

MINUTES OF THE MEETING OF THE PLANNING, TOWN & ENVIRONMENT COMMITTEE

Held on Friday 7th June 2024 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Philip Day (Chairman)
Cllr Glenys Turner (Vice Chairman)
Cllr Gareth DeBoos
Cllr Mary DeBoos
Cllr Janet Georgiou
Cllr Peter Kelleher
Cllr James Swyer

IN ATTENDANCE: Mrs Jo Hurd, Deputy Town Clerk
Nicola Vodden, Office Manager

ABSENT: Cllr Luke Dadford
Cllr Rae Frederick
Cllr Becci Windsor

P/6298 PUBLIC PARTICIPATION

No members of the public were present.

P/6299 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Dadford and Frederick.

P/6300 DECLARATIONS OF INTEREST

There were none.

P/6301 MINUTES OF PREVIOUS MEETING

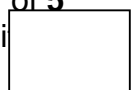
RESOLVED: That the minutes of the meetings held on 3rd and 29th May 2024, having been circulated, be approved and signed as a correct record.

P/6302 PLANNING APPLICATIONS

RESOLVED: That the observations summarised in *Annex A* be submitted and decision made under delegated powers be noted.

ACTION Nicola Vodden

P/6303 RINGWOOD NEIGHBOURHOOD PLAN (RNP)



The Deputy Town Clerk reported that NFDC and NFNPA had agreed the examiners recommended modifications and to take RNP to referendum on 4th July. A press release has been issued and there will be communication activity within the guidance given. It is important to give factual information so that people understand what RNP means for Ringwood and to encourage them to vote.

The Deputy Town Clerk has produced a 1–page summary for polling stations (yet to be agreed by NFDC). Members sought clarification on what information they could share with electors and what action can be taken on polling day.

RESOLVED: 1) That the update on RNP be noted; and
2) That further advice be issued to Members on what is permissible during the pre-election period and on polling day.

P/6304
NFDC LITTER BAG DISPENSER PROJECT

The Committee considered a further request for installation of NFDC litter bag dispensers (*Annex B*) at two locations.

Signpost at High Street entrance to Pedlars Walk – It was not felt that this prominent site was appropriate and were of the view that it would result in street clutter, so agreed not to grant permission for this site.

Adjacent to bench and litter bin at Carvers Recreation Ground – Officers had some concerns about this site as the litter bin has been vandalised several times. For this reason, Members did not feel this was a suitable location, but also because it would be adjacent to an existing bin, so agreed not to grant permission for this site. They suggested that a request to install one at the entrance to the Recreation Ground off Carvers Lane would be viewed more sympathetically.

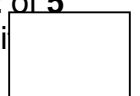
RESOLVED: 1) That installation of a dispenser on the High Street fingerpost near Pedlars Walk be refused; and
2) That installation of the dispenser at the proposed location in Carvers Recreation Ground be refused, however, consideration would be given to an alternative location at Carvers where there is no bin, for example, near the Carvers Lane entrance.

ACTION Jo Hurd

P/6305
RINGWOOD THRIVING MARKET PLACE WORKING PARTY

The meeting on 8th May was a fact-finding meeting with HCC Urban Designers who will be working on the scheme. The next meeting of the Working Party will take place on 9th July 2024 to view initial ideas and discuss community engagement.

RESOLVED: That the notes of the Ringwood Thriving Market Place Working Party meeting on 8th May 2024 (*Annex C*) be received.



ACTION Jo Hurd

P/6306

FLOODING REPORT AROUND LYNES FARM

Members received the report prepared by Cllr Georgiou (*Annex D*) and considered the recommendations (page 42). Thanks were extended to her for an excellent piece of comprehensive work. A discussion followed and the proposed recommendations considered. Surface water and ground water flooding should be reported to Hampshire County Council as the Lead Local Flood Authority. River flooding should be reported to the Environment Agency. Further information is available on HCC website:-

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/reportingflooding>

- RESOLVED:**
- 1) That Hampshire County Council, as Lead Local Flood Authority, be requested to carry out a Section 19 investigation into the area in the vicinity of Strategic Site 14 (land north of Hightown Road), in particular to ensure that the proposed flood mitigation measures for a development of up to 400 dwellings and 3 hectares of employment are adequate;
 - 2) That, in relation to planning application 21/10042, New Forest District Council, as the Planning Authority, be requested to:
 - i) arrange for the developer's flood mitigation calculations to be checked by an independent Flood Risk engineer; and
 - ii) review the costs and procedures for maintaining the proposed flood mitigation measures to ensure they are sufficient.
 - 3) That Ringwood Flood Wardens should in future record all reported incidents of flooding in flood-prone areas and routinely report them (with dates and locations) to the relevant authority.
 - 4) That the Environment Agency be invited to attend a future Committee meeting to talk about flood defence measures for homes and grants available.

ACTION Jo Hurd

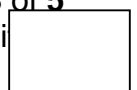
P/6307

APPEALS

The Committee considered whether to comment further on the appeals in respect of 23/10595 and 23/10596 The Pour House, 17-19 West Street, Ringwood. BH24 1DY (*Annex E*) [view online here](#). Members wished to support the applicant as a huge amount of work had been achieved in improving the building and bringing it back in to use. Imposition of these conditions are considered disproportionate.

- RESOLVED:** That a further comment be submitted to the Planning Inspectorate in relation to the appeals on planning applications 23/10595 and 23/10596 The Pour House, 17-19 West Street, Ringwood. BH24 1DY, as follows:-

'That the conditions appear disproportionate given that the public benefit from the improvements made to the building is significant and far outweighs the 'less than substantial harm' the Planning Officer considers will be caused from non-compliance with the conditions.'



P/6308

STRATEGIC SITES

Land off Crow Lane / Crow Arch Lane (Beaumont Park)

The updated report from NFDC Monitoring Officer can be viewed [here](#). It was noted that notice of footpath closure had been received for foul drainage works. A number of yellow direction signs needed to be removed from around town.

Land north of Hightown Road (21/10042)

The Deputy Town Clerk had asked that the drainage strategy be reviewed. The new case officer is still familiarising himself with the application and continue to work through the issues and will look into the availability of the viability reports.

Land off Moortown Lane (21/11723 and 23/10707)

The application is likely to be considered by NFDC Planning Committee on 10th July 2024.

Cllr G DeBoos had considered the viability figures submitted by the applicant, which indicate that 30% affordable housing makes the site viable. No information has been provided to say why the 50% requirement is not achievable, some information is out of date, some inaccurate and some is missing. In addition, the viability study includes no reference to First Homes, which are more profitable and a requirement of the Ringwood Neighbourhood Plan. The Committee wished to make further representations in relation to these points and the applicants 'Building for a Healthy Life' assessment, which shows all areas 'green' and is contrary to the Council's assessment.

2 Market Place (23/11255)

It was noted that the applicant had been advised by NFDC to withdraw the plans and enter into pre-application discussions with the planning team to bring forward a more suitable and appropriate scheme in terms of design and impact on heritage assets.

Land at Snails Lane

No update to report.

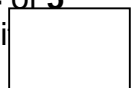
RESOLVED: 1) That the update on Strategic Sites be noted; and
2) That, in relation to the Land at Moortown Lane application, authority be delegated to the Deputy Town Clerk, in liaison with Cllrs Day and G DeBoos to make further representations on the areas detailed above.

P/6309

PROJECTS (current and proposed)

Bus shelters – Results of the survey carried out by HCC framework contractor had been discussed with the Grounds Manager, HCC and Cllr Turner. An Action Plan has been prepared, is being worked through and quotes are being sought for repairs and replacement in preparation for a possible bid to HCC for Bus Service Improvement Plan fund, details of which are still to be released.

RESOLVED: That the update in relation to projects (*Annex F*) be noted.



P/6310
NFDC/NFNPA PLANNING COMMITTEE

There were no applications being considered.

There being no further business, the Chairman closed the meeting at 11:35am.

RECEIVED
26th June 2024

APPROVED
5th July 2024

TOWN MAYOR

COMMITTEE CHAIRMAN

Note: The text in the Action Boxes above does not form part of these minutes.

Annex A to Planning, Town Environment Committee Minutes 7th June 2024
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
24/10322	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Use as open storage (Lawful Use Certificate for retaining an existing use or operation)		No comment
24/10323	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Change of use to open storage use (Retrospective)	Refusal (4)	The Committee considered the application inappropriate development in the Green Belt. It is unsightly, out of character and keeping for the locality. It wished to query the exemption from the biodiversity net gain assessment, given that the application site is within the Green Belt.
24/10324	Moortown Farm, Hampshre Hatches Lane, Moortown, Ringwood. BH24 3AT	Use of stable block for livery, riding lessons, horse/pony breeding and horse training by companies/individuals that are not the applicant (Non- compliance with condition 02 of planning consent 06/88791 for over 10 years) (Lawful Use Certificate for retaining an existing use or operation)		No comment

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
24/10327	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Use of the land for keeping horses; changing use from agriculture (Lawful Use Certificate for retaining an existing use or operation)		It should be noted that the route of Footpath 53 on the Definitive Plan differs from that shown on the applicant's plan and runs directly through the field in a straight line.
24/10338	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Siting of a mobile home as a temporary rural worker's dwelling; existing mobile home to be removed	Permission (1)	
24/10360	68, Fairlie, Ringwood. BH24 1TR	Single-storey rear extension; roof alterations including x3no. dormers to front; first floor extension; outbuilding to the rear; fenestration alterations	Permission (1)	
24/10370	65 Addison Square, Ringwood. BH24 1NY	First floor front and rear extension	Permission (1)	
24/10378	2, Linden Gardens, Ringwood. BH24 1HG	Single storey rear extension	Permission (1)	
24/10393	26 Lynes Lane, Ringwood. BH24 1EH	Rear and side extension to replace existing conservatory; replacement garage to incorporate workshop and home office/gym; solar panels to dwelling and proposed garage	Refusal (2)	The Committee supported the comments submitted by Ringwood Society and endorsed the recommendations in the ecology assessment. It was concerned that there was no report available from the Conservation Officer for consideration.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
24/10450	David Lloyd Leisure Centre, 242 Christchurch Road, Ringwood. BH24 3AS	x2no. padel courts, ancillary terrace area and associated floodlighting (Retrospective)	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Applications decided under delegated powers : to be noted on 7th June 2024

Number	Site Address	Proposal	Decision
TPO/24/0204	20c Croft Road, Poulner, Ringwood. BH24 1TA	Beech x 1 Reduce	16.5.24 P(1) Recommend permission, but would accept the Tree Officer's decision.
24/00512 CONS	Old Farm, Cowpitts Lane, Poulner, Ringwood. BH24 3JX	Fell 3 x Sycamore trees (identified as S1, S2 Appendix 1: Site and Tree Location plan)	16.5.24 P(1) Recommend permission, but would accept the Tree Officer's decision.
CONS/24/0219	Monks Hatch, 30 Lynes Lane, Ringwood. BH24 1EH	Removal of Various Species of Trees	16.5.24 OD(5) Officer decision.

PLANNING, TOWN & ENVIRONMENT COMMITTEE**7 June 2024****NFDC Litter Bag Dispenser Project****1. Introduction and reason for report**

- 1.1 At a meeting of this Committee on 2 February 2024, Members received a presentation from NFDC's Litter Project Co-ordinator on a new litter bag dispenser project and agreed the installation of dispensers at Bickerley, Carvers and Toad Corner Play Area (P/6252 refers).
- 1.2 Since then, NFDC has encountered a significant setback to the project as permission has not been granted for the installation of dispensers on lamp posts. It has therefore been necessary to identify 6 new locations. Permission is now sought for the installation of 2 additional dispensers on Town Council property.

2. Proposed Locations

- 2.1 The proposed locations are on the finger post sign at the High Street entrance to Pedlars Walk and adjacent to the bench on the footpath across Carvers (see attached for detail).
- 2.2 Officers have commented that the existing litter bin adjacent to the bench on Carvers has been vandalised several times and request that, if this location is approved, this Council should bear no liability for repair or replacement.

3. Issues for decision and any recommendations

Whether or not to approve the two locations as outlined above, for installation of NFDC litter bag dispensers.

For further information, contact:

Jo Hurd, Deputy Town Clerk
Direct Dial: 01425 484721
Email: jo.hurd@ringwood.gov.uk

Proposed additional locations for installation of NFDC Litter Bag Dispensers

Location No.	Location Description	What Three Words	Image	Notes
2	High street entrance to Pedlar's Walk, on the signpost.	///blotting.meanwhile.product		We would like to have an accompanying sign on the opposite side of the dispenser. If this would also be allowed.

<p>7</p>	<p>Carvers footpath – NFDC would install a post next to the bench and litter bin for both a dispenser and a sign.</p>	<p>///sinkhole.otherwise.paramedic</p>		<p>This would enable us to influence people at both entrances of Carvers – we have permission to place one at the other end on the sub-station wall.</p>
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Ringwood Thriving Market Place Working Party
Notes of meeting held on 8 May 2024 at Ringwood Gateway

Present: Graham Wright - HCC
Joe Malone - HCC
Simon Taylor – HCC (Scheme Development team)
Gary Ho – HCC (Scheme Development team)
Tim Guymer - NFDC
Richard Payne - NFDC
Jo Hurd - RTC
Cllr Steve Rippon-Swaine – NFDC
Cllr John Haywood – RTC & NFDC
Cllr Gareth DeBoos - RTC
Cllr Janet Georgiou - RTC

Apologies: Cllr Jeremy Heron – NFDC
Cllr Michael Thierry – HCC, NFDC & RTC

Following the last meeting, HCC had been formally appointed by RTC to carry out the work outlined in the agreed Project Brief. The £10,000 grant from the UKSPF (allocated to RTC by NFDC) had been paid across to HCC to cover the costs.

Simon Taylor and Gary Ho, both urban designers in HCC's Scheme Development team, will be undertaking the work, informed by all of the analysis carried out to date as outlined in the Brief.

There was a general discussion about the project, with this meeting being a "fact finding" exercise for Simon and Gary. Proposed outcomes include:

- Make Market Place a focal point so that it becomes a destination in its own right;
- Encourage more people to visit and increase footfall;
- Create a place where more regular events can be held; and
- Create an atmosphere to retain retail/commercial interest.

Will need to take into consideration the Church, Charter Market, Bus Depot, large events (Carnival, Pedal Car Grand Prix, Winter Wonderland), development proposals for 2 Market Place, businesses (including deliveries) and access for residents.

The issue of parking was discussed, noting there were differing opinions on the importance of parking provision in Market Place, and different needs during the day and in the evenings.

Examples of similar schemes were shown, with Romsey being cited as a good example where the market place had been enhanced and was now thriving.

There was some discussion on issues outside the scope of the Project Brief, which would not be addressed in this piece of work:

Brown signs on the A31

Making better use of space in the Eastern Service Yard (to the rear of Sainsburys)

It was expected that any proposals coming forward would enable HCC to confirm the Meeting House Lane Experimental Traffic Regulation Order to retain the current arrangement of southbound travel.

It was agreed to arrange the next meeting in July, when initial ideas would be presented for consideration, and public engagement would be discussed.

Flood Mitigation Measures

for the

Lynes Farm Development

Land north of Hightown Road

Report prepared by:

Janet Georgiou
Councillor for Ringwood East

For consideration by:

Ringwood Town Council

Date

07/05/2024

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1 : SUMMARY

There is a compelling case to revisit the Lynes Farm site to check that the proposed flood mitigation measures will be sufficient to protect;

- the future residents of Lynes Farm**
- residents in properties around Lynes Farm**

from the devastating effects of flooding.

The need to revisit previous readings of water levels and flows is based on:

- the absence of up-to-date field data to substantiate the Environment Agency (EA) modelling
- the fact that the developer's calculations for the flood mitigation pools were based on models generated by the Environment Agency produced in 2018 (i.e. they are at least six years old)
- the record of flooding in the area, **none of which has been reported to HCC or the EA** (see Section 3. Flooding Record)
- the evidence that **there has been an increase in water flows from Poulner Hill and Hightown Hill in recent years** (see Section 3.3 Recent discussion with residents)
- model structure bases have been updated as recently as 2022 and new modelling structures are now available.

The developer put forward its original flood defence plan in a report published in November 2020. The original plan was to build 270 houses. At the developer's request, this number was increased to 400 houses. The EA has asked for floor levels to be raised in some of the structures, but we feel that a completely new flood mitigation model should be prepared, given that:

- a. more properties are to be built on the site - therefore more land will be concreted over, reducing the capacity of the land to absorb water
- b. modelling structures have been updated
- c. we have discovered **flood events that were not logged** by HCC Flood Lead, up to and including the time when the EA published its models. The calculations of the EA models might well have been different if these flood events had been taken into account.

- d. After comparing 2014 EA model with the 2019 EA Model, the developer stated that there appeared to be no material differences. However, before 2014 ditches had not been cleared but from 2015 (after the flooding of the Elm Tree pub) residents and Council volunteers began regularly to clear the ditches and Crow Stream. If, despite the regular clearing of ditches, “nothing materially had changed”, alarm bells should be ringing. A clogged ditch should produce one outcome and a cleared ditch another. There should have been a material difference: i.e. the risk of flooding should have been less (the ditches were cleared). The risk has certainly not diminished which suggests more water must have been draining into the ditches.
- e. The site is split into three Flood Risk areas 1,2 & 3. The original site was approved with "at least 270 homes". We are now considering 400 homes which will inevitably take up more space within the site. Furthermore, the Flood Risk 1 area has been chosen for the flood mitigation measures which means most of the houses and the industrial estate will be on the higher flood risk areas (i.e. Flood Risk 2 and Flood Risk 3).
- f. Covering more of the site with an additional 130 houses will mean a reduction in permeable surfaces for dissipation of any flood water, not to mention a reduction in the size of gardens for the houses and a reduction of open spaces for leisure pursuits and other purposes.
- g. HCC Flood Lead is relying on the EA to approve all modelling on the basis that surface water will be channelled into the Fluvial flood water drainage. But a letter from HCC, dated 19/02/2021 stated:

"We can only comment on the surface water elements but given that the surface water will discharge into Fluvial risk areas, it is essential that this model is appropriately verified".
- h. All the developer's maps show the main watercourses (fluvial) but omit the surface water ditches that run along the south western edge of the site near the Elm Tree. This overflow of surface or perhaps groundwater which has poured over the barrier into the Elm tree pub, causing flooding both in 2014 and 2023, does not appear to have been addressed. The fluvial flow watercourse runs on the other side (western) of the Elm Tree pub, whilst the main site abuts the other side of the Elm Tree (eastern), and this area remains wet most of the year.
- i. The public footpath is shown running from the south western edge of the Elm Tree pub moving eastwards and joining the swale. However, the swale, in reality, reaches all the way to the Elm Tree Pub.
- j. During the Elm Tree pub latter flooding event of Dec 2023, the Elm Tree owners tried to divert a fast flowing rivulet of water running through the swale to their

boundary out into the Hightown Road ditch. This was not successful because of the volume and flow of the water running through the swale. We cannot comment on whether the water there is from surface water coming down from Poulner Hill or from an abundance of water coming from the stream on Poulner Hill entering the site on the eastern edge where the collection ponds will be, but the concern is that if the actual capacity of the swale turns out to be lower than the volume of water, the collection ponds will be unable to contain the flow of water and it will continue to rush through the swale to the Elm Tree.

(Note: The Fire Service logged pumping out 285,000 litres of water from the Elm in 2014. The fire service no longer "pumps" water, but the Elm Tree believes that the amount of water flowing through/under their premises in 2023 was at least as much as, if not more than, in 2014.)

- k. **Three new springs** have appeared behind the Elm Tree pub on the south western side of the site adjacent to the footpath. The developer has suggested two small dips to collect any overflow, but at the time of the mapping, these new springs were not in evidence.
- l. The fluvial flow running down the western edge of the site has increased since the calculations were made (see Section 3.3 Recent discussions with residents).
- m. New springs have appeared in Nouale Lane, Poulner Hill and Hightown Hill (see Section 3.5)
- n. Cleared ditches along Nouale Lane/Hightown Road junction overflow regularly. The culvert running under the road connecting the Nouale Lane ditch to the Hightown Road ditch is now too small to take the water, hence the overflow. Despite residents clearing this culvert most days, it constantly blocks or just cannot cope.
- o. A house on Nouale Lane was flooded in October 2023 by a blocked drain. In April 2024, the house has still not dried out enough to allow plasterers to repair the walls, even though the owners are constantly running de-humidifiers. "The water just has nowhere to go - it keeps coming back".
- p. Residents on Hightown Hill and Poulner Hill report that fields that used to dry out in the Spring have, since 2020/21, either have not dried out until the summer or not at all. Another resident reports that two of their paddocks now have reeds and bog plants growing in most of area. Their third paddock doesn't dry out until much later in the year. The latter resident has lived in the house for over 30 years and has never seen this happen before.
- q. New springs have been observed by Hightown Hill and Poulner Hill residents over the last four years. Both hills have had historical and lasting springs on the land (one property is called Spring Wood.) but these established springs too have lasted longer and sprung more water in the last four years than in the past.

- r. Wessex water has stated that it does not have the "drain capacity" to take surface water.

"The applicant has not submitted a surface water drainage strategy for the site. This is of concern as Wessex Water does not have any surface water sewers within the vicinity of the proposed development site and will not accept any surface water drainage into the public foul sewer either directly or indirectly"

Reply letter on consultation 7th July 2021)

- s. Initial briefing from the Case Officer Planning dated 2nd February 2021 states:

"Site specific considerations to be addressed. Wherever possible, development should be directed to Flood Zone 1 and will only be considered within Flood zones 2 or 3 where it is possible to mitigate flood risk".

Case Officer Planning 2nd February. 2021

- t. The JSL3037-85 Central Greenway Suds diagram, issued on 11th Feb 2022 shows the '1 in 100 year plus 40%' depth as 0.9m running along the line of the current ground level. However, we have obtained video evidence and photographs from 2017 onwards showing water on the site staying for several days after a heavy (not storm) rain event.

For Recommendations, see Section 9.

2 : INTRODUCTION

This document does not suggest that the developer or the Environment Agency has failed to perform due diligence in producing, checking or approving the current flood mitigation calculations; rather it is to press the case for a Section 19 review, because of changes in water levels since 2017 and absence of an effective flood incident reporting system.

Lynes Farm has provided a repository for the flow of water from Poulner Hill and Hightown Hill from time immemorial.

It is widely regarded as a flood plain by the citizens of Ringwood, fulfilling the function of a large flood mitigation facility for the surrounding area.

Plans to build 400 houses on Lynes Farm are causing considerable consternation. Given the evidence we provide in this report, this consternation is understandable. The area around Lynes Farm currently has serious problems with flooding. Building 400 houses and a trading estate, thus concreting over much of Lynes Farm, is likely to aggravate current flooding problems.

The developer, Taylor Wimpey, has built into its planning application extensive flood mitigation features on the eastern side of the site and some provision for flood mitigation on the western side of the site - but it is our contention that the proposed flood mitigation facilities may well be inadequate.

This concern stems from the fact that the Environment Agency:

a) has **not** been supplied with the numerous reports of the incidence of flooding in the area from 2014 to the present and has relied on modelling to update its calculations of water flows, based on an NFDC Flood report published in 2017. In this report, the NFDC noted several incidents of flooding, attributing most of the flooding to 'riparian duty failure' or unknown causes). Since 2015, Crow Stream has been regularly maintained, as have ditches both around the site and along Noaule Lane, so riparian duty failure cannot be the main cause of flooding issues since 2017.

b) has accepted as the basis for "current" estimates of the present situation measurements provided by developers some four years ago

c) is not fully aware of the deteriorating situation in the area as flows from both Poulner Hill and Hightown Hill have increased significantly in the last few years.

3 : FLOODING RECORD

The recording of flooding incidents is sketchy to say the least: This is because:

- town council flood wardens have not kept records of flooding incidents in the past, nor have they reported them to anyone
- residents are understandably loth to record the flooding of their properties officially - for fear of adverse effects on property values.

The Hampshire Flood Lead told Ringwood Town Council in February 2024 that **they had no record of flooding events in the area over the last 10 years.**

The Environment Agency (EA) also has no record of any flooding events in Ringwood - **literally no record of any flooding events.** Indeed in April 2024, they have written to confirm that there is no problem of flooding on Lynes Farm or the surrounding area.

Yet this is provably incorrect. Lynes Farm is a flood plain, and properties in the area suffer regular incidents of flooding with increasing frequency.

How do we justify this claim?

A. Hampshire Highways itself refers to Lynes Farm as a "flood Plain":

"This (Lynes Farm) **is a known flood plain** that causes capacity issues to Hants drainage."* Source: FOI request raised by Jaydon Smith 7/12/23 enq. no. 21705178

B. The elaborate flood mitigation measures included by Taylor Wimpey in their planning application attest to the flooding problems on the Lynes Farm site.

C. the evidence we have gathered for this section of this report (3.1 through to 3.6) provides overwhelming supporting evidence that flooding is a serious issue in Lynes Farm and the surrounding area.

The Environment Agency has stated in an e-mail dated April 24th that their current flooding models are based on the surface water map last published in 2013. Given the EA's heavy reliance on modelling (rather than hydrological studies in the field) and the failure of anyone to supply the EA with records of flooding incidents, it is not surprising that there is widespread concern that the proposed flood mitigation measures may be inadequate. Hence the request, registered in this report, for a 'Section 19' to check that flooding will not be a problem for the future residents of the proposed development.

The Environment Agency email of 24th April 2024 (quoted above) also states that in February 2023 it had conditionally lifted its objection to the proposed development north

of Hightown Road (Lynes Farm), following the review of the updated Flood Risk Assessment and associated modelling submitted as part of the planning application.

The Environment Agency lifted its objection with the condition that the development should be carried out in accordance with the associated Flood Risk Assessment, regarding the residential floor levels, and to ensure that the SuDs features are maintained. We contend that if, as seems to be the case::

1. both the EA surface water (2013) and the fluvial water (2014-2019) estimates are more than 6 years old
2. the developer based their modelling on the EA models
3. neither the EA nor the Hampshire County Council Flood Lead have any record of flooding in the area
4. the NFDC data is based on a 2017 flood report.

then the flood mitigation provisions based on the data within the modelling may need to be considerably enhanced.

Note: If flooding occurs on a development site, the developer is not legally responsible. The damage and the cost fall squarely on the owners of the houses or on the public purse if owners take legal action.

3.1 : Elm Tree flooded 2014

In December 2014 the Elm Tree pub flooded. This flood water came up through the floor of the Elm tree. There is a newspaper record of this event (see Salisbury Journal, 13/02/2014).

The Elm Tree pub backs onto the southwestern corner of the Lynes Farm site. The ground level of the Lynes Farm site is considerably higher than that of the Elm Tree pub; a retaining wall holds back the land.

The Fluvial flow runs along a ditch on the western side of the Elm tree pub. This means the Elm Tree Pub sits between the southwestern side of the site and the fluvial flow. (NB the pub is not shown in any of the developer's maps although it is shown on the EA maps.)

A swale* also flows into this corner from the flow of the stream that comes down between Poulner Hill and Hightown Hill. This stream enters the site and is diverted by ditches to the Hightown Road. The developers show this diversion and also show the swale* but, according to the developers, the swale ends a considerable distance from

the Elm Tree pub. In fact, this swale leads directly to the Elm Tree pub in a straight line moving down from the internal diversion ditch, ending at the footpath entrance to the site on the southwestern corner. This area is constantly wet, and in both 2014 and again in 2023 (when the Elm Tree pub was again flooded), the flow of water was so high that it topped the retaining wall. The flow could not be diverted by hand into the Hightown road ditch as its speed and volume was too great.

When the Elm Tree pub was flooded in 2014 the fire service pumped 285,000 litres of water from its floors.

When it flooded again in 2023 the fire service no longer pumped, but the owners report the water mass was at least equal to 2014 if not worse, as the height of the flow water was up to the tops of Wellington boots.

On both occasions, luckily the water was clean, suggesting that the water was surface or fluvial and not foul from drains.

In the 2023 flooding, because the whole area was underwater, the owners think the water could have been coming from Lynes Farm (surface), western edge (fluvial) or Hightown Road (surface flow from down the hill and Crow ditch overflow along Beaumont Park residential development in Crow lane). They cannot be absolutely sure as "it seemed to come from everywhere".

* A **swale** is a shady spot, or a sunken or marshy place. The use of swales has been popularized as a rainwater-harvesting and soil-conservation strategy. This archetypal form of swale is a dug-out, sloped, often grassed or reeded "ditch" or "lull" in the landform.

3.2 : Evidence of increased flooding risk in recent years

This section pulls together accounts of at least some of the incidents of flooding in recent years. These accounts put flesh on the bone of the calculations of models and hydrographic studies. They should help Planners to understand what is actually happening and the effect it is having on the lives of people.

Unfortunately, the EA has not been kept informed of these incidents, partly because there seems to be no official procedure for such reporting and partly because householders are understandably reticent in presenting their properties as 'at risk of flooding'.

3.2.1 : Miscellaneous Reports 2021

Source: Residents' remarks on the Planning Application Portal

In normal circumstances, we would relegate the residents' remarks to an Appendix but, in line with the Government's Localism Act, we are keeping them in the main body of the report to emphasise the importance of the experience of residents in matters of planning. They are the ones who know the area better than anyone else and, just as important, they are the ones who live with the consequences (good or bad) of planning decisions.

(NB: The residents' comments have not been edited.)



4th December 2021

Eastfield Lane

There is an increase in flooding risk if this development is permitted to go ahead. Flooding is an issue in this area particularly around the Elm Tree public house in Hightown Road and its junction with Crow Lane. Water runs down Hightown Road hill past its junction with Noale Lane. We have video footage of this.

7th July 2021

Southampton Road

Drainage/Sewerage

The drainage is already a huge issue for the outskirts of Ringwood and Crow Lane/Hightown Hill is constantly flooded with its ditches overflowing. Also since the new Beaumont development, the flood ponds are now overflowing. Furthermore the sewerage system is working at maximum capacity and we cannot see how two further developments will improve matters.

7th July 21

Wessex Water

Surface Water Drainage The applicant has not submitted a surface water drainage strategy for the site. This is of concern as Wessex Water does not have any surface water sewers within the vicinity of the proposed development site and will not accept any surface water drainage into the public foul sewer either directly or indirectly.

29th April 21

Woodford Close

Flooding - Looking at OS maps, Eastfield Lane is a low point and will always be subject to run off from higher areas, the mount, the New Forest to the east and coupled with the two streams that collide at Crow Lane/Moortown Lane junction, flooding has led to houses being cut off (a few years ago for a few years running). This natural occurrence is only kept at bay by the

volunteer group who clear Crow Stream annually and the roads always breach in a number of places on Eastfield Lane and Hightown Road, during periods of heavy rain. When this site is developed, where will all of the run off water go, without the fields to soak it up/hold it back from the existing properties and roads? All of the new buildings and hardstanding will exacerbate this situation.

25/2/21

Lakeview Drive

5. This site is agricultural grazing land and is very wet and low lying. There are frequent issues with flooding in the Hightown Road, Eastfield Lane and Crow Lane areas. The addition of an extra 400 dwellings will only make this problem worse in the future. Run off water, which is currently absorbed by the site, runs from Hightown Hill down into drainage ditches which are already inadequate and poorly maintained.

25th February 2021

Ringwood Society

Flooding and drainage are of great concern and it has been noted that this has been addressed on site but the ongoing impact offsite has not been made clear.

19th February 2021

Lakeview Drive

The A31 is often at a standstill surrounding roads flood during heavy rainfall its difficult to get timely Doctors appointments and our loved ones into the local schools.

19th February

Hightown Hill

THERE IS AND HAS BEEN FLOODING HERE: The southern access to the site is proposed by the formation of a long culvert. The culvert will take surface water overflow from Hightown Hill and surrounding land. The water is heavily silted and the ditches within which the water course currently runs are not regularly maintained. The proposed culvert will place increased risk of flooding onto the highway. The area is already classed as high risk and the culvert will further impact this.

19th February, 2021

Ashley Close

There is increased risk of highway flooding in an area already classed as high risk

19th February, 2021

Hightown Hill

Flooding continues to be a problem in the area and this development does not adequately deal with the problem.

22nd February 2021

Ash Grove

The style and height of the proposed properties are not in keeping with the area. Flooding is already bad, where is all the water going to go?

19th February 2021

Hightown Road

The sewerage and drainage systems will not be adequate to cope with the proposed volume of new housing and businesses. Hightown Road adjacent to the proposed development area is continuously flooded for most of the winter months already.

19th February 2021

Hightown Hill

Area prone to flooding

19th February 2021

Hightown Road

Green spaces are so important to wildlife and people, it also acts as a brilliant water storage area. New buildings will cause surface water run off with all that tarmac. Even with the proposed water catchment areas, the water still has to drain away, where will this be? Are the developers sure it won't impact on the existing housing? Eastfield lane already gets flooded even in the shortest of downpours. The 'TREE SURVEY & PRELIMINARY ARBORICULTURAL IMPACT ASSESSMENT' states "The soilscape of the area typically consists of 'Loamy soils with naturally high groundwater.'" With climate change scientists predicting extreme weather events becoming more frequent, have the planners fully thought through the impact on the existing housing in the local area to protect the area in the future?

19th February, 2021

Hightown Road

Flood Risk is a major issue for Oak Cottage and has been previously raised with Taylor Wimpey (again, no response). Oak Cottage lies lower than the surround ground, which has already been identified as a groundwater flood risk. It is noted that none of the test pits were dug near Oak Cottage. Example from the report submitted: NB cannot download this document to here.

19th February

Hightown Road

not to mention the local issue of flooding in the immediate area, which even the recent development in Crow Lane has not been able to address in a sufficient or satisfactory manner.

19th February,2021

Poulner Hill

NPPF Document Feb 19

Page 35 118b - recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage.

Page 44 149 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the longterm implications for flood risk, water supply, biodiversity and landscapes.

Page 45 155 Inappropriate development in areas of risk of flooding should be avoided by directing development away from areas at highest risk whether existing 21/RNAT or future.

Page 46 160b - the development will be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere

Page 47 163b - the development is appropriately flood resistant and resilient

19th February, 2021

The Mount

Flood risk The relatively narrow strip of land shown emerald green on the SS14 map is marked "Axis of greenspace to provide flood attenuation", but is far too small to offset the 50% (or more) reduction in open land space resulting from this development. Not all the surface water run-off will end up in the drainage system. Our existing drainage system cannot cope with a heavy downpour (witness repeated local flooding, e.g. in Eastfield Lane). Severe weather events are extremely likely to increase in the coming years.

Potential problems with pollution of water courses, and drainage. What effects will drainage works have on neighbouring land. Attempts to influence or alter the water table could cause problems such as subsidence in adjacent areas.

19th February, 2021

Hightown Hill

Flooding risk.

The FRA concludes that the modelling undertaken demonstrates that risk can be lowered to the required level 1 (from 2 & 3). We have not found any real-world evidence provided in the documents that the kind of measures proposed actually do work or are tried and tested in settings comparable to this site. We conclude that the developer does not have such examples otherwise it would be prominent in the materials. This site should not be used as a 'trial' area for experimental solutions/first-time implementation by the developer. There are two separate models built by different consultants covering different parts of the site and different drainage/flood mitigations measures (SuDS for the residential vs. flood storage areas and watercourses for the employment and ANRG areas). Since this is such a key aspect to whether the development can proceed, there should be a single integrated model that shows how all the various drainage/flood mitigation features could work together on the site and what happens when the proposed system is 'overwhelmed' and where the 'exceedance flow routes' may be. Any problems arising are likely to exacerbate areas already experiencing issues. There should be a plan to address the situation that the modelled measures turn out to be insufficient. Significant maintenance will be required and it is important that NFDC have sufficient budget to maintain the many and varied features: basins (which may be clay-lined); scrapes; channels; swales and culverts etc. at the frequency that would be needed - this has not been confirmed. The design results in the housing being an 'island' protected by an embankment from a nearly contiguous moat of basins. The houses themselves are proposed to be elevated to keep them above most flood levels- what would this all look like and feel like to live in?

19th February, 2021

Poulner Hill

Developing so closely to the Park TWs mitigation solutions only solve the immediate problems they do not look to the future of climate change and other possible effects on the forest edge. This development does not protect and enhance the New Forest. There is no strategic approach to enhance, only mitigation by default. If you refer to National Parks Green Recovery Plan, you will have to accept that the proposed Lynes development makes a mockery of the principles set out in that plan.

19th February, 2021

Hightown Road

Currently excess rainwater is absorbed by the land. By reducing the amount of open space with which rain can be absorbed, the chances of flooding will naturally increase. 21/RNATb.

Currently the surrounding roads are often under water. Nouale Lane has ongoing drainage

issues that the council still must address and often ends up underwater. The drainage water is supposed to empty into the fields of the proposed site, however current drains have not been maintained and therefore don't work, flooding the road with all the water that runs down from Milky Down Lane. c. Hightown Hill also floods constantly, where the proposed bi-pass road is supposed to exit the site. The current ground drains and drainage ditches are neither maintained or work effectively, unable to cope with the amount of silt and leaves washed down from the forest. Nouale Lane (single track) and Hightown Hill are 40mph and with just current conditions is not manageable with excess water.

19th February, 2021

Nouale Lane

Existing flooding events in the surrounding roads can only be exacerbated by such large scale development on land that helps to soak up water. This land is only a few feet above the level of the nearby Avon.

19th February, 2021

Eastfield Lane

The drainage in the area is a well-known problem. This has been managed better in recent years, thanks to the clearing of the drainage channels, however a heavy downpour can still flood the roads around the area very quickly. There appears to be very little account of this in the documents to support building significantly on this sloped drainage surface - the rainwater will merely be redirected to the properties to the west of the development, where the drainage channel is often full, thus increasing the risk of flooding of properties adjacent to the development.

19th February, 2021

Lakeview Drive

Poor drainage is also a problem at certain times, even in the summer

22nd February, 2021

Hightown

The area has water run off from hightown hill and is important for drainage. The current plans do not offer viable alternatives.

18th February, 2021

Email – address not listed

The run off of water from it and surface water from the New Forest National Park which runs down Hightown Hill, often floods onto Hightown Road and for the last month the proposed new junction onto Hightown Road has been covered with water, silt and gravel. This area and the junction by the Elm Tree flood year after year.

18th February, 2021

Ashley Close

DRAINAGE Hightown Road floods near the Elm Tree Inn, even after improvements made for Beaumont Park. A culvert proposed south of the site will take surface water from Hightown Hill and surrounding land. Because water is heavily silted and ditches not regularly maintained the culvert may flood onto the highway. The area is already classed as high risk. 21/RNAT Dealing with surface water using deep soakways, swales and detention ponds will impact on areas proposed for the Alternative Natural Recreational Greenspace (ANRG).

18th February, 2021

Hightown Hill

There are already problems at the southern end of the site with regular flooding. Additional drainage flow can only have a disastrous impact especially when Climate Change factors are considered.

18th February, 2021

Eastfield Lane

If you walk in the rain you'll also see just how much water pours down from the high ground and the flooding on the surrounding roads and proposed development site.

18th February, 2021

Frobisher Close

They flood regularly particularly along Eastfield Lane.

18th February, 2021

Forest Hills

There is already a problem with drainage coming down Hightown Hill and building on these fields will only exasperate the situation of water run off and drainage capacity.

18th February, 2021

Forest Lane

Increased flood Risk The NFDC & Environmental Agency have not addressed the problem that already severely exists, on Noule Lane, Hightown Road & Eastfield Lane.

18th February, 2021

Poulner Hill

Existing flooding events in the surrounding roads can only be exacerbated by such large scale development on land that helps to soak up water.

18th February, 2021

Hightown Road

2) Increased Flood Risk onto already flooded areas of Noule Lane, Hightown Road & Eastfield Lane

17th February, 2021

Eastfield Lane

2) Increased Flood Risk onto already flooded areas of Noule Lane, Hightown Road & Eastfield Lane

17th February, 2021

Hightown Road

Also with global warming we will need all the open space possible to absorb all the extra rain predicted, eastfield lane floods now. Drainage will have to be massively upgraded to cope.

17th February, 2021

Eastfield Lane

I am concerned about the potential risk of flooding to properties and roads in the area. The area has already experienced significant flooding within the past 10 years and building on greenbelt

land on the side of a hill where the ground is regularly saturated is a big concern. The current drainage channels in the area are already full and overflowing in places this week and there has been surface water flooding on the roads.

17th February, 2021
Forestlake

The current site has very little public access; the single footpath crossing the site is not heavily used due to the challenging stiles and wet ground conditions.

The plan seems to show the SUDS features as part of the open space allocation the site is very wet so surely most of the time this will not be accessible - this should not be counted as open space for planning purposes.

17th February, 2021
Forest Lane

The site (and the roads around it) are already subject to flooding, particularly around the Elm Tree pub and Eastfield Lane.

18th February, 2021
Hightown Common

Also, in view of the changing weather patterns and the fact that Finally people are taking Global Warming Seriously, I think it is madness to cover this large low-lying area of grazing land with masses of concrete for Buildings, roadways and parking areas. We need this land to soak up excessive rainfall. Also does Ringwood have Extra sewage capacity? I very much doubt it. Just in the last 2 or 3 days there have been very large puddles on Hightown road above the Elm Tree Pub and the ditches in the area still have trouble coping with heavy rainfall.

16th February, 2021
Hightown Gardens

The land than will be underneath the houses is soggy so the houses won't be as stable as they should be and the drainage is poor so the water will flood the roads.

17th February, 2021
Lakeside

water pours down from the high ground and the flooding on the surrounding roads and proposed development site. Any houses on that site will always be at risk of flooding.

17th February, 2021
Swanmead

The area is already classed as high risk

17th February, 2021
Hightown Hill

Flooding. This is a problem in Hightown Road, around the Elm Tree, Eastfield Lane and Crow Lane. The development does not address the longstanding issue and only increases the problem.

17th February, 2021
Hightown

. Flooding in the nearby areas has obviously not been considered during the winter months. Following a slight bit of rainfall the area at the bottom of Hightown Hill was flooded, water was pouring down the hill as the drainage system could not cope and the ditches are not man

enough. Any pedestrians walk along there do so at their peril from being soaked by passing traffic or hurting themselves on uneven pavements that are falling away.

15th February, 2021

Hightown Road

The impact of the build may have serious consequences to the structure of the cottage such as heave/cracking in the walls and also flooding as it is situated in a depression which has not been surveyed. There has been history of flooding at the premises and this build will only exacerbate the problem. This has been brought to the attention of Taylor Wimpey who not surprisingly have not responded to these concerns.

15th February, 2021

Eastfield Lane

The area floods very badly and continues to do so, and has done for years.

15th February, 2021

Cloisters

.Flooding on the site and nearby areas has not been considered. The road outside the Elm Tree Pub was flooded this weekend from mild rainfall. Water was also running down the road from an overcapacity drainage system. The site is also based at the bottom of Hightown Hill where water will naturally run down and settle causing flooding. If you walk the footpath in winter you will see how saturated the ground becomes. I do not feel the environmental survey effectively considers the soakaway when most of the plot will be covered in tarmac.

16th February, 2021

Hightown Hill

The drainage proposal is weak and wouldn't deal with the issues that will arise with swales and ditches, this is a cheap quick fix approach. The Farm suffers with flooding badly and this can be seen on You tube 'Lynes Farm Floods'.

16th February, 2021

Hightown Hill

Secondly we do not feel that adequate notice has been taken to prevent flooding in the local area. With climate change over the last few years there is increased flooding on the roads in the surrounding area when there is frequent heavy rain. The flooding on Eastfield Lane and Crowe has improved since the drainage has improved but this improvement would be reversed if the plans for the development were to progress.

16th February, 2021

Swanmead

Flood Mgt - There is currently a torrent of water whenever we get a few days of winter rain flowing down Hightown road, level with this plot of land. The drains already overflow. This needs to be fixed ahead of any new build in this area. The road regularly floods, this needs sorting whether or not any additional building goes ahead.

15th February, 2021

Open Space officer

Large amount of comment ref: maintenance of wet areas to ensure safe water areas free from biological hazard. Comments on depth of SUDS in relation to their use for disabled persons if these areas are to be used as part of the recreational space as the amount of recreational

space may be compromised if not available for use. Comments on maintenance levels heights, safety etc for equipment use as well as ensuring staff wellbeing whilst working.

14th February, 2021

Hightown Road

Eastfield lane has for decades been subject to flooding issues, caused by the inability of the drainage ditches being able to cope with periods of high rainfall.

15th February, 2021

Nouale Lane

Dealing with the surface water through the use of swales and detention ponds is likely to occupy large areas of land within the development. Any drainage solution will have an impact on the ANRG land space available (to the eastern side of the site) if the proposed housing density (based upon 400 homes) is granted permission.

15th February, 2021

Hightown Road

Our property regularly floods, this will make the situation worse. The road is already hazardous even after moderate rain fall.

11th February, 2021

Milky Down

I am not convinced by the drainage proposals. Swales and ditches are a budget approach to the issue, which will not work. It does not take a lot of precipitation for Lynes Farm to be become flooded and there are video clips (see "Lynes Farm Floods" on You Tube) and photographic evidence of the problem. As the land available for surface drainage is removed by building on it, this can only become worse. Furthermore, I would question whether swales and ditches can count as ANRG land, in which case there is under provision of ANRG land for 400 houses. This also begs the question as to how the cost of maintenance of the above will be provided?

13th February 2021

Email – no address given

The road from hightown hill is already awful it's like a river running down soon as it rains, drains overflowing, stones all over the road and pavements that are not fit for use due to the cracking away on the edge.

13th February, 2021

Hightown

. Ringwood has for years had a flooding issues and are always on high flood alert which has never been sorted. The areas around the proposed site is constantly flooding, pedestrian cannot walk along the roads without getting showered with all surplus water from passing cars! Beaumont Park walkways and park have been constantly flooded this winter as water has nowhere to go! . Most of your plans and reports do not show the Beaumont Park housing development and industrial development which is also built or due to be built on green space and does not take into account regarding the impact of increased traffic, flooding , pollution, damage to the environment from this development let alone another 400 homes round the corner!

13th February, 2021

Hightown Road

I am aware that there is a water logging issue (just notice the effects of recent rain falls). There is already water drainage issues this end of town (just see how full the wide drainage ditches are along Crow Lane) which will need to be addressed.

13th February, 2021

Watership Drive

The areas around the proposed site is constantly flooding, pedestrian cannot walk along the roads without getting showered with all surplus water from passing cars! Beaumont Park walkways and park have been constantly flooded this winter as water has nowhere to go!

13th February, 2021

Eastfield Drive

Drainage - the land flows towards the Eastfield lane and existing properties. The culvert that today takes the excess surface water is often filled and there is no provision in the plans to rebuild that culvert to add capacity. The existing plans hinge on pits and embankments to slow the flow and are inadequate to make up for the loss in natural land drainage. The area to the west of the site needs a much bigger boundary for drainage as well as noise and dust pollution. I would propose that there is a similar ANRG strip along the West boundary as there is to the East boundary allowing for people to exercise and for the natural drainage of the surface water.

14th February, 2021

Hightown Hill

The field are incredibly wet in the winter and the road areas by the Elm Tree pub and Nouale Lane/Milky Down floods regularly. The building of 400 homes on this land will make drainage worse and there will be more flooding. The current ditches are not regularly maintained, nor will the new proposed culvert be, so there is an increased risk of flooding. The area is already classed as high risk and the culvert will further impact this.

15th February, 2021

Ashley Close

DRAINAGE Hightown Road floods near the Elm Tree Inn, even after improvements made for Beaumont Park. A culvert proposed south of the site will take surface water from Hightown Hill and surrounding land. Because water is heavily silted and ditches not regularly maintained the culvert may flood onto the highway. The area is already classed as high risk. Dealing with surface water using deep soakways, swales and detention ponds will impact on areas proposed for the Alternative Natural Recreational Greenspace (ANRG).

15th February, 2021

Seymour Road

This area has a history of flooding so this development will make that worse. Possibly causing flooding to surrounding homes and the A31.

15th February, 2021

Watership Drive

FLOODING The Government Flood Map shows that the majority of the site is in Flood Area 3 which should only be considered for development with mitigation. The area in and around Hightown is frequently subject to ground water flooding with the proposed site acting as a critical amelioration from surface flooding from the higher ground in the Picket Post area and Hightown Hill. The field acts as a sponge and is vital to avoid serious flooding in the area.

12th February, 2021

Hightown Road

These areas already have a lot of flooding with poor drainage, so where does all the extra water go?

12th February, 2021

Hightown Road

These areas already have a lot of flooding with roads waterlogged. Pedestrians have to walk on the roads to avoid flooding.

12th February, 2021

Hightown Hill

The consultant's reports identify many of the test sites within the proposed development to have failed infiltration tests and soakaways in excess of 2.5 metres deep will be required subject to further ground investigation. Dealing with the surface water through the use of swales and detention ponds is likely to occupy large areas of land within the development. Any drainage solution will have an impact on the ANRG land space available (to the eastern side of the site) if the proposed housing density (based upon 400 homes) is granted permission.

13th February, 2021

Christchurch Road

What happened to the application for 270 houses ? ***Flooding along Eastfield Lane/Hightown Elm is an unresolved problem

13th February, 2021

Hightown Gardens

The land gets water logged in the winter

13th February, 2021

Hurst Road

The surrounding area is prone to flooding regularly and building on this natural soak away will only aggravate the situation.

11th February, 2021

Ash Grove

The area off of Nouale Lane is farmland that acts as a sponge when it rains and water drains from Pocket Post and Hightown .

11th February, 2021

Poulner Park

This land is susceptible to being waterlogged. Is it on the flood plane?

11th February, 2021

Hightown Gardens

There is also the major issue of flooding. Where you're planning on building can flood really badly covering a huge area of grassland. How can you guarantee that once you build, the houses won't flood as the drainage around the Beaumont area is still bad and I've seen flooding in those areas with the brick paving actually coming apart next to the drains. You'll need to properly sort out all drainage and flooding issues otherwise you're development will be a waste.

11th February, 2021

Watership DriveYour

Water report says "The Site currently comprises largely undeveloped greenfield land. In its undeveloped state the surface water run off from the Site 21/RNAT drains into existing drainage ditches which cross and border the Site".

The flood risk is ever present in this area and building on this land, which is a sink for a lot of the water that runs off Poulner Hill, will increase the flooding risk for adjacent properties on Hightown Rd even if the housing on this development are protected by SuDS. Where is all the water from the site to be piped to and how? If into existing ditches and drains along Hightown Rd, the volume of water from the built in drains on the new site will be released far more quickly than from the undeveloped land and overwhelm the capacity of Hightown Rd ditches and drains to cope with which they have been doing fairly well, up to now, since being dug out several years ago.

11th February, 2021

Ashburn Garth

The roads surrounding the fields are already incredibly saturated with the rainfall we have, where would all the water go that the field absorbs? Any pedestrian that walks along Hightown Road gets soaked as the roads waterlogged.

11th February, 2021

Hightown Road

: Ringwood is congested enough and floods badly in that area, taking away the Greenland that soaks the water will cause chaos. Leave the land alone!

11th February, 2021

Hudson Close

: Ringwood is congested enough and floods badly in that area, taking away the Greenland that soaks the water will cause chaos. Leave the land alone!

11th February, 2021

Cloughs Road

This is a piece of land where forest meets town which can cause substantial flooding problems.

11th February, 2021

Forestlake

This site is an area that aids drainage

10th February, 2021

Hightown Road

The whole area is waterlogged for much of the year as it is low lying land to the west of Hightown Common. Once this land is lost water, run-off from the forest will further increase flooding on Hightown Road which is already a regular problem.

10th February, 2021

Hightown Road

As a neighbour to this land I can assure you that the current flooding issues from Hightown Hill down to Hightown Road are already at extremely dangerous and life altering levels from a safety and welfare position. To increase the storm water issues in this area would be completely

reckless and any authorities agreement to this should be accountable down the line when loss of property and livelihood occurs.

9th February, 2021

Forestlake Avenue

We have noted the water run-off and flooding from the proposed site.

9th February, 2021

Nouale Lane

Sewage a major issues and Flooding....there are many photos and video clips of this.

9th February, 2021

Lakeside

Currently the junction of Hightown Road/Crowe Lane suffers from excess surface water now so again this will be greatly increased.

7th February, 2021

Eastfield Lane

Flooding

As others have pointed out the areas adjacent to the proposal already suffer frequent flooding, with porous green space above. Covering nearly all of this greenspace with properties and tarmac will worsen this. Whilst there are some flood mitigation facilities included in the plans it is hard to have confidence in these when features such as the wet ditch behind properties on Eastfield lane (presently about to overflow) is missing in site plans and proposals.

5th February, 2021

Hightown Road

Another problem is flooding. Currently much of the water draining off the Forest is soaked up in these fields. Even so, the areas around the Elm Tree have often been flooded in wet winters. Building on this land, particularly at the high density proposed will exacerbate the problem.

5th February, 2021

Audemmer Court

Environmentally, there are regular issues with flooding and drainage in this area.

5th February, 2021

Hightown Road

Hightown hill floods with regularity

4th February, 2021

Barn Close

Flooding has been awful in this area for over 20 years and will only get worse.

4th February, 2021

Eastfield Lane

There is a natural drainage ditch that turns into a stream by the time it gets to the Elm tree. Please explain how the new site will cater for good drainage so that my property does not get flooded by affect of all the new buildings disturbing the natural water course.

4th February, 2021

Watership Drive

The ditches along the lower part of Hightown Hill regularly overflow and have done so nearly every year since I moved into the area in 1974. There is also a culverted stream outside the houses which must have a final capacity. The water has always run across the road by "Reedy Bank" and still does so, eventually flooding further down. Having lived in that bungalow in the 70's and 80's (then called Cartref) we know from personal experience what can happen. Even recent works seem to have made little difference in sustained rainfall. I endorse all the comments made by previous contributors.

4th February, 2021

Ash Grove

Also in the past we have had to indure flooding and with additional houses the drains will not be able to cope.

4th February, 2021

Cloisters

The roads bordering the plot are country lanes not highways, they flood regularly.

2nd February, 2021

Initital Briefing from Case officer

Land at Hightown Road is one of the Strategic Site Development sites that has been allocated for development in the recently adopted New Forest Local Plan 2016-2036. Policy Strategic Site 14 applies. This policy states:

Land to the north of Hightown Road Ringwood, as shown on the Policies Map is allocated for residential-led mixed use development and will comprise the following: Residential development of at least 270 new homes and public open space dependent on the form, size and mix of housing provided Around 3 hectares of employment land

iii. Site Specific Considerations to be addressed include

Wherever possible, development should be directed to Flood Zone 1 and will only be considered within Flood Zones 2 or 3 where it is possible to mitigate flood risk.

2nd February, 2021

Watership Drive

This area is prone to flooding.

30th January, 2021

Forest Lake

The infrastructure is unable to support it, especially sewage and draining - there is already excess rain water running down Hightown Hill now, causing flooding and traffic problems by the Elm Tree.

1st February, 2021

Watership Drive

We are also suffering from regular flooding of the rivers further developments on this scale will only make this problem worse in the future.

29th January, 2021

Crow Lane

The ditches need to be dredged more frequently to avoid the roads flooding and closed off as a result of the housing estate built on the fields. This has been a terrible problem since Beaumont park has been built.

30th January, 2021

Forest Lake

The lower reaches of Hightown Road become a "lake" doing heavy rain and building on the proposed site would exacerbate this problem.

30th January, 2021

Forest lake Avenue

I worry about where excess surface water will be directed- as of now, despite drainage works having been carried out in recent years at the bottom of Hightown Hill, excess rainwater still courses down Hightown Road, collecting in flooded areas by the Elm Tree public house.

31st January, 2021

Eastfield Lane

It floods - you build where is all that water going when the surrounding roads already struggle - one hopes NOT IN TO MY BACK GARDEN!

1st February, 2021

Forestlake Avenue

- Hightown Road is already susceptible to flooding, particularly outside of the Elm Tree Pub, and is reliant on the green space continuing to be the run-off for the excess water.

28th January, 2021

Hightown Road

flooding impact - the site is often saturated with water and the neighbouring streets have issues with this already. with additional houses and water usage how will you counter this? effectively?

3.2.2 Miscellaneous Reports 2022

20 November 2022

Eastfield Lane

Flooding - we've recently seen with the downpours that Eastfield Lane and the Hightown area cannot cope with excess water.

19 May 2022

Watership Drive

We are also suffering from regular flooding of the rivers further developments on this scale will only make this problem worse in the future.

20 April 2022

Hightown Hill

- the increase to flood risk in Hightown Road, Nouale Lane and Hightown Hill.

19 April 2022

Hightown Road

This area has suffered significant flooding over many decades and needs to be carefully considered so as not to exacerbate the problem.

13th April 2022

No address - email

The area is already classed as high risk.

Referring to the proposed development on Lynes Farm

Plus extensive comments on proposed SUDS on Lynes Farm new development and on new SUDS construction on Beaumont Estate development.

19 April 2022

Eastfield Lane

Referring to Lynes Farm development =

The drainage amendments don't really address the issue of allowing the rain water to soak away, it's purely to dig below the waterline and create ponds of stagnant water. I'm sure how this will ever help or reduce the new risk of flooding that the development will bring.

18 April 2022

Eastfield Lane

.. my garden has recently been classified as a flood risk and a property developer stopped development in our garden because of this?

18 April 2022

Eastfield Lane

Our garden already floods & the concern for what will happen if the fields are built on are extremely high.

18 April 2022

Dark Lane

Hope the drainage is sorted as that field acts like a flood plain sometimes and gets very waterlogged.

18 April 2022

Hightown

Being at a greater height than the proposed development this in turn is a potential flood risk should they prove to be insufficient.

19 April 2022

Hightown

FLOODING

.....measurement were taken in prolonged periods of dry ether...

.....evident that (name of property), sitting on one of the lowest points on the site is significantly impacted, being in a high risk area.....

14 April 2022

Hightown Hill

A larger number would also render the drainage issues even more severe.

09 April 2022

Hightown Road

Flooding. During heavy rain Hightown Road and Eastfield Lane both flood. This flooding already has a direct impact on my property causing damage yearly.

06 April 2022

Poulner Hill

The Council should commission an independent assessment of the "drainage attenuation" proposed by the developer and the necessary measurements should be taken in winter not in the summer..

We live on Poulner Hill but much higher up. Poulner Hill has an abundance of springs. On our property we have three springs and a 150ft pond filled by a stream from a neighbour's property. The water that feeds our pond gushes out of a pipe at the end of our property to re-join the stream which heads down the hill to Lyness farm. Another neighbour has so many springs on his property that he has had to undertake flood mitigation measures. All of this water heads down to Lynes Farm underground. In other words, it is unlikely the flood mitigation measures proposed by the developer will be adequate. If the project goes ahead, it is entirely foreseeable that the residents will be bedevilled by flood problems AND THEY WILL ASK WHY THE ESTATES WAS BUILT ON LAND WIDELY REGARDED BY RINGWOODERS AS A FLOOD PLAIN

07 April 2022

Hightown

. . We still get flooding around Hightown even though that was meant to of been sorted when crow lane was built,,

06 April 2022

Eastfield Lane

Will the drainage attenuation ensure that properties adjoining on Eastfield lane will no longer be considered a flood risk? At present an environmental survey stipulates that there is a flood risk for most properties on Eastfield lane. I assume that the development will have to ensure there is no longer a flood risk, is this true?

6th April 2022

Letter from Environment Agency attached, asking for information

HAVE ALL THESE QUERIES BEEN SOLVED?

6th April 2022

Email from FWM Statutory SWM consultee attached, suggesting revised surface attenuation upgrade not satisfactory

HAS THIS BEEN ADDRESSED?

3.2.3 : Crow Lane flooding

The extensive list of flooding reports for 2021 and 2022 cannot be replicated for 2023.

In 2021 and 2022 residents had been invited by the New Forest District Council (NFDC) to respond to the proposed Lynes Farm Development. This they did, many of them questioning the wisdom of building on a Flood Level Two area. Hence the large number of reported incidents in 2021 and 2022.



Crow Lane North of Avily

In 2023, after the New Forest District Council had given the go-ahead to the developer (despite the opposition of the residents and Ringwood Town Council). The residents saw no point in providing further input.

We have reports that Crow Lane has regularly flooded in living memory whenever there is heavy rain and has been impassable for all but large vehicles.

3.2.4 : Elm Tree pub flooding 2023_2024

The Elm Tree pub was severely flooded in November 2023, with water ingressing the bar and restaurant areas.



3.3 : Recent discussions with residents

A number of residents have been contacted to find out whether they have noticed any changes in water levels since 2020.

At the lower end (into Hightown Road), residents said that the road flooding had worsened over the last few years. This area has had historical road flooding for many years. The residents had been told that when the Beaumont Estate was built that the flood mitigation measures would alleviate the problems. The SANGs would take the excess water on the site, and the ditches along Crowe Lane would take care of the rest of the surface water. However, this has not been the case. Increased road flooding at the Crowe Lane/Hightown Road Junction is now moving higher up Eastfield Lane. One resident said the water used to come only to their front garden gate, but now moves up their drive. Another resident said that they had installed a soakaway in 2014 to take excess surface water on their land but after success for a few years, the soakaway is now proving unable to deal with the problem and they are talking



to engineers about building a second soakaway to improve the situation.



When talking to residents in Eastfield Lane who live nearer the A31, they say that the stream behind them (Lynes Farm) is higher than it was a couple of years ago. Since 2022 is hasn't dried out and from October 2023 the level has been close to the top of the ditch. Although, so far this water has not overflowed into their garden, each time it rains, they are concerned and believe that it will, in the near future, overflow.

The Elm Tree Pub has suffered internal flooding in Dec 2023. It suffered another major flood in Jan 2014 when 280,000 litres of water was pumped out of its premises.

Elm Tree daily Echo 26th February 2014 “Your Flood Heroes”

“Our problem was flooding underground and Dan saved us from completely flooding twice. He was here for hours and hours sandbagging everywhere, drilling holes in the back yard so he could put in pumps to get the water away.... water was coming up through the floor and it was one thing after another, we were trying to fight one flood when the next would be coming up over the other side of the pub. It was constantly fighting a losing battle. At one point we had four submersible pumps running all the time. During one weekend Dan spent 30 hours on the site trying to protect the business.”

Flooding has increased over the last four to five years in Hightown Road/Hightown Hill, with water overflowing the ditches and running into the road, taking with it mud and debris which blocks the drains making the situation worse. One house has spent a considerable amount of money maintaining the ditches around their property to no avail, water is still not held back when it rains. Taylor Wimpey (TW) has said that when the SUDS pools are built on the development the house will be dry, but the resident is not convinced.

New springs have emerged in various fields over Hightown Hill/Poulner Hill and one resident says a field that used to partially swamp in the winter months since 2021/22 is now wet all the time and cannot take animals even in the summer.

Another resident reports their field that used to be wet only in Nov/January now does not dry out until well into the summer

Another spring has emerged next to a Nouale Lane resident’s drive within the last few months, and is still active. Other residents report “wet areas” remaining wet well into the summer which never happened until recently.

The stream that runs down between Poulner Hill and Hightown Hill is also running faster and deeper.

Another resident in Nouale Lane, who suffered severe flooding from a blocked Highways drain in October 2023, has still not been able to return to their property as they cannot dry the property out sufficiently to re-plaster. “The water has no where to go – it just stays there. Each time it appears dry, it bubbles up again”.

Another resident on the hill states that in 2018 two of her paddocks were dry but in the last 2 or 3years they have become much wetter with vegetation moving from grass to reeds and bog plants. She can no longer walk across her fields without losing a boot in

the mud. A third paddock is now becoming boggy and has developed a new spring.

A gardener who tends 5 gardens in the area says that in the last couple of years these gardens have become wetter and wetter.

3.4 : Further visual evidence of flooding



Lynes Farm, water ingressing from Nouale Lane (Source Youtube video "Lynes Farm Flooding").

Lynes Farm flooding 2019



3.5 Location of three new springs

We have had a number of reports from residents on Hightown Hill and Poulner Hill of increased water flows. In particular, our neighbours on Poulner Hill have noticed increased water flows since 2021/2022.

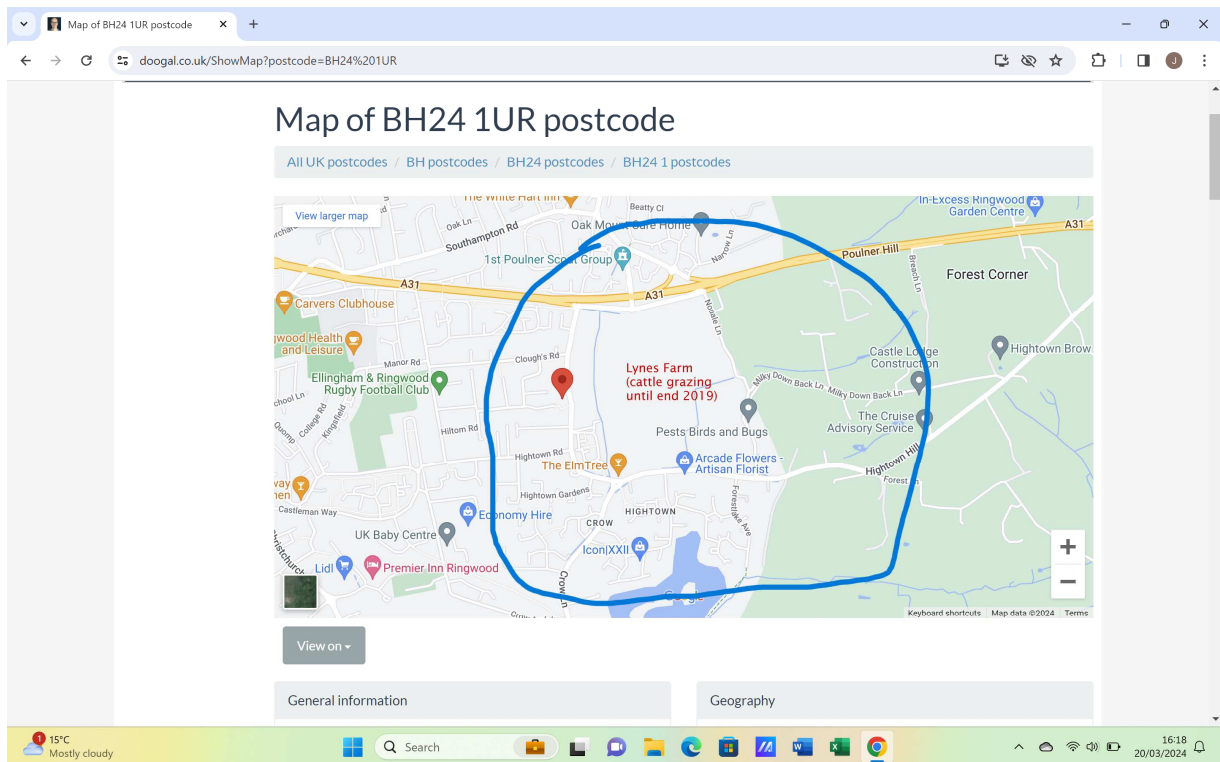
As one example of this general increase in water flows in the Lynes Farm area we can report three new springs within Lynes Farm (location of springs marked with a green X). These were noted by the owner of the Elm Tree pub whose premises were inundated in November 2023



These three new springs have appeared on the Lynes Farm Land directly behind the Elm Tree pub since October 2023. New turf was been laid in March 2024 but this had lifted by beginning April 2024 because the water from the earlier Dec 2023 flood has still not cleared.

3.6 : Fire Service Records

Under a FOI request, we asked the Fire Service for details of water related incidents directly around the Lynes Farm area from 2019 onwards. We supplied a map of the relevant area:



This request was put forward following conversations with a fire officer who said that he had been in Ringwood for the last seven years, and confirmed that since then, water related incidents had risen in the area substantially.

We asked for any record the Fire Service had of major flooding incidents from 2019 onwards. Neither the EA nor the HCC had received any reports of flooding in the area. Nevertheless, the Fire Service had records of Four Major incidents from 2019 to the present.

Year	Postcode	Incident Type	Incident Type detail
2019	BH24 3	Animal assistance incidents - Rescue from water	Livestock
2019	BH24 3	Animal assistance incidents - Rescue from water	Livestock
2023	BH24 3	Rescue or evacuation from water - Person in water or at immediate risk of entering water	Firm widespread flooding
2023	BH24 3	Rescue or evacuation from water - Person in water or at immediate risk of entering water	Person in or on top of vehicle that is surrounded by moving or rising water greater than (2) foot deep

Below we reproduce the table in legible form.

Year	PCode	Incident Type	Incident Type detail
2019	BH24 3	Animal Assistance incident – Rescue from water	Livestock
2019	BH24 3	Animal Assistance incident – Rescue from water	Livestock
2023	BH24 3	Rescue or evacuation from water. Person in water or at immediate risk of entering water.	From widespread flooding
2023	BH24 3	Rescue or evacuation from water. Person in water or at immediate risk of entering water.	Person in or on top of vehicle that is surrounded by moving or rising water greater than (2) feet deep.

The Fire Service records, together with Sections 3.1 to 3.5, prove that the area is not only 'at risk' of flooding but also is regularly flooded.

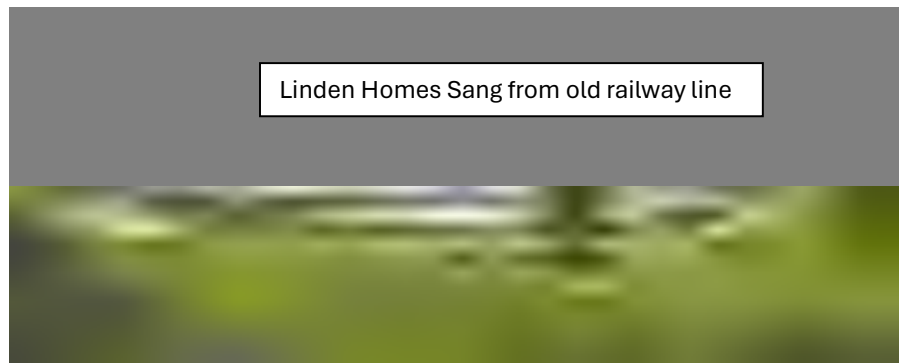
4 : BEAUMONT PARK EXPERIENCE

The Beaumont Park estate (ref: Land at Crow Arch Lane & Crow Lane, Crow - 13/11450) built by Linden homes is situated approximately 30 metres diagonally from Lynes Farm (land north of Hightown Road).

According to the Flood Risk Assessment checked by the Environment Agency it was designated a Flood Risk 1 site. Flood risk mitigation measures, including an uplift for climate change, were required by the EA and were calculated and approved by the EA in November 2013. At this time, the developer stated that the EA had no reported incidents of flooding events in the area.

In 2018, Ringwood town council were asked by the developer if they could fit a non-return valve on the culvert taking surface water to the Crow Stream which runs along the side of the Beaumont site. This was to make sure that water did not back up and cause a flooding event at the Elm Tree Pub and surrounding area. Ringwood Town Council Flood Wardens supported this additional flood mitigation measure, presenting photographs of overflowing SANGs on the site, although there was no current storm event – just a normal Autumn/Winter. The flood wardens also showed photographs of Crow Stream topping with water.

Despite this agreed enhancement of the original flood mitigation measures, the Elm Tree Pub was seriously flooded again five years later in 2023.





Flooding at the northeast corner of the site 2018

The Beaumont Park experience inevitably raises concerns about Lynes Farm.

The land on which the Beaumont Park Estate was designated Flood Risk 1. Lynes Farm, on the other hand, has been designated a serious flood risk, with parts of the site designated Flood Risk 2 and Flood Risk 3 (the highest risk).

Most of the homes and industrial area on Lynes Farm are to be built on areas designated Flood Risk 2 and 3. Flood Risk 1 land has been assigned to hold the flood mitigation ponds.

Hence the concerns about Lynes Farm in the context of the Beaumont Park Experience. Despite the EA insisting on the 'flood mitigation plus climate change' and the addition of a non-return valve on the outflow, the flood mitigation measures on Beaumont Park proved inadequate when the Elm Tree Pub and surrounding area suffered serious flooding in 2023.

It is worth pointing out that assurances were given to concerned residents before the Beaumont Park estate was built that the risk of flooding had been fully taken into account. Below are answers to questions raised by objectors to the building of the Beaumont Park estate.

NFDC Head of Planning 2014 on answering resident objections to the building on Beaumont Park, Crowe Lane (across the road from the Lynes Farm site) stated:-

".....whilst a developer could **not** be legally required to remedy traffic or flooding problems, the onus was on them to 'not make it worse'"
(Note: What "onus" means is not defined.)

HCC planning consultant Bob Selwood answering a similar question on flooding on the Beaumont Park estate, stated:

"...the flood risk assessment stated that excess water could be dealt with on site regularly."

After the Elm Tree pub flooded in 2014, volunteers cleared the ditch all the way along Crow Lane every October. Since 2015 volunteers have, with Ringwood Town Council support, undertaken flailing in May, spraying in August and stream clearance in September/October. NFDC provided funds to RTC to continue this work for six years up until 2023 and for a further 10 years from 2024 to 2034.

Despite this Council-supported volunteer effort, the ditch is currently unable to cope with high volumes of water, overflowing onto the road and necessitating road closure. If surface water from Beaumont Park is dealt with on-site, as was promised by the consultant, and the ditch along the road is now regularly cleared, there should be no floods? **But according to residents and wardens incidents of flooding have increased over the last few years.**

As a further argument against relying too heavily on planning models, developer's promises and changing circumstances, we can cite the case of the promised pathway which formed part of the developer's commitment when building Beaumont Park. At what stage is the construction of the pathway today?

"In my last catch-up meeting with them (Highways, Engineering and Transport – Implementation), they (the engineers) outlined some concerns about drainage. It appears that the area is now at a higher risk of flooding than when this project originally came to us. Due to this they are working out designing drainage to reduce this, however, have stated this may be tricky due to the arrangements already in place and the close proximity to the new housing estate".

Email February 2024

The Beaumont Estate was completed in 2020 - yet still no pathway! The problem is drainage caused **by a higher risk of flooding than was envisaged when the estate was built**. And now the estate is built, fitting the pathway in at all is a bit "tricky".

Three points are clear:

- **flood risk assessments are not infallible, especially if not incorporating both historical and current accurate data about flooding**
- **developers do not always manage to fulfil all their commitments on which planning approval is granted**
- **developers cannot be held financially responsible if their flood mitigation measures prove inadequate.**

5 : MODELLING OF WATER LEVELS

Every six years, The EA updates its model of the water table and water levels. Such exercises were carried out in the Lynes Farm area in 2013 and 2019 - and another such exercise is planned for 2025. (The 2025 update is likely to take place after building work on Lynes Farm has begun and it will therefore probably be too late to enhance flood mitigation measures, should they prove necessary.)

In the years between the taking of actual measurements, modelling is used to predict any changes in the hydrographic profile of an area. The modelling depends up assumptions about any change in the hydrography of an area, ideally informed by any relevant data about actual rainfall, water flows, incidents of flooding, and estimates of the impact of climate change, year by year.

The fact that there does not seem to have been any input from the residents or the flood wardens about the actual events in the area must call into question the reliability of the models. The Hampshire Flood Lead told Ringwood Town Council at a meeting in February 2024 that they had no reports of flooding in and around the site over the last 10 years.

Despite the absence of systematic data collection, this report has surely gathered sufficient evidence to justify a call for a Section 19 assessment of the Lynes Farm site ***as it is now***.

The developer plans to build 400 houses and a trading estate on Lynes Farm. Following his survey of 2019, he has incorporated substantial flood mitigation measures. Nevertheless, given the facts about flooding in the area, the anecdotal reports of so many residents who are justifiably concerned about flooding now, let alone after the planned development is built, and evidence that the water flows have increased significantly in recent years i.e. since the last land survey five years ago, we would argue that it would be dangerous to assume that the currently proposed flood mitigation measures are equal to the task.

In what way dangerous? If the flood mitigation measures are inadequate, about 1,000 people will face the nightmare of periodic flooding. For them, it will be a tragedy. There will be an inquest. Why was a large housing estate built on a "flood plain"? Were the correct procedures followed? Were the flood mitigation measures based on up-to-date measurements? **For the sake of future residents and for the reputation of those responsible for giving planning approval, a current Section 19 based on current measurements and all the available evidence would seem to be advisable.**

6 : PLANNING REQUIREMENTS FOR MAJOR DEVELOPMENTS

Pre-Application Assessment Policy

These are the planning rules.

1. In prioritised areas of the Avon catchment where major development is due to take place, Hampshire County Council will:
 - Make it best practice that a pre-application assessment is sought by the developer for the surface water management features of any proposed development. This will allow Hampshire County Council to review and provide further recommendations to the developer, during the early stages of the pre-planning

1. Prioritised Area: Groundwater Policy In prioritised areas of the Avon catchment where groundwater flooding is a cause of significant concern, Hampshire County Council will:
 - Ensure that the most up to date and site-specific data pertaining to the risk of groundwater flooding* is used. Hampshire County Council will ensure that those areas at risk of groundwater flooding are identified, and appropriate levels of assessment and mitigation are proposed and undertaken by developers during the planning and approval process for all proposed developments. *As detailed in the Groundwater Management Plan for Hampshire

1. Prioritised Area: Maintenance Regime Policy In prioritised areas of the Avon catchment where major development is due to take place, Hampshire County Council will:
 - Ensure that the Local Planning Authority only approve new developments that sufficiently demonstrate that a rigorous maintenance regime will be implemented for their surface water management systems. Developers will be expected to provide maintenance plans setting out maintenance schedules and maintenance responsibilities in line with the latest technical guidance. If adoption is proposed an agreement in principle should also be provided.

1. Prioritised Area: Verification Reports Policy In prioritised areas of the Avon catchment where major development is due to take place, Hampshire County Council will:
 - Ensure that the Local Planning Authority requests verification reports from developers when construction is completed. These reports should contain as built plans and photographs of surface water drainage assets in situ to demonstrate correct construction has taken place. LPAs should also periodically review the construction of surface water management systems on new development to ensure it continues to adhere to best practice and industry standards.

7 : FLOOD MITIGATION MEASURES

Our maps showing the latest flood mitigation measures and the Minimum Finished Floor Levels for the Lynes Farm Development are of too poor quality to reproduce here but are available from Taylor Wimpey.

The extent of the flood mitigation measures, occupying approximately a third of the site, and the need to consider and extensively modify the floor levels of the proposed buildings indicates the extraordinary challenges the developer faces in building on land that is assessed as Flood Risk 1, 2 and 3.

Whether the costs of ensuring the future residents of Lynes Farm are safe from flooding can be accommodated within a financially viable budget is a matter for the developer to consider. It is the duty of Planning to ensure the developers flood mitigation measures ensure future residents are so protected.

8 : CONCLUSIONS

1. The risk of flooding has increased significantly in recent years.
2. The EA modelling of the area is suspect in view of the absence of any systematic record-keeping of flooding incidents and therefore the absence of data with which to fine-tune the models.
3. Estimates of the likelihood of major flooding incidents, set at once in a hundred years by the EA, are now provably over-optimistic.
4. Given the above, the flood mitigation measures proposed by the developer need to be thoroughly checked. They would be questionable for the original 270 houses proposed. They need to be rigorously assessed now that the developer is seeking permission to build 400 houses, thus increasing the density of housing and reducing any possibility of additional flood mitigation measures if those currently proposed prove inadequate.
5. If flood mitigation measures prove inadequate, it is not the developer who suffers the consequences; it is the home-owners and/or the public purse (through claims against Councils or the Government). It is therefore crucially important that Planning checks that the developer's provision for flood mitigation is truly robust and adequate.

9 : RECOMMENDATIONS

1. A Section 19 flood risk assessment should be commissioned to ensure the flood mitigation measures proposed by the developer are adequate.
2. Ideally, the developer's flood mitigation calculations should be checked by a competent, independent Flood Risk engineer.
3. The costs of maintaining the flood mitigation arrangements should not be underestimated. The procedures suggested by the developer sound perfunctory.
4. Ringwood Flood Wardens should in future record all instances of flooding in flood-prone areas and routinely report them (with dates and locations) to the Environment Agency.

Nicola Vodden

From: planning.appeals@nfdc.gov.uk
Sent: 30 May 2024 10:41
To: Nicola Vodden; Jo Hurd
Subject: Appeal received on 23/10595

7.7.24 RTC considered both applications 23/10595 & 23/10596 and observation submitted was P(1) Recommend permission, but would accept the Planning Officer's decision.

Please be cautious

This email was sent outside of your organisation

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: 23/10595

Planning Inspectorate Reference: APP/B1740/W/24/3341648

Site: THE POUR HOUSE, 17-19 WEST STREET, RINGWOOD BH24 1DY

Description: Remove bifold doors to the rear of No 17 and replace with wooden double glazed french doors; ground floor sash window, and first and second floor timber sash windows; single wooden cellar door on rear elevation; external cellar cooler unit on rear elevation; external heat dump unit on rear elevation; rear cctv cameras; rear external lights (Amended description)

Reason(s) for refusal: By reason of the positioning of the french doors, being off-centre from the ridge of the building, and the size and proportions of the ground floor sash window, these would appear as awkward and unbalanced features which would be harmful to the significance and traditional character of the Listed Building as well as the character and appearance of the Ringwood Conservation Area. Furthermore, the siting of the cellar cooler and heat dump unit are dominant and unsympathetic modern features on the rear elevation of this historic building; and coupled with the light fixtures and cctv cameras they would result in a cluttered rear elevation at ground floor level which would detract from the significance of the Listed Building. As such, these elements would result in less than substantial harm to the significance of the designated heritage assets, namely the Grade II Listed Building and Ringwood Conservation Area. Even though there is a public benefit with the building being brought back into a viable use, it is considered that these elements are avoidable and rectifiable without affecting the long term viability of the building. As such, the proposal is contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park, Policy DM1 of the Local Plan Part 2 Sites & Development Plan and the National Planning Policy Framework.

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_NEWFO_DCAPR_=219473

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 28/06/2024.

If you prefer to write in, please write quoting the appeal reference to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN to arrive no later than 28/06/2024.

The Planning Inspectorate do not accept comments by e-mail.

Representations received after the deadline will not be accepted. The Planning Inspectorate will send copies of your letter to the Council and to the appellant.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Nicola Vodden

From: planning.appeals@nfdc.gov.uk
Sent: 30 May 2024 12:21
To: Nicola Vodden; Jo Hurd
Subject: Appeal received on 23/10596

Please be cautious

This email was sent outside of your organisation

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: 23/10596

Planning Inspectorate Reference: APP/B1740/Y/24/3341650

Site: THE POUR HOUSE, 17-19 WEST STREET, RINGWOOD BH24 1DY

Description: Remove bifold doors to the rear of No 17 and replace with wooden double glazed french doors; ground floor sash window, and first and second floor timber sash windows; single wooden cellar door on rear elevation; external cellar cooler unit on rear elevation; external heat dump unit on rear elevation; rear cctv cameras; rear external lights (Application for Listed Building Consent) Amended description

Reason(s) for refusal: By reason of the positioning of the french doors, being off-centre from the ridge of the building, and the size and proportions of the ground floor sash window, these would appear as awkward and unbalanced features which would be harmful to the significance and traditional character of the Listed Building. Furthermore, the siting of the cellar cooler and heat dump unit are dominant and unsympathetic modern features on the rear elevation of this historic building; and coupled with the light fixtures and cctv cameras they would result in a cluttered rear elevation at ground floor level which would detract from the significance of the Listed Building. As such, these elements would result in less than substantial harm to the significance of the designated heritage assets, namely the Grade II Listed Building. Even though there is a public benefit with the building being brought back into a viable use, it is considered that these elements are avoidable and rectifiable without affecting the long term viability of the building. As such, the proposal is contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park, Policy DM1 of the Local Plan Part 2 Sites & Development Plan and the National Planning Policy Framework.

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When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Current Projects Update

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 2024)	The artificial turf pitch has been completed and is now in use. Building of the new pavilion has paused pending utility works by statutory undertakers. The new building is expected to be ready for occupation in Summer 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	Referendum will take place on 04/07/2024, on the same day as the General Election. If the majority of residents vote "yes", the Plan must be adopted (made) by NFDC and NFNPA by 29/08/2024.	To prepare a Neighbourhood Plan for the civil parish of Ringwood but limited in scope to a few specified themes.	Deputy Town Clerk	Spent £25,282.42 (£18,000 funded from Locality grants, £3,650 additional budget agreed for SPUD youth engagement work (F/6061)). £3,167.58 unspent 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 contributon from Carnival. Additional £580 for repair of cover funded from CIL (C/6957).
PTE3	Crow Stream Maintenance	Annual recurrent	Spraying of stream banks to be carried out in May, annual flail in August and stream clearance by volunteers in September.	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. Project Brief agreed and HCC instructed to carry out work outlined in Brief. Next meeting of Working Group scheduled for 09/07/2024.	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	Official launch of Phase 2 held on 20/04/2024 in Gateway Square. Numerous activities taking place.	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. 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. HCC working on design.	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 approved (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)	Urgent repairs have been completed. Vacant possession has been recovered. The agents have been asked to advise on re-letting options.	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.

PF12	Base budget review	Commenced Feb. 2024	Inaugural meeting held on 17th April. Workstreams and lead councillors for each agreed.	A review by members and officers of the council's base (revenue) budget, probably focused on a few types of expenditure or areas of activity, to identify possible options for change and/or savings.	Finance Manager	No anticipated costs other than staff time.
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Recreation, Leisure & Open Spaces Committee

RLOS4	Grounds department sheds replacement	In progress (Commenced design work in April 2021.)	Officers have been working with a planning consultant on project design and two rounds of pre-application planning advice have been completed. A planning application has been prepared in draft and is expected to be submitted soon.	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 and the construction contract is now out for tender.	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 final replacements in the current programme will be installed this summer. Future needs will then be re-assessed.	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. The expected surrender requirements and process will be explained at the RLOS meeting on 5th June.	Arranging to surrender our redundant waste licence to avoid annual renewal fees	Town Clerk	
RLOS19	Carvers Strategic Development	Completed May 2024	The Masterplan prepared by landscape designer New Enclosure, after being consulted upon and revised, was formally adopted on 1st May 2024. It will now serve as a vision to guide future planning and developments but since it will remain a living document subject to potential updating, this item will remain open until further notice.	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)	NFDC is developing a concept design of an improved access on the basis that RTC will fund essential maintenance/improvements to the vehicular access element and NFDC will fund the rest. Discussions about the design and proposed works are expected to continue through the Summer.	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	Completed May 2024.	The performance of the reduced and landscaped drainage retention pond has been monitored through the winter. It appears both necessary and effective. This project is therefore now complete.	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

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	