownfield sites which should be considered as suitable for the development of smaller, less expensive dwellings for future allocation. This assessment work is summarised in the evidence base of the Neighbourhood Plan.





*Plan C: New Forest District Council Local Plan Part 1 – Key Diagram*

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The Ringwood Neighbourhood Plan Working Group comprises a cross-section of local people including Town Councillors, local business people, residents and community leaders. At each stage, the Working Group has sought the views of the community.

4.2 During 2021 the following surveys were conducted to gauge the views of the people of Ringwood. These were a combination of on-line surveys, interviews and paper forms:

- Shoppers Survey
- Shopkeepers Survey
- Housing Survey
- Energy Efficient Buildings Survey
- Nature Recovery Survey
- Nominations for Local Listings

4.3 Drop-in events were also held in the Gateway building in 2022 with over 200 people attending. In addition, in 2022, four sessions were held with students from Ringwood School with over 30 students attending. These sessions were specifically designed to gain the views of young people about the future of the town. Across all the surveys and events over 700 residents gave their views.

4.4 The community told us that they loved the history, semi-rural and market town feel of Ringwood. They also defined a vision for the future which is encapsulated by the following:

- a. A more vibrant town centre with character – that stays alive in the evening with restaurants and family pubs
- b. Affordable homes for youngsters and 2-3 bed family homes.
- c. More energy efficient housing

- d. Preservation of green spaces and increased recreational facilities
- e. Maintaining the character of the town whilst also making it more attractive
- f. More for young people to do



4.5 Many people are concerned about the developments on the strategic sites and do not believe that Ringwood has the infrastructure to support this number of new properties. In particular, there were concerns about traffic, schools and access to doctor surgeries. It is recognised that these sites were allocated in the NFDC Local Plan and that the details and impact on infrastructure have not yet been agreed.



## 5. VISION, OBJECTIVES AND LAND USE POLICIES

### Vision

5.1 The following vision statement has been prepared to guide the Plan's objectives, policies and proposals by the Neighbourhood Plan team:

#### ***Our Vision for Ringwood.***

*We will restore and strengthen Ringwood's status as a Chartered Market Town, making it the heart of civic, commercial and community life in the South-west of the New Forest.*

*This will not be achieved by trying to turn back the clock. We need to make the town centre attractive, appealing and fit for purpose in a new era, reflecting the way we live now.*

*Ringwood is an historic market town in a beautiful riverside setting and is a gateway to the New Forest with over half of the parish being in the New Forest National Park. We will mobilise its rich array of heritage assets, ambitious businesses, cultural and community organisations. We will revitalise the Market Place and High Street, establishing an inviting open-air space in the heart of the town. We will improve green spaces and create more opportunities to connect with nature across the whole parish.*

*We will enhance the first impressions of the Town in keeping with the rural setting of the town and to further build a sustainable economy, we will improve connectivity for walking and cycling.*

*Ringwood will be recognised as a thriving market town with both historic interest and modern-day appeal, it will become an essential part of the New Forest experience for UK and international visitors. The revived town centre will contribute to an enhanced quality of life, and its cosmopolitan appeal will make it an increasingly popular place to live and work, and especially attractive to young people and families.*

### Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- 1: To make Ringwood more attractive to a wider cross-section of residents and visitors by revitalising the town centre economy.
- 2: To celebrate Ringwood's historic buildings and townscapes and encourage high quality and sustainable design of new development.
- 3: To put people first by encouraging walking and cycling.
- 4: To ensure Ringwood does not become a 'dormitory town'.
- 5: To maximise the opportunities for the young people of Ringwood to live in Ringwood.
- 6: To ensure that the regeneration of Ringwood town centre positively addresses the New Forest Climate and Nature Emergency Declarations.

### Land Use Policies

5.3 The following policies relate to the development and use of land in the designated Ringwood Neighbourhood Area. Each policy is numbered, titled and it is shown in bold font. Where necessary, the area to which it will apply is shown on the Policies Map attached to this Plan. After each policy there is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.





Ringwood Town Futures Vision credit SPUD and Daisy Kate

### **Policy R1: A Spatial Plan for Ringwood**

**A. The focus for new development in the Parish of Ringwood, outside of the National Park will be on reusing brownfield land and on realising other suitable development opportunities within the settlement boundary, as shown on the Ringwood Neighbourhood Plan Policy Map. The principles of ‘brownfield first’ and of ‘gentle densification’ in the town will deliver a supply of developable land over the Plan period that will reduce the need for land to be released from the Green Belt for development.**

**B. The focus on using brownfield land and for gentle densification will contribute to bolstering and sustaining the town centre’s vitality and viability as the primary centre for retail and other town centre uses. Market Place and its environs will retain its special clustering of café/restaurant, public houses and niche retail uses. The local centre at Poulner will continue to help meet the day-to-day needs of the local community in line with ‘20-minute neighbourhood’ principles. Outside the town centre, the residential character of the suburban areas of the town will be sustained and enhanced through sensitively designed high quality infill and plot redevelopment.**

**C. Beyond the settlement boundary the focus will be on enhancing the natural environment, contributing to nature recovery, protecting and enhancing the National Park landscape and maintaining the essential characteristics of openness and permanence of the Green Belt in accordance with national policies, avoiding inappropriate development.**

**D. The harmful effects of traffic congestion, especially traffic with an origin and destination outside the town centre, will be tackled through the promotion of other means of moving about the town including the delivery of effective walking and cycling measures to better connect the new communities at Moortown Lane and Hightown Road.**

5.4 This policy establishes a coherent spatial plan for the town and its surrounding (Green Belt) countryside that shows how its key component parts – the town centre, suburban areas and undeveloped natural areas– will work together to bolster this sustainable community. It accords with the broader spatial strategy objectives of the NFDC and NFNPA Local Plans.

5.5 Critical to the success of the town will be maintaining its identity as a distinct, self-contained settlement nestled within the Green Belt. The urban fabric of the town offers opportunities for gentle densification, especially in and around the town centre area, but also to reuse previously developed (‘brownfield’) land. Although no significant land has been made available for redevelopment at present, it is likely that brownfield land will become available later in the Plan period and could be addressed in a Neighbourhood Plan review.

5.6 The policy requires proper attention to be given to prioritising and realising such opportunities as they arise, rather than utilize the Green Belt. Not only is this approach more efficient in using a scarce land resource, but it will avoid creating unsustainable patterns of growth, poorly located from established infrastructure and therefore car dependent.

5.7 The evidence collated for the project indicates that the town centre has largely survived the challenges of retailing in the 21<sup>st</sup> century and of COVID-19 reasonably well in terms of relatively low unit vacancy rates although the works associated with the widening of the A31 have affected footfall. The town centre contains a healthy mix of town uses. Vacancies have increased as independent retailers struggle with this reduced footfall; but in comparison to the national picture, it is still relatively low. The closure of West Street creates less traffic through the Market Place, this provides an opportunity to review how to make best use of this space.

5.8 The parade at Poulner and community, sports and educational uses serve the surrounding residential areas but walking and cycling to these places can be challenging given the rural character of the street network, and the severance created by the A31. The town also suffers from a

disconnect between the parking and public transport arrival points and parts of the primary shopping area. The policy encourages proposals to tackle these problems if the town is to continue to be sustainable.

**Policy R2: Maintaining a Successful and Prosperous Town Centre**

**A. Proposals to maintain the established mix of town centre retail, commercial, community and residential uses within the town centre boundary, as shown on the Town Centre Inset Policy Map, will be supported.**

**B. Proposals will also be supported which enable the delivery of the Market Place shared space ‘vision’ and other heritage and cultural led regeneration initiatives that improve access from Furlong Drove<sup>1</sup> and Pedlars Walk, and deliver improvements which ‘green’ the town centre.**

**C. Proposals for a change of use that will result in the loss of an active retail, commercial, business or service use of a ground floor frontage within the Ringwood Conservation Area will be supported where all of the following criteria are met:**

- i) the proposed ground floor use falls within the NPPF definition of a main town centre use;**
- ii) the proposed use and any associated physical alterations would maintain an active and publicly accessible ground floor use that enlivens the streetscene;**
- iii) the proposed use would not undermine the character and diversity of that part of the Town Centre; and**
- iv) the proposed use and associated works would not harm the historic interest and character of the Conservation Area and Listed Buildings.**

<sup>1</sup> Furlong Drove is the original drivers’ route from Gravel Lane through the car park to Market Place.

5.9 Town Centres are sensitive to change and in Ringwood’s case, unique historic characteristics within its built environment make the management of change all the more significant.

5.10 This policy defines the town centre boundary for Ringwood which retains the boundary shown on the Proposals Map for Policy ECON5 of the NFDC Local Plan. There has been no change in circumstance to indicate that the boundary should be modified as part of the Neighbourhood Plan. As Policies ECON5 and ECON6 no longer comply with national planning policy and the Use Class Order 2020, they are replaced by this policy. The effect of the 2020 Order especially has rendered redundant the Policy ECON6 definition of primary and secondary shopping frontages and they are not taken forward in this policy.

5.11 It is recognised that some changes of use do not now require planning permission and new permitted development rights (from August 2021) will enable future changes of use from what are now Class E (commercial, business and service) uses to residential uses. The Town Council hopes that New Forest District Council will protect the essential core of Ringwood’s primary shopping area, as defined in the Policies Map, from unsympathetic and harmful change by making an Article 4 Direction to remove those rights for ground floor use with effect from the point at which the Neighbourhood Plan is made, enabling such changes to remain in planning control. The Town Council will submit a formal request for this following the referendum of this Neighbourhood Plan.

5.12 In the meantime, proposals made in the town centre will require Prior Approval. For that part of the town centre that lies within the Conservation Area, such approval will require the consideration of any harmful effects to the character of the Conservation Area from the loss of such a ground floor use. Although the Neighbourhood Plan policy (as part of the development plan) is not engaged in a Prior Approval determination by way of S38(6) of



the 1990 Planning Act, the Article 4 Report produced by the Design and Heritage working group makes the case to protect the amenity provided by the commercial uses and historic features of buildings. These have a distinct function and character and would therefore be a legitimate reason for refusing approvals that will harm the remaining historical significance of the Ringwood Conservation Area and setting of the large concentration of nationally listed buildings to avoid unsympathetic alterations.

5.13 It is also recognised that some unsympathetic alterations, which harm the attractiveness of the town centre, the setting of the high concentration of nationally listed buildings and wider Conservation Area do not require planning permission. The Town Council hopes that New Forest District Council will protect Ringwood's historic town centre by making an Article 4 Direction to remove those rights and to ensure proper consideration is given to potentially unsympathetic alterations like replacement windows, removal of chimneys and replacement roof finishes. The Town Council will submit a formal request for this following the referendum of this Neighbourhood Plan.

[It is suggested that such an article 4 direction would cover the 'primary shopping area' as defined in the NFDC Local Plan Part 2: Sites and Development Management Ringwood Town Centre Policies Map 12A]

5.14 Ringwood sustains a wide range of retail, office, café/restaurant and public house uses, with two important, large food stores (Sainsburys and Waitrose) anchoring the town centre. There are many dwellings on the upper floors of ground floor uses along the spine of Market Place and High Street. The centre is well served by public transport – most notably the bus stand at Meeting House Lane, and by extensive short and long stay parking at the Furlong and by other public car parks. It is busy during weekday and weekend daytimes but less so in the evenings.



Market Place 'Vision'

5.15 The Town Council is keen to enhance the capacity and quality of community uses in the town and to enhance the evening economy. The Gateway Building occupies a prominent location and the area has undergone extensive public realm enhancements to deliver a wider range of modern community uses. The policy encourages further proposals to come forward that will also contribute to bolstering the vitality and viability of the town centre at the heart of the community.

**Policy R3: Making better use of Opportunity Areas in the Town Centre.**

**A. The Neighbourhood Plan identifies Ringwood Town Centre area for the purpose of supporting regeneration opportunities to deliver retail, cultural, environmental, residential and business investment.**

**B. Proposals for redevelopment in the eight opportunity areas, as shown on the Town Centre Inset Policy Map, will be encouraged provided they demonstrate how they contribute to the Town Centre Vision and accord with the development principles and opportunities for each area as set out in the Ringwood Strategic Masterplan (see Appendix A).**

5.16 This policy establishes specific opportunities set out in the Ringwood Strategic Masterplan Report (AECOM) to contribute to a prosperous town centre to reflect the community consultation. This policy identifies Ringwood Town Centre as an important location within the town within which are clustered a number of town centre uses, i.e. retail, office, café/restaurant, public houses and community facilities.

5.17 The area includes all of the land whose current use is either in an established town centre use or its reuse for a town centre purpose would be suitable in principle. Market Place/High Street is the ‘jewel in the crown’ of the town. As the oldest part of the town, it is lined with buildings of mediaeval origins around thoroughfares that would have served important market and agricultural functions in the past. It complements the Vision in providing small, historic units suited to niche retailers, offices and hospitality businesses. Those businesses mean that it could support a more vibrant day and night-time economy. This could benefit residents of the parish and make the town more attractive for visitors

5.18 It also has residential uses that have, in general terms, been successfully knitted in with its tight plot pattern over centuries. Opportunities for sensitive housing infill still arise on occasions and such

uses are regarded as compatible with the overall mix of uses as long as they do not undermine or replace an active street frontage. This area is well suited to the beneficial reuse of historic buildings to reap the benefits of heritage led regeneration, although policy R2 seeks to prevent the loss of town centre uses on the ground floors (and permitted development rights allowing for such changes of use do not extend to nationally listed buildings) from commercial to residential.

5.19 Ringwood Market Place – Opportunity Area A

The Market Place is currently dominated by parking and narrow pavements, with cafes, restaurants, public houses and shops present in the many historic buildings of the area. The recent closure of West Street to through traffic presents the opportunity for the historic Market Place to be transformed into a lively destination and events area. This area is considered to be particularly suitable for:

- i. Public realm improvements and nearby development that contribute to a thriving Market Place by enhancing the historic setting and preserving the open spatial character;
- ii. Creating a more pedestrian friendly public space with active frontages and improved opportunities for businesses to spill out whilst maintaining vehicular access.

5.20 Furlong Drove, Meeting House Lane, Rear of 56 High Street and Service Yard, Northumberland Court - Opportunity Area B

Most visitors arrive in Ringwood at the Furlong Car Park. The most direct route to the Market Place from here is to walk down Meeting House Lane, however the historically prominent drove route from the car park no longer connects directly to the Market Place. This area is considered to be particularly suitable for:

- i. Public realm improvements that enhance direct visual and physical connection between the Gateway and the Market Place by, reinstating the historic drove route to the Market Place and High Street;



- ii. Preserving and increasing visible shopping frontages on Meeting House Lane and Northumberland Court;
- iii. High quality redevelopment of the rear of 56, High Street that enhances the setting of the surrounding heritage assets;
- iv. Development in Northumberland Court that mitigates the negative visual impacts of the service yard access.

#### 5.21 Bus Stops on Meeting House Lane and the Furlong Car Park – Opportunity Area C

The Bus Stops and the Car Park are well located in proximity to each other and provide a valuable public and private transport space. However, more could be done to provide better active travel infrastructure and to make the area more attractive. This area is considered to be particularly suitable for:

- i. Public realm improvements that create a coherent facility for public and active forms of travel in an attractive and inclusive setting. Forms of transport to include taxis, buses, national coaches, cycles (including secure electric charging), car share parking spaces. Where possible improvements should include greening and integration of PV panels.

#### 5.22 Properties to the North of The Close – Opportunity Area D

Existing developments to the North Side of the Close (e.g. the BT Building and the building that is currently M&Co) present an unattractive vista to people visiting and travelling through Ringwood. It is an inefficient use of land and fails to mitigate the harm to the urban fabric of the town caused by Mansfield Road. This area is considered to be particularly suitable for:

- i. Development that adopts the principles of gentle densification, incorporate mixed use development which makes efficient use of land and positively addresses frontages on The Close and Mansfield Road;
- ii. Development that includes a high proportion of smaller dwellings.

- iii. Opportunities for road layout changes and improvements to pedestrian and cycle links between the Town Centre and Carvers Recreation Ground should be explored and adopted where possible.

#### 5.23 Carvers Trading Estate – Opportunity Area E

The Carvers Trading Estate is an area of light industrial land adjacent to the Town Centre and Conservation Area. The vehicular entrance is not well suited to high volumes of large delivery vehicles.

This area could more actively contribute to a lively and attractive town. It is considered to be particularly suitable for:

- i. Development that adopts the principles of gentle densification, incorporating mixed use development which makes efficient use of land and positively address frontages to Carvers Recreation Ground and Mansfield Road;
- ii. Development that includes a high proportion of smaller dwellings;
- iii. Road layout changes and improvements to pedestrian and cycle links between the Town Centre and Carvers Recreation Ground;
- iv. Development that takes into account the need to enhance the setting of the nearby listed buildings.

#### 5.24 Pedlars Walk Court, wall by the Inn on the Furlong – Opportunity Area F

On arrival at the main Car Park in Ringwood the routes to the High Street are unclear. The most direct route is to walk the Meeting House and the Inn on the Furlong. This route is not visually appealing currently. There is the opportunity to improve the sense of arrival into the town by:

- i. Creating active frontages and attractive open vistas which naturally draw visitors through to the High Street and create a spatially more respectful setting for the Grade II\* Meeting House.

### 5.25 Ringwood Trading Estate – Opportunity Area G

Ringwood Trading Estate is an area of light industrial land adjacent to the Town Centre & Conservation Area. Situated on a well-used roundabout it does not currently provide a good first impression of a lively and attractive town. There is the opportunity to improve the sense of arrival into the town by encouraging:

- i. Development that positively addresses frontages on Castleman Way and Christchurch Road;
- ii. Development that includes a high proportion of smaller dwellings;
- iii. Improvements to pedestrian and cycle links between the existing cycle infrastructure and the Bickerley and the Castleman Trail.

### 5.26 Lynes Lane Court – Opportunity Area H

This courtyard is adjacent to the primary shopping frontage and also provides a route between the High Street and the green spaces of the Bickerley and the Castleman Trail. In common with the other such links the route is not obvious, however Lynes Lane Court does have retail units that encourage people to venture away from the High Street. There is the opportunity to improve this link by supporting:

- i. Public realm improvements that provide an attractive pedestrian friendly open space;
- ii. Alterations that improve the prominence and attractiveness of Lynes Lane as a link between the High Street and Bickerley, for example by the lowering of high walls.

**Policy R4: Shops and Parades within and outside defined centres**

**A. Proposals to maintain and enhance the established mix of local centre uses at Butlers Lane Poulner, as shown on the Ringwood Neighbourhood Plan Policy Map, will be encouraged.**

**B. Development proposals that enhance the community function of shops located outside defined centres will be supported.**

**C. Where it is proposed to change the use of a shop within or outside a centre that falls within the Local Community Use Class F2(a), the applicant will be expected to accompany their application with a robust assessment of its value to the local community.**

**D. Where evidence suggests that a shop does not fulfil a function or benefit for the local community, or where a community benefit exists to changing the use of a shop to fulfil another non-residential community use, marketing evidence will not be required.**

5.27 This policy acknowledges the locally important shopping parade in Poulner to encourage its ongoing role in serving the local community. There are also numerous individual shops throughout the Parish outside this defined Local Centre. NFDC saved Policy DM19 (Small Shops and Pubs) seeks to ensure that development proposals do not result in the loss of these shops, particularly where there is no alternative provision nearby.

5.28 These individual shops play an even more vital role in their local community by providing convenient access to day-to-day requirements as a core element of a sustainable '20-minute neighbourhood' (a 10-minute walk there, and a 10-minute walk home), and may be the sole accessible store for less mobile residents. Given their importance to the local community, these individual shops and parades will be supported as they play an important role at the heart of our neighbourhoods.



Ringwood High Street

5.29 If the shop fulfils a function or benefit to the local community, development proposals must provide credible and robust evidence which demonstrates the existing use is not commercially sustainable and at least 12 months of active, visible and comprehensive marketing for its current use before an alternative use will be considered.

5.30 The Use Class Order 2020 includes a new Class F2(a) which applies to shops under 280m<sup>2</sup> selling essential goods which are over 1km from another similar shop. The policy reflects the principles underlying NFDC Local Plan Policy ECON6 but brings it up to date to reflect these changes since the Local Plan was adopted. The period of marketing reflects the requirement in ECON6.





properties would have been sold to local people but this has now reduced to around 50% pointing to the potential for locals to be less well positioned to buy.

5.36 The provision of a stock of small housing units would also give the elderly an opportunity, if they wish, to vacate their larger dwellings, yet remain resident in the town and provide an opportunity for younger and/or key worker, one and two person households to find suitable accommodation in the area. This is key for the continuing development of vibrancy in our communities and overall sustainability of the town. Better utilisation of the existing housing stock is unlikely to occur unless smaller units are available either by the construction of new, small dwellings or by the conversion of existing properties.

#### **Policy R6: First Homes**

**Affordable housing will be supported in new development in areas outside of the New Forest National Park as required by Local Plan Policy HOU2. Within that provision, a minimum of 25% of new affordable homes shall be provided as First Homes.**

5.37 The NFDC Local Plan Policy HOU2 requires a proportion of affordable units on larger housing sites (50% on sites of more than 10 houses) so it could be considered that there is no need for an additional policy requiring affordable homes in this Neighbourhood Plan. However, the Local Plan was adopted prior to the Government's 'First Home' initiative where a minimum 25% of all new affordable units should be provided as First Homes. These units are likely to be secured through legal (Section 106) agreements to ensure that the discounts remain in perpetuity. NFDC has published an Advice Note on First Homes provision (July 2022).

5.38 'First Homes' are a specific kind of discounted market sale housing and meet the definition of 'affordable housing' for planning purposes. The local housing needs evidence prepared for the Neighbourhood Plan does not

consider 'First Homes' to be currently affordable for those households on average or lower incomes but a couple with joint incomes who fall within the 'First Homes' household income limit of £80,000 per annum may well be able to afford a First Homes discounted price dwelling.



5.39 For those who can, on sites in addition to those allocated as Strategic Sites in the NFDC Local Plan, for the first 2 months of marketing, priority for First Homes will be given to those who have a local connection to Ringwood. The local connection test will be based on the same local connection criteria applied by NFDC but applied within Ringwood parish. This reflects National Policy which allows for a local connection test to be applied within Neighbourhood Plans where there is evidence of need. Currently these are smaller properties available

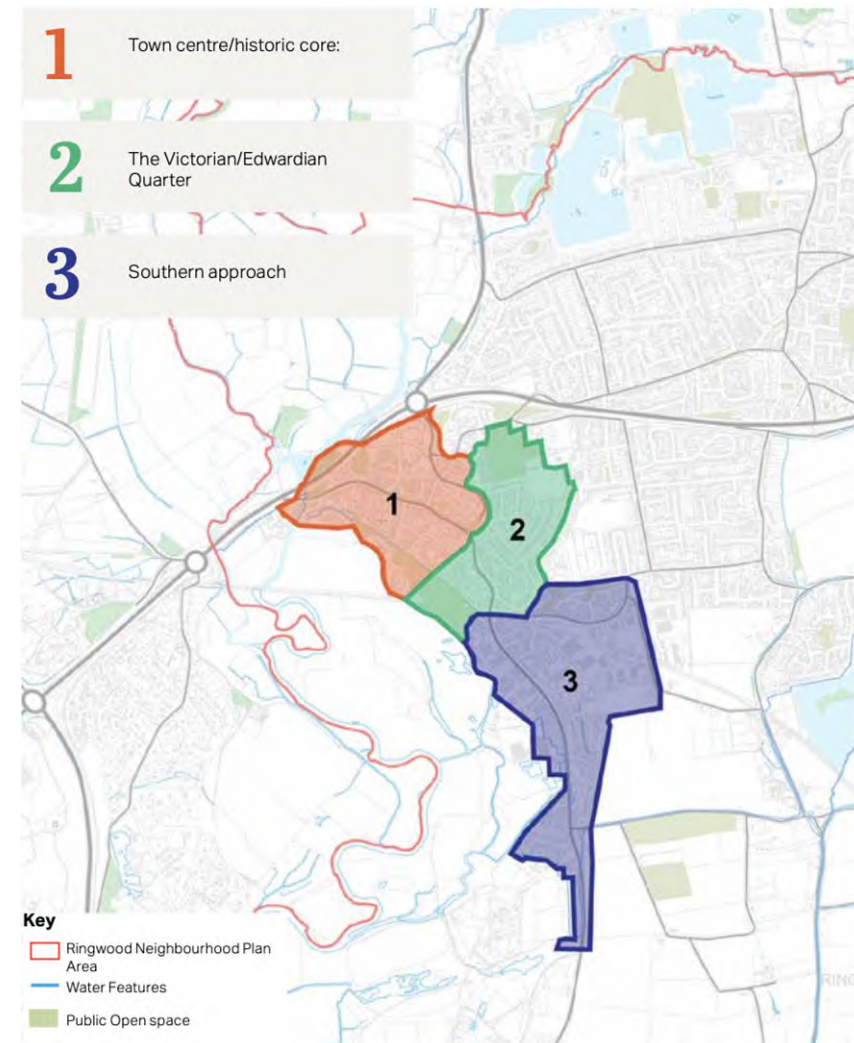
for sale in Ringwood below the First Homes price limit of £250,000 with the 30% discount applied, showing that the open market price for such dwellings is achievable for qualifying applicants.

### **Policy R7: The Ringwood Design Code**

As appropriate to their scale, nature and location, residential development proposals must demonstrate high quality design and legible layouts which, where relevant, have taken account of the positive aspects of local character defined in the Ringwood Design Code (Appendix B), and should also:

- (i) Minimise the impact of development on higher ground by careful siting and by comprehensive landscaping;
- (ii) Include on a Landscape Plan the opportunities to create wildlife corridors and deliver biodiversity net gain;
- (iii) Include amenity space having sufficient size, shape and access to sunlight for the provision of recreational benefits to the occupants;
- (iv) Offer highly permeable residential layouts for cyclists and pedestrians moving within and through the development;
- (v) Front boundary treatments should be in keeping with the historic and rural character of Ringwood (DC.03.02 and DC.05.2). Hard boundary treatments up to 1m high will be permitted, where taller boundaries are deemed appropriate (for example, for clear reasons of security or privacy) this should be achieved by planting unless otherwise justified by historic character. Hard boundaries should be permeable to wildlife; and
- (vi) Be respectful of the tranquil setting of the National Park and protective of its dark skies. Lighting should be fully justified and well-designed to shine only where it is needed.

5.40 This policy responds to the Government’s encouragement that neighbourhood plans should set out local design guidance by adding additional local design emphasis to NFDC Policy ENV3 and NFNPA Policy DP18 to provide a compendium of design guidance in the form design guidelines for the parish as a whole, and specific guidance for three character areas – The Town Centre and Historic Core, The Victorian and Edwardian Quarter and the Southern Approach.



Ringwood character area map (The above 3 character areas are based on character areas 1, 2 and 5 of the Ringwood Local Distinctiveness SPD 2013)

5.41 The Code has also brought together in one place a range of guidance published by NFDC and NFNPA since 2003 but only some of which has been

adopted as supplementary planning guidance for development management purposes. The Code is an integral part of the policy but is extensive in distinguishing different areas of the town and is therefore published separately to the Neighbourhood Plan as its Appendix B. To be clear therefore, as the Code has been prepared and consulted on as part of the Plan, its content carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight.

5.42 Applicants will therefore be expected to have acknowledged, understood and responded positively to the Code as relevant to the location, scale and nature of their proposals. Where a proposal does not seek to follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made, for example, because a scheme meets the Net Zero Carbon provisions of Policy R11 requiring a design solution that cannot fully comply with the Code.

5.43 In respect of clause (v) of the Policy, this addresses a specific issue in Ringwood which since the Ringwood Local Distinctiveness SPD was published has become more prominent, as it has in many other towns. It is widely recognised that natural more permeable boundaries provide benefits including social cohesion; passive surveillance; more harmonised appearance; biodiversity; flood protection; cooler streets and better air quality.

5.44 The Code should be used by developers in conjunction with The Ringwood Local Distinctiveness SPD, which is attached as Appendix C.

**Policy R8: Building for a Healthy Life**

**All major development with a residential component should apply the Building for a Healthy Life (BHL) design assessment tool (or equivalent methodology) to inform the design proposals, based on a traffic light system of scoring. As a guide, development should seek to achieve a score of no ‘reds’, design out all ‘ambers’ and achieve a majority of ‘greens’.**

**A Building for a Healthy Life Assessment should be included within the Design and Access Statement and submitted with the application.**

5.44 The distinctive local character of the Parish and the importance of high-quality design were raised as important issues by the local community both during discussions about the Neighbourhood Plan as well as in response to proposed major developments in the area.

5.45 High Quality Design is fundamental to the creation of high-quality places. The national Model Design Code H2 (para 187) reinforces this:

*“The built environment has a significant impact on people’s health and wellbeing. This relates across the design code with regard to walkable neighbourhoods, access to greenery and recreation, attractive buildings and public spaces, space standards, and strong communities.”*

5.46 The NPPF (paragraph 40) encourages ‘any applicants who are not already required to do so by law to engage with the local community...before submitting their applications’. This policy also has regard to paragraph 133 of the NPPF and refines and updates NFDC policy ENV3 to align with paragraph 133 and the way in which the process of engaging the local community and assessing the design of major development proposals is carried out. Importantly, it uses accepted means within the District Council’s established ‘[major applications checklist](#)’ to achieve its aims, rather than create an additional process.

5.47 The use of the BHL design assessment toolkit is of most benefit if used as early as possible in the evolution of significant projects that are likely to be of public interest such as large-scale housing and mixed-use developments. The intent of this policy is that there will be a design assessment and review panel for all major planning applications.

5.48 To inform this policy, the Neighbourhood Plan team has undertaken two BHL assessments of local schemes, one ‘as built’ and one ‘off plan’. In both cases the schemes have been found wanting in design terms containing too many ‘red’ and ‘amber’ assessments on a number of fundamental design matters including:

- poor legibility
- too highways oriented with not enough focus on good street design for residents, cyclists and pedestrians
- poor connection with otherwise reasonably well considered green open spaces.

5.49 The Design and Access Statement should describe in its ‘Community Involvement Statement’ how the knowledge of the local community has been sought, positively considered and responded to in formulating the design of proposals. Where a proposal has not accommodated that knowledge, then the Statement should explain the reasons for not doing so.

**Policy R9: Conserving Local Heritage Assets**

**The Neighbourhood Plan identifies Local Heritage Assets, as listed in Appendix D, by way of their local architectural and historic value.**

**Development proposals that may affect the significance of a Local Heritage Asset must take that significance into account in demonstrating that the scale of any proposed harm to, or loss of, the heritage asset is justified. The loss of the whole or part of a Local Heritage Asset will only be permitted if it can be demonstrated that all reasonable steps will be taken to ensure that the new development will proceed within a year of the loss.**

5.50 The policy identifies a number of ('non-designated') heritage assets in the parish that, whilst not statutorily listed, have some local heritage value for the purposes of applying NFDC saved Policy DM1 and NFNP Policy SP16 on the historic environment and §203 and §204 of the NPPF. The owners of the heritage assets properties will be notified of the proposed inclusion on this list and their responses will be considered in the Consultation Statement.

5.51 The assets have been identified from a number of sources and have been evaluated against the criteria advocated by Historic England in its 2021 guidance note. A description of the value of each asset is provided in the Appendix D list along with the source. The NFNPA is preparing its own Local Heritage List, which shares the same aims of this policy. Given both have used the same evaluation criteria, it is expected that the assets identified by the NP team that are located within the National Park will be added to the NFNPA list in due course.



**Policy R10: Creating a Green Infrastructure and Nature Recovery Network**

**A. The Neighbourhood Plan designates a Green Infrastructure and Nature Recovery Network, as shown on the Nature Recovery Policy Map, for the purpose of promoting ecological connectivity, outdoor recreation and sustainable movement through the parish and into the National Park; helping to mitigate climate change. The Network comprises the town’s variety of green spaces, ancient woodland, trees and hedgerows, water bodies, assets of biodiversity value, children’s play areas and recreational playing fields.**

**B. Development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining and improving the Network in the design of their layouts, landscaping schemes and public open space and play provisions. Elsewhere, all proposals should protect and maintain trees and hedgerows; provide for the planting of new trees for flood management and carbon sequestration purposes; and include hedgerows and bulb and wildflower planting where it is compatible with the street scene. The wildlife corridors should also be maintained as dark corridors as far as possible to increase their value for nocturnal species.**

**C. The Policies Map shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas; as hedgerows or lines of trees; or as streams and rivers. For the purpose of calculating Biodiversity Net Gain requirements development proposals located within or adjoining that part of the Network should anticipate achieving at least a medium distinctiveness multiplier score.**

**D. The Neighbourhood Plan designates Poulner Lakes as shown on the Policies Map, as a Biodiversity Net Gain offsetting site. Proposals for development that will adversely affect the function of the land for that purpose will be resisted.**

5.52 Although the built-up area of the town area occupies a significant proportion of the designated neighbourhood area there are still important areas of historic and biodiverse countryside that surround it to the east and south. The town also has many green spaces and other assets throughout that built up area. Together its urban and countryside assets form a coherent green infrastructure network full of biodiversity, recreational and visual value. In turn, that network forms part of a much larger network extending into the National Park and Dorset. This policy therefore serves a number of closely related purposes aimed at protecting and improving the wealth of green infrastructure assets within the town and its surrounding countryside.

5.53 Firstly, Clause A of the policy defines the nature of that network at Ringwood and shows its scale on the Policies Map. It illustrates how extensive and well connected they are to function as effective habitat corridors, particularly between the River Avon corridor and the National Park. Within and on the edge of the town, green spaces such as the Bickerley Village Green, Carvers Recreation Ground, Jubilee Gardens, Dr Little’s Park, The Mount, Forestside Gardens, Poulner Lakes and the lines of street trees and of lengths of mature trees across many gardens are the most significant and extensive assets. However, there are many more extensive areas of green space at Moortown Lane and Hightown, smaller pockets of green space, and field boundary hedgerows in the countryside, that add to the overall biodiversity functionality and integrity of the network. It proposes the establishment of a network which includes two wildlife corridors to the south of the town, one south of Moortown Lane and the other through the Bisterne Estate, based on existing protected areas and connecting features, such as hedgerows.

5.54 Clause B then requires the network to be protected from harmful development and, where possible and relevant, development proposals in its vicinity to reflect its functionality in that location in the design of the scheme, notably the layout and landscape proposals.

5.55 Clause C responds to the biodiversity net gain (BNG) provisions of the Environment Act 2021, which will become a statutory part of plan making and development management in November 2023. The BNG Metric (currently in its 3.1 version) will provide the means for applicants to calculate the baseline biodiversity value of the application site in determining the net gain requirement of their proposals. The Policies Map makes a distinction between those parts of the Network that have, or are likely to have, existing biodiversity value, based on published mapped data and observation, and those that do not. Green infrastructure is multi-functional but some features – for example amenity and formal recreational land – are unlikely to have biodiversity value, or maybe less suited to improving that value by the nature of their use. NFDC already applies 10% BNG to major applications pursuant to Local Plan policy STR1 ‘Achieving sustainable development’, part (iii), with further details in the NFDC interim advice note [‘Ecology and Biodiversity Net Gain’](#)

5.56 Clause C also relates to those parts of the Network of biodiversity value. Given it includes all defined Priority Habitats and semi-natural habitats, native hedgerows and trees and natural water bodies, the clause anticipates that the distinctiveness multiplier score (from very low to very high) will be at least medium.

5.57 Creating a vital green link between the Avon Valley and New Forest National Park is a fundamental objective of this policy. But, the Town Council has been keen to respond to the BNG provisions to plan positively for delivering biodiversity net gain (BNG) in the local area. The Parish Nature Recovery Strategy and Guidance report (published in the evidence base) tested the potential of those sites as it also anticipated they may have significant potential for future BNG offsetting projects.

5.58 The Parish Nature Recovery Strategy and Guidance report has been developed in conjunction with local wildlife experts and landowners and has landowner support.

**Policy R11: Zero Carbon Buildings**

**A. All developments should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.**

**B. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character of the area.**

**C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.**

**D. All planning applications for major development<sup>2</sup> are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.**

<sup>2</sup> Major Development is defined in Annex 2 of the NPPF

**E. An Energy Statement will be submitted to demonstrate compliance with the policy (except for householder applications). Applicants are directed to the Cotswold Net Zero Toolkit<sup>3</sup> for guidance on matters to be addressed at pre-planning and initial design stage. The statement will demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.**

5.59 Ringwood people surveyed during the development of the Neighbourhood Plan were concerned about climate change and reducing our carbon footprint. There is strong support for new housing to be built to high environmental standards, especially since retrofitting existing properties is so difficult and expensive.

5.60 Analysis of EPC lodgements in 2021 for Ringwood and the New Forest showed that average energy use per lodgement in 2021 in Ringwood Parish was ~7% higher than New Forest Local Authority Area. The ‘energy use excess’ (2021 lodgement data) in Ringwood Parish compared to the average across the New Forest is ~17.1 kWh/m<sup>2</sup> pa. AECOM Housing Needs Assessment (Jan 2022) indicated that there are 6405 dwellings in Ringwood Parish. Using lodgement data as a proxy for all housing in Ringwood Parish and the figure of 6405 dwellings, then the ‘energy use excess’ of the parish is around 91000 kWh/m<sup>2</sup> pa. ‘Energy use excess’ in this context is the amount of energy currently used above the average for the New Forest. This indicates that there is a need for new housing stock to be constructed to much improved energy standards and in all likelihood, residents in

<sup>3</sup> Applicants are directed to page 16 of the [Cotswold Net Zero toolkit](#) for guidance on matters to be addressed at pre-planning and initial design stage. The toolkit is made available by the Local Govt. Association under a ‘Creative Common Licence’

existing properties are paying far more for their energy costs than otherwise should be the case.

5.61 Further information in support of the policy is set out in Appendix E. The policy is intended to provide information for applicants which reflects current best practice guidance. The policy complements NFDC Policy IMPL2 (non-residential), saved policy DM4 and NFNPA Policy SP1 and SP11 (including footnote 25) which share the same overall aim but predate the climate change policy development at national level over recent years, but where supplementary guidance by each planning authority has not yet been taken forward.

5.62 The policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new and extended buildings in the town by encouraging and incentivising the use of the Passivhaus or equivalent method of building design. Along with the initial design stage assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning Package or CIBSE TM54 Operational Energy 'energy forecast' prepared by a suitably qualified consultant. Achieving highly energy efficient buildings through a process of design for performance will make a significant contribution to mitigating climate change in the parish.

5.63 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. Applicants are directed to the Net-Zero Toolkit created by Cotswold District Council and two partner councils, WODC and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to use and adopt.

5.64 Its Clause B incentivises all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings. It is acknowledged however that it may not be feasible to do so on some sites or schemes for practical reasons e.g. orientation, topography, shading or cost reasons which should be explained in the Energy Statement.

5.65 In respect of scheme viability, any extra-over cost of delivering 'zero carbon ready' buildings (now less than 5%) will diminish to zero well within the period of this Plan, as per both Government Regulatory Impact Assessments and research by the Passivhaus Trust. The principal focus of this policy is to ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property value to income ratios. Scheme viability will not therefore be acceptable as a reason for not applying an appropriate design for performance methodology. The compliance outputs of SBEM or other Building Regulations compliance tools are not suitable for energy forecasting estimates.

5.66 The policy acknowledges that there may sometimes be a trade-off between its objectives and local design policy. Although meeting these objectives ought not to compromise a scheme fitting in with the character of a local area, on occasions this may be the case. It therefore allows for some degree of flexibility in meeting the Ringwood Design Code and Design Guidance issued by both Planning Authorities, especially in terms of prevalent building orientation and density.

5.67 Proposals seeking to apply the PHPP must also be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' to be completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.

5.68 Critical to the incentive in Clause B is the operation of Clause C. Where a developer cannot or chooses not to use the Passivhaus or equivalent design for performance methodology. It requires that buildings in the consented scheme are subject to a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. This provision is implemented by a planning condition being attached to the planning permission, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way, hence they are exempted from this policy requirement and will not require a POE report. In the absence of supplementary guidance from either NFDC or the NFNPA on POE, guidance has been included in Appendix E.

5.69 In the absence of guidance covering whole life carbon assessment, Clause D requires major development proposals (i.e. those the NPPF defines as such, currently being 10 or more homes) to be accompanied by a Whole Life Carbon Emissions Assessment, the RICS methodology is preferred<sup>4</sup>. The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly; contributing to resource efficiency (Clause A) and contributing to the 'circular economy'<sup>5</sup>. This requirement will be added to the Local Validation Checklists for outline and full planning applications applying to proposals in the Ringwood Neighbourhood Plan area until such a time that there is a district-wide requirement.

5.70 Clause E requires an Energy Statement to be submitted to cover the following:

- an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions

<sup>4</sup> <https://www.rics.org/uk/upholding-professional-standards/sector-standards/building-surveying/whole-life-carbon-assessment-for-the-built-environment/>

associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal

- a calculation of the energy use intensity and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.71 Every new build or redevelopment project in Ringwood provides an opportunity to make a difference and a contribution towards meeting our national climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings.

<sup>5</sup> [https://www.london.gov.uk/sites/default/files/design\\_for\\_a\\_circular\\_economy\\_web.pdf](https://www.london.gov.uk/sites/default/files/design_for_a_circular_economy_web.pdf)



# Net Zero Operational Carbon

## Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GHA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

### Low energy use

- 1** Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:
  - **35 kWh/m<sup>2</sup>/yr** (GIA) for residential<sup>1</sup>

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal or less than:

  - **65 kWh/m<sup>2</sup>/yr** (GIA) for schools<sup>1</sup>
  - **70 kWh/m<sup>2</sup>/yr** (NLA) or **55 kWh/m<sup>2</sup>/yr** (GIA) for commercial offices<sup>1,2</sup>
- 2** Building fabric is very important therefore space heating demand should be less than **15 kWh/m<sup>2</sup>/yr** for all building types.

### Measurement and verification

- 3** Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

### Reducing construction impacts

- 4** Embodied carbon should be assessed, reduced and verified post-construction.<sup>3</sup>



### Low carbon energy supply

- 5** Heating and hot water should not be generated using fossil fuels.
- 6** The average annual carbon content of the heat supplied (gCO<sub>2</sub>/kWh) should be reported.
- 7** On-site renewable electricity should be maximised.
- 8** Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

### Zero carbon balance

- 9** A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10** Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.

#### Notes:

**Note 1 - Energy use intensity (EUI) targets:**  
The above targets include all energy used in the building (regulated and unregulated) as measured at the meter and local site (on-site generation). They have been derived from electricity usage (see modelling for best practice) or reviewed the best existing buildings in the UK, and a preliminary assessment of the renewable energy supply (see UK Buildings). They are likely to be revised as more knowledge is available in these three fields. As heating and hot water is not generated by fossil fuels, the emissions are allocated to the renewable energy supply (see UK Buildings).  
Comparing unit energy zero-carbon fuels with fossil fuels: as the same as kWh (\_\_\_\_\_) (Check other zero-carbon fuels using their own specific metrics for comparison).

**Note 2 - Commercial offices:**  
With a typical net to gross ratio of 10 kWh/m<sup>2</sup> NLA/yr (see comparison to 55 kWh/m<sup>2</sup> GIA/yr), building owners and developers are recommended to target a low-rise building (regional) & town using the BBP Design for Performance (accessed via HARBIS).

**Note 3 - Whole life carbon:**  
It is recognised that operational emissions represent only one aspect of the total carbon in new buildings. Because whole life carbon is complex and will be covered in separate guidance.

**Note 4 - Adaptation to climate change:**  
Net zero carbon buildings should also be designed to climate change. It is essential that the risk of overheating is minimised and that cooling is minimised.

Developed in collaboration with:



Developed with the support of:



### **Policy R12: Encouraging Active and Healthy Travel**

**A. The Neighbourhood Plan identifies the existing Sustainable Travel Network and opportunities for improvements, as shown on the Active Travel Policy Map, for the purpose of prioritising active and healthy travel.**

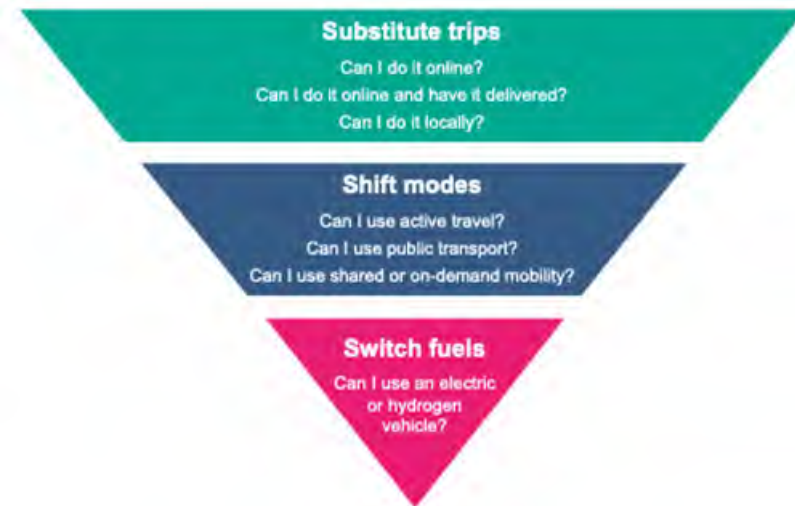
**B. Development proposals on land that lies within or adjacent to the Network will be required, where practical, to provide opportunities for a more joined-up Network of walking and cycling routes to the town centre, local schools and community facilities and accessible green space by virtue of their layout, means of access and landscape treatment.**

**C. Proposals for major development (10 dwellings or above) should adopt the Sustainable Accessibility and Mobility Framework, as illustrated, and demonstrate how they have, in the following priority order:**

- (i) sought to minimise the need to travel beyond the parish;**
- (ii) for longer trips, sought to encourage and enable the use of active, public and shared forms of transport; and,**
- (iii) for trips that must be made by car, sought to encourage and enable the use of zero emission vehicles.**

5.72 This policy embraces the principles of the Sustainable Accessibility and Mobility (SAM) Framework advocated in the Net Zero Transport report published by the Royal Town Planning Institute in 2021 ([Link](#)). The Framework adopts a place-based approach to net zero transport by focusing on solutions that create better places and healthier, happier, more resilient communities. It fits well with Hampshire County Council's draft Local Transport Plan 4 (LTP4) and the emerging New Forest Local Cycling and Walking Infrastructure Plans (LCWIP) which will encourage more local journeys to be undertaken on foot and by bike.

5.73 The SAM Framework objectives are critical to good planning, linking the imperative to reduce transport emissions with wider objectives related to decarbonisation, housing growth and nature recovery. This hierarchical approach (shown below) calls for measures that first focus on the role of place in reducing trips, before considering how to increase the proportion of the remaining trips that are taken by active, public and shared forms of transport.



5.74 The layout design of new development must also apply Manual for Streets best practice principles to create a permeable network of streets and spaces that support connections to local services and facilities in the Parish based on the principle of a '20 Minute Neighbourhood' while also enabling residents to access green space to meet the requirements of Natural England's Accessible Greenspace Standard (ANGSt). The overall aim being to support the physical and mental well-being of our community. For the avoidance of doubt, the network will not support or encourage access to internationally significant nature conservation sites.

5.75 The policy also maps a network of walking and cycling routes through the town to its boundaries where many routes continue to connect the town with the countryside and its neighbouring settlements. The aim of both is to raise awareness of the routes to encourage safe and convenient use, and to identify future opportunities to improve their connectivity, in line with NFDC Policy CCC2: Safe and Sustainable Travel and NFNPA Policies SP 54 'Transport Infrastructure' and SP55 'Access'.

5.76 An initial review of walking and cycling routes to schools was conducted as part of the Town Council's LCWIP work and is included in the evidence base.

## 6. IMPLEMENTATION

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by the local planning authorities.

### Development Management

6.2 The planning authority will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions. The Town Council is a statutory consultee on planning applications made in Ringwood and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

### Local Infrastructure Improvements

6.3 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Town Council propose that the priorities for investment of its share of future Community Infrastructure Levy received from the local planning authority are applied to improvements to the public realm and to community infrastructure such as Castleman Trailway, Carvers Recreation Ground (including replacement facilities for grounds staff and equipment) and the eight Opportunity Areas highlighted in the Ringwood Strategic Master Plan in Appendix A

### Other Non-Planning Matters

6.4 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the town that lie outside the scope of the land use planning system to control. The

Town Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community, the New Forest District Council and National Park Authority, Hampshire County Council and other relevant parties.

These include:

- Market Place/High Street Shared Space proposals
- Other Public Realm improvement projects
- Nature Recovery and Biodiversity Net Gain improvements
- Improvements to green the urban environment and street scene through tree planting and wildflower and bulb planting on public and private land including roadside verges
- Active travel improvements for non-car users, including walking and cycling routes, pedestrian and cycle friendly zones and Safe Routes to Schools, including Poulner Schools and other LCWIP type projects
- Community Led Housing

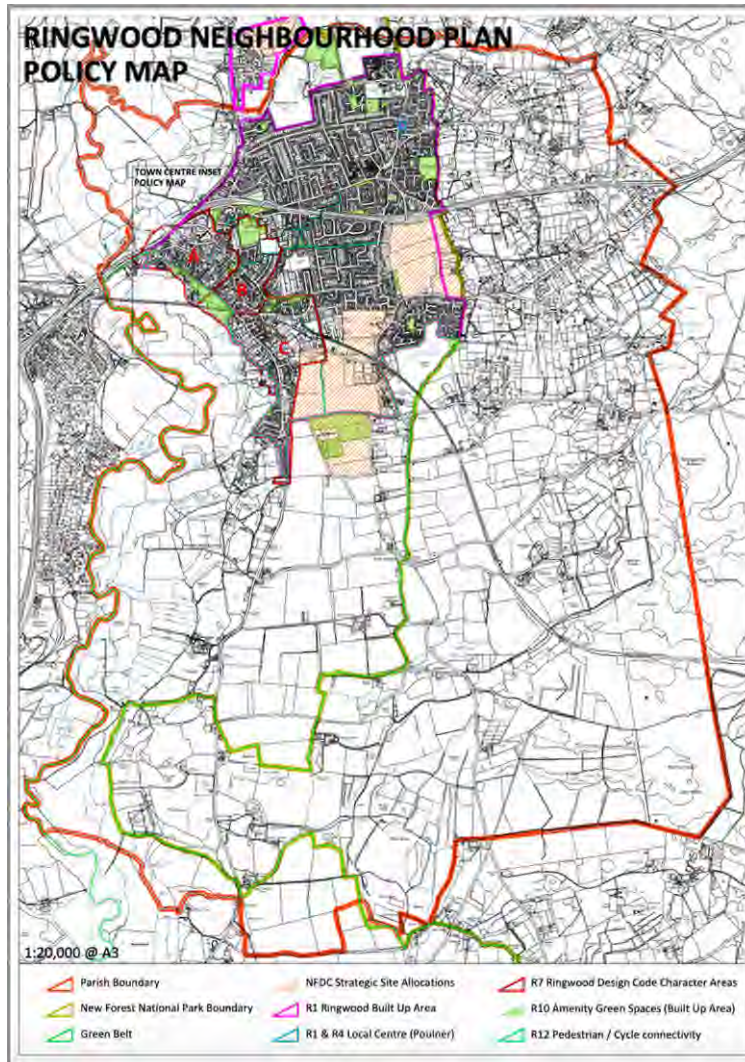
### Monitoring and Reviewing the Plan

6.5 The Town Council will endeavour to monitor the effectiveness of the Neighbourhood Plan in informing decisions on planning applications and in informing the emerging Local Plans. It will consider a first review of the plan once that Local Plan has been adopted, responding to any policy prompts as necessary. Otherwise, in line with best practice, it will look to review the plan on a five yearly cycle so that its contents remain valid and up-to-date.

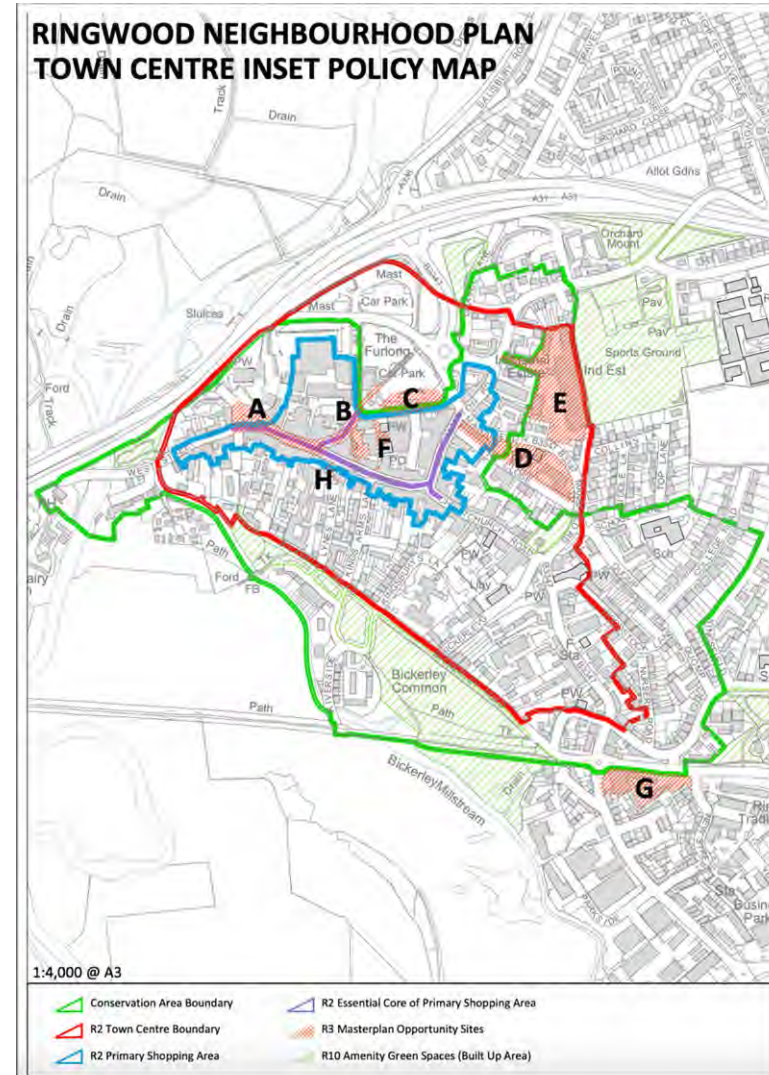


## POLICIES MAP and INSETS

RINGWOOD NEIGHBOURHOOD PLAN POLICY MAP

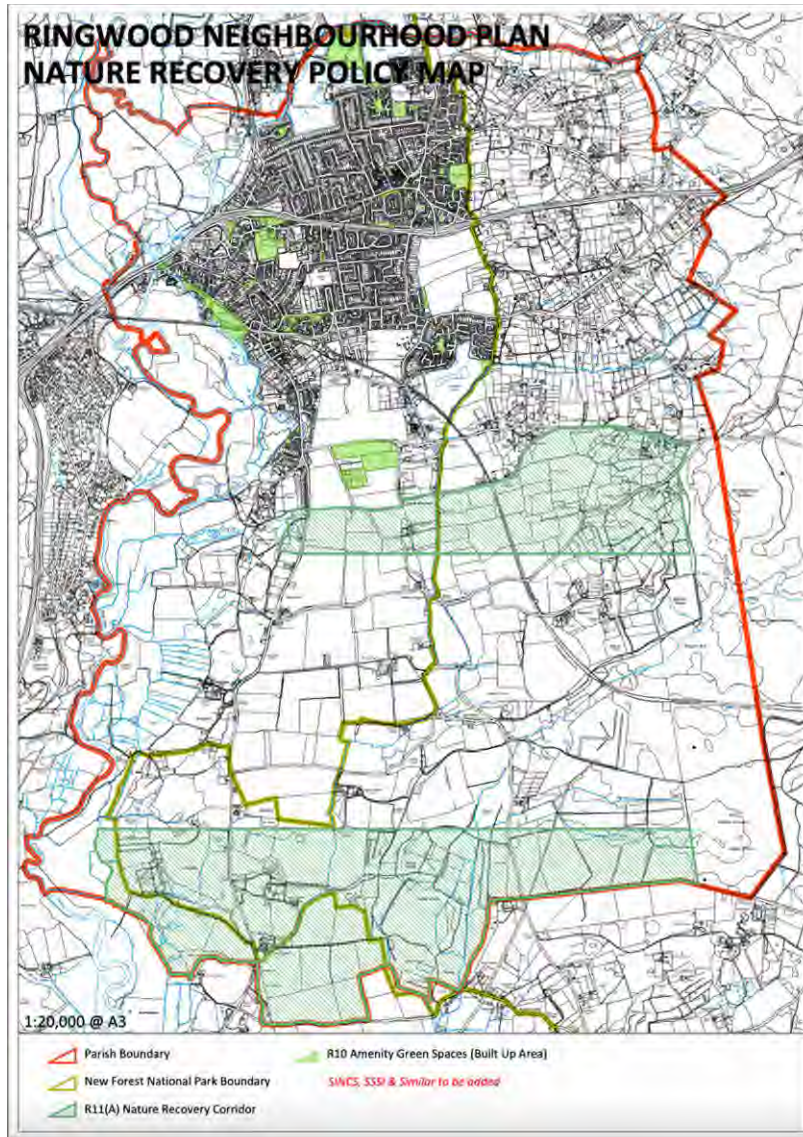


TOWN CENTRE INSET POLICY MAP

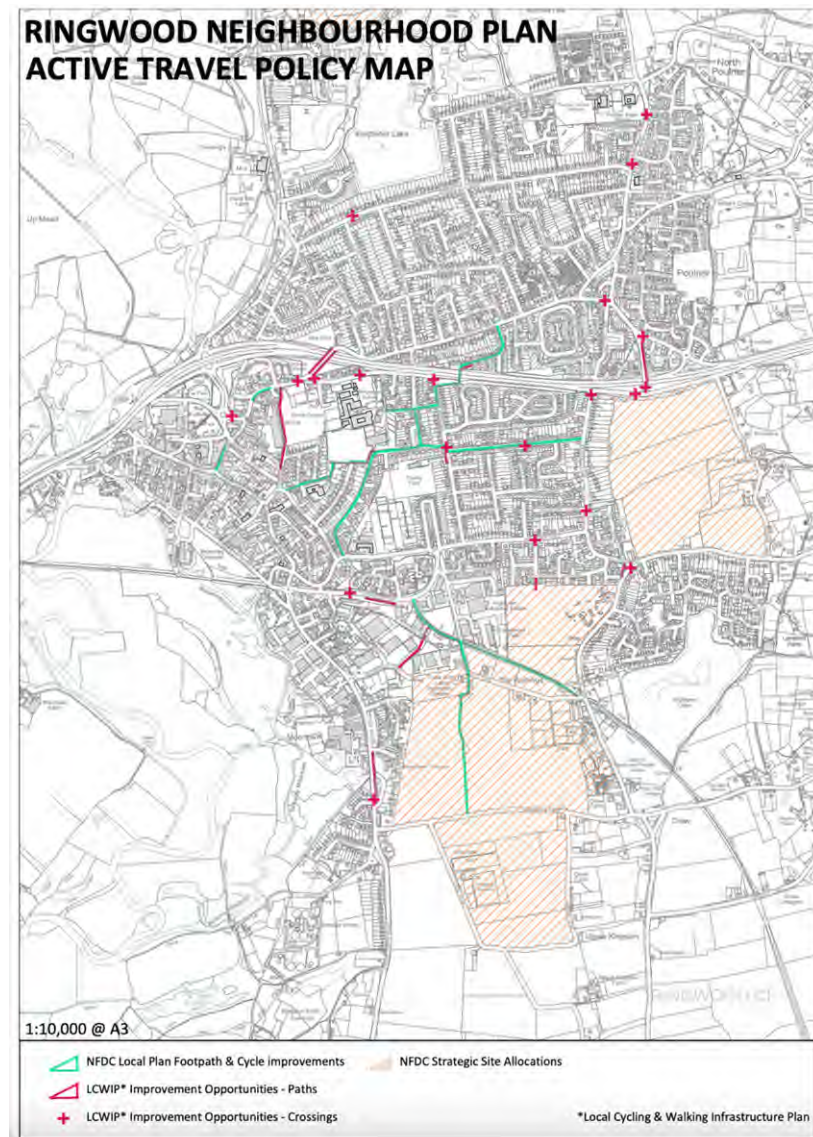




NATURE RECOVERY POLICY MAP



ACTIVE TRAVEL POLICY MAP



**APPENDIX A: RINGWOOD STRATEGIC MASTERPLAN (POLICY R3) (Published separately due to document size)**

**APPENDIX B: RINGWOOD DESIGN GUIDANCE AND CODES (POLICY R7) (Published separately due to document size)**

**APPENDIX C: RINGWOOD LOCAL DISTINCTIVENESS SPD (POLICY R7) (Published separately due to document size)**

**APPENDIX D: LOCAL HERITAGE ASSETS LIST (POLICY R9) (Published separately due to document size)**

## APPENDIX E – ZERO CARBON BUILDINGS BACKGROUND NOTE AND POST OCCUPANCY EVALUATION GUIDANCE (POLICY R11)

### POLICY BACKGROUND

E.01 In respect of the direction of national policy, the UK Parliament declared an environment and climate emergency in May 2019. Both NFDC and the NFNPA have made similar declarations. The Climate Change Act 2008 is the basis for the UK’s approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to ‘net zero’ by 2050.

E.02 The Energy White Paper published in December 2020 set out the government’s Vision and 10-point transition plan for how the UK will reach the UK target of ‘net zero’ carbon emissions by 2050. The White Paper confirms the government’s intention to ensure significant strides are made to improve building energy performance to meet this target. This means that by 2030 all new buildings must operate at ‘net zero’, the means by which this can be achieved is described in the diagram overleaf. This approach unequivocally focuses on the energy hierarchy and the role of post occupancy monitoring and verification to ensure buildings perform in the way they are designed.

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<sup>6</sup> Bath and North East Somerset Local Plan Partial Update Inspectors Report 13 Dec 2022 paragraphs 83 – 86. “84. The WMS 2015 has clearly been overtaken by events and does not reflect Part L of the Building Regulations, the Future Homes Standard,

E.03 The consultation on the ‘Future Buildings Standard’ announced in January 2021 aims to ‘radically improve’ the energy performance of new buildings, in respect of homes ensuring they are ‘zero carbon ready’ by 2025. This means having high levels of energy efficiency and fabric performance that produce 75 to 80 per cent lower carbon emissions than houses built to current standards, avoiding the need for any further retrofitting to the building fabric while at the same time reducing the occupant’s exposure to future high energy costs.

E.04 Fundamentally, this policy is intended to promote good design practice within the framework of National Planning Policy, it does not set energy standards. The Government has, however, confirmed in its response to the Future Homes Standard consultation that they do not intend to amend the Planning and Energy Act 2008 and as a result the Written Ministerial Statement of 2015 and the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan level is permissible. This position has been found sound in a recent Local Plan examination<sup>6</sup> and the policy considered to meet the Basic Conditions at a recent Neighbourhood Plan examination<sup>7</sup>.

### POST-OCCUPANCY EVALUATION GUIDANCE NOTE

**E.05 “Getting the Design Right from the Start”** by making informed design decisions at the earliest stage is fundamental to applying the energy hierarchy and delivering both energy efficiency and cost efficiency in practice, and in turn minimise the risk of the ‘performance gap’.

*or the legally binding commitment to bring all greenhouse gas emissions to net zero by 2050.”*

<sup>7</sup> Ivers NP Decision Statement [Link](#) (South Bucks)



E.06 The Cotswold Net Zero Toolkit and the core design principles it contains, cuts through the confusion of existing guidance. It is intended to guide the way forward for planning Zero Carbon Buildings in Ringwood and should be followed for all development to ensure new build or retrofit projects are ‘green to the core’. This guidance note sets out how Post-Occupancy Evaluation (POE) should be undertaken and is based on latest guidance and best practice.

E.07 Post-Occupancy Evaluation (POE) is the method of obtaining feedback on a building’s energy performance ‘in use’, to ensure it measures up to the commitments made by the team that designed and built it. It offers significant potential to address the ‘performance gap’ and occupant satisfaction.

E.08 Where a monitoring regime to ensure the ‘as designed’ building performance targets are achieved in practice for all new and refurbished buildings is required, it is important that data is collected robustly, following good practice POE principles. It is therefore recommended that for residential development the POE methodology in section 11.4 of the Home Quality Mark ONE: Technical Manual: England, Scotland and Wales SD239 (2018)58, or as updated, is used as a guide for meeting this requirement. For non-residential buildings the BSRIA Soft Landings and Design for Performance framework (BG 76/2019), or as updated, may be used.

E.09 Applicants are required to set out in their Energy Statement how their monitoring regime, based on the HQM, BISRIA or similar methodology, will work in practice and be independently verified by a third party. The Energy Statement to be submitted with the planning application.

E.10 As each new or refurbished building comes into use, the developer must ensure performance monitoring and data collection for all relevant parameters for one whole year is carried out once the building is substantially occupied, in line with good POE practice for residential or non-

residential uses. This verification process should entail, after appropriate commissioning has taken place, comparison of the ‘as designed’ parameters (energy, carbon, air quality and overheating risk) to monitoring data under the same categories, to assess and compare actual performance.

E.11 In order to account for seasonality, a minimum of 12 months monitoring data is required. On the other hand, to account for actual weather, the modelling results can be adjusted with degree days for the relevant year.

E.12 A ‘performance gap metric’, which will compare designed and actual performance (e.g. a percentage difference) for each of the 4 required parameters (energy, carbon, air quality and overheating risk) should be issued at POE stage. This needs to be issued for both the ‘central’ scenario and the ‘lowest acceptable performance /reasonable worst-case scenario’ as a minimum, with multiple scenarios considered if at all possible.

E.13 The process and reporting methodology used for the POE will need to be repeatable, so that performance can be monitored for at least 2 annual space heating cycles.

E.14 A report will then be required to be submitted to both building owners/occupiers and to New Forest District Council or New Forest National Park Authority as appropriate, which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality and overheating performance, as well as recommendations for reasonable corrective action that will be taken to reduce or eliminate the performance gap.

E.15 The submission of the monitoring report to owners/occupiers and the Council(s) must be secured by planning condition, to be determined at the time of application based on case-specific factors. The applicant must demonstrate that the reasonable corrective actions committed to in the

monitoring report, and subsequently agreed by either Planning Authority, have been implemented through another annual heat cycle before the condition will be discharged.

Appendices A – D  
are available on  
request or please  
refer to the minutes  
of the Planning,  
Town & Environment  
Committee on  
11<sup>th</sup> January 2023.

**TOWN COUNCIL – 25<sup>th</sup> JANUARY 2023**  
**BUDGET 2022/2023**

**1. INTRODUCTION**

- 1.1** Policy & Finance Committee members considered a draft budget for 2023/24 at their meetings in November, December and January. These meetings of the Policy & Finance Committee recommended several changes which have been incorporated into this draft budget. This report sets out the revised proposals for the 2023/24 budget and consequent Precept and Council Tax for approval by Full Council.
- 1.2** This report also includes an update to the revised budget for 2022/23.
- 1.3** Attached for the Committee's consideration are the following documents:-
- Appendix A – Draft summary Council budget, including actual spend 2019/20, to 2021/22, original and revised budgets 2022/23 and revised draft proposals for 2023/24.
  - Appendix B – Provisions at 1<sup>st</sup> April 2022, and estimated balances at 31<sup>st</sup> March 2023 and 2024, based on the revised budget 2022/23 and the updated proposals for 2023/24.
  - Appendix C – Summary of budget preparation assumptions, movements and balances.

**2. REVISED BUDGET 2022/23**

- 2.1** In December, it was reported that there is likely to be a budget deficit of £94,520 by year end mainly as a result of higher than anticipated inflation, particularly with respect to the pay award and energy costs together with some additional costs added during the year such as the pay review.
- 2.2** There have been some further developments in the current year. Now that the events activity has finished for the year, an analysis of income and expenditure has revealed slightly better outturn and a reduced requirement for a contribution from the general fund.
- 2.3** A proposal by RLOS, approved by P&F to replace some equipment with battery powered alternatives is unlikely to be fully actioned this year, mainly because of supply issues. The replacement will therefore be phased over two or more years but this will have no impact on the revenue budget because the purchases will be funded from the equipment reserve.
- 2.4** The budget deficit in 2022/23 is now predicted to be £93,591, a small reduction from the figure predicted in December. Earmarked reserves are predicted to increase by £66,276 mainly because of the football development project for which contributions of £435,330 have been received, and of which £268,000 has been applied so far this year. The net drawdown from earmarked reserves, excluding the football project, is planned to be £42,554.
- 2.5** Reserves at the start of the year, excluding key and rent deposits, amounted to £602,928. (£304,241 General reserve plus £298,687 earmarked reserves). The transfer from the General Fund of £93,951, together with the net increase in earmarked reserves of around £66,276, will reduce the total value of reserves to £575,613. Note that the actual outturn will depend on the performance of those projects which are being funded from reserves.



2.6 Planned and predicted movements on reserves are detailed in Appendix B.

### 3. DRAFT BUDGET 2023/24

3.1 As in previous years the draft budget has been prepared on an incremental basis. The original budget for 2022/23 has been adjusted for known and unavoidable changes, one off items approved for the current year have been removed and a modest range of estimates for inflation have been applied together with a Council Tax increase of 10%. This increase, taken with the increase in the Council Tax Base, will generate a Town Council Precept of £610,429.

3.2 The only adjustment to the expenditure budget that was agreed at the December meeting was to increase the events expenditure budget by £1,000 to provide additional funding for the King's Coronation event. It was also agreed, in light of increased interest rates, to increase the target income on funds invested by £9,500.

3.3 These adjustments resulted in a budget surplus of £4,240 but the budget relied on the application of the balance of Covid relief grant of £4,335 being applied. It is proposed, therefore, to transfer the balance of Covid relief grant to the general reserve which means that the proposed budget requires a transfer of £95 from reserves to balance.

3.4 The wider budget assumptions are included in Appendix C.

3.5 The proposed base expenditure budget, after allowing for adjustments and unavoidable inflation, is £868,214. Income is predicted to be £288,310 resulting in a base net budget of £579,904. Net transfers to reserves increase the budget requirement to £610,524 before any new bids are considered.

3.6 Two capital projects are included in the budget for 2023/24:

1. Football development Project	£750,000
2. Columbarium	£31,000
Total cost of capital projects:	£781,000

Earmarked reserves, including CIL, will fund £139,830 of this whilst a further £500,000 will be funded from borrowing and £141,170 from grants so there will be no call on the revenue account. There may, in addition be some slippage on the various projects included in the current year, but these are all funded from reserves and will have no impact on the revenue account.

3.7 The base budget will therefore be £610,524. The anticipated precept, noted above is £610,429, a shortfall of £95 which will be drawn from the unapplied Covid Relief Grant before the remaining balance is transferred to the General Reserve.

3.8 Reserves movements are summarised in appendix B. The opening balance on earmarked reserves is expected to be £364,963 at April 2023 whilst budgeted transfers to reserves will increase this by £33,600. Transfers to the revenue budget from reserves amount to £3,075 whilst a further £139,830 will be used to support capital projects during the year. The balance of unapplied covid relief grant will be transferred to the General reserve. This means that the predicted balance of earmarked reserves at 31<sup>st</sup> March 2024 will be £251,418. The budget proposals set out here would therefore result in a net reduction in total reserves of £109,305 in 2023/24, before any unplanned expenditure that may necessitate an additional transfer from reserves. At this stage it is impossible to predict the

level of CIL receipts that might be expected, but these too will be added to earmarked reserves. The General reserve is expected to be maintained, increasing by £4,240 with the transfer of unapplied grant funds from earmarked reserves..

- 3.9 The proposed budget will result in an increase in the precept of £56,480 or 10.2%. However, the slight increase in the Council Tax base will limit the increase in Council tax to 10.0% resulting in a band D equivalent council Tax of £111.50. This represents an increase of £10.14 per annum.

#### 4. FINANCIAL IMPLICATIONS

- 4.1 The proposed budget, including the new bids, requires an increase in the Council tax of 10.0% to achieve a balanced budget.
- 4.2 Many of the individual budgets have been frozen or cut for the last few years and there is consequently an increasing risk that the overall budget is vulnerable to any unexpected pressures. This may result in an increased reliance on the General Reserve to meet unexpected costs or cost increases.
- 4.3 Similarly, the transfer of some "irregular" spend from the budget will also place a greater reliance on Earmarked Reserves to meet unplanned expenditure such as building repairs, vandalism and so on. Further consideration will be given to whether the current approach to building and maintaining earmarked reserves is sufficient to meet future needs.

#### 5. RECOMMENDATIONS

- 5.1 Subject to any amendments made at this meeting, **it is recommended that:-**
- 5.2 Members approve the draft budget.
- 5.3 Members approve a precept of £610,429 and consequent 10.0% increase in the Council Tax which will take the Band D equivalent Council Tax contribution for the Town Council to £110.50.

For any further information, please contact:

Rory Fitzgerald  
Finance Officer  
Tele: 01425 484723

or Chris Wilkins  
Town Clerk  
Tele: 01425 484720

RINGWOOD TOWN COUNCIL  
BUDGET AND REVISED BUDGET 2022/23 AND  
DRAFT BUDGET 2023/24

Appendix A

B

1	2	4	5	6	7	8	9	10	11
	Committee	Actual 19/20 £	Actual 20/21 £	Actual 21/22 £	Budget 22/23 £	Revised 22/23 £	Inflation £	Known Changes* £	Budget 23/24 £
	<b>Policy &amp; Finance</b>								
	Expenditure	366,239	333,478	346,301	417,725	440,317	22,789	-49,766	391,214
	Income	-125,766	-120,533	-118,043	-121,080	-121,990	-7,504	-6,412	-134,996
	<b>Net Expenditure</b>	<b>240,473</b>	<b>212,945</b>	<b>228,258</b>	<b>296,645</b>	<b>318,327</b>	<b>15,285</b>	<b>-56,178</b>	<b>256,219</b>
	Transfers to Reserves	24,792	14,000	16,900	14,000	14,000	0	0	10,700
	Transfers from Reserves	-26,168	-6,146	-1,732	-37,948	-37,948	0	0	-750
	Growth bids and adjustments (net of transfers from reserves and income)								0
	<b>Committee net expenditure</b>	<b>239,097</b>	<b>220,799</b>	<b>243,426</b>	<b>272,697</b>	<b>294,379</b>	<b>15,285</b>	<b>-56,178</b>	<b>266,169</b>
	<b>Recreation &amp; Leisure</b>								
	Expenditure	223,763	219,923	244,177	2,488,990	2,511,991	23,546	-1,535,766	1,007,770
	Income	-34,273	-33,984	-38,289	-1,966,007	-1,960,121	-863	1,277,282	-689,588
	<b>Net Expenditure</b>	<b>189,490</b>	<b>185,939</b>	<b>205,888</b>	<b>522,983</b>	<b>551,870</b>	<b>22,683</b>	<b>-258,484</b>	<b>318,182</b>
	Transfers to Reserves	19,900	17,900	27,452	17,900	17,900	0	0	17,900
	Transfers from Reserves	-35,500	-14,654	-33,684	-344,043	-358,175	0	235,213	-139,830
	Growth bids and adjustments (net of transfers from reserves and income)								0
	<b>Committee net expenditure</b>	<b>173,890</b>	<b>189,185</b>	<b>199,656</b>	<b>196,840</b>	<b>211,595</b>	<b>22,683</b>	<b>-23,271</b>	<b>196,252</b>
	<b>Events</b>								
	Expenditure	13,351	6,679	17,892	25,482	47,624	384	-3,700	37,908
	Income	-15,988	-3,085	-32,425	-15,000	-32,951	0	0	-28,000
	<b>Net Expenditure</b>	<b>-2,637</b>	<b>3,594</b>	<b>-14,533</b>	<b>10,482</b>	<b>14,673</b>	<b>384</b>	<b>-3,700</b>	<b>9,908</b>
	Transfers to Reserves	2,392	0	7,940	3,488	0	0	0	0
	Transfers from Reserves	0	-4,529	0	-10,482	-9,673	0	0	0
	Growth bids and adjustments (net of transfers from reserves and income)								0
	<b>Committee net expenditure</b>	<b>-245</b>	<b>-935</b>	<b>-6,593</b>	<b>3,488</b>	<b>5,000</b>	<b>384</b>	<b>-3,700</b>	<b>9,908</b>
	<b>Cemeteries</b>								
	Expenditure	43,687	42,913	51,123	59,005	64,007	4,341	115	66,253
	Income	-34,073	-36,240	-51,314	-40,550	-42,467	-3,710	0	-44,512
	<b>Net Expenditure</b>	<b>9,614</b>	<b>6,673</b>	<b>-191</b>	<b>18,454</b>	<b>21,540</b>	<b>631</b>	<b>115</b>	<b>21,741</b>
	Transfers to Reserves	4,000	4,000	4,000	4,000	4,000	0	0	2,500
	Transfers from Reserves	-230	-230	-5,141	-230	-230	0	0	-230
	Growth bids and adjustments (net of transfers from reserves and income)								0
	<b>Committee net expenditure</b>	<b>13,384</b>	<b>10,443</b>	<b>-1,332</b>	<b>22,224</b>	<b>25,310</b>	<b>631</b>	<b>115</b>	<b>24,011</b>
	<b>Allotments</b>								
	Expenditure	11,782	11,725	13,246	18,457	20,000	1,287	-165	21,407
	Income	-5,209	-5,374	-5,585	-5,465	-5,465	-547	0	-6,012
	<b>Net Expenditure</b>	<b>6,573</b>	<b>6,351</b>	<b>7,661</b>	<b>12,992</b>	<b>14,535</b>	<b>740</b>	<b>-165</b>	<b>15,395</b>
	Transfers to Reserves	0	0	0	0	0	0	0	0
	Transfers from Reserves	0	0	-950	0	0	0	0	0
	Growth bids and adjustments (net of transfers from reserves and income)								0
	<b>Committee net expenditure</b>	<b>6,573</b>	<b>6,351</b>	<b>6,711</b>	<b>12,992</b>	<b>14,535</b>	<b>740</b>	<b>-165</b>	<b>15,395</b>
	<b>Carvers Clubhouse</b>								
	Expenditure	63,276	57,346	83,005	85,758	93,849	0	0	95,801
	Income	-14,717	-3,494	-23,123	-18,865	-25,000	0	0	-25,273
	<b>Net Expenditure</b>	<b>48,559</b>	<b>53,852</b>	<b>59,882</b>	<b>66,893</b>	<b>68,849</b>	<b>0</b>	<b>0</b>	<b>70,528</b>
	Transfers to Reserves	5,000	2,500	2,500	2,500	2,500	0	0	2,500
	Transfers from Reserves	0	-2,026	0	-5,022	-4,480	0	0	-1,000
	Growth bids and adjustments (net of transfers from reserves and income)								0
	<b>Committee net expenditure</b>	<b>53,559</b>	<b>54,326</b>	<b>62,382</b>	<b>64,371</b>	<b>66,869</b>	<b>0</b>	<b>0</b>	<b>72,028</b>
	<b>Planning, Town &amp; Environment</b>								
	Expenditure	20,985	25,600	32,498	41,533	42,925	1,763	-13,567	28,861
	Income	-1,100	-9,225	-16,299	-10,100	-5,850	0	9,000	-1,100
	<b>Net Expenditure</b>	<b>19,885</b>	<b>16,375</b>	<b>16,199</b>	<b>31,433</b>	<b>37,075</b>	<b>1,763</b>	<b>-4,567</b>	<b>27,761</b>
	Transfers to Reserves	0	0	3,473	0	0	0	0	0
	Transfers from Reserves	-5,170	-1,120	-450	-6,473	-7,223	0	5,473	-1,000
	Growth bids and adjustments (net of transfers from reserves and income)								0
	<b>Committee net expenditure</b>	<b>14,715</b>	<b>15,255</b>	<b>19,222</b>	<b>24,960</b>	<b>29,852</b>	<b>1,763</b>	<b>906</b>	<b>26,761</b>

RINGWOOD TOWN COUNCIL  
 BUDGET AND REVISED BUDGET 2022/23 AND  
 DRAFT BUDGET 2023/24

B

Total Base Expenditure	743,083	697,664	788,242	3,136,950	3,220,713	1,649,214
Total Income	-231,126	-211,935	-285,078	-2,177,068	-2,193,844	-929,480
Total transfer to reserves	56,084	38,400	62,265	41,888	38,400	33,600
Total Transfer from reserves	-67,068	-28,705	-41,957	-404,198	-417,729	-142,810
Total New Bids						0
Less funded from earmarked reserves						0
<b>Total Budget Requirement</b>	<b>500,973</b>	<b>495,424</b>	<b>523,472</b>	<b>597,572</b>	<b>647,540</b>	<b>610,524</b>
Precept	497,549	519,907	531,856	553,949	553,949	610,429
Covid Relief grant			4,071	0	0	95
Transfer to/-from General Reserve	-3,424	24,483	12,455	-43,623	-93,591	0

## RESERVES AND PROVISIONS - MOVEMENT &amp; ESTIMATED BALANCES

1st April 2022 to 31st March 2024

	Actual Balance 01/04/22 £	Transfers 2022/23 :				Balance 01/04/23 £	Planned and Proposed Movements 2023/24:					Estimated Balance 31/03/24 £
		from Revenue £	to Revenue £	Cash Receipts £	between provisions £		from Revenue £	to revenue		Capital & Other Receipts £	between provisions £	
								base budget £	Growth £			
<b>EARMARKED PROVISIONS</b>												
I.T. & Equipment	18,400	4,500	0			22,900	2,700		0			25,600
Gateway	25,000	0	0			25,000	0		0			25,000
Cemetery	19,533	4,000	0			23,533	2,500		-17,000			9,033
Buildings Reserve	33,567	5,000	-2,200			36,367	4,000	-750	0			39,617
Election	11,042	1,500	0			12,542	1,000		0			13,542
Vehicle & Machinery	22,572	11,000	-15,750			17,822	11,000		0			28,822
Play Equipment	3,031	6,900	-1,000			8,931	6,900		0			15,831
Memorials	0		0			0	0		0			0
Christmas Lights	0		0			0	0		0			0
Carvers Clubhouse	29,525	2,500	-2,100	500		30,425	2,500	-1,000	0			31,925
Ringwood Events	16,768		-15,053			1,715	0		0			1,715
Memorial Lantern	1,354		0			1,354	0		0			1,354
Carvers Grounds	11,300		-6,675			4,625	0		0			4,625
Infrastructure & Open Spaces	12,685	3,000	-315			15,370	3,000		0			18,370
Neighbourhood Plan	6,473		-6,473			0	0		0			0
Football development Project			-326,500	435,330		108,830	0		-108,830			0
Budget Underspends retained for use in 2022/23*	8,243		-8,243			0	0	0				0
<b>Total Provisions</b>	<b>219,495</b>	<b>38,400</b>	<b>-384,309</b>	<b>435,830</b>	<b>0</b>	<b>309,415</b>	<b>33,600</b>	<b>-1,750</b>	<b>-125,830</b>	<b>0</b>	<b>0</b>	<b>215,435</b>
<b>RESERVES</b>												
Earmarked Reserves:												
Dev Contribs	3,213		-750	3,067		5,530		-1,000	0			4,530
Cem Maint	980		-230			750		-230	0			520
Dev Cons(CIL)	51,449		-31,048	5,590		25,990			-14,000			11,990
Capital Receipts	20,334		-1,392	0		18,942			0	0		18,942
Grants Unapplied	3,217		0	1,119		4,335		-95	0		-4,240	0
Loans Unapplied	0		0	0		0			0	0		0
<b>Total Earmarked Reserves and Provisions</b>	<b>298,687</b>	<b>38,400</b>	<b>-417,729</b>	<b>445,605</b>	<b>0</b>	<b>364,963</b>	<b>33,600</b>	<b>-3,075</b>	<b>-139,830</b>	<b>0</b>	<b>-4,240</b>	<b>251,418</b>
<b>General Reserve</b>	<b>304,241</b>		<b>-93,591</b>			<b>210,650</b>	<b>0</b>	<b>0</b>			<b>4,240</b>	<b>214,890</b>
<b>Key &amp; Rent Deposits</b>	<b>15,121</b>		<b>-2,692</b>	<b>5,666</b>		<b>18,095</b>						<b>18,095</b>
<b>Total Reserves &amp; Customer Deposits</b>	<b>618,049</b>	<b>38,400</b>	<b>-514,012</b>	<b>451,271</b>	<b>0</b>	<b>593,708</b>	<b>33,600</b>	<b>-3,075</b>	<b>-139,830</b>	<b>0</b>	<b>0</b>	<b>484,403</b>



## BUDGET ASSUMPTIONS 2023/24

Inflation (RPI) is currently running at 14.0% (for the year to November 2022). CPIH is 9.3% for the same period whilst the CPI is 10.7%.

Note that some costs and expenditure are linked to inflation, whereas some "non contractual" expenditure is more discretionary and inflationary cost increases may be absorbed by reducing spend, although this may not be without consequence. Other expenditure may be fixed with no inflationary adjustment required. Each expenditure component in the budget has been allocated an inflation type (1-6) which may be modelled on this page.

### ASSUMPTIONS:

The Band D equivalent Council Tax for 2022/23 is: 101.36

#### 1 Inflation

	%	Type
- Pay	7.0%	1
- Utilities	12.0%	2
- Other Expenditure	10.0%	3
- Non contractual expenditure	0.0%	4
- Income	10.0%	5
- Fixed expenditure (i.e. no inflation)	0.0%	6

A target Council Tax increase of : 10.0%  
 would increase the Council Tax to: 111.50

And require an additional transfer from reserves of: £0  
 which would reduce the general reserve to £ 210,650 by March 2023  
 (given the assumptions in 1 - 3 on the left) or 34.5% of the annual precept

#### 2 Council Tax Base increase

0.18%
5,465.0

An increase of 0.18% (assumption 2) will increase the Council Tax base to: 5,474.9

#### 3 Use of General Reserve

£
0
95

The General Reserve is expected to be £210,650 at April 1st 2023. This transfer will reduce it to £210,650 by March 2024

The balance of this grant available at 31st March 2024 would then be £0,000

#### Net Budget Requirement and consequent Band D equivalent Council Tax

Based on the above assumptions together with any proposed new bids and adjustments:

	£
Base Budget 2023/2024	719,734
Net transfers to/from earmarked reserves	-109,210
Growth Bids & Adjustments	0
- Less funded from earmarked reserves (inc. borrowing)	0
- Less additional income generated	0
Net Budget requirement	610,524
Less funded from general reserve/Covid relief Grant	-95
Sum to be funded from Council Tax Payers (Precept)	610,429

#### Summary movement on reserves:

Opening reserves 1/4/2023:	£
General Reserve	210,650
Earmarked Reserves & Provisions	364,963
<b>Total Reserves 1/4/2023</b>	<b>575,613</b>
Planned transfers in	33,600
Planned transfers out	-142,905
Plus Capital Receipts 23/24	0
Less Funding for growth	0
Less use of general reserve	0

#### Predicted reserves 31/3/2024 :

General Reserve	210,650
Earmarked Reserves	255,658
Predicted Reserves 31/3/2024	<b>466,308</b>

(nb excludes rent & key deposits)

#### Band D equivalent Council Tax 2023/24

111.50

The budget requirement and resulting precept, as modelled, represents an increase of 10.00 % in the Council Tax

The Council Tax for 2022/23 is £101.36 per Band D Equivalent

An increase of one percent on the Council Tax will generate an increased precept of : £5,549  
 For each increase of £1,000 in the precept requirement, a further £0.183 will be added to the Band D Council Tax

## TOWN COUNCIL

25<sup>th</sup> January 2023

### Football facilities improvement project

1. Introduction and reason for report

- 1.1 This report is by way of an update to members on progress and a request for a further decision about the proposed PWLB loan.

2. Background, Options and Implications

- 2.1 Construction of the artificial turf pitch has been slightly delayed by recent inclement weather but remains broadly on programme as per the construction contract. A handover meeting is being scheduled for next month.
- 2.2 Work on the required legal formalities continues.
- 2.3 Members will recall that at the meeting in June last year a loan from PWLB with a term of 40 years was approved on the basis that the repayments would be covered by the rent receivable under the proposed new lease (see minute ref. C/6814). Recent changes in interest rates have led to an increase in the expected repayments of this loan. However, it is very important that these repayments remain at a level that is affordable by the Community Sports Trust and Football Club. In practice, this can only be achieved by extending the term of the loan from 40 years to 50 years (with the term of the lease adjusting to ensure the repayments remain fully covered by the rent and so protecting taxpayers from the cost, so far as possible). These changes have been discussed and agreed in principle with the Trust. It is a condition of the PWLB loan scheme that any change to the loan term is approved by resolution of the members.

3. Issues for decision and any recommendations

- 3.1 Members are invited to note this report.**
- 3.2 Members are respectfully requested to approve the extension of the term of the proposed PWLB loan from 40 years to 50 years.**

For further information, contact:

Christopher Wilkins, Town Clerk  
Direct Dial: 01425 484720  
Email: [chris.wilkins@ringwood.gov.uk](mailto:chris.wilkins@ringwood.gov.uk)

**TOWN COUNCIL****25<sup>th</sup> January 2023****Allotment site acquisition off Crow Arch Lane****1. Introduction and reason for report**

- 1.1 The legal impediments to completion of this long-anticipated acquisition have recently been overcome. Member approval for use of the Council's seal to execute the necessary land transfer deed is required.

**2. Background, Options and Implications**

- 2.1 Following progress with the Land Registry formalities that have delayed matters for so long, the Council's solicitors recently submitted their Report on Title. This has been checked by the Town Clerk and members are not required to read it but attached to this report are the Report on Title itself (*Appendix A*) and a bundle of the documents referred to in it (*Appendix B*) so members can read them if they want.
- 2.2 Members will recall that access to the site is over a short privately-owned roadway leading off Crow Arch Lane. The solicitors advise that adequate right of way for the intended use exists. Their report touches on the question of maintenance of the roadway but does not go into detail. The roadway does not have a metalled (tarmac) surface and is not in good condition. The planning obligation on the site developer includes transferring ownership of the site but does not extend to improving the condition of the roadway. In practice, once the site is brought into use, there is likely to be a considerable increase in traffic and wear leading to rapid deterioration and the need for regular maintenance. The Council is likely to be required, one way or another, to arrange and/or meet the cost of this.
- 2.3 As council officers have discovered elsewhere and reported to members, maintaining unmade roads is difficult because the grounds maintenance staff lack the equipment and the capacity to do it well. So, such maintenance has either been done infrequently and to a low standard (which results in complaints) or by outside contractors at significant expense. In accepting this land, therefore, members need to be prepared for either similar complaints about this site in future or a need for significant investment or repeated demands on the budget for roadway maintenance.

**3. Issues for decision and any recommendations**

- 3.1 Members are invited to note this report.**
- 3.2 Members are respectfully requested to approve the acquisition of the land and the use of the Council's Common Seal to execute the land transfer deed.**

For further information, contact:

Christopher Wilkins, Town Clerk  
Direct Dial: 01425 484720  
Email: [chris.wilkins@ringwood.gov.uk](mailto:chris.wilkins@ringwood.gov.uk)

# REPORT ON TITLE

## FOR RINGWOOD TOWN COUNCIL

### **Purchase of Allotment Land at Beaumont Park, Crow Arch Lane, Ringwood ('the Property')**

#### **Introduction**

Contained in this report is a summary of the title, search results and the content of the provisions subject to which you will buy the above property. Please read it carefully. It is vital that you bring to our attention before completion any matter which you consider unacceptable or about which you are not sure.

#### **Earlier Advice**

This report must be read alongside advice and information previously given to you in the course of the transaction. This includes everything from the initial advice memoranda (e.g., those on survey, searches etc., sent with our opening letter) to advice/information within letters, telephone calls, etc., on specific items during the course of the transaction.

Necessarily some advice may be repeated in this report to ensure it is put into context.

#### **DOCUMENTS REFERRED TO IN THIS REPORT**

Register and Title Plan  
Transfers dated 1 July 2016 (x2)  
Approved Transfer Deed (TP1)  
Section 106 Agreement dated 31 July 2014  
Local Search Result  
Water/Drainage Search Result  
Environmental Search Result

## **1. REGISTERED TITLE**

The Property is registered at the Land Registry under Title Number HP796786. A copy of the Register and Title Plan have been provided to you. A revised version of the title register was issued on 19 November (backdated to 21 March 2021) to correct various errors in the register. The changes to the register were summarised in my email to you of 9 January 2023.

The Title is split into three sections. The 'Property Register' sets out the Property description and should be considered in conjunction with the Title Plan attached. The land being purchased (which I shall refer to in this report as "the site") falls within the land shown coloured yellow on the title plan.

The 'Proprietorship Register' is where your name and correspondence address will appear after the site is registered under a separate title number. The 'Charges Register' is the section which sets out or refers to matters which are a burden on the Property.

An explanation of the freehold title is as follows:-

### **Property Register**

You are buying part of the land shown edged red on the plan, as per the plan to be annexed to the transfer. Please note that I will not be carrying out a physical inspection and it is therefore a matter for you to satisfy yourself that what is shown on the plan corresponds with what you have seen on the ground and falls entirely within the Seller's title.

The Property Register includes details of matters (such as rights) which benefit the property. As the title comprises a much larger piece of land and the provisions in the Property Register relate to various specific parts of the title, the majority of the provisions do not affect the site itself. However, please note the following:

**Entry 11** – the site benefits from the rights granted by a Transfer dated 1 July 2016 (Hampshire County Council to Linden Limited) which include the following:

- a right of way over the "allotment track" (defined as the land shown coloured blue on plan number PP1180-3 and being part of the width of the track leading to the allotment)
- a right to use any service media which run through/under the track.
- a right of entry onto the track for the purposes of repairing/maintaining the track.

There is also reference to a right of entry onto the allotment track for the purposes of carrying out the upgrading of the track but I am assuming that these works have already been carried out.

Under clause 12.4 Hampshire County Council have the right to relocate the allotment track provided that the rights under this Transfer are not "materially or unreasonably prejudiced" by the relocation and the owners of the allotment land will not be liable for the cost of reinstatement works arising from the relocation.

**Entry 27** - the site benefits from the rights granted by another Transfer dated 1 July 2016 (Wright to Linden Limited) which include comprise similar rights to those contained in the 2016 Transfer referred to above in relation to the part of the track shown coloured red on plan number PP1180/3 Rev A (which is basically the other half of the allotment track). In this Transfer there are no rights reserved to relocate the track.

### **Proprietorship Register**

You will note that Linden Wates (Ringwood) LLP is the current registered owner of the property. The remaining entries in the Proprietorship Register will not affect you.

### **Charges Register**

Again, the majority of these entries do not relate to the site but please note the following:

**Entry 1** – this refers to the section 106 Agreement dated 31 July 2014. This deals, inter alia, with the transfer of the allotment land in clause 11. The other provisions of the agreement will not be relevant to the site.

There are various references to rights reserved in favour of utility providers. These are unlikely to affect the site but as mentioned above we have not carried out any inspections so it cannot be guaranteed that services



running through the site do not exist.

## **2. TRANSFER DEED (TP1)**

This is a copy of the document which will be executed by both parties and handed over on completion. This grants various rights and imposes various obligations which will affect the property. The property is referred to as being edged red on the transfer plan.

### **2.1 Rights Granted**

There are no express rights granted but, as detailed above, the site will be sold together with the benefit of the rights granted by the two transfers dated 1 July 2016.

### **2.2 Rights reserved to the remainder of the estate**

Please note the right reserved in Clause 12.3 in favour of the Transferor to enter the site for the purposes of entering the site at all reasonable times except in emergencies to remedy defects in any service media laid through the site and generally to carry out works to comply with its obligations in connection with the development.

### **2.3 Covenants**

There are a number of obligations which will be imposed on you as the owner of the property and these are set out in Clauses 12.4 and 12.6. These are self-explanatory but please note in particular the following:

- The site must be used only as allotments with associated parking as shown on the transfer plan.
- The site must be used in a way which complies with the relevant planning obligations.
- No buildings must be erected on the site apart from “temporary buildings and structures as are normally associated with Allotments”.
- You will be required to enter into such infrastructure agreements with utility providers, public authorities and statutory bodies as shall be required in connection with the development.
- The site must be managed and maintained in accordance with the planning obligations.

## **3. LOCAL AUTHORITY SEARCH**

We have carried out a Search in the Local Land Charges Registers of the Local Authority and this asked a number of questions. Please note the following: -

### **Planning**

The entries relating to planning refer to the planning permissions for the development as a whole and the section 106 Agreement referred to above. The deed of variation and section 278 agreement, both referred to on page 6 of the search result, are not applicable to the site.

### **Roads and Paths**

The road and principal paths serving the site (being Crow Arch Lane) are adopted and maintained at public expense. However, the track leading to the site from the road is private and subject to rights of way in favour of the owners from time to time of the site.

I should mention that ancillary to the right of way is a right to maintain (but not upgrade) the track. If the owners of the track decide to repair/maintain it you will be liable to contribute a fair proportion of the costs incurred.

### **Community Infrastructure Levy**

The search indicates that the property is in an area subject to a Community Infrastructure Levy. However, as the use of the site will be restricted to use as allotments, this will be relevant to the site unless in the future planning for a change of use to residential is granted and the transferor agrees to the change of use.

There are no other notices or other entries revealed by the search which would be considered detrimental to the site.

#### **4. WATER/DRAINAGE SEARCH**

We have received the result of our standard Water Authority Search which gives a variety of information about the Property. The results of the search show the following:-

##### **Drainage**

Naturally, as the Property is currently bare land, the search does not reveal any information as to connections to the main sewer for foul or surface water drainage. However, you will see from the plan on page 36 of the search result that a main sewer runs under the track serving the property..

##### **Mains Water Supply**

There is no indication as to whether the site is connected to a mains water supply but the plan on the final page shows the position of the water supply pipes in relation to the site.

As above, we are not undertaking a physical inspection of the property nor of the utilities and it is your responsibility to ensure that connection to the mains will be available to the development without crossing any land owned by third parties.

#### **5. ENVIRONMENTAL SEARCH**

A copy of an Environmental Search has been supplied. This search has been carried out to endeavour to identify any adverse environmental or flood risk matters which you should consider. There is a question relating to contamination as such in the Local Authority search but it is limited in its form and in any event Local Authorities' records are unlikely to be complete.

Please note:

- If the land is contaminated, then not only are there the obvious problems of down valuation, health etc. but the expensive cost of clean-up (enforceable by the Local Authority) can easily fall upon the owner rather than the person or company which caused the problem.
- If there is the prospect of contamination it may be possible to insure against the cost of remediation / clean up.
- If any part of the search gives you cause for concern you should pursue further enquiries through your surveyor / valuer / other specialist.

The Search confirms that the level of environmental risk associated with the property is **not likely to have an adverse effect** on the value of the property nor is it such that the property would be designated "contaminated land" under the Environmental Protection Act 1990.

The search result also indicates that the property is at **low to moderate risk of flooding**. As solicitors we are not qualified to advise on the matters covered by the search report itself. This is a matter for you and your own specialist advisors. We are not able to accept any liability in this connection.

#### **6. REPORT LIMITATIONS**

Whilst it is intended that this report should deal with the legal aspects relevant to your intended purchase of the Property, please note the limitations on the extent that the report may be relied upon set out below.

- We have not inspected the Property.
- As the report has been prepared for you alone, no-one else may rely upon it.
- We are proceeding on the following assumptions: -
  - That you accept the physical condition of the Property.

- That if you intend to carry out work on the Property or change its use, you are aware of all planning permissions and other consents which may be required before they are carried out.
- That you understand the information contained or referred to in this report and that it is acceptable to you.

18 January 2023

**Julian Heath**  
**For and on behalf of**  
**Meesons & Spurlings Solicitors**



## Official copy of register of title

Title number HP796786

Edition date 03.07.2017

- This official copy shows the entries on the register of title on 25 Mar 2021 at 11:58:48.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 19 Nov 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Weymouth Office

## A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : NEW FOREST

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north side of Crow Arch Lane, Ringwood.
- 2 (11.10.2012) As to the land tinted blue on the title plan the mines and minerals are excepted.
- 3 (28.07.2016) The land shown tinted mauve on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance dated 10 December 1976 made between (1) Joan Olive Wright, Noel David Inkin and John Sheringham Whittle and (2) William Augustine Watson.  
*NOTE: Copy filed under HP732018.*
- 4 (28.07.2016) The land shown tinted pink on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the south side of the land tinted pink on the title plan dated 1 May 1986 made between (1) The Hampshire County Council and (2) Brian Sidney Hodder.  
*NOTE: Copy filed under HP299027.*
- 5 (28.07.2016) The land shown tinted pink on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the south of the land shown tinted pink on the title plan dated 28 November 1986 made between (1) Hampshire County Council and (2) Peter Charles Cane and Edna Janet Cane.  
*NOTE: Copy filed under HP314124.*
- 6 (28.07.2016) The Transfer dated 28 November 1986 referred to above contains provisions as to light or air and other matters
- 7 (28.07.2016) The land shown tinted mauve on the title plan has the benefit of the rights reserved by a Transfer dated 2 October 1989 made between (1) Joan Olive Wright and Robert Peter Letcher (2) Wright Rain Limited and (3) Protea Estates Limited.  
*NOTE: Copy filed under HP732018.*

## A: Property Register continued

8 The land shown tinted pink on the title plan has the benefit of the following rights reserved by a Transfer of land lying to the west of the land in this title dated 31 July 1991 made between (1) Hampshire County Council (Vendor) and (2) David Richard Smith and Eileen Patricia Smith (Purchasers):-

"THERE are reserved out of the Property for the benefit of the Vendor and its successors in title and the Retained Land and each and every part thereof at any time within the period of eighty years from the date hereof (if at any such time during such period the access from the Eastern Boundary of the Property to Crow Arch shall preclude a further access or road from the Retained Land to be created onto Crow Arch Lane) the right upon giving not less than one calendar month notice in writing to the Purchaser or their successors in title at the expense of the Vendor to stop up the access from the Eastern Boundary of the land onto Crow Arch Lane PROVIDED ALWAYS that in such event the Vendor shall at its expense prior to such stopping up provide an alternative vehicular access from the Property through the Retained Land to Crow Arch Lane."

9 (28.07.2016) The land shown tinted pink on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the south of the land shown tinted pink on the title plan dated 7 April 1995 made between (1) Hampshire County Council and (2) Judith Chloe Payne.

*NOTE: Copy filed under HP499605.*

10 (28.07.2016) The land shown tinted pink on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land on the south side of the land shown tinted pink on the title plan dated 30 June 2000 made between (1) Hampshire County Council and (2) Andrew Green and Bryn Green.

*NOTE: Copy filed under HP589980.*

11 (28.07.2016) The land tinted yellow, tinted pink and tinted blue on the title plan has the benefit (to the extent mentioned in Note 2 below) of the legal easements granted by a Transfer of the land tinted pink and tinted blue on the title plan dated 1 July 2016 made between (1) Hampshire County Council and (2) Linden Limited.

*NOTE 1: Copy filed.*

NOTE 2: The easements granted by the Transfer are included in the registration only so far as they are capable of subsisting at law and are granted over the land now or formerly comprised in title Z1218Z.

12 (28.07.2016) The Transfer dated 1 July 2016 referred to above contains provisions as therein mentioned.

13 (14.07.2017) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

14 (14.07.2017) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered HP808620 in green on the title plan dated 29 June 2017 made between (1) Linden Wales (Ringwood) LLP (2) Pentland Estate Management Limited and (3) The Swaythling Housing Society Limited but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under HP808620.*

15 (28.03.2018) The land has the benefit of any legal easements reserved by a Transfer dated 21 March 2018 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

16 (11.07.2018) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.

17 (11.07.2018) Where the parts edged and numbered in green on the title plan adjoin buildings, walls, fences and other structures constructed



**A: Property Register continued**

on the boundaries of the parts so edged and numbered, rights of entry for the purpose of constructing, inspecting, maintaining, repairing, redecorating or renewing same are reserved thereover by transfers of the parts so edged and numbered.

- 18 (31.10.2018) Where transfers of the parts edged and numbered in green on the title plan include shared access rights of way are reserved thereover.
- 19 (19.03.2019) ENTRY CANCELLED on 26 June 2019.
- 20 (26.06.2019) ENTRY CANCELLED on 4 October 2019.
- 21 (11.07.2019) The land has the benefit of any legal easements reserved by the Transfer dated 28 June 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 22 (04.10.2019) ENTRY CANCELLED on 26 February 2020.
- 23 (08.01.2020) The land edged brown on the title plan has been restored to the title.
- 24 (26.02.2020) The title plan has been revised to accord with the latest revision of the Ordnance Survey Map.
- 25 (17.08.2020) The land has the benefit of any legal easements reserved by the Transfer dated 12 August 2020 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 26 (07.09.2020) The land has the benefit of any legal easements reserved by the Transfer dated 13 August 2020 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 27 (02.03.2021) The land tinted yellow on the title plan has the benefit of any legal easements granted by a Transfer of the land tinted mauve and tinted yellow on the title plan dated 1 July 2016 made between (1) Paul Wright and others and (2) Linden Limited.

*NOTE: Copy filed.*

**B: Proprietorship Register**

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

**Title absolute**

- 1 (28.07.2016) PROPRIETOR: LINDEN WATES (RINGWOOD) LLP (LLP Regn. No. OC414021) of Cowley Business Park, High Street, Cowley, Uxbridge UB8 2AL.
- 2 (03.07.2017) The price stated to have been paid on 24 May 2017 was £9,074,709.
- 3 (03.07.2017) A Transfer dated 1 July 2016 made between (1) Hampshire County Council and (2) Linden Limited contains vendor's personal covenants.
- NOTE: Copy filed.*
- 4 (11.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of paragraph 3 of Part 2 of the Fourth Schedule of the Transfer dated 28 June 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- 5 (07.09.2020) RESTRICTION: No disposition of the part of the registered estate edged mauve on the title plan by the proprietor of the registered estate is to be registered without a certificate signed by a

## B: Proprietorship Register continued

conveyancer that the provisions of paragraph 3 of Part II of the Fourth Schedule of the Transfer dated 13 August 2020 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

- 6 (24.02.2021) RESTRICTION: No disposition of the part of the registered estate shown hatched blue on the title plan (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by Hampshire County Council of The Castle, Winchester SO23 8UJ or its conveyancer that the provisions of Clause 5.12 of an Agreement dated 3 July 2020 made between (1) Hampshire County Council (2) Linden Homes Limited (3) Linden Wates (Ringwood) LLP and (4) National House-Building Council have been complied with.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (14.08.2014) An Agreement dated 31 July 2014 made between (1) Paul Stephen Frank Wright and Others (2) Linden Limited (3) Hampshire County Council and (4) The District Council Of New Forest pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions relating to the development of the land in this title and other land.

*NOTE: Copy filed under HP732018.*

- 2 (28.03.2018) A Transfer of the land edged and numbered HP817430 in green on the title plan dated 21 March 2018 made between (1) Linden Wates (Ringwood) LLP and (2) GTC Pipelines Limited contains restrictive covenants by the Transferor.

*NOTE: Copy filed under HP817430.*

- 3 (26.06.2018) A Transfer of the land edged and numbered HP817502 in green on the title plan (being the site of an electricity substation) dated 29 March 2018 made between (1) Linden Wates (Ringwood) LLP and (2) Southern Electric Power Distribution PLC contains restrictive covenants by the Transferor.

*NOTE: Copy filed under HP817502.*

- 4 (26.06.2018) The land is subject to any rights that are reserved by the Transfer dated 29 March 2018 referred to above and affect the registered land.

- 5 (11.07.2018) The estate roads subject to rights of way granted by transfers of the parts edged and numbered green on the title plan.

- 6 (11.07.2018) The shared accessways subject to rights of way granted by transfers of the parts edged and numbered green on the title plan.

- 7 (11.07.2018) The land is subject to rights of drainage and rights in respect of water, gas, electricity and other services granted by transfers of the parts edged and numbered green on the title plan.

- 8 (11.07.2018) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights granted by transfers of the parts so edged and numbered for support and protection, overhang and underlie and rights of entry to inspect, maintain or renew buildings and other structures constructed on the boundaries of the parts so edged and numbered.

- 9 (11.07.2018) The maintained areas subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.

- 10 (11.07.2018) The visitors parking spaces subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.

- 11 (11.07.2018) The bin collection point is subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.

- 12 (31.10.2018) The shared access subject to rights of way granted by

**C: Charges Register continued**

transfers of the parts edged and numbered green on the title plan.

13 (14.01.2019) ENTRY CANCELLED on 18 July 2019.

14 (14.01.2019) ENTRY CANCELLED on 18 July 2019.

15 (15.02.2019) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

16 (14.05.2019) ENTRY CANCELLED on 30 January 2020.

17 (14.05.2019) ENTRY CANCELLED on 30 January 2020.

18 (11.07.2019) A Transfer of the land edged and numbered HP835016 in green on the title plan dated 28 June 2019 made between (1) Linden Wates (Ringwood) LLP and (2) The District Council Of New Forest contains restrictive covenants by the Transferor.

*NOTE: Copy filed HP835016.*

19 (18.11.2019) The land is subject to any rights that are granted by a Deed dated 24 October 2019 made between (1) Linden Wates (Ringwood) LLP and (2) The Electricity Network Company Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

20 (18.11.2019) The land is subject to any rights that are granted by a Deed dated 24 October 2019 made between (1) Linden Wates (Ringwood) LLP and (2) GTC Pipelines Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

21 (22.11.2019) ENTRY CANCELLED on 8 January 2021.

22 (21.01.2020) The land is subject to any rights that are granted by a Deed dated 15 January 2020 made between (1) Linden Wates (Ringwood) LLP and (2) The Electricity Network Company Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

23 (21.01.2020) The land is subject to any rights that are granted by a Deed dated 15 January 2020 made between (1) Linden Wates (Ringwood) LLP and (2) GTC Pipelines Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

24 (26.06.2020) The land is subject to any rights that are granted by a Transfer of the land edged and numbered HP846903 in green on the title plan on the title plan dated 18 June 2020 made between (1) Linden Wates (Ringwood) LLP (2) Southern Electric Power Distribution PLC and (3) The District Council Of New Forest and affect the registered land. The said Deed also contains restrictive covenants by the transferor.

*NOTE: Copy filed under HP846903.*

25 (17.08.2020) A Transfer of part of the land edged and numbered HP835016 in green on the title plan dated 12 August 2020 made between (1) Linden Wates (Ringwood) LLP and (2) The District Council of New Forest contains restrictive covenants by the transferor.

*NOTE: Copy filed under HP835016.*

26 (07.09.2020) A Transfer of the land edged and numbered HP848380 in green on the title plan dated 13 August 2020 made between (1) Linden Wates (Ringwood) LLP and (2) Frontier Estates (RW) Limited contains restrictive covenants by the transferor.

*NOTE: Copy filed under HP848380.*

## C: Charges Register continued

27 (24.02.2021) An Agreement dated 3 July 2020 made between (1) Hampshire County Council (2) Linden Homes Limited (3) Linden Wates (Ringwood) LLP and (4) National House-Building Council pursuant to Section 38 Highways Act 1980 contains provisions and covenants relating to the development of the land in this title.

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	ITEM CANCELLED	on 30 January 2020.		
2	ITEM CANCELLED	on 30 January 2020.		
3	19.07.2019 Edged and numbered 1 in blue (part of)	37 Narrow Leaf Drive (Ground Floor Apartment)	28.06.2019 150 years from 1 January 2018	HP835365
4	26.07.2019 Edged and numbered 1 in blue (part of)	39 Narrowleaf Drive (First Floor Apartment)	28.06.2019 150 years from 1 January 2018	HP835682
5	04.09.2019 Edged and numbered 1 in blue (part of)	33 Narrowleaf Drive (Ground Floor)	28.06.2019 150 years from 1 January 2018	HP837236
6	09.09.2019 Edged and numbered 1 in blue (part of)	35 Narrowleaf Drive (Ground Floor Flat)	28.06.2019 150 years from 01.01.2018	HP837390
7	16.10.2019 Edged and numbered 1 in blue (part of)	41 Narrowleaf Drive (First Floor)	28.06.2019 150 Years from 01.01.2018	HP838934
8	31.10.2019 Edged and numbered 1 in blue (part of)	43 Narrowleaf Drive (First Floor Apartment)	28.06.2019 150 years from 1 January 2018	HP839502
9	14.11.2019 edged and numbered 1 in blue (part of)	45 Narrowleaf Drive (second floor apartment)	28.06.2019 150 years from 1 January 2018	HP840078

End of register

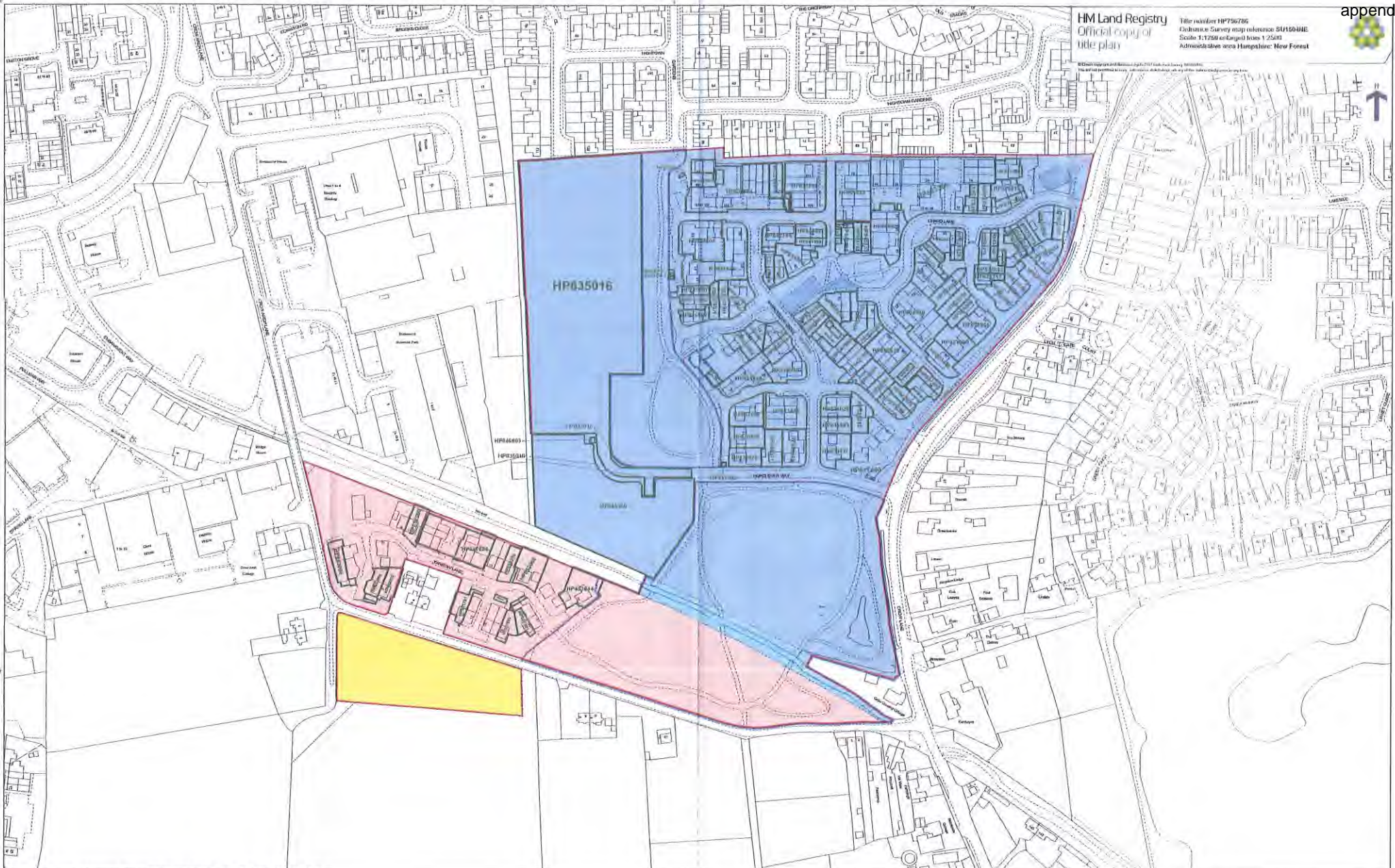




HM Land Registry  
 Official copy of  
 title plan

Title number HP756785  
 Evidence Survey map reference: SU15049E  
 Scale: 1:1250 (enlarged from 1:2500)  
 Adur and Arundel area Hampshire: New Forest

© Crown Copyright and Database Right 2021 Ordnance Survey 100038836  
 This is an official copy of the title plan. It is not a substitute for a site visit.



This official copy issued on 6 December 2022 shows the state of this title plan on 25 March 2021 at 11:58:48.  
 It is admissible in evidence to the same extent as the original (s. 77 Land Registration Act 2002).  
 This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.  
 This title is dealt with by HM Land Registry, Durham Office.



# HM Land Registry

## Transfer of part of registered title(s)

# TP1

# D

appendix B

**Any parts of the form that are not typed should be completed in black ink and in block capitals.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7

	<p>1 Title number(s) out of which the property is transferred:</p> <p>HP796786</p>
	<p>2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:</p>
	<p>3 Property:</p> <p>Land south of Crow Arch Lane, Ringwood</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
	<p>4 Date:</p>
	<p>5 Transferor:</p> <p>Linden Wates (Ringwood) LLP</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: OC414021</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
	<p>6 Transferee for entry in the register:</p> <p>Ringwood Town Council</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p>

in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
  - in the first box, or
  - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements

	(b)	Registered number in the United Kingdom including any prefix:
7		Transferee's intended address(es) for service for entry in the register:  Ringwood Gateway, The Furlong, Ringwood BH24 1AT
8		The transferor transfers the property to the transferee
9		Consideration  <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): One Pound (£1.00)  <input type="checkbox"/> The transfer is not for money or anything that has a monetary value  <input type="checkbox"/> Insert other receipt as appropriate:
10		The transferor transfers with  <input checked="" type="checkbox"/> full title guarantee  <input type="checkbox"/> limited title guarantee
11		Declaration of trust. The transferee is more than one person and  <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants  <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares  <input type="checkbox"/> they are to hold the property on trust:
12		Additional provisions  12.1 <b>Definitions</b>  (a) In this Transfer, unless the context otherwise requires the following words have the following

– other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

meanings:

**"Allotments"** means the allotment gardens within the meaning of the Allotments Act 1922 forming part of the Property as shown on the Plan and identified in the Planning Obligations.

**"Estate"** means the Transferors development know as Beaumont Park (Phase 2) Crow Arch Lane, Ringwood which the Property and Retained Land form part.

**"Plan"** means the Plans attached to this Transfer

**"Planning Obligations"** means any agreement or obligation relating to the Property under Section 106 of the Town and Country Planning Act 1990 Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 Section 38 and/or 278 of the Highways Act 1980, Section 104 of the Water Industry Act 1991 or under any other relevant statute or with any government department authority or utility company in existence at the date hereof or arising hereafter

**"Property"** means the land shown edged red on the Plan.

**"Retained Land"** means the land contained in the above title number(s) but excludes the Property

**"Services"** means the supplies of water, electricity, gas, telephone and television or other communication signals and for disposal of foul and surface water through the Service Installations.

**"Service Installations"** means the cables channels pipes rainwater pipes gutters conduits gas electricity mains spouts drains sewers watercourses holding tanks water pipes, drainage or attenuation tank(s), soakaways, wires and all other conducting media apparatus for the supply of the Services which are now constructed or which will be constructed and which service the Estate or Property (as applicable) but do not exclusively serve the Property or any other individual dwelling on the Estate.

**"Title"** means the title number(s) referred to in panels 1 and 2 above.

- (b) References to "Transferor" and "Transferee" shall include successors in title unless otherwise stipulated.
- (c) Words importing one gender shall be construed as importing the plural and vice versa
- (d) Words importing the singular shall be construed as importing the plural and vice versa.
- (e) Where any party comprises more than one person the obligations and liabilities of the party under this Transfer shall be joint and several obligations and liabilities of those persons.
- (f) Words importing persons shall be constructed as importing a corporate body and/or partnership and vice versa.
- (g) The panel and clause headings do not form part

of this Transfer and shall not be taken into account in its construction or interpretation.

- (h) Any reference to a clause is to one so numbered in this panel unless otherwise states.
- (i) Any reference to a colour or a letter is to one on the Plan unless otherwise stated

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

## 12.2 Rights granted for the benefit of the property

None

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

## 12.3 Rights reserved for the benefit of other land

The following rights are reserved out of the Property and each and every part of it for the benefit of the Retained Land and each and every part of it:

- (a) There is reserved and excepted to the Transferor for a period of 10 years from the date hereof at all reasonable time (and at any time in an emergency) the right for the Transferor and its agents and those authorised by it to enter on to the Property for the purposes of carrying out and complying with all the obligations of the Transferor as developer of the Estate including but not limited to:
  - (i) any obligation to remedy defects in the Services and Service Installations laid in the Estate by the Transferor

Include words of covenant.

## 12.4 Restrictive Covenants by the Transferee

- (a) The Transferee covenants with the Transferor to observe and perform the restrictions contained in clause 12.4 (b) below (the "**Transferee's Restrictions**") and it is agreed and declared that:
  - (i) the benefit of this covenant is to be attached to and enure for each and every part of the Retained Land;
  - (ii) the burden of this covenant is intended to bind and binds each and every part of the Property into whosoever hands it may come; and
  - (iii) an obligation in the Transferee's Restrictions not to do any act or thing includes an obligation not to permit or suffer that act or thing to be done by another person.
- (b) The Transferee's Restrictions are:
  - (i) Not to dispose of the Property or any part of it without first procuring that the

dispone enters into a direct deed of covenant with the Transferor to observe and perform the provisions of this Transfer but this provision shall not apply to tenancies or licences to individual plot holders or Allotments or to an allotment association.

- (ii) Not to use the Property for any other purpose other than for its intended use by the public as Allotments and associated parking as shown in more detail on the Plan.
- (iii) Not to use the Property or any part thereof in such a way as would breach the terms of the Planning Obligations and to indemnify and keep indemnified the Transferor and its effects from and against all actions proceedings costs claims and demands which arise as a result of any such breach.
- (iv) Not to erect any buildings or structures upon the Property other than temporary buildings and structures as are normally associated with Allotments

#### **12.5 Restrictive Covenants by the Transferor**

None.

#### **12.6 Positive Covenants by the Transferee**

- (a) The Transferee covenants with the Transferor and all statutory undertakers, public authorities and statutory bodies or similar that the Transferee shall if so required grant to the said statutory undertakers, public authorities and statutory bodies (as applicable) such easements or enter into such documentation as they shall require in connection with the provision and maintenance of all sewers drains channels pipes water pipes wires cables conduits mains and any other conducting media tanks and apparatus for the supply of water electricity gas telephone and television signals and for the disposal of foul and surface water or any one of them now constructed or to be constructed in over or under the Property and serving the Retained Land.
- (b) The Transferee covenants to manage and maintain the Property in accordance with the Planning Obligations
- (c) The Transferee shall be responsible for the maintenance of the Property from the date of this Transfer.



## 12.7 Indemnity covenant

The Transferee covenants with the Transferor that the Transferee and its successors in title will at all times hereafter observe and perform the covenants and conditions contained or referred to in the Property and Charges Register of the above title (so far as they relate to the Property) (save for any financial charges).

## 12.8 Declarations

- (a) Section 62 of the Law of Property Act 1925 will not apply to this transfer and except for any rights expressly granted by this transfer nothing will (whether by implication of law or otherwise) operate or be deemed to operate to confer on the Transferee any easement, quasi-easement, privilege or advantage whatsoever over or against the whole or any part of any adjoining or neighbouring land of the Transferor.
- (b) The Transferee and its successors in title shall not be entitled to any right of access of light and air or any other easement or right which would or might restrict or interfere with the free use of the whole or any part of the Retained Land for building development or any other purpose and the access or use of light to and for the Property from the Retained Land shall be enjoyed with the consent of the Transferor and its successors in title and shall not be or become enjoyed as of right.

## 12.9 Implied covenants

- (a) The covenants implied by the Law of Property (Miscellaneous Provisions) Act 1994 are varied as follows:
  - (i) the words "at his own cost" are deleted from the covenant set out in section 2(1)(b) and the words "at the cost of the person to whom he disposes of the property" substituted for them;
  - (ii) the words "and could not reasonably be expected to" are deleted from the covenant set out in section 3(1); and
  - (iii) the covenants set out in section 2(1)(a) and section 3 are construed so that matters recorded in registers open to public inspection are considered to be within the actual knowledge of the person to whom the disposition is made.
- (b) Contracts (Right of Third Parties) Act 1999

A person who is not a party to this transfer shall not have any right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this transfer.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 4.

13 Execution

EXECUTED as a DEED by attorneys acting for and on behalf of **LINDEN WATES (RINGWOOD) LLP** under a power of attorney

dated

SIGNATURE OF ATTORNEY.....

Print name:.....

in the presence of:

SIGNATURE OF WITNESS:

.....

Name: .....

Address: .....

.....

.....

Occupation: .....

SIGNATURE OF ATTORNEY.....

Print name:.....

in the presence of:

SIGNATURE OF WITNESS:

.....

Name: .....

Address: .....

.....

.....

Occupation: .....

Executed as a Deed by  
Affixing the Common Seal  
Of **Ringwood Town Council**  
Presence of:

.....  
Authorised Officer

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.




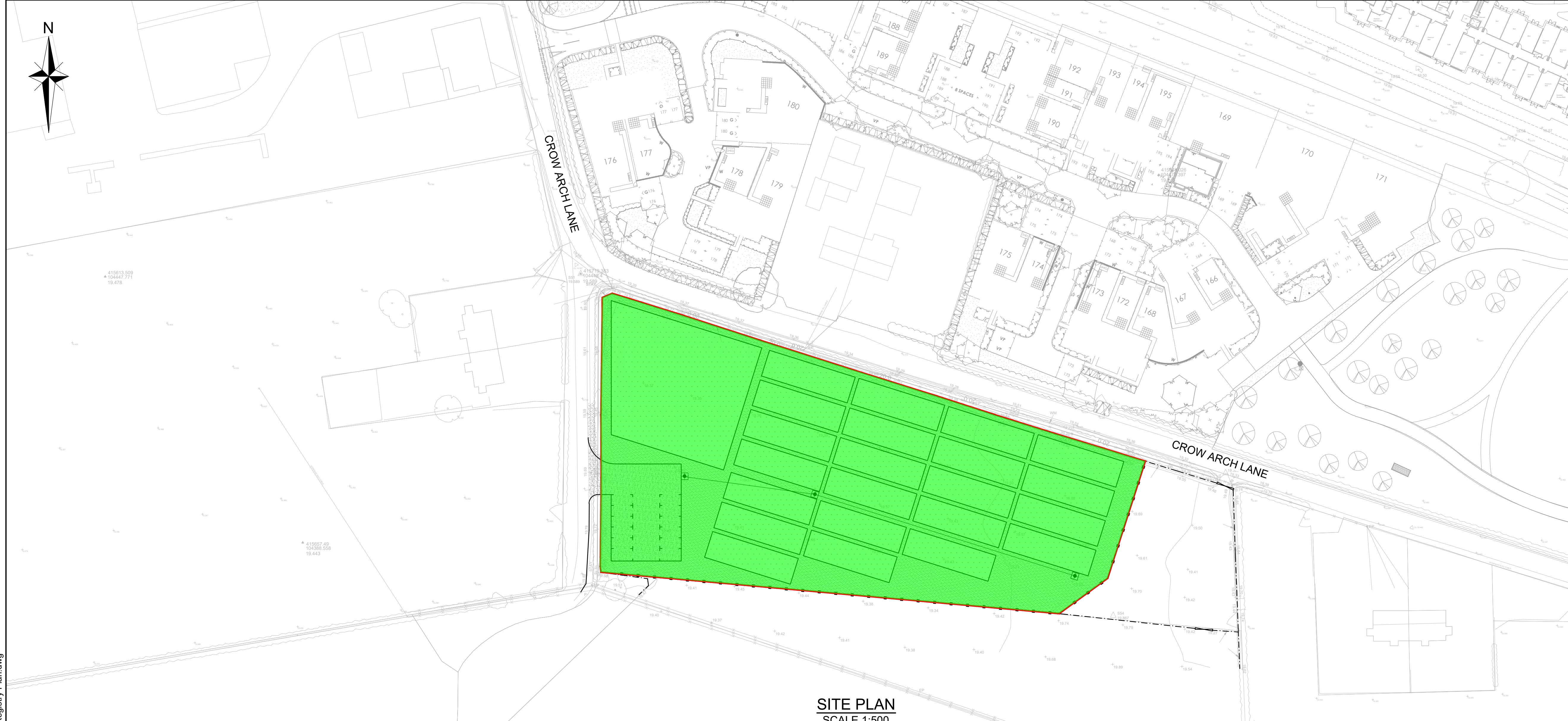
NOTES

- 1. PERMISSION IS GRANTED TO NFDC TO USE THIS PLAN FOR LAND REGISTRY.

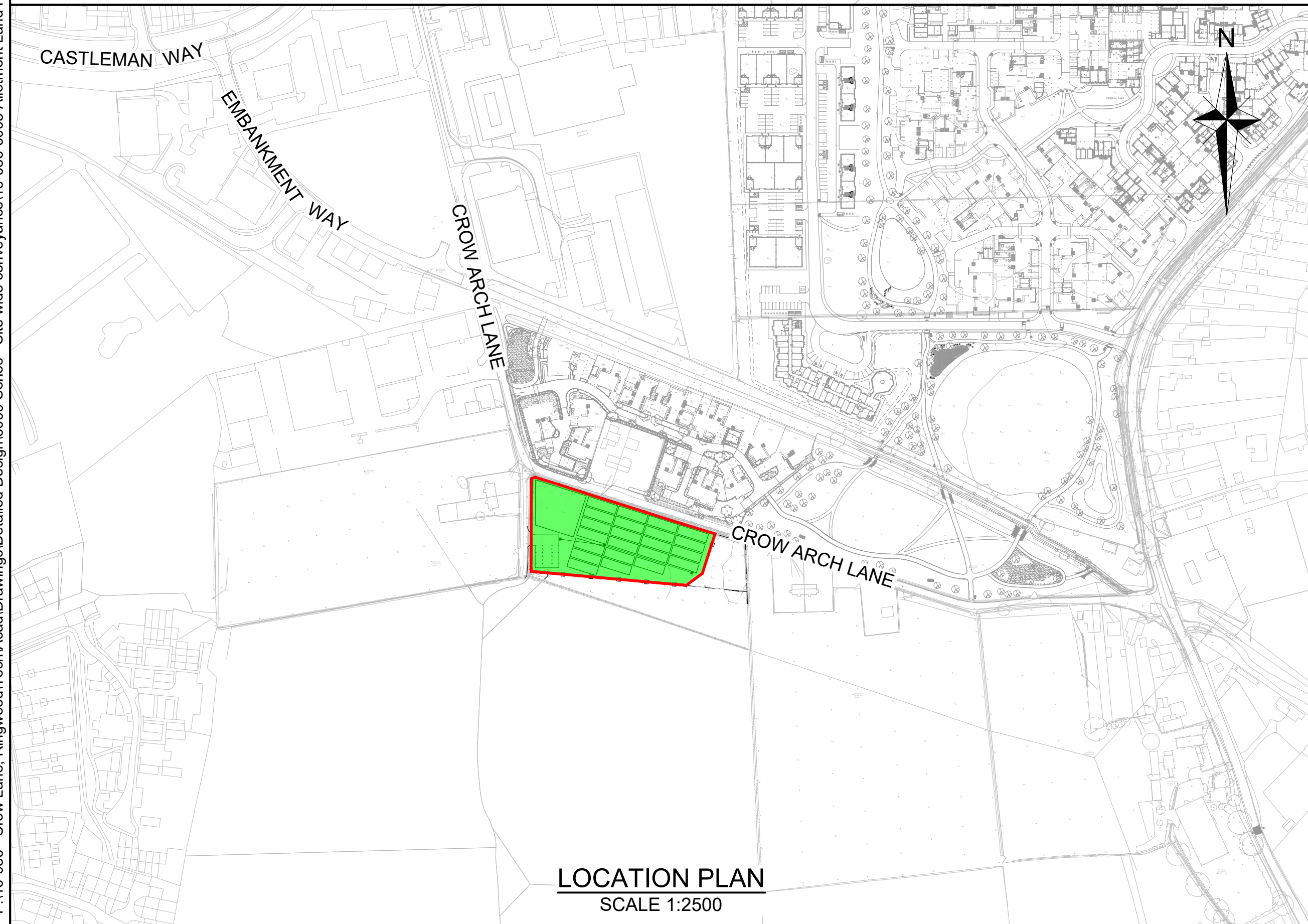
Appendix B

LEGEND

-  ALLOTMENT LAND TO BE TRANSFERRED TO NEW FOREST DISTRICT COUNCIL



SITE PLAN  
SCALE 1:500



LOCATION PLAN  
SCALE 1:2500

Rev	Amendments	Dm	Chk	App	Date

**ODYSSEY**

Tuscany House  
White Hart Lane  
Basingstoke  
Hampshire RG21 4AF

Telephone: 01256 331144  
Fax: 01256 331134  
E: info@odysseyconsult.co.uk  
W: www.odysseyconsult.co.uk

Job Title  
**CROW LANE,  
RINGWOOD**

Drawing Title  
**ALLOTMENT LAND  
REGISTRY PLAN**

Client  
**Linden  
HOMES**

Scale	Date	Designed
AS SHOWN @A1	FEB 21	SOM

Drawn	Checked	Approved
SOM	LP	LH

Job No	Drawing No	Rev
16-086	16-086/6003	

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