

Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT
Tel: 01425 473883
www.ringwood.gov.uk

PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

25th January 2024

A meeting of the above Committee will be held on **Friday 2nd February 2024** at 10.00am in the Forest Suite, Ringwood Gateway and your attendance is requested.



Mr C Wilkins
Town Clerk

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. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

4. MINUTES OF THE PREVIOUS MEETING

To approve as a correct record the minutes of the meeting held on 5th January 2024

5. PLANNING APPLICATIONS

To consider applications (*Report A*)

6. NFDC LITTER BAG DISPENSER PROJECT

To receive a presentation from James Healy, NFDC Litter Project Co-Ordinator, and consider granting consent for installation of dispensers on Town Council land (*Report B*)

7. RINGWOOD NEIGHBOURHOOD PLAN (RNP)

- i) To note responses to the Examiner's Questions (*Report C*) and receive a verbal report on next steps; and
- ii) To consider appointing a Panel to review Building for a Healthy Life Assessments required by Policy R8 of the emerging RNP for all major planning applications.

8. STRATEGIC SITES

To receive updates in relation to strategic sites:-

- i) Land off Crow Lane / Crow Arch Lane (Beaumont Park)
- ii) Land north of Hightown Road

- iii) Land off Moortown Lane – To note receipt of amended plans for 21/11723 and 23/10707 and agree process for consideration and submission of observations
- iv) 2 Market Place and Meeting House Lane - To receive notes of briefing held on 17th January 2024 (*Report D*)
- v) Land off Snails Lane – To receive notes of briefing held on 11th January 2024 (*Report E*)

9. HCC FUTURE SERVICES CONSULTATION

To consider responding to the consultation (deadline 31st March 2024):
<https://www.hants.gov.uk/aboutthecouncil/haveyoursay/consultations/future-services-consultation>

10. THRIVING MARKET PLACE

- i) To appoint members to the Working Party (note Cllrs G DeBoos, Georgiou, Haywood and Thierry have indicated their wish to be appointed); and
- ii) To receive a verbal update on the project.

11. PROJECTS (current and proposed)

To consider the officers’ report (*Report F*), receive any verbal updates and agree next steps where necessary

12. NFDC/NFNPA PLANNING COMMITTEE

To review, if any, applications that are due before NFDC/NFNPA Planning Committee

If you would like further information on any of the agenda items, please contact Jo Hurd, Deputy Town Clerk, on (01425) 484721 or email jo.hurd@ringwood.gov.uk.

Committee Members

Cllr Philip Day (Chairman)
 Cllr Glenys Turner (Vice Chairman)
 Cllr Andrew Briers
 Cllr Luke Dadford
 Cllr Ingrid De Bruyn
 Cllr Gareth Deboos
 Cllr Mary DeBoos
 Cllr Rae Frederick
 Cllr Janet Georgiou
 Cllr Peter Kelleher
 Cllr James Swyer
 Cllr Becci Windsor

Officers

Jo Hurd, Deputy Town Clerk
 Nicola Vodden, Office Manager

Permission (1)	Recommend Permission, but would accept planning officer's decision
Refusal (2)	Recommend Refusal, but would accept planning officer's decision
Permission (3)	Recommend Permission
Refusal (4)	Recommend Refusal
Officer Decision (5)	Will accept planning officer's decision

Number	Name	Address	Proposal	Deadline for comment	Recommendation Permission (1) Recommend Permission, but would accept planning officer's decision Refusal (2) Recommend Refusal, but would accept planning officer's decision (plus reasons) Permission (3) Recommend Permission Refusal (4) Recommend Refusal (plus reasons) Officer Decision (5) Will accept planning officer's decision
23/10491	Mr and Mrs Conway	Candlestick Cottage, 136 Christchurch Road, Ringwood. BH24 3AP	RE-CONSULTATION: Severance of plot and erection of 2 no. semi-detached dwellinghouses & one detached dwellinghouse to rear of Candlestick Cottage with associated landscaping enhancements; erection of a new rear extension to existing Listed cottage with partial demolition of modern extensions and outbuildings view online here		
23/11123	Mr Moule	8, Highfield Avenue, Ringwood. BH24 1RH	Roof alterations and dormers view online here	26.1	
23/11216	Mr Zyberaj	2 West Street, Ringwood. BH24 1DZ	Externally illuminated hand painted fascia sign on front elevation, unilluminated hand painted sign on side elevation. etched signs on front windows (Amended plans & description) view online here	30.1	
23/11226	McColl's	85-87 Hightown Road, Ringwood. BH24 1NJ	Retention of three air conditioning units (Retrospective) view online here	9.2	

23/11255	c/o agent - Halo Developments (UK) Ltd	2 Market Place, Ringwood. BH24 1AW	Part-demolition, part-refurbishment & construction of rear and roof extension to existing building to create commercial floorspace (Use Class E) and 20x residential dwellings (Use Class C3) provision of associated landscaping, car and cycle parking spaces and associated works view online here	25.1	
23/11320	Mrs Le	14, Christchurch Road, Ringwood. BH24 1DN	Change of use from Class E Retail to Mix Sui Generis Salon / Nail Bar; no external alterations view online here	1.2	
23/11324	Jourdan	Poulner Farm House, 5 Butlers Lane, Poulner, Ringwood. BH24 1UB	Replacement of existing rear extension, incorporating glazed link to connect to the farmhouse; carport to front of existing double garage and extension to rear to form new storage area; alterations to windows and doors and associated changes to the internal layout; replacement side garden fencing. view online here	9.2	
23/11325	Jourdan	Poulner Farm House, 5 Butlers Lane, Poulner, Ringwood. BH24 1UB	Replacement of existing rear extension, incorporating glazed link to connect to the farmhouse, opening up into the existing kitchen area; carport to front of existing double garage and extension to rear to form new storage area; replacement of existing side window (east) with new door opening to access new boot room/side hall; conversion of existing rear first floor bedroom into new main family bathroom; replacement side garden fencing. (Application for Listed Building Consent) view online here	9.2	

23/11334	Mr Gollings	42, College Road, Ringwood. BH24 1NX	Single-storey flat roofed extension to the rear with roof lights and roof lantern; fenestration alterations; first floor side extension with roof alterations view online here	2.2	
24/10015	Mrs Driver - Vistry Southen	Land at Crow Arch Lane & Crow Lane, Crow, Ringwood. BH24 3DZ	Removal of conditions 20 & 21 of outline planning permission 13/11450 to remove the need to provide a pedestrian and cycle path/link between the Central plot within the site and Christchurch Road. view online here	9.2	
CONS/24/00 09	Ringwood and District Community Association	Greyfriars Community Centre, 44 Christchurch Road, Ringwood. BH24 1DW	Atlas Cedar – Fell view online here	5.2	
CONS/24/00 48	Mrs Miller	116 Christchurch Road, Ringwood, BH24 1DP	Ash x 3 Fell view online here	22.2	
24/00087CO NS	Mr Kermode	Heathfield, Hangersley Hill, Hangersley, Ringwood. BH24 3JS	Pollard 1 x Willow tree (T1 on the plan) Fell 1 x Oak tree (T2 on the plan) view online here	14.2	
24/00095CO NS	Rhoda Curtis	St John the Baptist Church, Linford Road, Poulner, BH24 1TY	Prune 1x Holly (T10a on plan) view online here	21.2	

Litter Bag Dispenser Project - Ringwood

The aim of this project is to encourage visitors, both tourists and residents, to take their litter home with them using the home-compostable litter bags provided.

It has been an increasing challenge for New Forest District Council (NFDC) to maintain the public bins across the Forest where demand, capacity and practicality has been stretched. This has led NFDC to explore other methods of litter reduction using behavioural insights to encourage better litter responsibility.

Research and experience indicate that *more bins are not the answer*, with the height of the summer tourist season requiring some bins to be emptied twice per day. This, alongside the litter which is dropped or discarded, is unsustainable with limited resources.

This project proposes to install Ten (10) litter bag dispensers, branded with the *Look Out For Our Forest* campaign material, around Ringwood and Poulner to actively encourage people to take their litter home with them, making it easier for people to “do the right thing”. The dispensers will be independently sponsored by private and social interest organisations from around the town to cover their running and installation costs. Sponsors will receive advertising space on the front of the dispenser for their sponsorship.



Proposed Locations					
	Site	WTW	Local Factors	Owner/Permissions	Sponsor
1	Bickerly Common – next to information board.	///most.delighted.range	Popular dog walking location, picnic area, “destination” site & site of annual carnival.	Land: Ringwood Parish	Pending
2	End of the high-street – near Acorn bench.	///trucked.rigs.cabinet	High footfall area, close to litter “source” (local shops), next to a bin, “destination” site.	Signpost: HCC	
3	End of the high-street – outside the Parish Church.	///tungsten.gearbox.bypasses	High footfall, close to litter “source” (local shops), next to a bin, “destination” site.	Lamppost: HCC	Pending
4	The Furlong shopping centre – lamppost outside “Francesco”.	///bump.verge.presuming	High footfall, close to litter “source” (Waitrose), next to a bin, “destination” site.	Land & Lamppost: The Furlong	Pending
5	Picnic area next to long-stay car park – lamppost next to entrance point	///moved.televised.love	Close to litter “source” (Waitrose), next to a bin, “destination” site.	Land: Open Spaces Lamppost: HCC	Pending
6	Crossing point, Meeting House Lane, between the high-street & Furlong – lamp post at crossing	///wheat.stumps.inspect	Close to litter “source” (Sainsbury’s), next to a bin, “destination” site – seating area.	Lamppost: HCC	Pending
7	Outside The Gateway building – sign post	///guitars.expectant.tune	Close to litter “source” (Sainsbury’s & Waitrose), next to a bin, “destination” site – seating area, public information point & high footfall from car park to Furlong.	Land: Open Spaces Signpost: Ringwood Parish	Pending
8	Southampton Road, outside the main entrance to Carvers Recreation Ground – on the wall next to the sub-station	///should.schooling.triathlon	Popular dog walking location, picnic area & “destination” site.	Land: Ringwood Parish Wall: SSE (Consult)	Pending
9	Poulner, Gorley Road – lamppost outside local shopping precinct.	///managed.petrified.rises	Close to litter “source” (Tesco’s & Shops), removed bins, local amenities (surgery & school) & high footfall area.	HCC	Pending
10	Poulner, North Poulner Road – fence leading to playpark	///sticking.narrates.describe	Popular dog walking location, picnic area & “destination” site. Local amenities (school & playpark) School Sponsorship Site	Ringwood Parish	Pending

Key Terms

Source – Locations, such as shops, where items of litter can originate.

Destination – Areas, such as seating or picnic locations, where litter can accumulate.

Land/Asset Owners

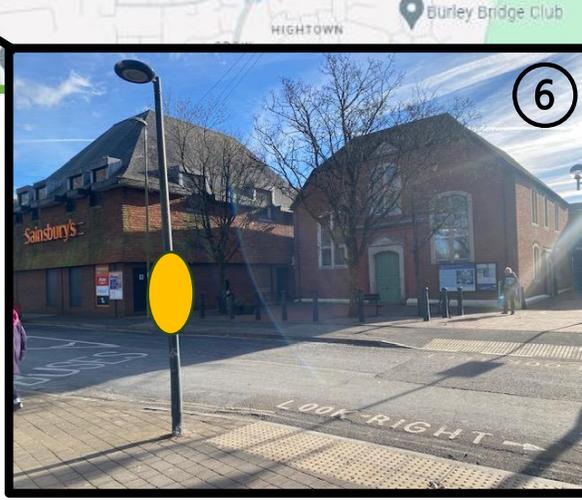
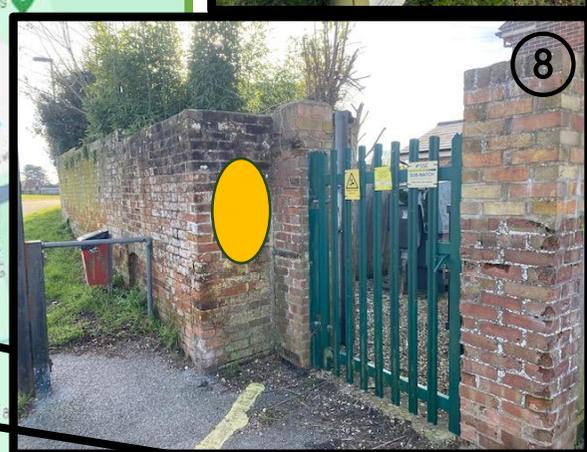
Ringwood Parish – Permission pending

HCC – Permission pending

Open Spaces – Permission Granted

The Furlong – permission granted.

SSE (Sub Station) – permission pending.



Litter Bag Dispensers - An Opportunity to Make a Difference

B

As a member of the Ringwood community, we need your help to start the movement towards a more litter-free Forest. We know that local businesses and organisations are in the best position to help us make a real change for the better to keep our area outstandingly beautiful.

What is the Look Out For Our Forest Campaign?

The aim of this campaign is to encourage Forest visitors, both tourists and residents, to take their litter home with them. This includes the Forest roads, beaches, footpaths, towns and villages.

It has been an increasing challenge for New Forest District Council (NFDC) to maintain the public bins across the Forest where demand, capacity and practicality has been stretched. Research and experience indicate that *more bins are not the answer*, with the height of the summer tourist season requiring some bins to be emptied twice per day. This, alongside the litter which is dropped or discarded, is unsustainable with limited resources.

... a movement of social responsibility

NFDC have partnered with other New Forest organisations who represent the natural environment to do something about the litter problem. Go New Forest and NFDC are starting a movement of social responsibility aimed at our visitors, where we are actively encouraging people to take full responsibility and make better choices with their litter.

The Look Out For Our Forest (LOFOF) campaign aims to make the choice as easy as possible for visitors through brand awareness based on simple reminders, incentives, warnings and making the right thing easier.

This is where you can help us encourage and enable people to do the right thing.



The Dispenser Project

By installing litter bag dispensers around Ringwood we are encouraging more people to be litter responsible. The ten stations situated around Ringwood would enable us to test this approach within a busy town. The coastal Crabby project of a similar design has proven that this method works within a coastal, tourist location and we now need to conduct a study to see how it can be adapted for other areas.

We are asking businesses, organisations and charities to sponsor stations to be placed within pre-approved locations around the town. Sponsorship will provide our project with:

- A physical litter bag dispenser branded with the LOFOF message.
- Enough compostable bags to stock the station for the two-year project.
- Support towards advertising the campaign's message.
- Funding towards the case study, providing the necessary data to expand the project.

The cost to sponsor one of the ten bag dispensers will be £1,000 collected in two instalments of £500 over two years.

What's in it for your organisation?

In return for sponsorship your organisation can customise the graphics on the front of the dispenser alongside the LOFOF branding. This could be an advertisement for your products or services, details of how to donate to your chosen charity or why your organisation values a litter-free community. As long as the content aligns with NFDC values and is not offensive or provocative in nature, the design is up to you.

If you are a Go New Forest member, sponsoring a station will also grant 2 points towards your overall Green Leaf score, an indication of your organisation's environmental values advertised to potential visitors via Go New Forest.

Should the project be expanded to other areas, as a founding sponsor you will be offered the opportunity to sponsor any additional stations. Additional stations, separate from the Ringwood study would be significantly cheaper as it would not include the data-collection, case study and media support costs.

The main advantage to your support is in your affiliation with an environmentally focused campaign, commonly known as "bragging rights" for your organisation's contribution to local litter reduction. A big tick in the corporate social responsibility box.

But, most importantly, by supporting this project, you are helping us to pave the way for a cleaner New Forest.

Other Projects within the Campaign

Signage & Branding

Over time, the aim is to build a recognisable brand which becomes synonymous with the message of litter responsibility. The brand would be included on dispensers, posters, public signs, in shop windows, community notice boards and online with the very simple messaging of "take your litter home". The purpose of this campaign is to better manage consumer packaging and general waste which is significantly harder to manage in public locations compared to more controlled home waste collections.

The Coastal Crabby Project

The first litter intervention project launched by NFDC in 2019 as a response to the high levels of litter generated by coastal visitors during the pandemic. The success of this project is what prompted the launch of this campaign, leading to a more in-depth exploration of behaviourally led litter projects.

The Roadside Project

Litter discarded from vehicles across the New Forest is proving to be an increasing demand on resources and our environment. Therefore, we are launching a campaign in March 2024 which tries to actively engage road users in the effort to reduce roadside litter. The A35 between Lyndhurst and Hinton has been identified as a potential location to trial this campaign of community engagement.

Ringwood Neighbourhood Plan

Response to the Examiner's Questions

1. This response is made in answer to the question put to New Forest District Council (with input from the New Forest National Park Authority) and the Town Council from the independent Examiner into the Submission Draft Ringwood Neighbourhood Plan (Examiner letter dated 4 December 2023).

Question for both New Forest District Council and Ringwood Town Council

Question 1. Concerns have been expressed (e.g. in Representations 1 and 7)¹ regarding transport infrastructure and management (including parking, cycling and pedestrian safety). Are the Councils satisfied that the issues are adequately addressed in other planning documentation such as the NFDC Local Plan Part 1 and the NFNPA Local Plan? [see also Question 14]

2. New Forest District Council (NFDC), Ringwood Town Council, and New Forest National Park Authority (NPA) are satisfied that the issues are adequately addressed in other planning documentation.
3. The NFDC Local Plan Part 1: Planning Strategy 2016-2036² sets out the strategic policies for New Forest District outside the National Park. Policy STR7 sets out support for improving accessibility for pedestrians and cyclists. This also comes under strategic objective SO10 (Infrastructure provision and sustainable access to opportunities and facilities).
4. NFDC and the NPA are also fully engaged with Hampshire County Council (as the statutory Local Highway Authority for this area) over the production of a New Forest Local Cycling & Walking Infrastructure Plan (LCWIP)³, which will identify opportunities to improve walking and cycling infrastructure in the area. The LCWIP, when finalised, will produce a prioritised programme of infrastructure improvements and a report which sets out the analysis undertaken to support the identified improvements.
5. The 'Ringwood Town Access Plan'⁴ Supplementary Planning Document was adopted by NFDC in March 2011. It not only sets out a vision for how access to facilities and services within the town can be improved over the next 20 years, but also provides an action plan for investment. The 'Longer Term Improvement Schemes' schedules (in Tables 5.2 to 5.6 in Section 5 of the access plan) set out lists of transport improvement schemes which would support and mitigate the impact of new development in the town. Longer term schemes in Table 5.2 are steadily being implemented by Hampshire County Council (HCC) and NFDC, such as improved cycle connections to promote cycling as an alternative to car travel (e.g. schemes PC11 and PC14 are completed). Such routes improve cycle links through the town but are dependent on developer contributions for delivery.
6. Additionally the NFDC 'Parking Standards' Supplementary Planning Document was adopted in April 2022. This SPD provides supporting guidance on the implementation of policies in the Local Plan 2016-2036 Part 1: Planning Strategy (adopted in July 2020), in particular CCC2: 'Safe and sustainable travel', Policy IMPL2: 'Development standards' and ENV3: 'Design quality and local distinctiveness' relating to car and cycle parking. The aims of the Parking

¹ As set out in Table 2 of the Summary of Regulation 16 consultation process document.

² [Local Plan 2016-2036 Part One FINAL.pdf \(newforest.gov.uk\)](#)

³ [Strategic transport - plans and policies | Hampshire County Council \(hants.gov.uk\)](#)

⁴ [Ringwood Town Access Plan.pdf \(newforest.gov.uk\)](#)

Standards SPD is to ensure that an appropriate level of vehicle and cycle parking (including secure parking) is provided in all new developments, whilst taking in to account the need for charging of electric vehicles and other factors.

7. Chapter 9 of the New Forest National Park Local Plan 2016 – 2036 sets out the adopted local planning policies for the National Park area on improving access and reducing the impacts of traffic. This is under the strategic objective to “*reduce the impacts of traffic on the special qualities of the National Park and provide a range of sustainable transport alternatives within the Park.*” Annex 2 of the adopted New Forest National Park Local Plan 2016 – 2036 (adopted 2019) sets out the parking standards associated with new development within the National Park.
8. The NPA is involved with various initiatives that seek to reduce the impacts of traffic. This includes support for the New Forest Tour bus routes, with the red route (one of three routes) serving Ringwood and linking the town with Burley, Lyndhurst, Ashurst, Godshill and Fordingbridge.
9. The NPA is therefore of the view that transport issues are adequately covered in other planning documentation, as well as other (non-planning) documents such as the emerging New Forest LCWIP and the objectives in the National Park Partnership Plan. The planning system can only focus on planned new development and therefore it liaises with Hampshire County Council on transport matters in their statutory capacity as the highways authority for this area of the National Park; and with Highways England regarding the A31/M27 corridor.

Ringwood Neighbourhood Plan

Response to the Examiner's Questions

1. This response is made in answer to the questions put to New Forest District Council from the independent Examiner into the Submission Draft Ringwood Neighbourhood Plan (Examiner letter dated 4 December 2023).

Questions for New Forest District Council

Question 2 - Paragraph 13 of the National Planning Policy Framework confirms that neighbourhood plans 'should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies'. Is the District Council satisfied that this advice has been followed?

2. The submitted Neighbourhood Plan in general supports and upholds the policies contained in the Local Plans but there is one element where there is a small degree of conflict. NFDC has already highlighted this conflict in its Regulation 16 consultation response, relating to the proposed 'ring fencing' of First Homes for local residents (temporarily for 2 months). In addition to those concerns, placing controls such as 'ring fencing' to local residents, will have the effect of reducing the size of the market for these properties, which is already limited to those on above average incomes. This raised some concerns with the deliverability of such a policy as it will be harder to identify and sell to qualifying first time buyers within the timescales set, which may be considered too much a risk and deter some developers from the outset.
3. The Neighbourhood Plan sets out an additional distinct approach that goes further than the Local Plan. NFDC understands the reasons and rationale for the approach to Policy R6 and as set out in Paragraph 5.39 of the Neighbourhood Plan. However that element is not consistent with the aims of Local Plan policies STR1, HOU1 and HOU3 which take a plan-wide approach.

Question 3 - Section 3 of Appendix C (sic) of the RNP is the 'Ringwood Local List'. This is a very extensive list of local heritage assets. Is the District Council satisfied that all the identified assets are justified?

4. NFDC neither maintains a local list nor has a policy or procedure for assessing 'local lists'. In its submission to the Regulation 16 consultation New Forest District Council provided comments on the Policy R9 'local list' (Appendix D) and in particular made representations that the proposed list of local heritage assets should not include buildings which are already covered by curtilage listings, as these already have listed status. Those eight heritage assets are listed in the NFDC representations relating to Policy R9.
5. The National Park Authority goes through a process whereby 'local list' nominations are considered by a small panel of members before being presented to our Planning Committee for a formal decision as to whether they are added to our local list of non-designated heritage assets. A similar process could be undertaken for the NFDC area of Ringwood Parish if there are concerns that the number of assets identified in Section 3 of Appendix C is too extensive for them to automatically be deemed local heritage assets.



**Ringwood
Town Council**

RINGWOOD TOWN COUNCIL RESPONSE TO EXAMINER'S QUESTIONS – 11 JANUARY 2024

(answers in bold text)

Question 1 – agreed joint response to be provided by NFDC

Questions 2 & 3 – NFDC/NFNPA to respond direct

Questions for Ringwood Town Council (20)

4. Objective 4 (page 16) seeks to ensure that Ringwood does not become a dormitory town. How will the policies in the RNP achieve that objective?

The Glossary in the RNP explains that a dormitory town is a place where people live but go to work in another town or city. To counteract any adverse effects normally associated with being a dormitory town the vision of the RNP seeks to make the town a destination in its own right. Policy R1 prioritises the redevelopment of brownfield land, especially in and close to the town centre. It is considered that the more people that live within or close to the town centre, the more support there will be for local businesses. Local services and facilities are easier to access, and town centre living is often more cost-effective. Policies R5 and R6 also call for smaller housing and first homes. These policies are designed to enable young people with local connections (either family or employment) to live and work in the town, rather than there only be housing that is affordable by those working outside the area. In parallel with this Policy R2 seeks to create a more vibrant town centre that provides more opportunities for local people to frequent the town, especially those who may work elsewhere and would predominantly visit the town in the evenings and at weekends. The shared space 'vision' of Policy R2 and redevelopment of opportunity areas in the Town Centres of Policy R3 would enable new and improved spaces for people to spend time in. The aim of most of the policies in the RNP being to enhance the built and natural environment in the town, as well as movement around the town, to contribute to making it a destination in its own right.

5. In clause A of policy R1 (page 18), what is meant by 'gentle densification'? The term is not included in the glossary.

'Gentle densification' was a term coined after the Government consulted on proposed changes to the NPPF in early 2023. It is commonly understood to refer to increasing the density of housing development to help meet housing needs with land as a finite resource, while guarding against detracting from the character of a particular area. We suggest this is included in the glossary and request that the examiner considers a modification in this regard.

6. In clause D of policy R1 (page 18), what 'other means of moving about the town' are envisaged? Is it just walking and cycling measures?

The main focus is on walking and cycling, however there is also the opportunity to promote the Hampshire and Dorset Car sharing schemes and to embrace the HCC LTP4 initiatives as and when more detail is forthcoming.

7. What is the evidence that 'brownfield land will become available later in the Plan period', as referred to in paragraph 5.5 (page 18)?

There are several brownfield sites around the town that have previously been put forward for development or are the subject of current planning applications. Examples are as follows:

- The Lamb Inn, 2 Hightown Road – conversion of public house to 6 flats and 1 house (23/10767)
- Candlesticks Cottage, 136 Christchurch Road – severance of plot and erection of 4 houses (23/10491)
- Land to the rear of 26 & 28 Christchurch Road – sever land and erect 6 flats (20/1072)
- 2 Market Place – Part-demolition, part-refurbishment & construction of rear and roof extension to existing building to create commercial floorspace (Use Class E) and 20x residential dwellings (Use Class C3) provision of associated landscaping, car and cycle parking spaces and associated works (23/11255)
- 25 Market Place and land to the rear – change of use from public house and coach house to residential and flexible use (office/retail) and development of land to the rear for residential dwellings (20/10129)

It is also anticipated that the Ringwood Brewery site at 138 Christchurch Road will become available for development in 2024, following the recent announcement that the business is to close and the site put up for sale.

Policy R3 identifies 7 other sites that would be actively encouraged for development into smaller dwellings.

8. NFNPA (Representation 8) suggests that the term 'small dwellings' in policy R5 (page 26) should be clarified and also that it should be made clearer whether or not the policy applies to all new housing in the Parish. It is also questioned how policy R5 aligns with the adopted Local Plan policy. I am not clear as to what constitutes a 'high proportion'. Could the Town Council provide a response to all these issues?

The RNP team conducted a Housing Survey on-line in 2021. There were 279 respondents. From the respondents' experience, Ringwood is lacking starter homes (1-2 bed), mid-priced 2-3 beds and social / housing association dwellings.

The need within the parish is therefore considered to be for more 1 and 2 bedroom properties. This broadly aligns with the adopted New Forest National Park Local Plan (2019) which includes several policy approaches that seek to increase the stock of smaller dwellings in the National Park, as well as safeguarding the existing stock of smaller dwellings. These include:

- Policy SP21 limits the size of net new dwellings to an internal habitable floor area of 100 square metres. The supporting text to the policy states that permitted development rights will be removed where new dwellings are permitted within this floorspace limitation.
- The adopted Local Plan policy on extensions to dwellings also restricts the size of extensions for defined small dwellings (i.e. those with a floor area of less than 80 square metres).

- At paragraph 7.15 it recognises a clear need for smaller homes within the National Park and it identifies ‘smaller homes’ as being 1-3 bedroom dwelling categories.

NFDC Local Plan Part 1 Policy HOU1 recognises that the existing housing stock of the Plan Area is predominantly 3 and 4-bedroom homes. Paragraph 6.5 recognises “...the existing housing stock of the Plan Area is predominantly 3 and 4-bedroom homes, and turnover within the existing stock will continue to be the main source of supply for meeting future demand for larger homes.”

In this respect, the RNP has adopted the definition for ‘smaller homes’ as being 1-2 bedroom homes.

In paragraph 6.6 it further states that “provision of more, smaller homes will help to meet the needs of newly forming households, including those not eligible for affordable housing. Smaller homes should be designed to be affordable and to meet the needs of newly forming households, or to be attractive to ‘down-sizers’ when they no longer need their family home (see Policy HOU3: Residential accommodation for older people).”

The indicative need for dwelling size mix in the NFDC Local Plan Part 1 is as follows:

	1-2 bed	3 bed	4+ bed
Affordable Rented	60-70%	25-30%	5-10%
Affordable Home Ownership	55-65%	30-35%	5-10%
Market Homes	30-40%	40-45%	20-25%

The table below shows the completed housing numbers (source: Hampshire County Council monitoring data) by market/affordable and bedroom number at the Crow Lane/Crow Arch Lane Linden Homes Ringwood site where the actual number of 1-2 bed market homes is less than 12%, and although a higher proportion of 1-2 bed affordable homes is provided at 77%, overall only 45% 1-2 bed homes were provided as opposed to 55% 3+ bed homes.

	Market	Affordable
1-bed	2	16
2-bed	10	59
3-bed	48	21
4-bed	36	1
5-bed	2	0
Total	98	97

For this reason, we believe that the provision of a given proportion of smaller dwellings should be defined as greater than 50% of the total supply with a continued reliance on the Local Plan for establishing the most appropriate market and affordable mix split.

As with Local Plan Policy HOU1, the RNP policy objective is for “...each development to contribute appropriately to improving housing diversity wherever possible, taking into account the location,

size and characteristics of the site, the form of development proposed and the viability of the scheme.” The Town Council considers that all major development (10 or more) brownfield sites, particularly those within or adjacent to the town centre, ought to be able to meet this policy objective in the design of their schemes.

9. What is meant by ‘major development ’in policy R8 on page 30? (Representation 8)

Those of 10 or more dwellings.

We also note that paragraph 183 of the NPPF states, “When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development ⁶⁴ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.”

Footnote 64 to the Framework confirms that for the purposes of paragraphs 182 and 183 of the Framework, whether a proposal is ‘major development ’is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

The term ‘major development ’in the context of National Parks and paragraphs 182 and 183 of the NPPF is therefore different to how the term of defined for development control purposes through the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended), which means applications for 10 or more dwellings for example.

10. NFNPA suggests (Representation 8) that policy R9 (page 31) should include details of the criteria used in the identification of non-designated heritage assets. Does RTC agree that this would provide appropriate clarification and if so, could some appropriate wording be suggested?

We agree with the NFNPA suggestion so propose the following rewording:

The Neighbourhood Plan identifies Local Heritage Assets, as listed in Appendix D, by way of their local architectural and historic value. The selection criteria for inclusion on the list, based on Historic England guidance*, are;

- Age
- Rarity/Representativity
- Architectural/Artistic Interest
- Group Value
- Archaeological Interest
- Historic Interest
- Community/Social Value
- Landmark Status.

**Footnote*

Historic England 2021 Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7 (2nd ed). Swindon. Historic England

If this wording is acceptable, paragraph 5.51 will need to be amended accordingly (by deletion of “and have been evaluated against the criteria advocated by Historic England in its 2021 guidance note”).

11. What is the justification for stipulating in policy R9 (page 31) that ‘new development will proceed within a year of the loss’? (My underlining) How will this be achieved?

The policy objective is to avoid the incomplete implementation of planning permissions and accords with the provisions of NPPF p.210: *“Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.”* A possible solution, if the concern relates to the arbitrary nature of ‘one year’, is to amend wording as follows:

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 have been taken to ensure the new development will proceed within a reasonable period of time after the loss has occurred.

The Town Council notes that this is in line with the provisions of Chapter 4 Section 112 of the Levelling Up and Regeneration Act 2023 which makes provision for Local Planning Authorities to issue a completion notice within a ‘reasonable period’.

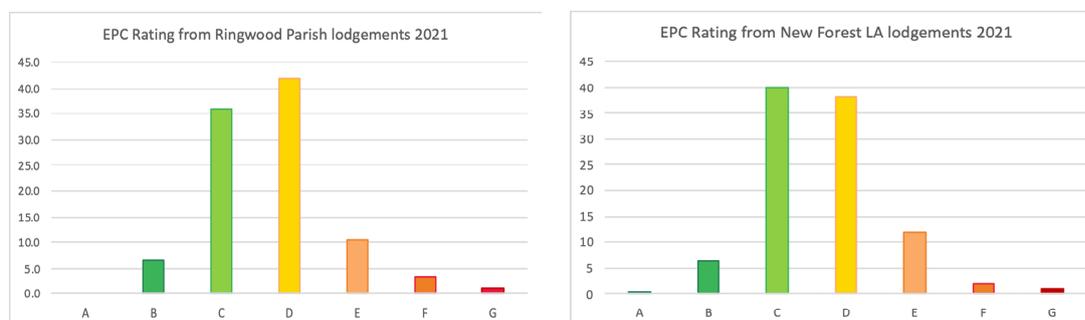
12. Could the Town Council confirm (with regard to paragraph 5.50 on page 31) what responses were submitted by the owners of the heritage assets and what conclusions were drawn by the Town Council in response?

It is intended that consultation will take place with individual owners after the NP is made, as per step 3 outlined in Appendix D. No representations were received about the Local List from owners during the Regulation 14 and 16 consultations. This process reflects the approach taken by the NFNPA who are continually adding assets to their list as part of a local list project.

13. Is the requirement of policy R11 (page 34) for all new development (i.e. all development that requires planning permission) to be ‘zero carbon ready’, reasonable and justified and is this approach compatible with that of NFDC and NFNPA? Will there be any implications in terms of the viability of development that should be addressed in this part of the RNP?

We point to the analysis carried out in support of paragraph 5.60. Ringwood has a significant amount of older / energy inefficient housing stock and rates poorly compared to the rest of the New Forest and indeed the National average. Any new housing must, therefore, be built to a higher standard in order to address climate change and improve the overall average for the town.

We can point directly to the EPC data: Ringwood Parish being worse (7% higher combined energy consumption) than New Forest Local Authority Area:



The approach in R11 is in line with draft Planning for Climate Change Supplementary Planning Document produced by NFDC, which was written after Policy R11 was drafted.

https://www.newforest.gov.uk/media/3384/Planning-for-Climate-Change-SPD-Consultation-version/pdf/Planning_for_Climate_Change_SPD_Consultation_version.pdf

It differentiates between 'minor' and 'major' developments, minor being 1-9 dwellings.

This document notes that "The dwelling construction cost premium for delivering a new Net Zero carbon home has been estimated to be approximately 2% to 6% above a Part L 2021 compliant equivalent. It will be a smaller percentage of final house sales prices, which would additionally reflect the cost of land and any other facilities, community benefits or infrastructure provided.

The RNP team also carried out an assessment of the costs vs increased property prices in order to address the viability challenge:

<https://ringwoodnp.org.uk/wp-content/uploads/2023/06/Ringwood-Neighbourhood-Plan-Viability-Report-2022.pdf>

Viability challenges on NFDC Strategic Sites tend to lead to reduction in the Local Plan Policy requirement for affordable home provision. The assessments are generally based on 20% profit margin for the developer. Government guidance requires the profit range to be between 15 and 20%. Even a 6% increase in build cost would correspond to around 2% drop in profit.

It is the team's view that these standards will not have a significant impact on the viability of developments. In any case the concerns that the policy has not been viability tested indicates a misunderstanding of the policy's intent and operation.

Such testing would only be necessary if the policy made the PassivHaus standard a requirement that must be met by all proposals. Paragraph 5.68 of the RNP makes it clear that applicants can continue to choose their own design for performance methodology and the policy wording in Clause B, 'where feasible' and its accompanying paragraph 5.64 is intended to clarify the position.

Critical to the incentive is the operation of Clause C. The Climate Change Supplementary Planning Document produced by NFDC will require the provision of this kind of information in a Climate Change Statement. The RNP policy's additional requirement for testing prior to occupation ought therefore not to be a cumbersome or expensive process for either NFDC or the developer to render the policy unviable, if the latter ensures buildings are constructed to standard proposed in the Climate Change Statement. Changes to the policy wording is proposed to take this new NFDC requirement into account. It is recognised that the supporting text would also need to be amended to make it clear that policy compliance should be demonstrated in the Climate Change Statement.

Proposed modification:

E. A Climate Change Statement will be submitted to demonstrate compliance with the policy (except for householder applications)...

In line with the proposed NFDC SPD requirements, Clause A. of the policy is intended to apply to all development.

14. Are the contents of policy R12: Encouraging Active and Healthy Travel (page 38), compatible with the approach taken by Hampshire County Council, NFDC and the NFNPA?

Policy R12 was developed as a result of work carried out in preparation for the Local Cycling and Walking Infrastructure Plan (LCWIP). As demonstrated in the Basic Conditions Statement, It is in line with Policy CCC2: Safe and Sustainable Travel in the NFDC Local Plan Part 1; Policies SP54: Transport Infrastructure and SP55: Access in the NFNPA Local Plan; and the guiding principles and

core policies in HCC's emerging Local Transport Plan 4 (<https://www.hants.gov.uk/transport/localtransportplan>).

See also response to Question 1.

15. Is there any reason why the change to policy R6 regarding affordable housing (page 27), as suggested by Taylor Wimpey Strategic Land (Representation 9), should not be supported?

The RNP team conducted a Housing Survey in 2021. There were 279 respondents. Of the households that responded over 1/3 had members looking to buy or rent a house in the next year and over 80% of these had local connections. 50% of those looking to buy were looking to pay £350K or less.

A survey conducted with a selection of Ringwood estate agents showed that until recently around 70% of 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.

The Housing Needs Assessment commissioned by the team reports that 'in regard to housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher-than-average income, is likely to remain out of reach to most. The median house price would require an annual income of £86,786. This is over twice that of the current average, which is currently at £38,900. Accordingly, purchasing a house on the private market is currently unattainable for many living within the area.

We therefore do not support the Taylor Wimpey Strategic Land suggestion to change Policy R6. The government has also clarified in its recent amendments to the NPPF, at paragraph 6, that the Written Ministerial Statement (WMS) which contains policy on First Homes is a material consideration when preparing plans. That WMS states:

"A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. This is a national threshold which should be applied for England."

The Basic Conditions Statement explains that the policy in the RNP updates NFDC Local Plan Policy HOU2 by setting out the requirement to deliver affordable homes in line with the evolution of national policy since the adoption of the Local Plan, notably the launching of the 'First Homes' affordable housing as an affordable sale product and the requirement for a minimum of 25% provision.

16. The Environment Agency (Representation 10) refers to opportunity areas A and G. These areas are described in the Ringwood Strategic Masterplan but I could find no reference to flood risk – for example, it does not appear to be a measure set out under either the Long List or the Short List under 'Opportunity Sites'. The issue of flood risk is of relevance in Ringwood. Could the Town Council explain its approach regarding policies on flood risk and would it agree that some appropriate wording on the matter should be included in the RNP? If it so agrees, could suitable wording be provided?

Sites A and G have not been allocated for housing. The policy seeks to outline the type of development that would be supported should an application come forward. Any application for development of these sites would need to include all relevant assessments given their position within Flood Zone 2.

It is suggested that the following text be included at the end of paragraphs 5.19 (page 21) and 5.25 (page 25):

This site is located within Flood Zone 2 and, as such, a Flood Risk Assessment may be required as part of the planning process for any development coming forward. To be clear, the policy does not allocate the site. Applicants will therefore also need to demonstrate that the sequential test, and where relevant the exception test, has been met.

17. The representation from Gladman Developments Ltd (Representation 11) suggests that the use of greenfield land may be necessary to ensure that development needs are met. How does the Town Council respond to this assertion?

In establishing the core spatial principles for development in the town, the RNP accords well with the NPPF provisions and is consistent with the broader spatial strategy of the NFDC and NPA Local Plans. Paragraph 3.10 and 3.11 of the RNP explains that housing requirement can be met from existing allocations and that a future review will consider any additional housing requirements. The emphasis of Policy R1 is brownfield sites first in order to maintain the rural nature of the town. The policy accepts that greenfield sites may be required but only after brownfield sites have been exhausted.

18. Gladman Developments Ltd suggest that it should be made clear that Blashford falls outside the Neighbourhood Plan boundary and that the Policy Map should be amended accordingly (Representation 11). Does the Town Council agree?

The Ringwood Neighbourhood Area follows the defined parish boundary and so it is a statement of fact whether a site or settlement is within or outside the Neighbourhood Plan boundary. The settlement of Blashford is just outside the parish boundary, as is Snails Lane and the adopted NFDC Local Plan housing site allocation. The site allocation will have an impact on the town and removing it is not supported. However, the Town Council can see how the use of a similar colour for the built-up area of Blashford, and no identifying map key, can lead to confusion. The Town Council therefore requests that the examiner considers amendments to the Policy Map as follows:

Remove the Blashford built-up area boundary but the identification of the strategic site allocation should remain.

19. Concerns are expressed (Representation 12) regarding the implementation of the RNP. Is the Town Council satisfied that the policies put forward are justified and achievable?

The Town Council believes that the policies are justified and achievable. It also accepts that funding will be required for Policy R2 and is actively seeking this. Plans for implementation and monitoring are set out in Chapter 6 (page 40). The Town Council will refer to and quote policies and how they should be applied in its representations on planning applications.

20. Benchmark Development Planning (Representation 15) object to the omission of any reference to rural exception sites. They request that their client's site (New Road, Ringwood) is identified as a rural exception site. What is the Town Council's response?

We received this same representation during our Regulation 14 consultation. Our consultant's recommendation at that time is as below, which the Town Council supports:

Benchmark Development Planning (a non-statutory consultee) is acting on behalf of a local landowner who wishes to bring forward a rural exception housing scheme in the green belt. They confirm they support the broad thrust of the neighbourhood plan, however, they submit an objection to paragraph 5.31 and Policy R5: Smaller Housing. Their objection broadly relates to the absence of the policy and supporting text from explicitly supporting their pre-application proposal dated February 2023 (Ref: ENQ/23/20050/RES for 3 rural exception site affordable homes).

Policy HOU5 of the adopted New Forest District Local Plan 2016-2036 Part One: Planning Strategy already contains provisions in respect of 'Rural Housing Exception Sites and community-led housing schemes'. Paragraph 16 of the NPPF is clear that plans should avoid unnecessary duplication of policies and it is therefore not considered necessary to duplicate rural exception policies of this nature in the RNP. In addition, the RNP's position regarding housing delivery is made clear in paragraph 3.10. No change necessary.

21. Hampshire County Council (Representation 16) suggests a number of modifications in Annexes 1 and 2 of its representation. How does the Town Council respond to all the comments made?

Policy R8 refers to the Building for a Healthy Life tool. The document could also refer to the Healthy Streets approach, although it is considered that the Building for a Healthy Life also includes some concepts of the Healthy Streets approach.

We have chosen the Building for a Healthy Life tool against which to assess relevant applications. We do not have the resources or expertise to commit to undertake an additional assessment against the Healthy Streets approach. We have no objection to signposting the Healthy Streets approach, providing it doesn't place an obligation on the Council to undertake an assessment to ensure compliance.

Paragraph 5.73 refers to 'Sustainable Accessibility and Mobility (SAM) Framework. This should be added to the glossary.

Agreed to add to glossary as below:

A tool to help planners and designers prioritise interventions in the following order:

- **Substitute Trips: Replace the need to travel beyond your community**
- **Shift Modes: For longer trips, use active, public and shared forms of transport**
- **Switch Fuels: For trips that must be made by car, ensure the vehicle is zero emission**

Appendix B – 'Ringwood Design Guidance and Code' should also include Cycle infrastructure design (LTN 1/20), which is Government guidance for local authorities on designing high-quality, safe cycle infrastructure alongside reference to Hampshire County Council's Technical Design Guidance: [Technical guidance notes | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/technical-guidance-notes)

We are happy for reference to LTN 1/20 to be incorporated.

Vision to build a sustainable economy - Improve connectivity for walking and cycling

The County Council recommend that greater reference to LTP4 and New Forest LCWIP documents should be added in the planning policy section of the document.

Agreed reference to these should be added to Section 3 – Planning Policy Context.

The County Council notes the emphasis on using “brownfield sites” for redevelopment but seek clarity on what is meant by 'gentle densification'. Can the Town Council provide a definition of what this term actually means in a planning context?

See response to Question 5.

Policy R3: making better use of opportunity areas in the Town Centre

This policy states: “The Neighbourhood Plan identifies Ringwood Town Centre area for the purpose of supporting regeneration opportunities to deliver retail, cultural, environmental, residential and business investment.” The County Council seeks clarification from the Town Council on whether the potential impacts from the associated travel demand from this scenario has been assessed on the current networks (including public transport)? especially when other policies want to encourage more walking and cycling.

The policy seeks to outline the type of development that would be supported should an application come forward. Any application for development of these sites would need to include all relevant assessments. Dependent on the size of the development this may include a transport assessment.

Policy R12: encouraging Active and healthy travel

The County Council would again recommend that reference should be made here to the Healthy Streets approach alongside references to LCWIPs and the emerging LTP4.

The Town Council has no objection to including reference to the Healthy Streets approach, providing it doesn't place an obligation on the Council to undertake an assessment to ensure compliance (see also response to Q21(i)).

Park and Stride

One other consideration not included in the Neighbourhood Plan would be to include Park and Stride areas for the local schools such as Ringwood C of E Infants School, where opportunities arise through new development. This would reduce the congestion outside the school, encouraging active travel for those parents that do need to take their cars for the school run as they may be travelling onto work. These facilities can often be dual-purpose for example, for dog walkers and recreation users, thus extending the benefits for the wider community.

We note that this is not in the current version of the Neighbourhood Plan but can see merit in considering it in a subsequent review.

Design Guide and Code document

All of the highway proposals contained in this document should be caveated that they will need to be subject to the approval of the highway authority.

Agreed. This is normal practice.

DC.02 Access and movement includes DC.02.1 Roads Residential Streets

This policy includes some guidance for future development which includes the need for new developments to incorporate the need of pedestrians and promotes wider pavements, suggesting a

minimum of a 2m footway on either side, but suggests the use of raised tables or crossings should be introduced. The County Council is satisfied with this concept in principle, but the design would be subject to Highway Authority agreement on adopted roads.

These guidelines promote *rich vegetation and planting at frontages*. The County Council is satisfied with this concept in principle, but Ringwood Town Council should note that visibility splays (including for pedestrians and cycles) will need to be maintained.

Noted, no change required.

Private Drives

Lanes and private drives – small streets that sever small number of houses. The County Council notes that the proposed design guidelines for this is 6m wide. The County Council suggest this could likely be reduced, subject to vehicle tracking and detailed design.

Noted, this is a guideline and it is accepted that some developments may justify a deviation from the guideline.

Main Streets

The County Council notes that planting on street corners, junctions, and at the end of vistas can help with wayfinding and serve as open spaces in their own right. As above, Ringwood Town Council should note that visibility splays (including for pedestrians and cycles) will need to be maintained.

Noted.

Cycle lanes are encouraged on main streets to promote alternative methods of transportation. The County Council recommend that the Neighbourhood Plan Design Guidance add in that any proposals should be LTN 1/20 compliant and segregated cycle facilities may be required depending upon the volumes and speeds of traffic using 'main streets'.

We are happy for this recommendation to be incorporated.

DC.03.3 – Street lighting

Street lighting proposals must accord with Hampshire County Council standards on adopted highway.

We are happy for this recommendation to be incorporated.

DC.03.5 - Corner Treatment

Appropriate forward visibility must be provided and maintained around corners.

We are happy for this recommendation to be incorporated.

DC.08.8 – Permeable Paving

Permeable paving within adopted highway must be agreed by the Highway Authority.

We are happy for this recommendation to be incorporated.

Detailed comments by from the County Council as a Public Landowner

Hampshire County Council in its experience as a public landowner and service provider, recommend that Ringwood Town Council should consider an equivalent standard to Passive Hâus.

The County Council recommends that the approach taken within the Reading Borough Local Plan Policy H5 (Standards for New Housing) is one such option that could be considered as an equivalent standard to Passive Hâus. This approach has been tested through examination and offers a material consideration for plan making in line with national policy. Policy H5: Standards for New Housing (including paragraphs 4.4.45 and 4.4.46) of the Reading Borough Local Plan, outlines an aim to achieve an equivalent energy standard in line with Passive Hâus principles i.e. No thermal bridging; Superior windows; Mechanical ventilation with heat recovery; Quality insulation; Airtight construction. This serves to achieve an equivalent standard of 35% improvement on part L of the 2013 buildings regulations. This approach would be an effective alternative to achieving the sustainable development intentions of Policy R11 in cases where Passive Haus certification is not possible to achieve, or necessarily the optimal standard, particularly in relation to non-residential development.

We note that Policy R11A should state ‘All residential developments’ at the beginning.

Policy R11B already states “Wherever feasible, Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year”.

The relevant parts of the Reading Borough Local Plan Policy H5 are shown below:

H5: STANDARDS FOR NEW HOUSING

New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

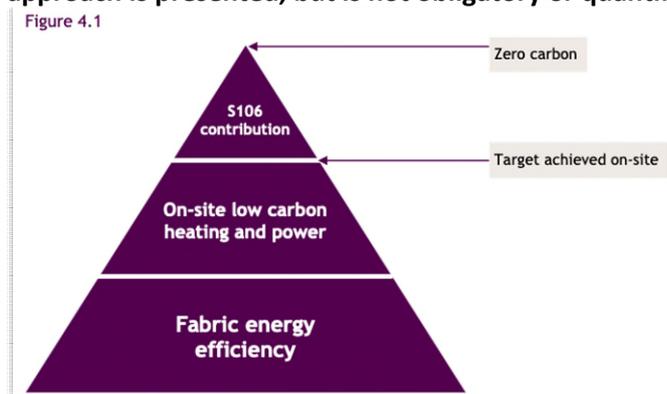
- a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.*
- b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations⁷⁹.*
- c. All major new-build residential development should be designed to achieve zero carbon homes.*
- d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.*
- e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).*
- f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be ‘wheelchair adaptable’ as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be ‘wheelchair accessible’.*

4.4.45 Reading's Climate Change Strategy (Reading Means Business on Climate Change 2013-2020) sets challenging targets for tackling the Borough's contribution to climate change, and aims to reduce Reading's carbon footprint by 34% by 2020 in comparison to 2005 levels. One of the Strategy's strategic principles is that buildings in Reading should be built to high standards of energy efficiency incorporating on-site renewable energy where possible. Given the scale of residential development in Reading up to 2036, achieving the aims of the Climate Change Strategy will not be possible without that development having a minimal impact on carbon emissions.

4.4.46 Therefore, the requirement will be that major new housing is built to zero carbon homes standard. A revised Sustainable Design and Construction SPD to be produced in 2019 will contain more detail on achieving this requirement, but in general, where homes are not designed to be carbon neutral, this will mean as a minimum a 35% improvement in the dwelling emission rate over the 2013 Building Regulations⁸³ plus a contribution of £1,800 per tonne towards carbon offsetting within Reading (calculated as £60 per tonne over a 30 year period). Where it is proposed to meet the zero carbon homes requirement in another way, clear evidence should be provided to demonstrate how it will be achieved at planning application stage. Zero carbon homes is an achievable standard that, until recently, was intended to be a national requirement in the Building Regulations. All other housing should be built to a level equivalent to the emissions requirement of former Code for Sustainable Homes Level 4, which is a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations. Where the 19% reduction in carbon dioxide emissions cannot be achieved on site, an offset may be possible through planning contributions. Further guidance on such an off-set will follow the Local Plan.

The Reading LP standards do not necessarily lead to a space heating demand of less than 15KWh/m²/year and are therefore not equivalent under R11B.

In the 2019 "Sustainable Design and Construction" SPD referenced in 4.4.46, a 'fabric first' approach is presented, but is not obligatory or quantified:



In particular, there is no quantification with regard to 'space heating demand'. As stated in Section 4.3, "this SPD is not intended to serve as a technical guide".

We do not believe that an amendment is required to Policy R11 except for clarification that the policy relates to residential developments.

In addition, the County Council as a landowner, also recommends that BREEAM is also considered within Draft Policy R11 as an equivalent space heating demand standard. This could be more effective for non-residential developments to overcome some of the impracticalities of how to enforce Passive Haus compliance from the end building user's perspective. As Passive Haus relies on air tightness, this is not always achievable in practice in school settings for example where teachers need to open doors through-out the day to deliver the requirements of the curriculum, especially in an early years setting. On this basis, the option for equivalent standards is supported and further consideration of BREEAM or the approach taken by Reading Borough Council in their Local Plan is recommended particularly in the case of non-residential development.

We note that Policy R11A should state 'All residential developments' at the beginning.

For non-residential buildings, we recognised that there were some issues in the parish, mostly related to changes made post-occupancy. For example, the council offices at Gateway were originally built to BREEAM Excellent standard, but within two years, it became a far lower standard due to the retrofit of aircon units.

The NFDC Local Plan requires BREEAM Excellent for units of 1000sqm and larger, which places any new non-domestic building of this size in the top 10% regarding overall performance. The NFNPA Design Guide also references BREEAM amongst other national accreditation schemes.

However, we were unable to find sufficient evidence that would justify a policy requiring standards beyond those currently applicable. If that position changes, then we would reconsider a policy in a further iteration of the RNP.

Whilst it is understood that the timescales for the Ringwood Neighbourhood Plan are responsive to the nature of the Neighbourhood Planning process, it is understood that the Neighbourhood Plan could proceed to be 'made' from as early as Spring 2024. This would bring the space heating demands of less than 15KWh/m²/year in Policy R12B* forward by 6 years rather than apply from 2030 in line with the national guidance referenced on page 30 of the Neighbourhood Plan. It is therefore recommended that Policy R12 B* is amended to apply from the year 2030 to have regard to national policy.

* Firstly we assume Hampshire County Council is referring to Policy R11B.

Based on the EPC evidence shown in the answer to Question 13, Ringwood Parish has dwellings that are of average energy efficiency below that of the New Forest as a whole. Bringing in high energy efficiency housing before 2030 seeks to rectify this position.

In addition, it is likely that the bulk of new housing in the parish will have been built or received full planning permission by 2030, as two NFDC Local Plan Strategic Sites (SS13 and SS14) are subject to planning applications totaling hundreds of new homes. Delaying to 2030 would blunt the anticipated positive impact on average energy efficiency.

It is further noted that although current national guidance relates to 2030, the timelines for implementing higher national energy efficient housing standards have a tendency to slip following lobbying from major builders. For example, it was reported in 2021 that Taylor-Wimpey, the developer of SS14 and a representee, lobbied against 'net zero carbon' standards, stating *"a target of cutting CO₂ emissions from new homes by 75% to 80% from 2025 was "too high" and argued that heat pumps would be too expensive and would disappoint customers with their performance"* (https://www.theguardian.com/business/2021/jul/05/housebuilder-taylor-wimpey-opposed-plans-cut-new-home-emissions?CMP=Share_iOSApp_Other).

On the other hand, a representation has not been forthcoming from the developer of SS13, Crest Nicholson. This company has demonstrated that with modern designs and construction techniques, highly energy efficient housing can be built at a lower cost than traditional designs (see Crest Nicholson Annual Integrated Report 2021 page 33).

Therefore, we do not accept the proposed amendment to R11B.

The post occupancy assessment requirements of Policy R12 C are consistent with the Passive Haus assessment methodology. However as currently written, Policy R11 C could present practical challenges to enforce in circumstances where buildings get too hot and overheat which is difficult to legislate and measure in practice. In addition, a reasonable timeframe for post occupancy evaluation should also be considered within Policy R12 C to be commensurate with the type of

building and its use. For example, a school building can take about 7 years to reach its expected energy performance because it relies on the energy generated by its occupants together with insulation and low energy heating. Other impracticalities with the Passive Haus assessment methodology are the requirement for seasonal post occupancy testing. This could delay occupation for end users for up to a year after the permitted building is constructed. On this basis, Policy R11's inclusion of alternative equivalent standards to achieve its desired space heating requirements is supported and further exploration of alternative equivalent standards would be welcome.

The requirement for a post occupancy assessment was removed from Policy R11 following the Regulation 14 consultation and was therefore not included in the submission document.

22. NFDC makes a number of suggested amendments (Representation 17), including to:

i) policy R2 clause C(iv)

Whilst we are supportive of the intent of clause C (iv) of Policy R2 the significance of heritage assets can be defined as both archaeological and architectural as well as historical. The use of the word 'and' would suggest that development could be acceptable provided some harm was caused to only one category of asset.

It is recommended that this clause be re-worded accordingly – the proposed use and associated works would not harm the heritage significance of the Conservation Area or other heritage assets and their settings.

Suggested rewording accepted.

ii) policy R2 paragraphs 5.11 and 5.13

RTC's intention to request introduction of an article 4 direction to control permitted development rights to change Class E commercial premises to residential use within the defined town centre area is noted. Whilst it is possible for councils to seek an Article 4 direction to remove permitted development rights, the government is clear that such action should only be undertaken in exceptional circumstances, as set out in PPG. Affected property owners would be eligible for compensation for the costs of making planning applications for what would previously have been permitted development, unless 12 months' notice was provided before the Article 4 direction took effect.

<https://www.gov.uk/guidance/when-is-permission-required#article4>

The Town and Country Planning (Compensation) (England) (Amendment) Regulations 2017
(legislation.gov.uk)

Before doing so RTC should consider whether it is necessary to cover the entire town centre area, supported by evidence that material harm would otherwise occur. The Ringwood Conservation Area overlaps most of the town centre area, providing some protection against unsympathetic development change.

As context to the points above, a 2021 ministerial statement (a material planning consideration, linked below) sets out a proposed wording change to the NPPF (new para 53) to clarify the appropriate use of Article 4 directions, seeking to ensure that they

Written statements - Written questions, answers and statements - UK Parliament

Whilst the intention of this policy is supported in relation to the potential loss of UCO F2(a) local shops, to provide clarity to potential applicants the supporting text should specify what would comprise 'a robust assessment of its value to the local community', if anything is deemed necessary over and above the marketing requirements referenced in paras 5.29- 5.30. In the district council's view, the marketing requirements are sufficient.

NFDC has not suggested any modifications, but has asked that we consider whether it is necessary to cover the entire town centre area before requesting introduction of an Article 4 direction when the NP is made.

Paragraph 5.11 already limits the Article 4 use to "protect the essential core of Ringwood's primary shopping area, as defined in the Policies Map".

For 5.13 do we consider it necessary to cover the entire town centre area, supported by evidence that material harm would otherwise occur. The Ringwood Conservation Area overlaps most of the town centre area, providing some protection against unsympathetic development change.

iii) policy R4 part (c)

Whilst the intention of this policy is supported in relation to the potential loss of UCO F2(a) local shops, to provide clarity to potential applicants the supporting text should specify what would compromise 'a robust assessment of its value to the local community', if anything is deemed necessary over and above the marketing requirements referenced in paras 5.29-5.30. In the district council's view, the marketing requirements are sufficient.

There are no efforts deemed necessary over and above the marketing requirements referenced in paras 5.29-5.30 to demonstrate that 'a robust assessment of its value to the local community' has been undertaken.

iv) policy R6 paragraph 5.39

NFDC has previously advised RTC that the appropriate mechanism to make specific provision for parish level affordable housing needs, is to allocate suitable and deliverable sites for this purpose, preferably through a suitable vehicle such as a community land trust (Ringwood parish is not a designated rural area under s157 of the Housing Act with the associated right to make parish-based nominations for the take up of affordable homes on rural exception sites).

NFDC does not consider that ringfencing affordable housing provided from general housing development in the parish area to parish residents only, is consistent with the aims of Local Plan policies STR1, HOU1 and HOU3, which all take a district wide approach. To do so would create unequal access to affordable housing for otherwise eligible district residents, particularly if a similar approach were implemented by a number of parishes. Were this approach applied to rental tenures (which the policy does not do), it could also reduce access to affordable housing for those most in need.

Additionally in accordance with national guidelines some people are eligible for local affordable housing that may not have any direct connection to the district (or parish), for example military veterans and certain key workers.

In terms of applying the suggested first home marketing restrictions, it is not clear what is meant by 'sites' in addition to local plan requirements as detailed in Policy STR5'. The only category of current or future site not specifically mentioned for meeting district needs in policy STR5 is windfalls of 10 or more homes,

which seems an unduly specific focus that is unlikely to yield a significant amount of affordable housing anyway.

Suggested modification: delete the first two sentences of para 5.39 (the remaining text could be added to para 5.38).

The RNP team conducted a Housing Survey on-line in 2021. There were 279 respondents. Of the households that responded over 1/3 had members looking to buy or rent a house in the next year and over 80% of these had local connections. 50% of those looking to buy were looking to pay £350K or less.

A survey conducted with a selection of Ringwood estate agents showed that until recently around 70% of 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.

The Housing Needs Assessment³ commissioned by the team reports that ‘in regard to housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher-than- average income, is likely to remain out of reach to most. The median house price would require an annual income of £86,786. This is over twice that of the current average, which is currently at £38,900. Accordingly, purchasing a house on the private market is currently unattainable for many living within the area.

Furthermore, the opportunity to address our local needs in Ringwood arose from a response (dated 5th Jan 2023) from NFDC Planning Policy lead, who wrote to our Group as follows:-

"I have previously stated that a parish-led approach to eligibility could be considered on additional sites allocated by the NP to meet local need, over and above district wide needs addressed by Local Plan site allocations. But this is not an option you are pursuing"

Whilst it is true that our NP is not presently seeking to allocate such site allocations, our purpose with R6 is to establish that a future addition to this NP would be able to do so. It is also important to note that we have demonstrated that the present site allocations in Ringwood to meet the Local Plan requirements has already been met, and that NFDC has accepted this. In particular, the Local Plan Policy STR5 has a district target of an extra 10420 dwellings for the period 2016-36, from which NFDC Planning has informed us that, as an indicative target they give for Ringwood (as required as part of the NP process), is 1300 dwellings - the allocation number we have shown has now been reached and accepted as fulfilling district-wide needs.

This gives us the opportunity to advance the R6 policy of giving priority of 2 months notice to Ringwood people in affordable housing need to access such additional allocations we intend to make in future.

How does the Town Council respond to all the comments made?

Some of the comments have been addressed in the above questions, in particular Questions 10 and 13. Our response to the remaining comments are as follows:

R9 - The wording of the policy needs clearer language in terms of the grounds on which harm to, or the loss of, a heritage asset would be “justified”. It is not clear from the policy or the supporting text what circumstances would be considered justified? If the intent of the policy is that the loss or harm should be unavoidable or should be balanced against any public benefits of the scheme, then this should be clarified in the wording.

The list of local heritage assets should only include entries that have been assessed as meeting the criteria at a level worthy of inclusion on a local list, supported by appropriate evidence.

All entries on the Local List have been fully assessed against the criteria, and this supporting evidence justifies their inclusion. A copy of the assessment is available to view on request. We

trust this will be useful to NFDC when next updating the 2003 Ringwood Conservation Area Appraisal.

Curtilage listed structures should not be included on a Local List of non-designated heritage assets as this would result in them being identified as being separate un-listed structures and the removal of the significant legislative and policy protections they currently enjoy. The following buildings need to be removed from the list to ensure do not lose their status as designated heritage assets:

- The Coach House, 36 Southampton Road, BH24 1JD
- Garage to Grove House, 61 Southampton Road, BH24 1HE
- Wall to rear of Grove House, 61 Southampton Road, BH24 1HE
- Wall to front of Manor House/East Wing/West Wing, The Sweep, BH24 1HE
- Stable Block north of The White Hart, 171 Southampton Road, BH24 1HU
- 8, 9, 11 and 12 Moortown House, Christchurch Road, BH24 3AN
- North Range, Crow Farm, Crow Lane, BH24 3EA
- South Range, Crow Farm, Crow Lane, BH24 3EA

We are grateful to NFDC for confirming the curtilage listed status of these and agree they should be removed from the Local List.

R11 - This is an ambitious policy that seeks to embed current best practice and standards for zero carbon development (although we note that the 15KWk/m²/yr standard is generally identified as best practice for residential development rather than for all buildings). The district council recognises the right of the town council to propose standards in the RNP that exceed or add to those if the adopted local plan - which does not fully reflect the subsequent council declaration of a climate and nature emergency.

As noted in the supporting text the district council has recently consulted on a draft Climate Change SPD, which encourages (rather than requires) meaningful steps towards achieving similar recommended best practice standards, consistent with the existing local plan policy position. Responses are currently being considered. Subject to the scope and extent of forthcoming NPPF and Building Regulation changes, the district council is also likely to explore zero carbon standards for new development through a future local plan review.

The RNP proposals would present some practical difficulties from a development management perspective. For example the use of Passivhaus-related planning conditions would need to meet the CIL Regulations (2010) tests (regulation 122), be agreed with the developer, and case officers would need to make technical judgements as to the equivalence of any alternative standards proposed by developers and what alternative conditions might then be agreed. The latter is a specialist matter rather than a general planner competency.

RNP para 5.66 acknowledges that potential trade-offs may be necessary in relation to local design policy. Other trade-offs may be necessary. As Passivhaus (or equivalent) is not a local plan requirement, the term 'where feasible '(policy line 4) is likely to be an important consideration when establishing a planning balance in relation to other local plan standards and requirements such as affordable housing provision at planning application determination stage.

Refer to response to Question 13.

Supporting text paragraph 5.74, lines 2-3, requires that design layouts apply Manual for Streets best practice and '20-minute neighbourhood 'principles. These requirements may be better expressed within policy R12 than in the supporting text.

Agreed, policy should be reworded.

The district council welcomes the inclusion of Design Guidance and Codes in the Neighbourhood Plan and would like to congratulate the Town Council for the quality and extent of work that has gone in to preparing the guidance. The proposed guidance and codes complement the existing guidance provided within the Conservation Area Appraisal, and it will reinforce the requirement for any new development to protect or enhance the significance of heritage assets within Ringwood. On the urban design side, the provision of a code for design and the tie in with the existing SPD guidance especially the distinctiveness work, is welcomed.

The following points of detail are noted for suggested amendment to improve the document further.

Page 31 section 3

The proposed text has merit although within this section there is a tendency to confuse the term 'site analysis' with that of 'contextual analysis'. In practise, it is important that an applicant carries out a contextual analysis in reasonable detail and responds to it through their design evolution. A requirement to set out the contextual analysis process as part of planning application design and access statements would be a useful addition.

We are happy for this recommendation to be incorporated.

Throughout section 4 there are many valuable pieces of advice. However, there are some guidelines, phrases and illustrations that would undermine design discussion between developers and the planning team and potentially could impact negatively on some decisions if they remain as shown.

Page 35 DC.02.1 Roads: At guideline iii, insert the word 'gardens' between street trees and green verges. At guideline vi. reword the final sentence to read "... whilst traffic calming measures which might include raised tables or crossings should be an integral part of street design."

Page 37 Main streets: At guideline iii add the words "and car ports" after 'garages' in the first sentence.

Page 39 DC.02. Parking On-Plot front or side car parking: Add a part v. to the guidelines: "Space to the sides of car parking spaces is often needed for access to rear gardens and outbuildings for cycle and bin access."

Figures 23 and 26 should be improved upon as they show suboptimal designs, respectively with sub-standard access to the vehicle and impractical planting, and inadequate space in front of the garage e.g., for opening the garage door while the second car is parked or to access bins and bikes.

Page 56 figure 52: Delete the first sentence of the image caption. The vast majority of the townhouses are 1 -2 storey in height with extremely few buildings of three storey anywhere outside the historic core, and even in the centre buildings only appear occasionally above two and a half storeys.

The guidance sets out how most roofs use Norfolk pantiles or slate tiles. This appears to be an error as the majority of roofs in Ringwood use either plain clay tiles or natural slates and this should be amended.

The guidance recommends hipped and 'pitched' roofs should be encouraged in the area. Should this read *hipped and gabled*?

The guidance for Aspect and Orientation refers to 'black facades' it is assumed that this is intended to read 'blank facades' and should be amended.

Page 96 Checklists: Local green spaces, views, and character - The subsequent text deals with biodiversity matters and it is assumed this section is mislabelled.

We are happy for these recommendations to be incorporated.

23. I consider that some of the maps and plans in the document (in both the printed and electronic versions) lack sufficient clarity. Can the Town Council (possibly in conjunction with the District Council as likely holder of the necessary Ordnance Survey licence), please take appropriate measures to review and improve the legibility of the maps and plans, and provide a replacement set that I may consider as a modification to the draft Plan?

A replacement set of maps is provided.

Planning Application 23/11255 - 2 Market Place

Part-demolition, part-refurbishment & construction of rear and roof extension to existing building to create commercial floorspace (Use Class E) and 20x residential dwellings (Use Class C3) provision of associated landscaping, car and cycle parking spaces and associated works

Briefing for Councillors, members of RNP Design & Heritage team and Ringwood Society

6.30pm, 17 January 2024 at Ringwood Gateway

Representing Halo Developments:

Eddie Hill, Director
Caron Stott, PA to the Director

Representing Ringwood Society and Ringwood Neighbourhood Plan Design & Heritage Team:

Joe Moorhouse
Catherine Cluett
Alex Bancroft
Mary Baldwin

Representing Ringwood Town Council:

Cllr Philip Day
Cllr Gareth DeBoos
Cllr Mary DeBoos
Cllr Rae Frederick
Cllr Janet Georgiou
Cllr John Haywood
Cllr Peter Kelleher (from 7.00pm)
Cllr Glenys Turner
Cllr James Swyer
Jo Hurd

It was noted the planning application would be considered formally by the Town Council at a meeting of the Planning, Town & Environment Committee on Friday 2 February 2024.

This meeting was an opportunity to get a better understanding of the application and to ask questions of the developer. Town Councillors made it clear they would not form a view on the application until the formal discussion takes place at Committee.

Mr Hill explained he had purchased the building and had a strong desire to see it active again; to bring new homes to the town centre; and regenerate the area by increasing footfall. He lives and works in Ringwood and has been involved in property development all his life; he intends to develop the site himself.

No pre-application advice was sought from NFDC as the site is identified in the Local Plan Part 2 as a possible opportunity site for mixed use. The NFDC Planning Officer and Conservation Officer would be viewing the building on 1 February.

Mr Hill also owns 1-7 Meeting House Lane, where his office is located with flats above, and 11 & 13 Meeting House Lane.

Design

It is proposed to retain the majority of the building and to restore the façade, including reinstating the mansard roof and an extension to the rear with undercroft parking.

The first floor stained glass windows are intact and will be refurbished.

A painted finish is proposed as the previously painted red brick is too soft and damaged to restore. The stonework will be repaired, and the mansard roof would be finished in slate. It was noted this was previously tiled, but it was Mr Hill's opinion that the slate would look better with the painted finish.

There was a comment that the mansard roof in the CGI image looked lower than the original.

2 existing Armfield lamp posts would be restored.

The proposed building style emulates The Furlong Shopping Centre.

It was noted the previous proposal that was subject to public consultation (but no planning application was submitted) had a stronger frontage on to The Furlong, with an archway proposed. Mr Hill said that a separate application has been submitted to NFDC (not yet registered) proposing a 3-bed cottage adjacent to 13 Meeting House Lane, which would mask the mass of the building behind and improve the frontage.

The steps at the front of the building will be retained. Disabled access for the commercial space will be to the side of the building. A lift will be provided for residents.

Housing

A mix of 1 and 2 bed flats are proposed (20 in total), and these will be sold with virtual freehold, currently on the basis of £400 per square foot (prices starting from about £200,000).

No affordable housing is proposed, and a Viability Assessment has been submitted outlining the reasons for this, which will be tested by NFDC.

A roof garden is proposed to provide amenity for residents only, with access controlled by a time lock and limited to 6am to 10pm with a possible extension to 11pm on Fridays and Saturdays.

Commercial

It is intended that the commercial space will have Use Class E, which allows a broad range of uses suited to a town centre. The use will be appropriate for a residential setting and will be attractive to the town and its residents. With the space available, there could be up to 4 different uses, but commercial interest will dictate the use. Some interest has been expressed already but it was noted that most potential occupants will not commit until after planning permission has been granted.

Ringwood Neighbourhood Plan

Mr Hill was commended for the inclusion of small homes and energy efficiency to comply with policies R5 and R11 in the emerging Neighbourhood Plan. The Town is lacking in small homes to meet the needs of, for example, first time buyers and people wanting to return to their home town, as well as elderly residents downsizing.

Building for a Healthy Life Assessment (Policy R8) – detail will be included in the Design & Access Statement.

Construction

The site benefits from an established right of way (ingress only) through the White Hart Car Park (accessed from Market Place), and access from and to The Furlong.

Timescales

The expected timeframe for completion is 18 months, following granting of planning permission and discharge of any conditions.

Most statutory consultees have responded to the application and been specific with their requirements. This has meant that, for example, work can start on planning the M&E.

**Land off Snails Lane – Pre-application briefing from Gladman Developments Ltd
Joint meeting with Members of Ringwood Town Council (RTC) and Ellingham,
Harbridge & Ibsley Parish Council
6.30pm, 11 January 2024 in Teams**

Representing Gladman:

Helen Ball – Planning Director
Emma Tutton – Senior Project Manager

Representing Ellingham, Harbridge & Ibsley Parish Council:

Sarah Pinfield, Town Clerk
Cllr Roly Errington
Cllr Emma Blake
Cllr John Haywood (dual hatted, also representing RTC)
Cllr Michael Thierry (dual hatted, also representing RTC)
Cllr Matthew Whincup

Representing Ringwood Town Council:

Jo Hurd, Deputy Town Clerk
Cllr Philip Day
Cllr Janet Georgiou
Cllr Rae Frederick
Cllr Glenys Turner
Cllr Gareth DeBoos
Cllr Mary DeBoos
Cllr Peter Kelleher
Cllr James Swyer

Gladman representatives outlined the current position as follows:

The previous outline application for 143 dwellings (18/11606) was refused by NFDC in June 2021 for the following reasons:

- 1) Development in Parcel A (north of Snails Lane) was outside the strategic site allocation;
- 2) The proposed quantum of development would have an inappropriate and harmful impact due to its density, form and scale;
- 3) Insufficient information on flood risk and mitigation;
- 4) No phosphate mitigation; and
- 5) No Section 106 legal agreement to address air quality, recreational mitigation and affordable housing issues.

Since the refusal, Gladman has been bought out by Barratt Homes (although still operates independently) and Barratt have an option to purchase the site subject to planning permission. It would be developed as a David Wilson Homes scheme, delivering high quality homes.

An EIA scoping opinion had been given by NFDC (23/10570), outlining the matters that should be addressed and requiring various assessments.

A full application is now being prepared, looking to address the previous reasons for refusal. Pre-application advice has been given by NFDC (Gladman agreed to provide a copy of this)

and a pre-application public consultation was being carried out, with over 500 leaflets having been delivered to local residents and businesses. This meeting was part of the pre-application consultation.

There had been 45 responses to the consultation; 38 objections (mainly on issues relating to infrastructure, ecology and flood risk) and 7 in support.

The following is proposed in the new application:

- The number of dwellings has been reduced to 140.
- The 2 units proposed on Parcel A (outside the strategic allocation) will be removed, and this land is proposed to be green open space with a footpath running through, and used towards the BNG calculation. It would be looked after by a management company.
- There will be a range of house types and sizes and 50% will be affordable (policy compliant). Dwellings will be a mix of 5, 4, 3, 2 and 1-bed, with the affordable housing being a mix of social rent, affordable rent and affordable intermediate to meet the specific requests of NFDC. In its pre-application advice, NFDC had requested more 1-bed units and 10 are now proposed.
- SUDS will be incorporated into the ANRG (Alternative Natural Recreational Greenspace).
- Updated ecology survey, with bats being a key consideration, as well as lighting along Snails Lane and to Parcel A.
- There will be some tree loss to facilitate access from Snails Lane and development to the east of the site. Many of these trees have little amenity value and could pose a danger if retained. They will be replaced with new specimens elsewhere on site.
- Retention of as much hedgerow as possible on site.
- A network of footpaths, with links to direct pedestrians to the south, as requested by NFDC.
- A new Flood Risk Assessment carried out by a different consultant. Further ground investigation works had been undertaken, including bore holes.
- In terms of highways, the same access was proposed as the previous application. Access to that part of Snails Lane to the east would be retained but the road would not be made up and it wouldn't be a desired route. HCC would adopt that part of Snails Lane from the A338 to the site entrance.
- The Transport Assessment raises no concerns. There is an existing improvement scheme proposed on the wider network (funded by approved developments in Fordingbridge) and the proposed development would have minimal impact when this is taken into account.
- CIL would be payable, as well as contributions towards the improvement of footpaths to the south and off-site sports facilities (requested by NFDC), and HCC Education would be requesting a financial contribution.

- As with the previous application, there is a parcel of land adjacent to the site access road that will not be included within the site boundary; this will be retained by the landowner. Should this piece of land become available in the future, it was considered that approximately 12 dwellings could be accommodated and easily incorporated into the scheme.

The full application will be submitted by the end of January 2024, with a 16-week consultation by NFDC expected to begin mid-February. However, it is likely that determination will take longer than this due to resource issues at NFDC.

In response to questions, the following was noted:

The application will be policy compliant in terms of the affordable housing mix and tenure.

The pre-application consultation had resulted in a very low response rate. Leaflets had been delivered shortly before Christmas and the survey was written with the intention of obtaining specific information to support the application.

There are several new developments planned to the north of Ringwood (Downton, Fordingbridge, Alderholt), which would have an impact on traffic on the A338, and particularly on the roundabout at Ringwood. Gladman stated that the pre-application advice had listed all permitted developments and strategic allocations, and these had been taken into consideration in the Transport Assessment.

As flood risk was one of the main concerns locally, it was suggested that a further FRA is undertaken.

Liaison with Wessex Water was recommended to ensure there is adequate capacity to deal with sewerage, given the current issues at the Ringwood pumping station.

There was a request for Gladman to share assessments in advance of submitting the planning application, to enable both councils to begin to review the large number of supporting documents that would be submitted. Gladman agreed to provide information as it becomes available.

Gladman would be willing to attend a further meeting after the application has been submitted; they are keen to promote a scheme that is supported locally.

Current Projects Update

F

No.	Name	Status	Recent developments	Description and notes	Lead Officer/Member	Financing
Full Council						
FC1	Long Lane Football Facilities Development	In progress (scheduled for completion in early 2024)	The artificial turf pitch has been completed and is now in use. The PWLB loan has been drawn down. A Construction Contract for the pavilion and other works has been entered into. Work on these started on 5th June. Weather and other dependencies permitting, completion is now expected in mid-March 2024.	A joint venture with Ringwood Town Football Club and AFC Bournemouth Community Sports Trust to improve the football facilities for shared use by them and the community.	Town Clerk	The current expectation is that the Council's contribution to the project will, in effect, be limited to a modest loss of income from the site (but over a long term).
Planning Town & Environment Committee						
PTE1	Neighbourhood Plan	In progress	Examination commenced - responses to Examiner's questions agreed by Steering Group and submitted 11/01/2024. Awaiting Examiner's Report.	To prepare a Neighbourhood Plan for the civil parish of Ringwood but limited in scope to a few specified themes.	Deputy Town Clerk	Spent £24,957.42 (£18,000 funded from Locality grants, £3,650 additional budget agreed for SPUD youth engagement work (F/6061)). £3,492.58 remaining of original RTC budget.
PTE2	Human Sundial	Complete, with exception of interpretation board	Work to refurbish human sundial and install surrounding benches now complete. Time capsule cover stone replaced on 21/07/2023. Interpretation board with details of sundial, Jubilee Lamp etc. to be designed and costed.	Replacement of damaged sundial and surrounding paviers; installation of removable benches to protect it for the future.	Deputy Town Clerk	£10,659.15 spent funded from CIL and contribution from Carnival. Additional £580 for repair of cover funded from CIL (C/6957).
PTE3	Crow Stream Maintenance	Annual recurrent	Spraying of stream banks undertaken 05/05/2023, annual flail carried out in August and stream clearance by volunteers on 28/09/2023. NFDC released additional £10,000 from developers' contributions to allow this work to continue for another 10 years.	Annual maintenance of Crow Ditch and Stream in order to keep it flowing and alleviate flooding	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve
PTE6	Shared Space Concept - Thriving Market Place	In progress	£10,000 released by NFDC from UKSPF to undertake options appraisal/feasibility study. HCC survey work completed November 2023. Meeting with HCC/NFDC members and officers planned for 19/02/2024 to agree brief for options appraisal.	Concept for town centre shared space identified through work on the Neighbourhood Plan. Working in partnership with NFDC and HCC.	Deputy Town Clerk	HCC funded survey work. £10,000 grant from UKSPF (via NFDC).
	Greening Ringwood	In progress	Public meeting held on 05/07/2023 and project leads in place for 5 new projects. Last update from coordinator considered by the Committee on 03/11/2023.	Greening Campaign Phase 2 to run from Sept 2023 to July 2024, focussing on making space for nature; energy efficient greener homes; climate impacts on health and wellbeing; waste prevention; and cycle of the seed.		£50 signing up fee funded from General Reserve.
	Bus Shelters	In progress	HCC framework contractor has completed survey of shelters free of charge. This has yet to be reviewed. Results and availability of funding will be discussed with HCC.	Review of Council owned bus shelters.		No agreed budget
Projects being delivered by others which are monitored by the Deputy Clerk and reported to this committee:						
	Crow Lane Footpath	In progress	Developers' contributions paid to HCC to implement. Additional funds required to progress and approved by NFDC Cabinet on 02/11/2022 - report indicates delivery in 2024/25. Design work paused but HCC hope work will recommence on the scheme before the end of 2023.	New footpath to link Beaumont Park with Hightown Road, alongside west of Crow Lane	Hampshire CC	Developers contributions
	Railway Corner	In progress	Project supported by RTC. Planning application submitted (23/11081).	Project to improve and promote historical significance of triangle of land at junction of Hightown Road and Castleman Way.	Ringwood Society	No financial implications.
	Memorial Bench for Michael Lingam-Willgoss	In progress	Consent to install bench has been granted by HCC. Legal fees covered by County Cllr Thierry. Date for installation yet to be agreed.	Provision of memorial bench in Market Place in memory of Michael Lingam-Willgoss.	Ringwood Carnival / Ringwood Rotary	No financial implications.
Policy & Finance Committee						
PF5	Poulner Lakes Lease	On hold	Awaiting track maintenance solution - see Recreation Leisure & Open Spaces Committee item RLOS21.	Negotiating a lease from Ringwood & District Anglers' Association of the part of the site not owned by the Council	Town Clerk	Some provision for legal advice or assistance may be needed eventually.

PF11	92 Southampton Road	In progress (commenced March 2023)	One of the tenants has left. A new letting agent has been instructed and has served notice to quit. Urgent repairs have been completed.	Reviewing the letting of this council-owned house	Town Clerk	Rent receipts and other financial implications of any changes are unclear at present but will be considered as part of the review.
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Recreation, Leisure & Open Spaces Committee

RLOS4	Grounds department sheds replacement	In progress (Commenced design work in April 2021. Aiming to establish planning prospects and likely cost by December 2023.)	Officers have been working with a planning consultant on project design and two rounds of pre-application planning advice have been completed. Following the discussion at the committee on 1st November a planning application is being prepared.	A feasibility study into replacing the grounds maintenance team's temporary, dispersed & sub-standard workshop, garaging and storage facilities. Combined with a possible new car park for use by hirers of and visitors to the club-house.	Town Clerk	Revised capital budget of £4,000 (originally £10,000 until virement to RLOS19)
RLOS5	Cemetery development	In progress (Commenced design work in April 2021. Aiming to complete by December 2024.)	Design and funding arrangements for a memorial wall have been agreed in principle. An architect has been instructed to prepare the invitation to tender for the construction contract.	Planning best use of remaining space, columbarium, etc.	Town Clerk	Capital cost estimated at £37,500 will be met from a combination of earmarked reserves.
RLOS10	Waste bin replacement programme	In progress (Commenced April 2020)	The replacements scheduled in years 1 and 2 have been completed. The final round of replacements will be determined and arranged by March 2024.	Three-year programme to replace worn-out litter and dog-waste bins	Grounds Manager	Budget of £2,000 a year.
RLOS14	Poulner Lakes waste licence	In progress	Surrender requirements and process have been investigated and discussed with Environment Agency and New Forest District Council. Consultants, ACS Testing, have been engaged to provide technical advice and support. A fuller picture of the surrender requirements and process is expected to emerge early in 2024.	Arranging to surrender our redundant waste licence to avoid annual renewal fees	Town Clerk	
RLOS19	Carvers Strategic Development	In progress (Commenced Feb. 2021)	The Masterplan prepared by landscape designer New Enclosure was approved by the Carvers Working Party on 5th July. Responses to the public consultation on this have been evaluated and a brief to the designer to update the plan accordingly has been submitted.	Devising a strategic vision and plan for the future of Carvers Recreation Ground pulling together proposals for additional play equipment and other features	Carvers Manager	Revised budget of £6,000 (virement from RLOS4).
RLOS21	Poulner Lakes track maintenance	In progress (under discussion since Jan. 2021)	Costs estimates for re-surfacing schemes obtained from two suppliers. NFDC officers have been consulted about related mitigation schemes and possible support - decision expected in New Year.	Devising a sustainable regime for maintaining the access tracks at Poulner Lakes to a more acceptable standard.	Town Clerk	Yet to be settled
RLOS23	North Poulner Play Area skate ramp request	In progress (commenced Mar. 2023)	A 'half-pipe' has been identified as a likely cheaper and easier option. The likely costs and wider implications of installing this are being investigated.	A local resident requested provision of a 'quarter-pipe ramp' at this site and has been fund-raising for it	Deputy Town Clerk	Yet to be quantified and agreed
RLOS24	Poulner Lakes Circular Path	In progress	Works to reduce and landscape the drainage retention pond completed. It's performance will be monitored through the winter.	HCC has funded the creation of a circular path for pedestrians and cyclists to improve accessibility and so encourage greater use	Deputy Town Clerk	Staff time only

Staffing Committee

None

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Proposed/Emerging Projects Update

No.	Name	Description	Lead	Recent developments	Progress / Status Stage reached	Estimated cost	Funding sources
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Full Council
None

Planning Town & Environment Committee

Roundabout under A31	Planting and other environmental enhancements			Area being used by National Highways for storage of materials during works to widen the A31.	Floated as possible future project		
Lynes Lane re-paving Rear of Southampton Road	Ringwood Society proposal Proposal by Ringwood Society to improve appearance from The Furlong Car Park and approaches				Floated as possible future project Floated as possible future project		
Dewey's Lane wall	Repair of historic wall			Re-build/repair options and costs are being investigated	Shelved as a TC project		
Signage Review	Review of signs requiring attention - e.g. Castleman Trailway, Pocket Park, Gateway Square	Cllr Day			Floated as possible future project		
Crow ditch	Investigate works required to improve capacity and flow of ditch alongside Crow Lane, between Hightown Road and Moortown Lane						Developers contributions

Policy & Finance Committee

Paperless office	Increasing efficiency of office space use	Cllr. Heron		Discussions with Town Clerk and Finance Manager			
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Recreation, Leisure & Open Spaces Committee

None	(Current projects expected to absorb available resources for several years)						
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Staffing Committee

None

Closed Projects Report

No.	Name	Description	Outcome	Notes
Full Council				
FC2	Strategic Plan	Exploring ideas for medium term planning. Aim to have complete for start of budget-planning in Autumn 2022.	Completed in October 2022	
Planning, Town & Environment Committee				
	Pedestrian Crossings - Christchurch Road	Informal pedestrian crossings to the north and south of roundabout at junction of Christchurch Road with Wellworthy Way (Lidl)	Completed by HCC	
	Cycleway signage and improvements	New signage and minor improvements to cycleway between Forest Gate Business Park and Hightown Road	Completed by HCC	
	Carvers footpath/cycle-way improvement	Creation of shared use path across Carvers between Southampton Road and Mansfield Road	Completed by HCC	
	Replacement Tree - Market Place	New Field Maple tree to replace tree stump in Market Place.	Completed in January 2022 by HCC	
PTe4	Climate Emergency	Funds used to support Greening Campaign, community litter-pick and Flood Action Plan leaflets.	Completed March 2023	
	A31 widening scheme	Widening of A31 westbound carriageway between Ringwood and Verwood off slip to improve traffic flow; associated town centre improvements utilising HE Designated Funds	Scheme completed by National Highways and road re-opened in November 2022.	
	SWW Water Main Diversion (associated with A31 widening scheme)	Diversion of water main that runs along the A31 westbound carriageway. Diversion route included land in RTC's ownership at The Bickerley.	Scheme completed by SWW in 2022.	
	Surfacing of Castleman Trailway	Dedication and surfacing of bridleway between old railway bridge eastwards to join existing surfacing.	Surfacing works completed by HCC early April 2022.	
	Bus Shelter Agreement	Request by ClearChannel in Nov. 2020 for RTC to licence the bus shelters in Meeting House Lane and the advertising on them. Despite various communications, we have had no contact for over a year and therefore regard the original request to be defunct.	Request not followed up by ClearChannel, therefore defunct and removed from project list October 2023.	
PTe5				
Policy & Finance Committee				
PF1	New Council website	Arranging a new website that is more responsive, directly editable by Council staff and compliant with accessibility regulations.	Completed	
PF2	Greenways planning permission	Consideration of applying to renew planning permission for bungalow in garden previously obtained	Decided not to renew	
PF3	Detached youth outreach work	To provide youth workers for trial of detached outreach work	Transferred to Recreation Leisure & Open Spaces Committee (see RLOS20)	
PF4	Review of governance documents	A major overhaul of standing orders, financial regulations, committee terms of reference, delegated powers, etc. Routine periodic reviews will follow completion of this work.	Completed in July 2022	All governance documents will now receive routine annual reviews.
PF6	Health & Safety Management Support Re-procurement	Re-procuring specialist advice and support for discharge of health and safety duties	Completed in February 2023	
PF7	Financial Procedures Manual	Preparation of a new manual for budget managers and other staff detailing financial roles, responsibilities and procedures	Completed in September 2022	Will be updated by Finance Manager as necessary
PF8	Bickerley Legal Title	An application to remove land from the Council's title was made	Completed in October 2023	Application successfully resisted
PF9	Greenways office leases	The tenant of the first floor suite gave notice and left. The building was re-let as a whole to the tenant of the ground floor suite.	Completed in November 2022	
PF10	Councillors' Email Accounts	Providing councillors with official email accounts (and devices, if required) to facilitate compliance with data protection laws.	Completed in August 2023	
Recreation, Leisure & Open Spaces Committee				
RLOS1	War Memorial Repair	Repair by conservation specialists with Listed Building Consent with a re-dedication ceremony after.	Completed in 2021-22	
RLOS2	Bickerley Tracks Repair	Enhanced repair of tracks to address erosion and potholes (resurfacing is ruled out by town green status) and measures to control parking.	Fresh gravel laid in 2021-22.	No structural change is feasible at present.
RLOS3	Public open spaces security	Review of public open spaces managed by the Council and implementation of measures to protect the highest priority sites from unauthorised encampments and incursions by vehicles	Completed in 2021-22	
RLOS6	Community Allotment	Special arrangement needed for community growing area at Southampton Road	Ongoing processes adapted	Agreed to adopt as informal joint venture with the tenants' association
RLOS7	Bowling Club lease	Renewal of lease that expired in April 2023.	Completed in July 2023	New lease granted for 14 years.
RLOS8	Ringwood Youth Club	Dissolution of redundant Charitable Incorporated Organisation	Completed in July 2023	Charity removed from Register of Charities
RLOS9	Aerator Repair	Major overhaul to extend life of this much-used attachment	Completed in 2021-22	
RLOS11	Ash Grove fence repair	Replacing the worn-out fence around the play area	Completed in 2021-22	
RLOS12	Van replacement	Replacing the grounds department diesel van with an electric vehicle	Suspended in 2023	Van will be replaced in accordance with Vehicle & Machinery replacement plan
RLOS13	Bickerley compensation claim	Statutory compensation claim for access and damage caused by drainage works	Completed March 2022	Settlement achieved with professional advice
RLOS15	Acorn bench at Friday's Cross	Arranging the re-painting of this bespoke art-work	Completed in 2021-22	Labour kindly supplied by Men's Shed
RLOS16	Town Safe	Possible re-paint of this important survival, part of a listed structure	Suspended indefinitely in September 2022	Complexity and cost judged disproportionate to benefit
RLOS17	Crow Arch Lane Allotments Site	The transfer to this Council (pursuant to a s.106 agreement) of a site for new allotments off Crow Arch Lane	Completed in November 2023	
RLOS18	Cemetery Records Upgrade	Creation of interactive digital cemetery map and scanning of cemetery registers as first stage in digitizing all cemetery records to facilitate remote working, greater efficiency and improved public accessibility.	Completed in 2021	Cost £5,467. Further upgrades are needed to digitize the records fully
RLOS20	Detached youth outreach work	Trialling the provision of detached outreach work by specialist youth workers.	Completed in May 2022	
RLOS22	Bickerley parking problem	Unauthorised parking on the tracks crossing the Bickerley is causing damage and obstruction	Closed off in September 2023	Additional signage has been installed. An estimate of £5,510 to move the "dragon's teeth" was judged disproportionate to the problem.
Staffing Committee				
S1	HR support contract renewal	Renewal of contract for the supply to the Council of specialist human resources law and management support	Completed in 2021-22	
S2	Finance Staffing Review	Reassessing staffing requirements and capacity for finance functions and re-negotiating staff terms	Completed in 2021-22	