

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

Held on Friday 10th April 2026 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Philip Day (Chairman)
Cllr Luke Dadford (Vice Chair)
Cllr Mary DeBoos
Cllr Rae Frederick
Cllr Janet Georgiou
Cllr John Haywood
Cllr Peter Kelleher
Cllr James Swyer
Cllr Glenys Turner

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

ABSENT:

P/6558 PUBLIC PARTICIPATION

There were two members of public present for planning applications.

P/6559 APOLOGIES FOR ABSENCE

All members were present.

P/6560 DECLARATIONS OF INTEREST

There were none.

It was noted that Cllr Haywood is the Chair of Ellingham, Harbridge and Ibsley (E, H & I) Parish Council, which will also be commenting on the Snails Lane application, as the site falls within that parish.

P/6561 MINUTES OF PREVIOUS MEETING

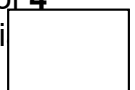
RESOLVED: That the minutes of the meeting held on 6th March 2026, having been circulated, be approved and signed as a correct record.

P/6562 PLANNING APPLICATIONS

With the agreement of Members, applications 26/10050 and 26/10194 were brought forward for the benefit of members of the public present.

25/10114 – Snails Lane – The deadline for comments had been extended to 29th May. The

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Council would support E, H & I Parish Council, as previously. A large number of documents had been added to the portal, including many objections from members of the public. It was agreed to defer the matter to the next meeting where any further comments will focus on changes or additions made to the plans. Depending on when E, H & I Parish Council's response will be available, it may be that the final response will need to be approved by Full Council on 27th May.

It was noted that the agent states they are not aware of problems with sewerage capacity or reports of overflow in Ringwood and this is incorrect. The Environment Agency has submitted an objection as the Flood Risk Assessment is not sufficient.

RESOLVED: 1) That the observations summarised in *Annex A* be submitted and decisions made under delegated powers be noted; and
2) That a summary of the changes to the application 25/10114 Snails Lane be available prior to the next meeting.

ACTION N Vodden / J Hurd

**P/6563
STRATEGIC SITES**

Land off Crow Lane / Crow Arch Lane (Beaumont Park) – NFDC's solicitors are progressing the freehold transfer for the open space. An update will be provided when progress is made.

In relation to application 24/10015 to remove conditions 20 & 21 to remove the need to provide a pedestrian and cycle path between the central plot and Christchurch Road, an extension of time has been agreed until 1st May to allow for completion of the legal agreement, before the decision notice can be issued.

Land north of Hightown Road (21/10042) - There is no update. The site visit to Taylor Wimpey's Alresford development will be arranged.

Land off Moortown Lane (21/11723 and Land off Crow Lane 23/10707) – The developer is working on the discharge of conditions.

2 Market Place (24/11105) – The developer is working on the discharge of conditions.

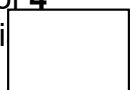
Snails Lane (25/10114) – Amended plans had been submitted and the Council will be working with E, H & I Parish Council with regards to its response.

RESOLVED: That the update on Strategic Sites be noted.

**P/6564
DEVELOPMENT AT SS13 PHASE 1 LAND OFF, MOORTOWN LANE, RINGWOOD**

Members considered the street names proposed by the developer (*Annex B*). They were disappointed that the suggested names have no local connection and appear to be generic. Reference to a malthouse is inappropriate as a building of this nature never existed here and there was inappropriate reference to a family which has no connection to Ringwood.

The road names should reflect that the fact that the development is an extension to Ringwood and they should have local references and be in keeping. Members also suggested



consideration be given to naming roads after notable Ringwoodians.

RESOLVED: That a response be sent to the District Council objecting to the proposed names and suggesting that the developer engage with the Town Council on the naming of roads within the Moortown Lane development site.

ACTION J Hurd

P/6565

NFDC LOCAL PLAN REVIEW

At the last meeting, members gave delegated authority to the Deputy Town Clerk to update and submit the response to the Spatial Options and Policy Direction Consultation before the deadline of 20th March 2026.

RESOLVED: That the Council's response to the Spatial Options and Policy Direction Consultation (*Annex C*) be noted.

ACTION J Hurd

P/6566

DISTRICT-WIDE DESIGN CODE AND SETTLEMENT CHARACTER ASSESSMENTS

The Ringwood Character Assessment had been received from NFDC. This is based on the 2013 Ringwood Local Distinctiveness SPD and does not incorporate the more recent RNP (Policy R7) and its Design Guidance and Codes. This had been acknowledged by NFDC, with assurance that it is not intended to diminish the weight of RNP, but resources are not available to carry out this work.

The draft document was sent to councillors and members of the RNP Design and Heritage group for comments and a few minor changes had been suggested. However, it was noted that, in addition to not reflecting the RNP, the character assessment:

- Does not include developments that have been built subsequent to the 2013 SPD;
- Makes no reference to the Conservation area;
- Makes no reference to the acceptance in the RNP of gentle densification of the town centre; and
- Fails to address the need to protect the rural edge of the parish and doesn't reference that half of the parish is in the National Park.

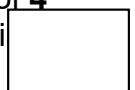
RESOLVED: That a response be submitted to NFDC incorporating the comments above.

ACTION J Hurd

P/6567

PROJECTS (current and proposed)

Thriving Market Place – The consultation event, being organised by NFC, is now planned for 21st May (11am to 8pm), with a 2-week online consultation beginning on 11th May. It is hoped that another members' briefing can be arranged ahead of 21st May. It is intended that funding



and support for the scheme will be considered by NFDC Cabinet on 3rd June.

In relation to the animal sculpture, progress is not moving fast. An updated quote is awaited from the sculptor as the cost has risen, so different options are being considered, including a three-quarter size pig. A formal response is awaited from NFDC but, if planning permission is required, this will need to be applied for before an order can be placed. HCC Highways require licences for the installation and maintenance/insurance for the life of the sculpture. As a result, there was some doubt as to whether it would be possible to install the sculpture this year.

Bus Shelters – HCC have confirmed funding for a new roof on the bus shelter in North Poulner Road and the seat behind the shelter in Eastfield Lane. In relation to the taxi-shelter, the paint can be made 'anti-graffiti' for an additional cost of £228 and it was agreed this should be added, given the cost of professional graffiti removal.

RESOLVED: That the update on projects (*Annex D*) be noted.

RECOMMENDATION TO POLICY AND FINANCE COMMITTEE:

That an additional £228 for anti-graffiti paint for the taxi shelter be funded from the CIL reserve.

ACTION J Hurd / M Gordon

P/6568

NFDC/NFNPA PLANNING COMMITTEE

It was noted that NFDC's Planning Committee took place on 8th April and application 26/10209 NFDC Depot was considered and granted permission at the meeting.

NFNPA's Planning Committee will meet on 21st April and there was no agenda available.

A response had been received from Mark Wyatt, NFDC in relation to the letter the Deputy Town Clerk sent about Planning Officers / Planning Committee application of Ringwood Neighbourhood Plan. Members requested a response be sent to indicate their dissatisfaction with the response.

P/6569

COMMUNICATIONS

Nothing was raised under this item. Publicity surrounding the Thriving Market Place consultation and the bus shelter improvements will follow in due course.

There being no further business, the Chairman closed the meeting at 11:57am.

RECEIVED
29th April 2026

APPROVED
1st May 2026

TOWN MAYOR

COMMITTEE CHAIRMAN

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

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Annex A to Planning, Town Environment Committee Minutes 10th April 2026
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
25/10114	Land Off, Snails Lane, Blashford, Ellingham Harbridge & Ibsley BH24 3PG	RE-CONSULTATION: Full planning application for the demolition of existing outbuildings and the erection of 140 dwellings (including affordable housing), public open space (including alternative natural recreational greenspace), SuDs, landscaping, access and associated works		Deferred to the next Committee meeting on 1st May (deadline for comments has been extended to 29th May).
26/10050	Rustics, 4 Morant Road, Ringwood. BH24 1SX	Roof alterations to garage	Refusal (4)	The Committee considered the application to be out of keeping with the street scene and overdevelopment of the site. There is no information provided as to the inside layout and intended use of the extended space. There were also concerns about future use of the garage in that it could become an annex to the main dwelling. In this case, there should be a 'Grannys Law' condition to prevent it becoming a separate dwelling. In addition, the proposal does not comply with RNP Policy R10.

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
26/10120	93 Hightown Road, Ringwood. BH24 1NJ	Demolition of the existing dwelling and the erection of a pair of semi-detached houses and a detached house, with on site car parking and shared vehicular access (closure of existing access)	Refusal (4)	The Committee considered the proposal overdevelopment of the site. It is contrary to RNP Policy R10 and Parking Standards as only six parking spaces are provided. It was noted that Hampshire Highways had requested information on how the spaces provided are to be used safely. Para 4.2 of the Planning Statement refers to the proposal "increasing the choice, mix and supply of smaller-scale residential accommodation in a location with an identified need" – as per Policy R5 of the RNP, the identified need is for small one and two bed dwellings, which this proposal does not meet.
26/10124	Myrtle Cottage, Streets Lane, Crow, Ringwood. BH24 3EY	Demolition and replacement of existing outbuilding, to be used both ancillary to main dwelling & as a holiday let	Refusal (4)	The Committee questioned future use of the outbuilding, given the site is in the Green Belt and any replacement building has to be for the same use and not materially larger. It is also in Flood Zone 3, as confirmed by the Environment Agency's objection. In addition, there is no reference made to Ringwood Neighbourhood Plan in the application and as a new dwelling it does not comply with Policy R10.

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
26/10194	MOORTOWN FARM, HAMPSHIRE HATCHES LANE, MOORTOWN, RINGWOOD BH24 3AT	Confirmation that the shipping container is a building (Lawful Use Certificate for retaining an existing use or operation)	Refusal (4)	The Committee were concerned with the direction development of the site was heading, the growing intensification of industrial use of the site, including the existence of more containers, double stacking of containers and scaffolding. The site is within the Green Belt and it is in close proximity to the SSSI. The Committee does not consider that a shipping container satisfies the legal definition of a building. However, should this application confirm that it is to be treated as such, the provision of appropriate planning consent would be required, particularly given the site's location within the Green Belt.
26/10201	Ambassador Pools & Spas, 3-5 Wessex Road, Ringwood. BH24 1XB	Replacement showroom building on the forecourt of the premises	Permission (1)	
26/10211	1 Frobisher Close, Poulner, Ringwood. BH24 1UH	Front porch; render to gable (Retrospective)	Permission (1)	
26/10254	50 Forestside Gardens, Ringwood. BH24 1SZ	Single-storey link porch extension; replacement of x2no. windows with patio doors (Retrospective)	Refusal (2)	There was no objection to the proposal in principle, however if a condition is imposed under 'Granny's Law' to prevent the use as a separate dwelling then the recommendation can be changed to P(1) Recommend permission, but would accept the Planning Officer decision.
26/10313	Avon Way, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Single-storey rear and side extension; use of garage as additional living space	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

Number	Site Address	Proposal	Observation	Comments
26/10320	5, Hiltom Road, Ringwood. BH24 1PW	Single-storey extension	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

Annex A to Planning, Town Environment Committee Minutes 10th April 2026

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
26/00143LBC	Stable Family Home Trust, The Stables, Christchurch Road, Bisterne, Ringwood. BH24 3BN	Structural repair and reconstruction of Stables clocktower and bell tower with renewed lead work (Application for Listed Building Consent)	Permission (1)	
CONS26/00297	The Old Cottage, Cowpitts Lane, North Poulner, Ringwood. BH24 3JX	Prune 1 x Common Ash tree (T1 on the plan) Fell 1 x Conifer tree (T2 on the plan)	Officer Decision (5)	

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 10th April 2026

Number	Site Address	Proposal	Decision
CONS/26/0 115	Kentdale, 30 Kings Arms Lane, Ringwood, BH24 1AH	Holly x 1 Fell Pitasporan x 1 Fell Ash x 1 Fell Palm x 1 Fell	6.3.26 R(2) Recommend refusal, but would accept the Tree Officer's decision. There was insufficient information and justification to fell what appear to be perfectly healthy trees which need some management.
26/10193	Clearbury, 37 North Poulner Road, Ringwood. BH24 1SW	Ground floor rear extension and full first- floor extension	6.3.26 P(1) Recommend permission, but would accept the Planning Officer's decision.
25/11086	48 Clough's Road, Ringwood. BH24 1UX	Dormer window to facilitate loft conversion. Rooflight.	6.3.26 P(1) Recommend permission, but would accept the Planning Officer's decision.
26/10209	New Forest District Council Depot, 169-171 Christchurch Road, Ringwood. BH24 3AN	Modular Portakabin for office & welfare accommodation	6.3.26 P(1) Recommend permission, but would accept the Planning Officer's decision.

Jo Hurd

From: Address.Management@nfdc.gov.uk
Sent: 01 April 2026 14:51
To: Town Council
Subject: NFDC Case Number 26/0030/SN: SS13 PHASE 1 LAND OFF, MOORTOWN LANE, RINGWOOD

You don't often get email from address.management@nfdc.gov.uk. [Learn why this is important](#)

Please be cautious

This email was sent outside of your organisation

Dear Ringwood Town Council,

DEVELOPMENT AT SS13 PHASE 1 LAND OFF, MOORTOWN LANE, RINGWOOD

The developer of the above development of **150** properties would like to name the new access roads:

Montagu Drive

Malthouse Lane

Coppice Gardens

Fern Acre

Oakshade Grove

As this is the first phase, some streets will be named to enable thoroughfares through to the next phases. Please could you let me know as soon as possible or by 29th April 2026 if you have any objections to these names.

There is no objection from this office.

Kind regards,

New Forest District (outside the National Park) Local Plan: Regulation 18 Spatial Options and Policy Direction Consultation

Response from Ringwood Town Council – submitted 18 March 2026

Question No.	Question	Response
Draft Local Plan Vision		
1	Does our draft vision align with how you would like the District (outside the National Park) to be as a place to live, work, rest and visit?	Yes
2	Please briefly explain your answer	No further comment
3	Do you think we've chosen the right priorities for the Local Plan?	Yes, in the main
4	Please briefly explain your answer	See further below
5	Do you have any comments on the published evidence based studies that support our Local Plan?	Yes
6	Please briefly explain your answer	You should take greater account of the evidence-based studies supporting the adopted Neighbourhood Plans within the District
Furthering the purposes of the National Park / National Landscape		
7	Protected nature areas, Green Belt, flood risk, and National Landscapes all help shape decisions about development. How should the Local Plan balance these factors when deciding where	No building should be permitted on land that is at a high risk of flooding. The National Park should be regarded as sacrosanct (but we make no comment about the Cranborne Chase National Landscape). Further erosion of the Green Belt should be avoided until all town centre and urban areas have been considered.

Question No.	Question	Response
	and how much new building should happen?	
8	How should the Local Plan help protect and support the New Forest National Park and Cranbourne Chase National Landscape? Do you agree with the way we plan to do this?	Please see 7 above
What development do we need to plan for?		
9	Do you agree with the broad spatial options for distributing and accommodating development growth within the plan area?	Yes
10	Do you agree with the approach taken to our spatial development strategy?	Broadly yes, however we note that gentle densification of town centres has not been explored fully and could be a way of protecting Green Belt.
11	It is likely that a combination of options will be needed to meet local housing needs. What combination do you think is the most appropriate and why?	The options outlined include new settlement(s) and we feel this should be further explored. New settlement(s) would allow infrastructure, open spaces and public transport links to be planned and implemented from the beginning and hence in our view preferable to continued expansion of existing settlements that do not have adequate infrastructure. We are disappointed that only one new settlement area of 700 dwellings has been identified.
12	Do you agree with our proposed approach to the settlement hierarchy?	Broadly yes – but see question 11.
13	What are your views on the potential approach to defined built-up areas	We are concerned at the proposal to include further Green Belt land to the south of Ringwood as a strategic site, not least because this land has previously been

Question No.	Question	Response
	and development in the countryside?	identified as “high quality green belt” and because neither of the existing strategic sites have been developed – in one case, there has not to date been a detailed planning application (Nouale Lane/Taylor Wimpey) and in the other (Moortown Lane), no application of any description has been made in respect of land earmarked for housing that is owned by Hampshire County Council.
Strategic Development Growth Options		
14	Do you agree with the potential Strategic Development Growth Options (SDGOs), we are considering as options?	No, as SDGO L is in the Green Belt (see Q13)
15	Please explain your reason and note which of the SDGO area(s) you are commenting on specifically.	SDGO L – Land at Long Lane / Green Lane, Ringwood There is no reference to Ringwood Neighbourhood Plan Policy R9 – Green Infrastructure and Nature Recovery Network – in the list of site-specific issues – the site is adjacent to the Nature Recovery Corridor. Further, the infrastructure needs are not currently sufficiently detailed.
16	What do you think about the other potential development sites that we are considering as options?	We have significant concerns regarding the proposal to allocate approximately 2,850 new homes in Fordingbridge. Given the close relationship between Fordingbridge and Ringwood in terms of transport, services and employment, development at this scale will inevitably have impacts beyond Fordingbridge itself. In particular, the Council is concerned about the additional pressure this level of growth will place on the highway network, including the A338 corridor and routes into Ringwood, which already experience congestion at peak times. The Council urges New Forest District Council to ensure that the cumulative cross-boundary impacts of this growth are fully assessed and that appropriate infrastructure improvements, particularly to highways, are identified and secured before any development proceeds.

Question No.	Question	Response
Homes for All		
17	What are your views on our approach to providing homes for all?	Please see 11 above
18	Do you agree that the Local Plan should provide a mix of homes, including affordable ones for younger people, and more options for older residents and people with additional needs, including those with disabilities?	Yes
19	Please explain your response	<p>Please refer to the Ringwood Neighbourhood Plan and the evidence in support of the same. There is a proven requirement for a higher proportion of smaller open market dwellings which may not be classed as ‘affordable’ but are, in reality, the only way to assist young people in particular to get onto the housing ladder. There is a substantial demand for “affordable housing” and deviations from the 50% rule on grounds of viability should be strongly opposed and in particular, that the price paid for the land is not taken into account.</p> <p>We note that affordable housing is still subservient to viability so will always be used as a bargaining point by developers.</p> <p>Decreasing numbers in Ringwood infant schools is put down in part to young families being unable to afford to live in the town.</p> <p>The proposed new housing mix does very little to address the need for smaller housing despite the stated need for small homes.</p>
20	Should our affordable housing targets be the same throughout our plan area or should they vary by location or size of site?	Suggest that the allocation policy be amended to prioritise the allocation of affordable housing within specific parishes to people who either currently live in that parish or have a strong local connection to it. This would help enable young families to remain within their communities, supporting family networks and helping sustain balanced and resilient local populations.

Question No.	Question	Response
21	Do you agree with our proposed approach to enabling affordable housing schemes in rural areas?	No comment
22	Please explain your response	N/A
23	How should the Local Plan provide sites for Gypsy, Traveller and Travelling Show people? Do you have any ideas for locations that could be considered?	There is no need to provide a site for Travelling Show people as this would amount to no more than a winter storage yard. We believe that it is important to provide a site for the Gypsy/Traveller community if only to make it easier to move them on from unauthorised encampments. Unfortunately, we cannot identify any suitable site with the Parish of Ringwood.
Protecting the Natural Environment		
24	Do you agree with our ideas for protecting and enhancing nature?	Yes
25	Do you think we have missed anything? Please briefly explain your reasons	Reference should be made to Policy R9 of the Ringwood Neighbourhood Plan, which designates a Green Infrastructure and Nature Recovery Network
26	Do you agree to our proposed policy approach for Green and Blue Infrastructure?	Yes
27	Please explain your response	We welcome the observations made in the Green and Blue Infrastructure Technical Study insofar as they relate to Ringwood (and Blashford Lakes located close to the Parish boundary).
28	Do you think our proposed policy approach will help to protect and enhance the natural environment and contribute to improving	Yes

Question No.	Question	Response
	community wellbeing and public health?	
29	Please explain your response	N/A
30	What are your views on the proposed approach to BNG? Should the Local Plan encourage developers to exceed the statutory 10% BNG requirement?	Yes, given our proximity to the National Park
31	Should we include a separate policy on rivers and watercourses to address the impacts of development on nutrient neutrality, pollution control and surface water runoff?	Yes. The current arrangements are both artificial and ineffective – e.g. the Bickton Farm scheme.
32	Is there anything specific you would want to see included within this policy?	Yes. An acknowledgment that with climate change, the flood risk within specific sites changes over time and particularly when years elapse between the grant of an outline consent and then a detailed application coming forward that there should be a comprehensive re-appraisal. We would add that information from other agencies is frequently out of date and insufficient regard is had to local knowledge.
33	What are your thoughts on new developments including features like wildlife corridors and nesting boxes?	We support this approach but feel that it should be tailored for each site taking account of feeding grounds and patterns – for example in Ringwood there is evidence of House Martin activity on the Beaumont Park Estate and this may well be a species that should be accommodated elsewhere in the parish. (Note - although still numerous and widespread, recent moderate declines earn them a place on the Red List.)
34	What should our priorities for improving green and blue infrastructure (GBI) in the Plan Area?	No comment

Question No.	Question	Response
	Are there particular locations or types of provision that should be prioritised?	
35	How should we protect land for back-up grazing land for commoning? Who do you think should be responsible for maintaining an inventory of such land, and how could this be managed?	No comment
36	How can we better manage visitor pressure on sensitive areas in and around the New Forest?	No comment
<p style="text-align: center;">The Green Belt</p> <p>The government has introduced the concept of ‘Grey Belt’. It is defined as land in the Green Belt comprising previously developed land and/or any other land that does not strongly contribute to any of purposes (a), (b), or (d) of national Green Belt policy.</p> <p style="text-align: center;">The 5 Green Belt purposes are:</p> <ul style="list-style-type: none"> a) to check the unrestricted sprawl of large built-up areas b) to prevent neighbouring towns merging into one another c) to assist in safeguarding the countryside from encroachment d) to preserve the setting and special character of historic towns e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land 		
37	To meet future housing needs, the Council may need to review the current extent of the Green Belt.	Yes – inevitably but we disapprove.

Question No.	Question	Response
	Are you satisfied that the council has considered all reasonable options for meeting local housing need, before it considers releasing land from the Green Belt for development?	
38	Please explain your response	The Council should press forward with forcing developers to implement current permissions before considering any changes to the Green Belt
39	<p>Do you have any comments about how grey belt has been assessed in our Green Belt Study (Part 1)?</p> <p><i>Refer to the text above that covers the governments definition of grey belt to help you answer this question.</i></p>	The Council objects to all the provisional emerging grey belt areas, as shown in figure 4.1 in the Green Belt Study prepared by LUC in January 2026 due to their proximity to either SSSI (and other national designations) and/or the New Forest National Park. The area to the east of Crow Lane is partly within the National Park boundary and has been allocated as ANRG in association with Strategic Site 13.
40	Do you have any comments on how we have applied the outputs of this assessment to the relevant housing options in the Plan Area?	No
41	Do you think that applying national planning policies that protect important natural/semi-natural areas, like national parks, nature conservation areas or places of special environmental or heritage value, could prevent or limit development in the District?	Yes

Question No.	Question	Response
42	Please explain your response	
High Quality Design, Landscape and Placemaking		
43	Do you agree with our approach to design and creating attractive places?	No
44	What features matter most to you?	It doesn't go far enough – please consider adopting a recognised framework for assessment of the design, such as Building For a Healthy Life, and make it policy for an independent assessment of any site to be included in planning applications for developments of 10 or more dwellings.
45	Should we allow higher-density housing in some areas?	Yes, ideally in town centres
46	Please explain your response	There is an identified need for both cheaper (smaller) and affordable housing and this demand can only be met by higher-density housing
47	How should we use design codes to guide development? How can we involve local communities in this to ensure new places reflect local aspirations and character?	Please refer to the Design Codes in the Ringwood Neighbourhood Plan which we suggest should be adopted across the District, where appropriate.
48	Should the Local Plan set minimum space standards for new homes?	Yes
49	If YES, what should this include and should there be any exceptions?	Minimum standards for total dwelling size and for each room type. Very small living spaces result in subsequent expansion via extensions which then result in less smaller (affordable) properties in the future. Designation of rooms as 'study rooms' should result in an assumption of potential occupation as a bedroom for the purposes of CIL, Phosphate mitigation, Parking standards, ANRG and any other occupancy based parameters.
50	If NO, please explain your reasons	

Question No.	Question	Response
51	Are there particular locations or types of landscape features you think are especially important to safeguard or improve?	Yes, the historic fabric of Ringwood and the views of the Town from elsewhere, particularly in terms of the height of proposed developments.
52	How important is it to include parks, trees, and water features in new developments?	Vitaly important, for developments of 10 or more dwellings, to achieve the vision set out for the Local Plan.
Climate Change and Environmental Risks		
53	Do you agree with our policy approaches for climate change?	No
54	Is there anything else you would like to see considered here?	Please refer to Ringwood Neighbourhood Plan Policy R10 which should be adopted across the District
55	Do you agree with our approach to flooding and coastal change?	We welcome the policy direction outlined in para 375 – “ensuring development is directed away from areas with the highest risk of flooding from any source” and directed “to areas with the lowest probability of current and future flooding” and “to control and avoid inappropriate development in areas at current or future risk from flooding”.
56	Is there anything we have missed?	No comment
57	Do you agree with our approach towards managing pollution, environmental risks and public health?	No comment
58	Do you agree with our proposed policy approach to improving health and wellbeing?	Please see answer to 44
59	Please advise of any additional comments / suggestions	See 57 and 58 above

Question No.	Question	Response
60	What do you think of our proposed policy on contaminated land?	No comment
Supporting economic growth and local prosperity		
61	How should the Local Plan seek to meet the identified need for business land/floorspace? Are there any business sectors we should focus on?	It would be nice to see applications coming forward for the employment sites that form part of both of Ringwood's strategic sites as per the current Plan. Unless and until these are developed, we do not consider it appropriate to allocate further sites in Ringwood.
62	Do you agree with our proposed approach to retaining existing employment sites? Do you think there are circumstances where we should allow redevelopment or alternative uses to be considered?	See 61 above. If no proposals are forthcoming, both sites could be considered for further housing.
63	How should we encourage the use of local employment in new developments? Are there any measures that would be most effective in supporting local employment and skills?	As previously stated, unless more smaller dwellings are included in the policies and plans we will suffer from a skills shortage in terms of younger people. We welcome the desire to have a greater presence of higher value, knowledge-based businesses and programmes that provide skills or vocational training.
64	How should the Local Plan support the rural economy, including agriculture, Commoning, and rural enterprise? Are there specific measures or types of rural development you would like to see encouraged or restricted?	No comment

Question No.	Question	Response
65	What are your views on the proposed approach to supporting port and marine industries, including at the Solent Freeport and Solent Gateway 2? Are there particular issues or opportunities you think should be addressed?	No comment
66	How do you think the Local Plan best supports the vitality and viability of town and village centres? Are there particular uses, improvements, or initiatives you would like to see prioritised?	Within Ringwood, policies to ensure that retail uses are not dispensed with and that common sense dictates that even Town Centre housing developments should have parking provision, particularly given the increase in electric vehicle ownership and the desire to charge at home. We are also concerned at the lack of policies requiring the provision of medical, dental and educational facilities.
67	Do you agree with the proposed approach to supporting tourism and visitor facilities?	Yes, but in addition, we recommend that enhancing the visitor appeal of the towns in the Avon Valley should be included.
68	Please briefly explain your response	No comment
Planning for and Delivering Infrastructure		
69	What are your views on the proposed approach to existing infrastructure and infrastructure provision?	It is inadequate. There is already a serious lack of medical and dental facilities and there seems to be nothing in the draft plan to address this adequately. The provision of schooling is also an issue, not least because Ringwood Academy is said to have “capacity” but only because it accepts children from “out of area”. If that were to stop, where would those children go instead? We welcome the policy direction outlined in paras 168 and 169 and are encouraged by the fact that this will be carried forward to the detail of each SDGO, making it clear what the infrastructure requirements are from the outset

Question No.	Question	Response
		and ensuring any potential developer of a site is aware of and funds these. We look forward to reviewing the new Infrastructure Delivery Plan.
70	What types of infrastructure (physical, green/blue, or social) do you think should be prioritised to support new development in the Plan area?	See 69 above. However, the current road network is not sufficient to support existing proposed developments let alone any further ones. The same applies to foul water treatment, although we note Wessex Water has included in its 2025-2030 Business Plan for proposed works to deliver additional capacity at the Ringwood Water Recycling Centre. Consider moving bus depot from its current location in West Street – is there an opportunity to move it, for example, to the new employment site on SS14? This would remove the existing conflict with pedestrians/cyclists, events and markets in Market Square and High Street, and would provide an opportunity to extend bus services.
71	What approaches would you support to ensure infrastructure keeps pace with growth?	See 69 and 70 above
72	How can we best involve local communities and service providers in planning for and delivering the infrastructure needed to support new development?	Through early and ongoing engagement with local councils, community groups and service providers. Town and parish councils in particular have detailed knowledge of local needs, constraints and infrastructure pressures, and should be consulted at the earliest stages of planning and throughout the development process.
Sustainable Transport		
73	How should we improve public transport and connectivity across our Plan Area? Are there specific services, routes, or areas you feel should be prioritised?	Investment in bus routes and support for community transport. Services should be frequent, reliable and accessible, allowing residents to connect to employment, education and essential services.

Question No.	Question	Response
74	How can the Local Plan best support safe and accessible walking and cycling routes? Are there particular locations or types of infrastructure you think should be prioritised?	<p>The current Plan supports active travel, but developers often find ways to avoid their obligations, so the Council should take a firmer stance to ensure compliance.</p> <p>All proposals identified in the Ringwood Neighbourhood Plan Active Travel Policy Map should be prioritised.</p> <p>Cycling and walking routes should connect all schools and the two strategic sites in the town. Improvements such as better pavements, restrictions on parking on narrow roads, additional cycle lanes, secure cycle storage, and measures to reduce traffic speeds or introduce one-way systems in urban areas would help make walking and cycling safer and more attractive.</p> <p>It is also important that development sites are adequately served by public transport and an appropriate road network that is fit for purpose, while ensuring that high-quality foot and cycle paths connect new developments to local facilities such as shops, schools, and medical services. This will help ensure that residents of new developments have realistic and convenient alternatives to using the car.</p>
75	What measures would help encourage a shift away from private car use towards other transport options including active travel and public transport? How can the different forms of transport be better integrated?	<p>Improved frequency and routes for buses. Incentives to car share e.g. dedicated parking spaces. Use of transport hubs with secure cycle storage at train stations and bus stops.</p> <p>Proposals for major developments should adopt the Sustainable Accessibility and Mobility Framework, as outlined in Policy R11 of the Ringwood Neighbourhood Plan.</p> <p>Extension of the Castleman Trailway beyond Barrack Lane.</p>
76	Do you agree with our approach to updating parking standards and increasing provision for electric vehicle charging?	Yes

Question No.	Question	Response
77	Are there particular standards or locations you think should be prioritised?	No comment
78	How can we ensure new development is well connected to sustainable transport options and doesn't significantly worsen existing traffic congestion and/or air quality?	Greater involvement from HCC Highways is needed, along with a more realistic assessment of how developments will impact local roads.
79	How can we best involve local communities and stakeholders in planning for transport improvements and transport infrastructure delivery?	The most effective approach is to engage early and consistently with local communities, town and parish councils, and key stakeholders. These groups have detailed local knowledge and can help identify transport needs, priorities, and potential impacts, ensuring that improvements and infrastructure are planned and delivered effectively.
80	How should we manage bike, e-bike and e-scooter hire schemes so that they encourage active travel but are kept in appropriate places and do not obstruct streets or public spaces?	Bike, e-bike, and e-scooter hire schemes should be carefully planned with input from local communities and parish and town councils to ensure hire points are located in appropriate, safe, and accessible areas. Ringwood, with its central location and existing visitor and commuter traffic, would be an ideal site for an e-bike charging hub, helping to encourage active travel while keeping streets and public spaces free from obstructions.
Open Space, Recreation and Play		
81	What features or improvements would make informal open spaces in your local area more attractive and accessible for you?	Informal open spaces should prioritise accessibility, safety and usability for a wide range of residents. Improvements that would make these spaces more attractive include well-maintained paths suitable for wheelchairs and pushchairs, better lighting, seating areas, tree planting and natural shade, and clearer connections between spaces through walking and cycling routes.

Question No.	Question	Response
		<p>Spaces should also incorporate elements of natural play and informal recreation rather than relying solely on formal equipment. This includes logs, climbing structures, open grass areas and varied landscaping that encourage exploration and physical activity.</p> <p>Where possible, informal spaces should also connect with existing green and blue infrastructure. Improved public access to the River Avon through safe riverside walking routes would significantly enhance local amenity.</p>
82	How important is it to you to provide for a range of play spaces in all new developments?	<p>Very important. However, the long-term maintenance of such facilities must be considered alongside their provision.</p> <p>Play should be embedded within the design of neighbourhoods rather than added as an afterthought. We support the principle promoted by Play England that communities should enable children to play freely within their local environment. Play is recognised internationally as a right, and planning policy should support environments that enable this.</p> <p>Too often new developments provide a small fenced play area with limited equipment that only serves a narrow age range. Play provision should instead be integrated across public spaces and designed for families with children of different ages.</p> <p>We also support the findings of the Make Space for Girls report. Teenagers require space for informal social activity and recreation, but this often looks different from traditional play areas. While facilities such as skate parks and multi-use games areas are valuable, they often disproportionately serve boys.</p>

Question No.	Question	Response
		<p>Teen-friendly design features could include sociable seating and shelter, climbing structures suitable for older children, spaces to swing or hang out, raised platforms or informal stages, reading nooks or book exchanges, and well-lit spaces designed so that multiple groups can use the area at once.</p>
83	<p>Are there particular types of play areas or open space facilities you feel are missing or needed in your area? (for example in relation to all inclusive - disabled access, more spaces for girls, improved pathways, natural play areas?)</p>	<p>There are several gaps in provision locally.</p> <p>Ringwood has limited formal recreational space for organised sport relative to the scale of housing growth proposed. Provision for sports such as football, rugby, netball and other outdoor activities will need careful review as the population increases.</p> <p>Accessible play provision for disabled children is also limited and should be significantly improved.</p> <p>Despite the town's proximity to the River Avon, there is currently very little accessible riverside space for recreation. Improved access to the river through walking routes and natural open space would be a major enhancement to local quality of life.</p> <p>There is also a need for spaces designed with girls and teenage users in mind, reflecting emerging national guidance.</p>
84	<p>Are the existing facilities in play areas and/or open spaces adequate? (For example, in areas such as parks, open spaces and commons)</p>	<p>No. Existing facilities are unlikely to cope with the additional demand created by housing growth already allocated within the Local Plan.</p>

Question No.	Question	Response
		<p>The Local Plan should ensure that open space provision keeps pace with population growth and aligns with recognised benchmarks such as the standards promoted by Fields in Trust, which recommend minimum levels of accessible green space per head of population.</p> <p>Further investment in Ringwood’s recreation ground and associated play facilities will therefore be necessary.</p>
85	<p>Are there any particular types of open spaces you feel are either missing, inappropriate or inadequate in your area? (For example, this may include parks, woodland, gardens or other forms of green or blue spaces such as streams, river or coastal access)</p>	<p>As noted previously, improved access to blue spaces is particularly lacking. Given the town’s proximity to the River Avon, the absence of accessible riverside walks or public spaces is a notable gap in provision. Improving blue-space access would support recreation, health and biodiversity objectives simultaneously.</p>
86	<p>Do you support the protection and improvement of existing playing pitches, and the creation of new facilities where there is evidence of need?</p>	<p>Yes. Existing playing pitches should be protected and enhanced, and new facilities should be provided where evidence demonstrates demand arising from population growth. But also new facilities must be accessible for young people not reliant on cars.</p> <p>Planning for new housing should also consider the implications for sports provision, in line with the planning principles promoted by Sport England, which emphasise protecting existing facilities, enhancing them where possible, and providing new provision where growth creates additional demand.</p>
87	<p>How can we improve access to high-quality, affordable indoor sports and leisure facilities for all residents across the Plan Area?</p>	<p>One opportunity may be the encouragement of indoor sports and leisure facilities within vacant town centre or employment premises. Examples could include</p>

Question No.	Question	Response
		<p>bowling alleys, games cafés, indoor skate facilities, or emerging sports such as padel or pickleball.</p> <p>This approach could support both leisure provision and town centre vitality.</p>
88	Are there any gaps in indoor sports or leisure provision in your area that you would like to see addressed?	See 87
89	Do you have any additional comments or suggestions about how the Local Plan should address open space, play, sports, and recreation needs in the Plan Area for all residents across the Plan Area?	No
Historic Environment		
90	Do you agree with the suggested policy direction for heritage?	Yes
91	Please explain your response	No comment
92	National guidance sets the overall approach to non-designated heritage assets. How can the Local Plan give appropriate consideration to these?	Consideration should be given to establishing a Local List of Heritage Assets (as per the NFNPA, and encouraged by Historic England) to identify buildings and other assets of architectural or historic interest which contribute to the character and appearance of an area. Much of the work for the Ringwood area has already been undertaken by Ringwood Society as part of the Ringwood Neighbourhood Plan evidence gathering.
93	Are there any key heritage considerations that you feel we have omitted?	No comment

Question No.	Question	Response
Arts and Culture		
94	What can the Local Plan do to protect arts and cultural venues such as museums, exhibitions and theatres?	Consider amendments to the CIL expenditure framework to prioritise the protection and expansion of existing assets. Develop the priorities for CIL expenditure in conjunction with parish and town councils.
95	Do you have any other comments or suggestions about how the Local Plan should address arts and culture in the Plan Area?	No
Further Comments		
96	Do you have anything further you wish to add to your responses?	It is hoped that, in implementing the Plan, officers will be encouraged to strictly enforce compliance with all Development Plan policies, including Neighbourhood Plans.

Planning, Town and Environment Project Oversight Report

1. Introduction and reason for report

This report provides the Committee with an overview of live projects within its remit, enabling members to monitor progress, risks, and financial implications, and to identify where further information or a separate report is required for decision-making.

2. Background

The project planner is updated weekly by officers and forms part of the Council's wider arrangements for project oversight and governance. Projects are reported by exception, with operational delivery managed by officers under existing delegations.

3. Scope of report

This report includes projects within the remit of this Committee only. Projects governed through other Committees are reported separately and are not included here.

Project title	Purpose/intended outcome	Status	Progress update	Key risks/ issues	Next milestone/ decision point	Committee interaction required	Senior Officer (Oversight)	Delivery Lead	Financial position
Crow Stream Maintenance	Annual maintenance of Crow Ditch and Stream in order to keep it flowing and alleviate flooding.	Annual recurrent	Annual spraying of stream banks completed March 2026. Annual flail to be arranged, followed by stream clearance by volunteers. Working with various agencies and local landowners on developing wider project on holding back flood water and increasing outflow. HCC F&WM team investigating issue around The Gate House at the bottom of Crow Hill. Meeting requested with Sarah Reghif, HCC F&WM team. Shared document for flood incident logging created.	Delivery: Volunteer work currently dependent on coordination by and knowledge of Dr Peter Street (also a Council Flood Warden). Annual clearance is dependent on sufficient volunteers coming forward. Wider project also dependent on others.	Annual flail to be booked. Awaiting response from HCC re. meeting.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve.
Shared Space Concept - Thriving Market Place	Concept for town centre shared space identified through work on the Neighbourhood Plan. Aim is to create a more vibrant and flexible public space and improve connectivity, whilst achieving wider economic benefits.	In progress	Project being led by NFDC with funding allocated from Strategic CIL programme. Consultants appointed to develop a deliverable, costed scheme for approval by NFDC Cabinet. Hoping to deliver an animal sculpture in advance of main project, to tie in with 800th anniversary of market charter celebrations.	Financial: Funding for delivery yet to be confirmed. Dependency: Progress at this stage is dependent on NFDC.	Public consultation event rearranged for 21/05/2026.	Plans to be presented to Cttee for approval prior to NFDC Cabinet meeting (date TBC)	Deputy Town Clerk	Deputy Town Clerk	HCC funded survey work. £10,000 grant from UKSPF (via NFDC). NFDC Cabinet agreed on 02/10/2024 to allocate a share of £4.5 million CIL funds to the scheme. Additional CIL funding to be considered by NFDC (date TBC).

Bus Shelters	Review of Council owned bus shelters to identify works required to repair and/or replace.	In progress	Action Plan prepared and in use. Funds secured from HCC Parish Council Bus Shelter Grant for new roof on shelter in North Poulner Road and seat behind shelter in Eastfield lane. Funds secured from NFDC CIL to provide a new larger bus shelter in Gorley Road. Taxi Shelter refurbishment approved.	Delivery: Asbestos identified in roof lining of both shelters in Salisbury Road and the one in Mansfield Road - professional removal would be required if any works are proposed.	Orders placed for Gorley Road shelter and Taxi Shelter - works expected in April 2026. Other works still to be instructed.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	£1081 allocated from RTC CIL funds and spent on general repairs. Grant of £8505 secured from NFDC CIL for Gorley Road shelter. Grant of £6319.50 secured from HCC for North Poulner Road and Eastfield Lane shelters. Taxi Shelter £1155 to be funded from RTC CIL.
Speed Indicator Devices	A joint project with Ellingham, Harbridge & Ibsley Parish Council to deploy Speed Indicator Devices at agreed locations around the parishes.	In progress	NFDC CIL funding awarded for purchase of 2 x SIDs. Protocol and locations to be determined. Awaiting feedback on suggested locations from councillors and others.	Delivery: Dependent on agreement of deployment protocol and locations by both councils, and consent from HCC/Enerveo for locations and use of lampposts.	DTC and Cllr Haywood to discuss governance and implementation prior to presenting proposals to Cttee.	To consider implementation plan and proposed locations at April meeting.	Deputy Town Clerk	Deputy Town Clerk / Cllr Haywood	Grant of £6689 secured from NFDC CIL.

Projects delivered by external partners and monitored by officers

Crow Lane Footpath	New footpath to link Beaumont Park with Hightown Road, alongside west of Crow Lane	In progress	Developers' contributions paid to HCC to implement. Additional funds required to progress approved by NFDC Cabinet on 02/11/2022. HCC working on design, with expected delivery in spring 2026.			Note - project update only.		HCC	Developers contributions held by HCC.
Memorial Bench for Michael Lingam-Willgoss	Provision of memorial bench in Market Place in memory of 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.			Note - project update only.		Ringwood Carnival / Ringwood Rotary	No financial implications.
Review of Speed Limits and Road Safety Measures in Kingston	Request from resident to support addressing speed issues and road safety on B3347 at Kingston.	In progress	Advised resident further evidence is required prior to submitting proposal to HCC. Cllr Frederick liaising with Police and residents regarding setting up Speedwatch group for Christchurch Road.						

4. Recommendation

For further information, please contact:

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