

## Land reservation

### Policy RW-12

Land west of Crow Lane

Land west of Crow Lane is reserved for possible development of up to 3 hectares employment development (Use Classes B1, B2 and B8 as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended)) and up to 7 hectares residential development (this area to include distributor road, open space and landscape provision).

The development of this reserve land for housing will be considered in accordance with Policy H-1, Section B3 and will be expected to include affordable housing negotiated with the local planning authority in accordance with Policy AH-1, Section B4.

The development of the reserve employment land will be permitted only where the local planning authority is satisfied, through monitoring, that the existing employment sites and allocations in the Ringwood/Fordingbridge area will be used up in the plan period (by 2011) and that there is a further unmet need for employment land in this area.

If development is required then the following criteria should be met:

- i access to residential development should be via a new road linking to Embankment Way and should include provision of a segregated cycleway in accordance with Policy DW-T11.26, Section C9 of this Plan. Employment development should also be accessed from the west. The layout of development should be designed to incorporate a road which, in the longer term, will form part of a future distributor road from Christchurch Road to the A31, passing through the site from southwest to northeast. This section of road should be built to distributor road standards and should be completed to the site boundaries to a timescale agreed with the local planning authority. Until the distributor road is completed from Christchurch Road to the A31, there should be no new vehicular access (except for buses, cycles and emergency vehicles) from this site to Crow Lane. The site layout should be designed to enable, in the longer term, both employment and residential development on this site to link directly into the distributor road.
- ii provision of appropriate links for pedestrians, cyclists and emergency vehicles from the site to nearby residential and employment areas; and
- iii provision of traffic restriction measures in the Eastfield Lane/ Hightown Road area; and
- iv provision of appropriate financial contributions to fund highway improvements at the junction of the B3347 and the A31 in Ringwood town centre.

F20.58 Since the adoption of the Avon Valley Local Plan in 1988 the local planning authority has recognised that this agricultural land lying to the south of Ringwood may be required to meet long-term development needs. Until such a need arises this land is, and will continue to be, subject to planning policies applying to the countryside (Part E of the Local Plan).

F20.59 Future opportunities for new employment development in the Ringwood / Fordingbridge area are limited. Priority will be given to the redevelopment of existing previously developed sites prior to the release of this greenfield site. However land is identified in this plan to meet the area's possible need for employment land towards the end of the plan period.

F20.60 The local planning authority may also be required to release additional land for housing development later in the plan period to meet the needs of Policy H4 of the Hampshire County Structure Plan Review. In the event that new greenfield land is required the land west of Crow Lane would be an appropriate location for new residential development, particularly in conjunction with the associated employment reserve. Residential development shall include affordable housing provision in accordance with Policy AH-1, Section B4 of this plan.

F20.61 The local planning authority and highway authority consider that existing residential roads, particularly Eastfield Lane and Hightown Road, are unsuitable for through traffic and commercial vehicles. Hence the provision of the new distributor road. A transport assessment will be required, and it is likely that a site travel plan will also be required in respect of the employment development. The transport assessment should take account of the restricted capacity of the former railway bridge on Crow Arch Lane and the need to minimise the impact of the new development on traffic levels in Eastfield Lane, Hightown Road and other nearby residential roads.

F20.62 If land is required to be released to meet future development needs then the local planning authority will publish a Development Brief which will set out detailed guidance for the development of the site including access, transport, drainage, open space, landscape provision and other requirements.

## Transport

F20.63 Residential roads in the south-east of the town lie on a direct route between the main industrial areas and the A31, avoiding the town centre. However, they are unsuitable for through traffic and industrial vehicles. In the longer term, a distributor road linking south to east Ringwood (B3347 to A31) would assist in relieving pressures on the existing road network. This long term need is recognised in policies for sites on the eastern edge of the town.

## Public open space

F20.64 Ringwood is short of formal open space, and barely meets the minimum requirement for informal open space (see Appendix G6, Annex 1, Table 2). Additional open space allocations are therefore required.

F20.65 In addition to an overall quantitative deficiency, particular neighbourhoods also suffer from poor access to open space: for example, dense residential development centred on Broadshard Lane, Meadow Road, and Cloughs Road. Opportunities to provide amenity space and children's playgrounds within the town's residential areas are very limited.

B3.7 Table 1 shows that the assessed supply provides for a surplus of some 352 dwellings over and above the Structure Plan base requirement of 5,480. This surplus should therefore contribute towards the additional 500 dwellings reserve as required by the Structure Plan. Table 2 sets out the identified reserve provision, while the release of this provision will be determined in accordance with Policy H-1.

**Table 2: Identified reserve provision**

| Requirement: |  | Dwellings |
|--------------|--|-----------|
| (a)          | Structure Plan Reserve Requirement (Policy H4)                             | 500       |
| (b)          | Existing surplus over Structure Plan baseline requirement<br>(see Table 1) | 352       |
| (c)          | Residual reserve requirement [(a)-(b)]                                     | 148       |
|              | Supply:  |           |
| (d)          | Identified reserve sites   |           |
|              | (i) Durley Farm, Totton  | 100       |
|              | (ii) Land between Cracknorehard Lane & Normandy Way, Marchwood             | 18        |
|              | (iii) Land west of Crow Lane, Ringwood                                     | 150       |
| (e)          | Total identified reserve sites (i)+(ii)+(iii)                              | 268       |
| (f)          | Total reserve provision (b)+(e)  | 620       |

### Policy H-1

#### Release of Sites for Housing Development

Land is identified (as shown on the Proposals Map) to meet the further reserve requirements of Structure Plan Policy H4 at:

- i Durley Farm, Hounslowdown (Policy TE-14, Section F22)
- ii Land between Cracknorehard Lane and Normandy Way, Marchwood (Policy MA-6, Section F17)
- iii Land west of Crow Lane, Ringwood (Policy RW-12, Section F20)

The need for the release of this reserve provision will be determined by the local and strategic planning authorities in the light of the results of monitoring. Until the need for the release of reserve provision is established, proposals for housing development on the identified sites, or proposals which would prejudice their development for housing, will not be permitted.

Before a reserve site is released for development, the local planning authority will produce a Supplementary Planning Document including guidance on the phasing of development having regard to the overall land supply position. If a reserve site is required it may be necessary to release only part of the identified land during the Plan period.

B3.8 Planning Policy Guidance Note 3, Housing (PPG3) sets out the presumption that previously developed land should be developed before greenfield sites and that plans should provide for the phased release of sites for development accordingly. Within this context, Policy H4 of the Hampshire County Structure Plan Review seeks to ensure that sufficient land is provided to meet housing needs, whilst avoiding the unnecessary use of greenfield sites. It requires the district to identify a "reserve provision" of sites suitable for housing development to be released only if and when

the strategic and local planning authorities decide that it is needed. Policy H-1 identifies where the provision will be allocated if it is needed.

B3.9 The greenfield site allocated for development at Durley Farm, Hounslow is now instead included as reserve provision. Additional reserve provision sufficient for 18 dwellings is identified at Marchwood and a further 150 dwellings at Ringwood.

B3.10 Supplementary Planning Guidance: "Hampshire County Structure Plan 1996-2011 (Review) – Implementing Policy H4" has been adopted by the three strategic planning authorities. This sets out in detail how the reserve provision policy will be implemented.

B3.11 PPG3 requires the identification of sufficient sites to accommodate at least the first five years of housing development proposed in the Plan. Following adoption of the local plan in 2005 sufficient sites will need to be identified for 1080 dwellings (required building rate x 5 years). Taking the anticipated remaining commitments and proposals at 2005 (1014) together with identified reserve provision (268) there will be 5.94 years supply identified in the Plan.

B3.12 The Government has established a national target for 60% of new housing development to take place on previously developed land. Taking into account existing commitments and contributions from windfall sites, it is expected that over the plan period approximately 70% of new housing development within the District will take place on previously developed land.