

**REPORT TO POLICY AND FINANCE COMMITTEE
18TH NOVEMBER 2009**

**NEW FOREST DISTRICT COUNCIL PREPARATION OF SITES AND DEVELOPMENT
MANAGEMENT DEVELOPMENT PLAN DOCUMENT – REQUEST FOR SITES**

1. The Core Strategy makes provision for affordable homes for local people and opportunities for local businesses to grow by setting out the scale and broad locations for limited new developments. Specific site allocations for this development will be identified in the Sites and Development Management Development Plan Document.
2. The Town Council has been invited to contribute to the process of identifying sites by suggesting possible sites for consideration.

In Ringwood, the Sites and Development Management DPD will need to allocate a site for 150 new dwellings to meet general housing needs including affordable housing. The New Forest District Local Plan First Alteration identified land at Crow Lane for possible future residential and employment development. However, alternative sites for this allocation may also be considered.

The Core Strategy also makes provision for up to around 5 hectares of new employment land to be allocated adjoining Ringwood.

Any sites suggested will be appraised in order to assess their suitability and potential for development. The assessment will 'sieve' the sites and enable the merits and problems associated with different sites to be compared in a transparent way. This process will include exiting allocated sites from the Local Plan which do not currently have planning permission.

3. The Town Council was previously asked to recommend sites for future housing development in May 2008. At that time, the following sites were put forward:
 - i) The former Wellworthy site off Christchurch Road.
 - ii) Land to the rear of 88-100 Christchurch Road.
 - iii) Land generally at the rear of other properties along Christchurch Road.
 - iv) Land off Christchurch Road between Willow Drive and Moorland Gate.
 - v) Land adjoining Mount Pleasant Lane.
 - vi) Land at the rear of properties in Christchurch Road and lying between those properties and the sewage works off Hampshire Hatches Lane.

The response also referred to this Council's belief that the Green Belt boundary has been drawn too tightly around the town. It stated that rigid adherence to this boundary is leading to an increased amount of large backland development, which is having a significant and detrimental effect on the character of the built-up area of the town. The District Council was therefore requested to take the opportunity to review the boundary of the Green Belt to allow for the reasonable foreseeable development

requirements of the town.

4. The Town Council was also consulted in 2006 on sites for employment land. At that time, the following allocations were supported:
 - i) Land west of Crow Lane (3ha)
 - ii) Land south of A31 and west of Nouale Lane (5ha) – subject to the outcome of a transport assessment.
 - iii) Former Wellworthy site, Christchurch Road (7.5ha) – if the Lynes Farm land is allocated for employment the existing industrial allocation could be re-allocated for mixed uses including housing and employment.

In the response, it was made clear that these sites should not be looked at in isolation but within the framework of the Town Plan to enable transport and social issues to be taken into account to meet the needs of the town as a whole.

5. The Planning, Town & Environment Committee considered this report at its meeting on 6th November 2009. As that Committee has recommended changes to the sites outlined in paragraphs 3 and 4 above, which were previously approved by this Committee, it is appropriate that this report should now be considered by members of the Policy & Finance Committee.
6. Planning, Town & Environment Committee recommends:

That the following sites be put forward to New Forest District Council for consideration for inclusion in the Sites and Development Management DPD:

For mixed housing and employment use:

- i) *The former Wellworthy site off Christchurch Road*
- ii) *Land west of Crow Lane between the disused railway line and Crow Arch Lane*
- iii) *Land west of Crow Lane between the disused railway line and Hightown Gardens*

For housing:

- i) *Land to the rear of 88-98 Christchurch Road, subject to flood risk assessment*
- ii) *Land at the rear of properties in Christchurch Road and lying between those properties and the sewage works off Hampshire Hatches Lane*
- iii) *New Forest District Council depot site in Christchurch Road*

For employment:

- i) *Land south of A31 and west of Nouale Lane*

Sites that have been excluded from the Town Council's previous submission are:

- i) Land generally at the rear of other properties along Christchurch Road.

- ii) Land off Christchurch Road between Willow Drive and Moorland Gate.
- iii) Land adjoining Mount Pleasant Lane.

Sites that have been added since the previous submission are:

- i) Land west of Crow Lane between the disused railway line and Crow Arch Lane
- ii) New Forest District Council depot site in Christchurch Road

7. Members are asked to consider the recommendation from the Planning, Town & Environment Committee and agree sites to put forward for consideration for housing and employment land for possible future inclusion in the Sites and Development Management Development Plan Document.

For further information, please contact:

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