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

Held on Friday 6th November 2026 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Mary DeBoos (Vice Chair)
Cllr Janet Georgiou
Cllr John Haywood

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Office Manager
Cllr Rae Frederick (*until 10:56am*)
Cllr Gareth DeBoos (*from 11:07am*)

ABSENT: Cllr Luke Dadford
Cllr Peter Kelleher
Cllr James Swyer
Cllr Glenys Turner

P/6640
PUBLIC PARTICIPATION

There were six members of the public present.

P/6641
APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Dadford, Kelleher, Swyer and Turner.

P/6642
DECLARATIONS OF INTEREST

There were none.

P/6643
MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 2nd October 2026, having been circulated, be approved and signed as a correct record.

P/6644
SS13 LAND OFF MOORTOWN LANE

The Senior Planning Manager from Persimmon Homes / Charles Church was in attendance to present an update and answer questions.

He reported that work was continuing on the detailed design of Phase 2 of the development and that a public consultation event was anticipated in January 2027. This would provide residents with an opportunity to view proposals and receive updates on infrastructure works, including drainage matters.

Chairman's initials

Members were advised that, in response to concerns raised by neighbouring residents regarding drainage issues affecting properties to the west of the site, an independent drainage consultant had been engaged to review the situation and provide further advice. Temporary works at the entrance had been undertaken to improve site access for construction traffic and facilitate deliveries. Members raised concerns regarding the potential impact of access works on the flood relief drain on Moortown Lane, also noting that the Deputy Town Clerk had been in contact with Hampshire Highways.

An infrastructure application covering matters including the detailed design of open spaces and roads was expected to be submitted in the coming weeks.

A member of the public and neighbour to the development site, raised concerns about overlooking and the proximity of proposed dwellings to the boundary and existing properties. Although infrastructure roads will set the position of the dwellings, which need to reflect the initial planning permission, the Senior Planning Manager undertook to review concerns and provide further information where appropriate.

RESOLVED: That the update be received.

With the agreement of Members, agenda item 11 was brought forward.

P/6645
PLANNING APPLICATION CONSULTATION PROCESS: NATIONAL SCHEME OF DELEGATION AND FUTURE ARRANGEMENTS

The Committee considered the Deputy Town Clerk's report (*Annex A*).

Members were advised that changes introduced by central government would result in a greater proportion of planning applications being determined under delegated powers by New Forest District Council officers rather than through the Planning Committee process. The Committee noted that future responses would generally be categorised as support, objection, no objection or no comment, accompanied by relevant planning reasons where appropriate.

It was confirmed that the new arrangements would apply to New Forest District Council consultations but not to those received from the New Forest National Park Authority, where existing procedures would continue.

Members discussed the importance of communicating the changes to residents and ensuring that the role of the Town Council in the planning consultation process remained clear.

The Committee thanked the Deputy Town Clerk for her report.

RESOLVED: 1) That the introduction of the National Scheme of Delegation and its implications for planning applications determined by New Forest District Council be noted;
2) That the response categories of Support, No Objection, Objection and No Comment for planning applications determined by NFDC be adopted;
3) That the importance of planning responses being based on material planning considerations and relevant adopted planning policy, including the Ringwood Neighbourhood Plan, be reaffirmed;

4) That the Council's existing response categories continue to be used for applications determined by New Forest National Park Authority;
5) That measures be introduced to increase awareness of the Council's role as a statutory consultee, promote Planning, Town and Environment Committee agendas and planning applications under consideration through the Council's communication channels, including social media ; and
6) That a further report on the development of standard planning response wording and templates to support policy-based consultation responses be brought to a future meeting.

ACTION	**J Hurd**

P/6646
PLANNING APPLICATIONS

Planning applications 26/10837 and 26/10974 were brought forward due to members of the public present.

Although it was not a declarable pecuniary interest, Cllr Haywood indicated that he would not participate in the discussion or vote for application 26/10837, due to the proximity of his property in relation to the application site.

At 10:56am, following the Committee's consideration of application26/10929 & 26/10959, Cllr Frederick left the meeting.

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

ACTION	**N Vodden / J Hurd**

At 11:07am Cllr G DeBoos joined the meeting.

P/6647
STRATEGIC SITES

Land off Crow Lane / Crow Arch Lane (Beaumont Park) – no update.

SS14 Land north of Hightown Road (21/11042) – no update.

Land off Moortown Lane (21/11723, 23/10707 and 26/10360) – Members heard from Persimmon Homes / Charles Church earlier in the meeting (*P/6644 refers*).

2 Market Place (24/11105) – no update.

Cllr Haywood informed the meeting of his interest in the Snails Lane application due to his role of Vice Chair of Ellingham, Harbridge and Ibsley Parish Council, although it was not a declarable pecuniary interest.

Snails Lane (25/10114) – It was reported that the appeal relating to the Snails Lane development had been dismissed and planning permission refused purely on the grounds that the applicant had not provided sufficient evidence to demonstrate that the site could be developed safely in relation to groundwater flooding. All other concerns had been addressed.

A key aspect of the Planning Inspector's refusal was Ellingham, Harbridge and Ibsley Parish Council's decision to directly challenge the application on flooding grounds and commission an independent flood risk report from a specialist consultant.

It was suggested that this approach could serve as a useful model for future major planning applications, where the Council may wish to commission independent specialist reports to strengthen its evidence and support its representations.

RESOLVED: That the update on Strategic Sites be noted.

P/6648
APPEAL APP/B1740/6015594 (EN/20/0077)

The Committee considered the appeal relating to land at Moortown Farm, Ringwood (*Annex C*). Members noted that this was the second appeal relating to the site and agreed that a response should be submitted in line with the approach previously adopted.

RESOLVED: That a comment be submitted in respect of the appeal and that the final response be agreed in consultation with the Deputy Town Clerk, Chair and Vice Chair of the Committee.

ACTION	**J Hurd**

P/6649
FLOODING AND DRAINAGE MEETING NOTES

The Committee received the notes of the Flooding and Drainage Meeting held on 21st October 2026 (*Annex D*). Members were disappointed to note that representatives from Hampshire County Council's Flood and Water Management (FWM) and Highways teams had declined to attend, although a written response from FWM had been provided. It was noted that progress on flood-related matters continues to be constrained by limited resources and concerns have been escalated to the County Councillor.

Follow up meetings were planned with the Environment Agency regarding Natural Flood Management projects looking at the wider catchment area.

It was noted that Ellingham, Harbridge & Ibsley Parish Council had established a flood working party to address similar issues and was working with the New Forest National Park Authority on

flood management initiatives. It was suggested there may be benefits in working collaboratively on shared flood risk concerns.

The importance of flood management planning across the Avon Valley was emphasised and should involve local councils and communities, recognising that measures upstream would help reduce flood impacts downstream. Flood resilience and response measures may also be incorporated into the Town Council's developing emergency plan.

The Deputy Town Clerk advised that strategic flood mapping would be a substantial project requiring significant resources and specialist skills and therefore may be more appropriate as a longer-term objective.

It was recognised that flooding data can be difficult to collect, as some residents are reluctant to report flooding affecting their properties. To improve evidence gathering, the Committee discussed the potential use of drone footage during periods of heavy rainfall to help record the extent and duration of flooding. Members emphasised the value of local knowledge and data collection, noting that information is currently gathered largely through social media reports.

RESOLVED: That the notes of the Flooding and Drainage Meeting held on 21st October 2026 (*Annex D*) be received and actions agreed be noted.

ACTION J Hurd

P/6650
STRATEGY REVIEW

The Committee considered the Deputy Town Clerk's report (*Annex E*), reviewed the Council's strategic priorities and considered recommendations for the remaining two years of the Town Council Strategy 2026-29.

Progress on current priorities

Bus Shelter Improvement Action Plan - This had been completed and could be removed from the Strategy for the forthcoming year.

Thriving Market Place - It was noted that funding had now been secured for delivery of the project. Discussions would take place with New Forest District Council regarding the Town Council's ongoing role in the project. Members agreed that the project should remain within the strategy and it should focus on improving the vitality, attractiveness and economic sustainability of the town centre and Market Place.

Engagement with local businesses – This should remain a strategic priority with an expanded focus on attracting new businesses to the town centre and promoting Ringwood as a location for investment, particularly in light of recent funding announcements for the Thriving Market Place

project. This fits with the ongoing work of NFDC's economic development unit. It was noted that the work to prepare an emergency contacts list for businesses was ongoing and had been included within the Committee's project list as a business engagement objective.

Priorities for 27/28

Neighbourhood Plan review - RNP would require review within the five-year period following its adoption in 2024. While the National Park Authority remained on course with its Local Plan timetable, uncertainty remained regarding New Forest District Council's Local Plan review and wider Local Government Reorganisation. Members agreed that the Neighbourhood Plan review should remain within the strategy and that initial scoping work should be undertaken during the next financial year. It was suggested that AI tools could assist with an initial assessment of potential policy gaps, thereby preserving reserve funds for any future consultant work.

Signage review - The Committee considered the proposed review of town entrance, welcome and directional signage. Members agreed that, as the Thriving Marke Place project was likely to influence future signage requirements, this work should be deferred.

Climate Change and Community Resilience - Members supported the inclusion of a new strategic objective related to this. It was noted that increasing risks associated with extreme weather events, including flooding, heatwaves, water shortages and power outages, warranted a strategic response. The development of the Council's Emergency Plan was identified as a first step, with future work to be informed by its findings. It was noted that flooding did not currently feature within the Strategy and should be considered under this objective.

Supporting Town Centre Vitality and Local Businesses – Members supported continued work on this.

Priorities for 28/29

Infrastructure and Community Infrastructure Levy – It was agreed this should remain within the strategy, although considered appropriate to defer detailed work until there was further information on timing of developments.

Signage improvements – This will be considered alongside the wider signage review (above).

Other

Road safety - Members discussed road safety but concluded that, while important, most related matters fall outside the Town Council's direct powers. Existing projects, including Speed Indicator Devices (SIDs) and Community SpeedWatch, will continue, and walking, cycling and road safety issues may be considered as part of the Neighbourhood Plan review.

RESOLVED: That the Committee's comments and proposed amendments be referred to Full Council for consideration as part of the ongoing review of the Town Council Strategy 2026-29.

ACTION	**J Hurd**

P/6651
PROJECTS (current and proposed)

Thriving Market Place / Lying down pig sculpture – £7.755 million has been allocated by NFDC for delivery of the project. Planning permission for the sculpture had been granted and progress continues on the final design stages. The clay model is finished. The Committee thanked the Deputy Town Clerk for her tenacity in progressing this project.

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

ACTION	**J Hurd**

P/6652
NFDC/NFNPA PLANNING COMMITTEE

The Committee noted forthcoming meetings of New Forest District Council and New Forest National Park Authority Planning Committees on 11th November and 17th November, respectively.

ACTION	**J Hurd**

P/6653
COMMUNICATIONS

It was agreed that appropriate communication should be issued regarding planning consultation changes.

ACTION	**J Hurd**

There being no further business, the Chairman closed the meeting at 11.53am.

RECEIVED
28th October 2026

APPROVED
6th November 2026

TOWN MAYOR

COMMITTEE CHAIRMAN

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

Ringwood
Town Council

COMMITTEE REPORT

Report title	Planning Application Consultation Process: National Scheme of Delegation and Future Arrangements
Committee	Planning, Town and Environment
Date	6 November 2026
Report author	Deputy Town Clerk

Decision Summary

Purpose	To update Members on the introduction of the National Scheme of Delegation (NSD) and its implications for the Council's role in commenting on planning applications, to consider future arrangements for submitting consultation responses, and to identify opportunities to strengthen public engagement in the planning process.
Decision type	To approve
Financial impact	None identified
Budget provision	Not applicable/other
Confidential / exempt	No

1. Introduction

The National Scheme of Delegation comes into force on 31 October 2026 and introduces changes to the way planning applications are determined by local planning authorities. In response to these changes, New Forest District Council (NFDC) has issued guidance to parish and town councils, a copy of which is attached at **Appendix 1** for Members' information and reference.

A key change is the removal of the existing arrangement whereby a recommendation from a parish or town council could trigger consideration of an application by a planning committee where a planning officer was minded to take an alternative view.

Applications submitted to NFDC will now be considered under the new national arrangements.

Whilst this represents a significant procedural change, the Town Council remains a statutory consultee and the views of the Council must continue to be considered as part of the decision-making process. The quality and relevance of comments submitted by the Council will therefore become increasingly important.

2. Applications Determined by New Forest National Park Authority

Members should note that the National Scheme of Delegation does not apply to National Park Authorities.

Applications determined by New Forest National Park Authority (NFNPA) will therefore continue to be considered under existing arrangements.

Consequently, no changes are required to the Council's procedures for responding to NFNPA planning applications and the Committee may continue to utilise its existing response categories when considering those applications.

As Ringwood falls within the administrative areas of both planning authorities, the Committee will need to be mindful that different arrangements now apply depending upon whether an application is being determined by NFDC or NFNPA.

3. Review of Response Categories

The Council currently uses the following response categories when considering planning applications:

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

NFDC's guidance recommends that parish and town councils adopt a simpler set of response categories:

- Support
- No Objection
- Objection
- No Comment

These categories are intended to reflect the revised role of parish and town councils under the new arrangements and place greater emphasis on the planning reasons supporting the consultation response.

It is recommended that these categories are adopted when commenting on applications determined by NFDC, whilst retaining the existing response categories for applications determined by NFNPA.

Whatever terminology is adopted, it is important that the Council's comments clearly explain the planning grounds for support, concern or objection.

4. Importance of Material Planning Considerations

The guidance issued by NFDC emphasises the importance of consultation responses being based on material planning considerations and relevant planning policy.

Under the new arrangements, the effectiveness of the Council's representations will depend less on the response category selected and more on the quality of the planning justification provided.

It should also be noted that the Council is not afforded an opportunity to comment on all planning appeals and, in some cases, comments submitted at application stage are simply forwarded to the Planning Inspectorate. This further reinforces the importance of ensuring that the Council's views are clearly set out when responding to the original application.

Future responses should therefore, wherever possible, refer to relevant planning policy and guidance, including:

- Ringwood Neighbourhood Plan;
- New Forest District Local Plan;
- New Forest National Park Local Plan;
- Design guidance and supplementary planning guidance;
- Highway and transportation impacts;
- Flood risk and drainage considerations;
- Heritage and landscape impacts;
- Biodiversity and environmental considerations; and
- Other recognised material planning considerations as set out in Appendix 3 of the NFDC guidance document.

Particular weight is likely to be given to comments which clearly identify compliance or conflict with adopted planning policy and are supported by a clear planning rationale.

Members may also wish to consider the development of a series of standard response templates to assist the Committee when commenting on commonly occurring planning issues. This work could be brought forward in a future report.

5. Communicating the Council's Continuing Role

The change in arrangements may lead some residents, businesses and community organisations to conclude that parish and town councils have less influence over planning decisions than previously.

It is therefore important that the Council continues to communicate the value of its role as a statutory consultee and encourages public engagement with the planning process.

The Planning, Town and Environment Committee remains an important forum through which residents and businesses can express their views and understand how the Council is responding to planning proposals affecting the town.

The Council already publishes committee agendas and details of planning applications to be considered on its website. However, there may be opportunities to raise awareness of this information.

One option would be to utilise the Council's Facebook page each month to highlight forthcoming Planning, Town and Environment Committee meetings and direct residents, businesses and interested organisations to the relevant agenda papers and application details.

This would help reinforce the message that, whilst the Council can no longer require certain applications to be considered by a planning committee, it continues to play an important role in representing local views and submitting informed planning responses.

6. Issues for Decision and Recommendations

It is recommended that:

1. The introduction of the National Scheme of Delegation and its implications for planning applications determined by New Forest District Council be noted.
2. The response categories of Support, No Objection, Objection and No Comment for planning applications determined by NFDC be adopted.
3. The importance of planning responses being based on material planning considerations and relevant adopted planning policy, including the Ringwood Neighbourhood Plan, be reaffirmed.
4. The Council's existing response categories continue to be used for applications determined by New Forest National Park Authority.
5. Measures be introduced to increase awareness of the Council’s role as a statutory consultee, promote Planning, Town and Environment Committee agendas and planning applications under consideration through the Council’s communication channels, including social media.
6. A further report on the development of standard planning response wording and templates to support policy-based consultation responses be brought to a future meeting.

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A National Scheme of Delegation and reform to planning committee. A Parish and Town Council Help-Pack/Information sheet.

Appendices:

Appendix 1 – Schedule 1 applications
Appendix 2 – Schedule 2 applications
Appendix 3 – Material Planning Considerations

Introduction:

The Government is, from 31 October 2026, prescribing the type of planning applications that can be determined by Planning Committees in England. In summary, certain planning applications must only, in all cases, be determined by officers under delegated powers whilst other planning applications may only be referred to Planning Committee where they meet one of the two 'gateway tests' set out in the Regulations and there is agreement between the nominated Officer and the nominated Member that the application should be referred to committee for determination.

The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 ("the Regulations") are these provisions. The Regulations were 'made' on 15th July 2026 as SI 2026 No.854.

The Regulations set out the national scheme of delegation and restrict the size of a planning committee. They are due to come into force on 31 October 2026.

- This legislation is available here.
- The Regulations are also supported with statutory guidance from Government ("the Guidance") accompanying this legislation and is available here.

Given the changes to how applications are determined, at the recent meeting of the Parish and Town Council Clerks, a briefing on the national scheme of delegation was provided. Attendees at the meeting requested support in the form of this information sheet/help pack to help steer the Parish and Town Council's through this period of change and to help articulate how responses should now be provided to the local planning authority.

The Consequences of a New National Scheme of Delegation for decision making in the New Forest District:

One of the most notable practical consequences of the new Regulations is the nationwide removal of member call-in powers and the automatic referral of applications to committee.

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Currently Parish and Town Council's are invited to respond to a planning application using one of five options, namely:

> *PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.*
> *PAR2: We recommend REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.*
> *PAR3: We recommend PERMISSION, for the reasons listed below.*
> *PAR4: We recommend REFUSAL, for the reasons listed.*
> *PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.*

One of the most significant changes in the District Council planning area (outside of the National Park) is the role of town and parish councils in that comments submitted in response to planning applications will no longer be able to automatically trigger referral of an application to the Planning Committee should officers come to a different view to the opinion expressed in a parish/town council response (responses currently using PAR3 and PAR4).

As such whilst the existing PAR1 to PAR5 response categories could still be used for applications in the District Council planning area they will no longer be relevant in triggering a referral to the committee. The new National Scheme of Delegation is, therefore, an opportunity to consider the way Parish and Town Council's will respond to planning applications.

To be clear, there will no longer be an opportunity for a town/parish council comment on an application to trigger an automatic referral to the planning committee.

However, it is really important to set out that this change does not alter the value of town and parish council or third-party representations, which officers must still consider. They will attach appropriate weight to these comments in the decision-making process where they are material to the development being proposed. However, such comments will no longer trigger referral to committee, representing a significant shift from the current scheme of delegation.

The legislation expressly excludes National Park Authorities and as such there are Wards and Parishes in the District Boundary that fall within both the Planning jurisdiction of the National Park Authority and the District Council.

For applications where the proposal is in the National Park there would be no change required by the National Scheme of Delegation. The National Scheme of Delegation would only apply to the areas within the jurisdiction of the District Council as planning authority.

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The National Scheme of Delegation (NSD):

The NSD has a presumption that all applications are, as a starting point, to be determined under delegated powers.

The NSD groups application types into two Schedules.

Schedule 1 applications must be determined under delegated powers (unless it is an application made by or on behalf of the Local Authority, or member or officer of that authority);

Schedule 2 applications start off delegated and must pass through a defined "gateway" process to determine if they go before committee or remain delegated.

For applications falling into Schedule 2, a case can only be reported to the planning committee (through the "gateway process") if it raises:

i. A significant planning matter having regard to the development plan and any other material considerations; or

ii. A significant economic, social, or environmental issue for the local area; or

iii. is an application made by or on behalf of the Local Authority, or member or officer of that authority;

and

iv. a nominated planning officer and nominated member both agree to refer it

v. If they cannot agree, the decision will be made by officers and not by committee.

The proposed applications falling within Schedule 1 are provided at Appendix 1 and those applications in Schedule 2 are provided in Appendix 2.

How should Parish and Town Council's respond under the new NSD?

Parish and Town Councils are acknowledged as being a statutory consultee in the planning process. However, as a consultee (in a similar fashion to the Highway Authority as an example) the Parish and Town Council's are not the decision maker.

As such it is suggested that rather than recommend permission be granted or refused (as per the old PAR3 and PAR4 responses) it is suggested that responses are changed to include the following options which more align with the responses of other statutory consultees to planning applications:

- Objection;
- No objection;
- Support;
- No Comment;

Schedule 1 applications:

By default, schedule 1 applications will now be automatically delegated to Officers to determine.

To ensure that the comments of the Parish and Town Council's have maximum effect it is recommended that if there is a strong view expressed on a proposal that some narrative is provided in any response which specifically raises material planning considerations rather than simply raising an "objection" or "no objection".

A list of material planning considerations (and what is not a material consideration) is provided at Appendix 3.

Schedule 2 applications:

By default, these applications (see Appendix 2) also start off delegated. The Council has undertaken a screening process and identified that some applications that fall within Schedule 2 will not, as a matter of course, automatically be matters that require committee referral. The Guidance to the Regulations is quite clear that:

> *"It is not a requirement of the national scheme of delegation that nominated officers and nominated members consider all Schedule 2 applications or all own-interest applications for potential referral to committee. Local planning authorities may, through their constitutions, decide which Schedule 2 or own-interest applications need to be considered for referral. The regulations provide for the option for Schedule 2 applications to be considered for committee against the gateway test but do not require all schedule 2 applications to be considered – they will otherwise be delegated to officer"* (Para 13).

The following application types in schedule 2 to the Regulations will, therefore, remain delegated:

- Applications for works to trees with Tree Preservation Orders and notifications for works to trees within a Conservation Area (Section 211 notifications).

- Discharge or variation for conditions on Listed Building Consents (under s19(1) of the Listed Building Act)

- Applications for express consent to display an advertisement (Applications made pursuant to regulation 9(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007))

- Applications for Listed Building Consent made under s10(1) of the Listed Buildings Act, (other than those applications connected with a Schedule 2 application for planning permission that is otherwise being referred to the Planning Committee) unless there is an outstanding objection from a Statutory Consultee or the application involves a Listed Building of Grade I or Grade II*.

- For applications made under section 73(1) (to vary or seek relief from a condition) where the application is connected to a Schedule 1 application, it is presumed that they will not be referred to Planning Committee unless the application in question would otherwise be referred to committee under another paragraph within the guidance.

- For applications or written requests pursuant to Section 106A made to modify a planning obligation it is presumed that they will not be referred to Planning Committee unless the modification proposed would give consideration to whether Regulation 5 applies.

- For applications or written requests pursuant to Section 106A made to discharge a planning obligation it is presumed that they will not be referred to Planning Committee.

Given that these application types are to remain delegated to officers, the same principle applies as to the Schedule 1 application types.

To ensure that the comments of the Parish and Town Council's have maximum effect it is recommended that if there is a strong view expressed on a proposal that some narrative is provided in any response which specifically raises material planning considerations rather than simply raising an "objection" or "no objection".

For the other schedule 2 applications these will be considered through the "gateway process" where the Council's nominated Officer and nominated Member will determine if the application should be determined by the committee or remain with Officers.

The Nominated Member and Officer have, at the "gateway meeting", to consider the new statutory tests in Regulation 5 of the NSD to determine if an application is presented to committee or not.

Schedule 2 applications can be 'exceptionally' referred to Planning Committee where they meet at least one of the following gateway tests (repeated from above for ease of reference):

A. where the application raises an economic, social or environmental issue of significance to the local area (Reg 5(2)(a));

or

B. where the application raises a significant planning matter having regard to the development plan and any other material considerations (Reg 5(2)(b).

As such it is strongly recommended that the comments of the Town or Parish Council on these applications clearly reflect the new statutory tests in comments back to the planning authority rather than simply raising an "objection" or "no objection".

"Significant" is not defined in the legislation, and the Government's guidance leaves it to the nominated officer and nominated member to exercise judgement based on the circumstances of the local area.

The guidance says that significance will vary from place to place. What is clear is that significance is not simply:

- Public controversy;
- Number of objections;
- A councillor's disagreement with the recommendation; or
- Routine application of policy.

In considering criterion A the following is suggested to help Parish and Town Councils. The list is not exclusive and intended to help provide some ideas as to what may be issues in your local area.

Economic

- Major employment developments.
- Loss of a significant local employer.
- Schemes critical to town centre regeneration.
- Development with substantial infrastructure investment implications.

Social

- Loss of key community facilities.
- Major housing growth affecting service provision.
- Development generating significant community interest because of its impact on local identity or wellbeing.

Environmental

- Significant impacts on heritage assets.
- Development affecting valued landscapes.
- Major biodiversity, flood risk or climate resilience implications.

For the purposes of criterion B, a significant planning matter relative to the development plan is more likely where there is:

- A genuinely difficult policy judgement.
- Tension between different development plan policies.
- A departure from the development plan.
- Novel or precedent-setting planning issues.
- Significant unresolved impacts that require planning balance to be exercised.
- Major questions regarding the weight to be given to material considerations.

However, the Government Guidance sets out that the following circumstances are unlikely to raise a significant planning matter:

1) where the application for development broadly complies with a detailed site allocation and other relevant policies set out in a local or neighbourhood plan and national decision-making policies set out in the National Planning Policy Framework. Significant planning matters may arise if new material considerations are raised by the application.

2) where a specific planning matter (e.g. highways or flood risk) was initially raised by a statutory consultee as a concern, but the development proposal has been modified to make it acceptable in the view of the statutory consultee (unless the nominated officer has compelling reasons to consider otherwise).

The Council's protocol for the "gateway meeting" is such that in considering the tests set out at A and B above ((Reg 5(2)(a) and (b)) the Nominated Member and Nominated Officer or their authorised substitute/deputies shall have regard to:

Any representations made in writing by a Town or Parish Council which raises material planning matters and are received during the period of public consultation for the application

The content of the timely and punctual Parish and Town Council comments is, therefore, still very much material and can have a bearing as to whether a Schedule 2 planning application is referred to the planning committee or not.

Transitional arrangements:

There are no transitional provisions in the legislation and the new Regulations apply to all decisions taken from 31 October 2026, regardless of when applications were submitted (i.e. the Regulations apply even to applications submitted before 31 October 2026).

As such in cases that are undetermined as of 31/10/2026 but parish or town council comments are recorded as a PAR3 or PAR4 response, these applications will now, by

law, be determined by officers if they fall within Schedule 1 and they will not be referred to committee if the recommendation is contrary to the Parish/Town Council representation.

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Appendix 1 – Schedule 1 applications

Schedule 1 functions Schedule 1 of the Regulations sets out all the functions which must be delegated to officers for a decision (unless it is an own-interest application). These include a number of categories of applications for planning permission for:

- householder development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015):
    - a "householder application" (which defines householder development contexts) means planning permission for development for an existing dwellinghouse, or development within its curtilage for any purpose incidental to the enjoyment of that dwellinghouse.

- minor commercial development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015)
    - An application for planning permission for the development of an existing building, or part of an existing building, that is currently in use for any purpose falling within Part A of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (such as shops, financial/professional services, restaurants, cafes, pubs, or hot food takeaways)
    - An application for any consent, agreement, or approval required by or under a planning permission, development order, or local development order relating to such development

- minor residential development which is defined in the Regulations as:
    - development that includes only dwellings and development for the purposes incidental to the enjoyment of dwellings, comprises at least one but not more than nine dwellings, and is to be carried out on a site having an area smaller than 0.5 hectares
    - development of a building containing flats, or development within the curtilage of such a building, for any purpose incidental to the enjoyment of the flats or any of them but excludes development in respect of a building containing flats, or development within the curtilage of such a building, that involves either or both of a change of use or change to the number of flats
    - an application for any consent, agreement or approval required by or under a planning permission, development order or local development order for development within paragraph (a) or (b)

It also contains a range of other planning applications:

- to develop land without compliance with conditions previously attached) in respect of which the previous planning permission was a Schedule 1 planning permission (applications under section 73(1) of the Town and Country Planning Act 1990)

- reserved matters approval in respect of an outline planning permission other than a large outline phase permission (i.e. one which grants permission for development involving the provision of at least 500 dwellings or a building or buildings where the floorspace to be created by the development is 50,000 square metres or more) (applications under Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015)

- discharge of conditions (applications under Article 27(1) of Town and Country Planning (Development Management Procedure) (England) Order 2015)

- prior approval for permitted development rights (applications under Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015)

- permission in principle (as referred to in section 58A of the Town and Country Planning Act 1990)

- where a local planning authority considers a planning obligation is connected to a Schedule 1 application, requests to agree to modify or discharge a planning obligation (under section 106A(1)(a) of the Town and Country Planning Act 1990)

- where local planning authority considers a planning obligation is connected to a Schedule 1 application, modification or discharge of a planning obligation (applications under section 106A(3) of the Town and Country Planning Act 1990)

- non-material changes to planning permission or permission in principle (applications under section 96A(4) of the Town and Country Planning Act 1990)

- certificates of lawfulness of existing use or development (under section 191(1) of the Town and Country Planning Act 1990)

- certificates of lawfulness of proposed used or development (under section 192(2) of the Town and Country Planning Act 1990)

- certificates of lawfulness for proposed works to listed buildings (under section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990)

- biodiversity gain plan (duty to approve under paragraph 14 of Schedule 7A to the Town and Country Planning Act 1990)

- certificates of appropriate alternative development (applications under section 17 of the Land Compensation Act 1961)

However, applications which would otherwise fall under Schedule 1, will fall within Schedule 2 where:

- a local authority considers that the application for planning permission is connected to a Schedule 2 application for listed building consent or for the variation or discharge of a condition on a listed building consent

- the application is made under section 73A of the Town and Country Planning Act 1990

New Forest DISTRICT COUNCIL

A

Appendix 2 – Schedule 2 applications

The functions which fall within Schedule 2 of the Regulations are:

- applications for planning permission which are not householder, minor commercial or minor residential applications
- applications for planning permission which would otherwise fall into Schedule 1 but are connected to a Schedule 2 application for listed building consent or for the variation or discharge of a condition on a listed building consent
- applications to develop land without compliance with conditions previously attached in respect of which the previous planning permission was a Schedule 2 planning permission (under section 73(1) of the Town and Country Planning Act 1990)
- applications for development which has already been carried out (under section 73A(1) of the Town and Country Planning Act 1990)
- where it is related to a large outline planning permission, applications for reserved matters approvals (under Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015)
- where a local planning authority considers a planning obligation is connected to a Schedule 2 application, requests to agree to modify or discharge a planning obligation (under section 106A(1)(a) of the Town and Country Planning Act 1990)
- where a local planning authority considers a planning obligation is connected to a Schedule 2 application, application for modification or discharge of a planning obligation (under section 106A(3) of the Town and Country Planning Act 1990)
- applications for listed building consent (under section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- applications for the variation or discharge of conditions of listed building consent (under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- applications for advertisement consent (under regulation 9 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007)

- applications for consent under tree preservation orders (under regulation 16 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012)

A

Appendix 3 – Material Planning Considerations

Material and Non-Material Planning Considerations
Guide for Parish and Town Councils and members of the public when commenting on planning applications.

Material Planning Considerations	**Non-Material Considerations**
Design, appearance and layout	Loss of a private view
Impact on neighbouring amenity (privacy, outlook, daylight, noise)	Impact on property value
Highway safety and traffic impacts	Private disputes between neighbours
Parking and access arrangements	Loss of trade or competition from a business rival
Landscape and visual impact	Restrictive covenants
Heritage impacts on listed buildings and conservation areas	Ownership of land
Flood risk and drainage	Moral objections to a legal use
Trees, ecology and biodiversity	Construction inconvenience (short-term) unless exceptional
Compliance with the Development Plan and planning policy	Personal circumstances of objectors (usually)
Environmental impacts including contamination, air quality and noise	Matters controlled by Building Regulations
Infrastructure requirements and planning obligations	Loss of a parking space on private land not raising planning issues
Impact on character of the area	Who the applicant is

Important: This guide is not exhaustive. The weight given to any planning consideration will depend on the circumstances of the individual application.

Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
26/10189	Ringwood Town & Country Experience, Salisbury Road, Ringwood. BH24 3PA	Change of use of part of former Ringwood Town and Country Experience museum building into store and workshop area for Ringwood ToolAid charity, no external alterations required (Retrospective)	No Objection	
26/10715	72 Parsonage Barn Lane, Ringwood. BH24 1PZ	Use of garage/outbuilding as ancillary accommodation to main dwelling	No Objection	
26/10781	22a Christchurch Road, Ringwood. BH24 1DN	Erect 1.8m high boundary wall and gate; replacement chimney cowl. (amended description)	No Objection	
26/10782	22a Christchurch Road, Ringwood BH24 1DN	Erect 1.8m high boundary wall; replacement fireplace; install flue and log burner; chimney cowl; replace pipework to bathroom; replaster wall, replacement ground floor rear window (Application for Listed Building Consent)(Amended Description)	No Objection	

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
26/10794	33 High Street, Ringwood. BH24 1AD	Demolition works to the front of the building to provide level access, new lowered shopfront door, installation of two louvres and an external condenser.	Objection	The objections from the Conservation Officer and Ringwood Society were noted. The Committee appreciated the need for the window treatment if this was the only location for the private meeting room, however felt that there was an opportunity to make the frontage more attractive than the vinyls proposed.
26/10795	33, High Street, Ringwood. BH24 1AD	Display 1 externally illuminated fascia sign; 1 externally illuminated projecting sign; 1 internally illuminated hanging sign; 1 internally illuminated poster sign; 1 internally illuminated opening hours & cctv signs (Application for Advertisment Consent)	Objection	The Committee objected to the proposed illuminated lighting, given that the property is in the Conservation Area and it is contrary to NFDC's shop front guidance and RNP R7 Ringwood Design Code
26/10837	135 Southampton Road, Ringwood. BH24 1HT	New roof with raised ridge height; addition of box dormers; inset balcony to rear elevation; front extension; front porch	Objection	The Committee were concerned that the proposal was overbearing. There would be overlooking from the back aspect balcony into neighbouring properties.
26/10895	Lidl, Wellworthy Way, Ringwood. BH24 3FE	Installation of a feeder pillar cabinet to support the installation of 2x EV chargers (under permitted development) along with associated car parking layout amendments	No Objection	

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
26/10926	Morant House, The Bickerley, Ringwood. BH24 1ET	Replacement windows to front and side elevations	No Objection	
26/10929	28-30 Southampton Road, Ringwood. BH24 1HY	Cladding to shopfront and and new fire exit	Support	The Committee supported the improvement of a building in the primary shopping area of the town.
26/10931	Amberwood, 56A Fairlie, Ringwood. BH24 1TS	Addition of 2 no flat roof dormer windows	No Objection	
26/10950	11 High Street, Ringwood. BH24 1AB	Removal of existing roof-mounted plant, ducting and supports from the rear flat roof, and installation of a commercial kitchen extraction system comprising an internal extract fan, attenuators and filtration within an acoustically insulated ceiling void, and a single extract flue	No Objection	
26/10953	1A, Kingsbury Lane, Ringwood. BH24 1EL	Replacement of the existing white uPVC windows with black frames of similar style	No Objection	This comment was made in the absence of the Conservation Officer's report.
26/10959	28-30 Southampton Road, Ringwood. BH24 1HY	New shopfront and window on the rear section of the building; fire exit openings	Support	The Committee welcomed the addition of a new retail unit and one of the opportunity areas being developed as included in the Ringwood Neighbourhood Plan.
26/10974	18 Ashley Close, Ringwood. BH24 1QX	First floor extension above the existing garage and office	No Objection	

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

B

Number	Site Address	Proposal	Observation	Comments
26/10985	12-14 High Street, Ringwood. BH24 1AF	Change of Use from vacant betting shop (Sui Generis) to Class E (a), (b), (c), (d), (e) and (gi)	Support	The Committee made this comment given the greater flexibility the change of use would give for an active shop on the High Street in the primary shopping area, in line with RNP Policy R2.
26/10998	45 Broadshard Lane, Ringwood. BH24 1RP	Rear single-story extension; dormer, roof lights and roof alterations to facilitate creation of first floor	No Objection	
26/11005	Waitrose Supermarket, 21 The Furlong, Ringwood. BH24 1AT	Replace part of existing roof plant; installation of new mechanical & electrical roof plant; cycle shelter in the service yard; 2.1m high fence to enclose the bin store	No Objection	
CONS/26/0591	11 Woodstock Lane, Ringwood. BH24 1DT	Honey Locust x 1 Reduce Apple x 1 Reduce	Support	
TPO/26/0583	42 Broadshard Lane, Ringwood. BH24 1RS	Cedar x 1 Fell	Objection	The Committee agreed there was no justification of the felling and recommend the tree is managed by pruning.

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

B

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
CONS/26/0114	Amberwood, Hangersley Hill, Hangersley, Ringwood. BH24 8EL	Fell 13 x Ash trees over a 5 year period	Officer Decision (5)	
CONS/26/0118	Cobweb Cottage, St Aubyns Lane, Hangersley, Ringwood. BH24 3JU	Prune 1 x English Oak tree (T1 on the plan)	Permission (1)	
TPO/26/01189T	Hurn Farm, Forest Lane, Hightown Hill, Ringwood. BH24 3HF	Prune 1 x Oak tree (T1 on the plan) Fell 1 x Cherry tree (T2 on the plan) (Not protected, included for information only) Fell 1 x Oak tree (T3 on the plan) (Oak trees above are protected by W2 of TPO 1332/85)	Officer Decision (5)	The Committee had a concern about the felling of T3 and hoped that this is essential works.

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 6th November 2026

Number	Site Address	Proposal	Decision
26/01087CONS	Brackenrigg, HANGERSLEY HILL, HANGERSLEY, RINGWOOD, BH24 3JN	Prune 2 x Yew trees	9.10.26: P(1) Recommend permission, but would accept the Tree Officer's decision.
26/01064CONS	Keepers Cottage, Hangersley Hill, HANGERSLEY, RINGWOOD, BH24 3JN	Fell 1 x European Fir tree (T1 on the plan)	9.10.26: P(1) Recommend permission, but would accept the Tree Officer's decision.
26/10782	22a Christchurch Road, Ringwood BH24 1DN	RE-CONSULTATION: Erect 1.8m high boundary fence; replacement fireplace; install flue and log burner; chimney cowl; replace pipework to bathroom; replaster wall, replacement ground floor rear window (Application for Listed Building Consent)(Amended Description)	9.10.26: P(1) Recommend permission, but would accept the Planning Officer's decision. It was noted that there was not yet a Conservation Officer's report.
26/01147CONS	Wynngates, Cowpitts Lane, North Poulner, Ringwood. BH24 3JX	Fell 1 x English Oak tree (T1 on the plan)	23.10.26: P(1) Recommend permission, but would accept the Tree Officer's decision.

B

C

Nicola Vodden

From: Nicola Vodden
Sent: 28 October 2026 14:26
To: Nicola Vodden
Subject: FW: Appeal recieved on EN/20/0077

From: planning.appeals@nfdc.gov.uk <planning.appeals@nfdc.gov.uk>
Sent: 22 October 2026 16:31
To: Town Council <town.council@ringwood.gov.uk>
Subject: Appeal recieved on EN/20/0077

You don't often get email from planning.appeals@nfdc.gov.uk. Learn why this is important

Please be cautious
This email was sent outside of your organisation

An appeal has been submitted to the Planning Inspectorate in respect of the Enforcement Notice detailed below. The appeal will be considered by means of Hearing.

Enforcement Ref: EN/20/0077

Planning Inspectorate Reference: APP/B1740/6015594

Site: LAND AT MOORTOWN FARM, RINGWOOD

Description of alleged breach: Material Change of use of land

Reason for enforcement:

It appears to the Council that the above breach of planning control has occurred within the last 10 years.

The unauthorised development represents inappropriate development within the Green Belt. No very special circumstances have been put forward which would outweigh the harm that results from this development in order to justify an exception to both local and national Green Belt policy. The unauthorised development is therefore contrary to policy ENV2 of the Local Plan Part 1 for the New Forest outside of the National Park and paragraph 155 of the NPPF. The Land is located in the countryside. The unauthorised development does not contribute towards local distinctiveness or enhance this countryside environment as it has an unacceptable visual impact. As such it is contrary to policy ECON1 of the Local Plan Part 1 and saved Policy CS21 of the Core Strategy for the New Forest outside of the National Park and Policy R7 of the Ringwood Neighbourhood Plan.

The council do not consider that planning permission should be granted because conditions could not overcome the objections referred to above.

Proposed Steps:

C

Cease the unauthorised B8 open storage use of the Land.
Remove all shipping/storage containers, situated in that part of the Land shown edged blue on the Plan, from the Land.
Remove from the Land all hardstanding and gravel laid on that part of the Land shown edged blue on the Plan, (where it is associated with the siting of the shipping/storage containers) and restore the Land to its former condition

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website: https://planning.newforest.gov.uk/online-applications/search.do?action=simple&searchType=Enforcement

by undertaking an online search using the reference **EN/20/0077**.

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal, these must be made by 26/11/2026. you can do so online at https://acp.planninginspectorate.gov.uk/. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate

c/o QUADIENT

69 Buckingham Avenue

Slough

SL1 4PN

All comments must be received by 26/11/2026.

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.

A copy of the decision letter on the appeal will be published on-line at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference.

The information in this electronic mail (email) and any appendices to it is the property of New Forest District Council. It may contain confidential information. It is intended for the addressee only. Communications using this email system may be subject to recording and/or monitoring in accordance with relevant legislation.
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Our privacy notice can be read here: Privacy Notice
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New Forest District Council

Flooding and Drainage Meeting Notes

D

Date: 21 October 2026
Venue: Ringwood Gateway

Present

Cllr Peter Kelleher, Cllr Mary DeBoos, Cllr Janet Georgiou, Dr Peter Street, Cllr Martin Eyre, Hallam Mills, Jo Hurd and Tony Robinson.

Apologies

Representatives from Hampshire County Council Flood & Water Management and Hampshire County Council Highways.

Summary of Comments Received from HCC Flood & Water Management

The group considered the response received from Sarah Reghif (SR), Hampshire County Council Flood & Water Management and discussed each matter in turn.

Avon Catchment Management Plan

SR advised that the Avon Catchment Management Plan has been published (May 2023), although the associated Action Plans are still being developed.

It was noted that the Action Plan for Ringwood (a priority area) will be particularly important in identifying practical measures and priorities for delivery. Clarification will be sought regarding the anticipated timescale for completion and how stakeholders, including the Town Council, will be involved in its preparation.

Thriving Market Place Project

SR advised that F&WM have not been involved in the project to date and would require further information before commenting on potential flood risk or drainage opportunities. She noted that drainage requirements would normally be considered through the planning process and in accordance with relevant guidance.

It was noted that part of the Market Place lies within Flood Zone 2, with West Street falling within Flood Zone 3. This was considered an opportunity to ensure flood resilience and flood mitigation measures are incorporated into the project wherever possible. It was also noted that flood alleviation funding opportunities could potentially complement anticipated investment from New Forest District Council.

Moortown Lane Flood Relief Drain

SR indicated she would be willing to work with HCC Highways colleagues to assess whether restoration would be viable and appropriate.

It was noted that reinstatement of the drain could potentially contribute towards reducing flood risk within the Crow Stream catchment and provide wider benefits downstream. The issue remains a priority for further investigation.

Strategic Site 14 - Land North of Hightown Road

SR reiterated that HCC's role as Lead Local Flood Authority is to assess planning proposals against relevant drainage and flood risk standards. Where developments meet national requirements and restrict runoff rates appropriately, objections would not normally be raised.

Concerns were expressed regarding the cumulative impact of development across the catchment and the potential effect on existing flooding issues. It was agreed that Cllr Janet Georgiou's report prepared in relation to the planning application should be shared with the Environment Agency to support future discussions.

Section 19 Flood Investigation

SR advised that flooding at Elm Tree Public House and Oak Cottage does not meet the statutory threshold for a Section 19 investigation. She also clarified that a Section 19 investigation considers whether relevant authorities have fulfilled their responsibilities rather than determining the cause of flooding.

The update was noted. SR advised that she would review historic investigations and provide further information.

Crow Hill and Crow Stream

SR apologised that feedback arising from previous site visits had not yet been provided and advised that further information would follow.

It was noted that this remains an area of significant concern and further updates are awaited.

Maintenance and Infrastructure Issues

SR advised that F&WM can assist with engagement where significant flood risks arise but are only able to pursue enforcement action where there is clear evidence of a problem and a substantial flood risk. Information regarding riparian ownership responsibilities can also be provided.

Recent ditch clearance works undertaken by National Highways alongside the A31 at Poulner Hill were welcomed. It was agreed that maintenance issues throughout the catchment should continue to be identified and reported to the relevant authority.

Charles Lane, Bagnum and Stocks Green

SR requested that all flooding incidents continue to be reported through the formal reporting system to ensure they are captured within HCC’s evidence base.

It was agreed that continued reporting of incidents by residents and local organisations remains essential to support future funding bids and intervention schemes.

Wessex Water Sewerage Infrastructure

SR advised that she is unable to comment on sewerage infrastructure matters from the perspective of the Lead Local Flood Authority.

The response was noted.

Natural Flood Management and Partnership Opportunities

SR advised that F&WM would be supportive of flood risk management projects and would be willing to review and discuss any proposals brought forward.

It was noted that this aligns closely with recent discussions with the Environment Agency regarding Natural Flood Management opportunities within the Ringwood catchment.

Environment Agency Update and Wider Discussion

Jo and Tony reported on a meeting with the Environment Agency held on 20 October 2026.

Natural Flood Management Opportunities

The Environment Agency outlined emerging proposals to consider the wider Ringwood area for a potential Natural Flood Management (NFM) project, possibly in partnership with Wessex Rivers Trust.

Aly Maxwell (Wessex Natural Flood Management Advisor) had undertaken a desktop study and this would be shared with the group to ensure local knowledge and historic flooding information can be incorporated into the assessment. This study splits the area into 5 distinct catchment areas: Bisterne Stream; Hangersley sub catchment; Hightown tribs sub catchment; Crow Stream; and Hightown Lake sub catchment.

Particular interest was expressed in the possibility of introducing a wetland area within the paddock off Crow Lane. It was noted that this area may present opportunities to slow and store water naturally before it reaches more vulnerable locations downstream.

Dr Peter Street agreed to approach the landowner regarding the potential for future discussions. It was also noted that the EA had suggested the Freshwater Habitats Trust may be interested in supporting or advising on such a project.

Flood Evidence and Data Collection

The importance of collecting robust flood evidence was discussed.

It was noted that some Environment Agency funding streams are dependent upon evidence of internal property flooding and that current datasets may not fully reflect the scale of local issues.

A spreadsheet has already been established by the Town Council and has been used throughout 2026 to collect reports of flooding incidents. Continued recording of such events was encouraged.

The importance of documenting wider impacts, including road closures, restricted access, vehicle damage and disruption to daily life, was also highlighted.

Mapping and Strategic Planning

Discussion took place regarding the need for a longer-term strategic approach to flooding and drainage across Ringwood.

It was suggested that mapping all flooding incidents, drainage assets, watercourses and problem locations could help build a clearer understanding of how the catchment operates.

The Town Council's mapping software may be able to assist with this work, subject to available resources and competing priorities. Flow diagrams and LiDAR mapping were identified as potentially useful tools in developing a comprehensive picture of water movement through the catchment.

Farmer and Landowner Engagement

Hallam Mills advised that local farmers are increasingly collecting hydrological information, including water level and flow data, which could provide valuable evidence for future studies.

Concerns were also raised regarding increasing flows within the Bisterne Stream and the cumulative impacts that future development may have on downstream flood risk.

Learning from Existing Projects

Reference was made to a previous visit to Foulford Bottom where leaky dams had been installed to slow the movement of water through the catchment.

It was noted that similar natural interventions may offer opportunities in and around Ringwood and should be explored as part of any future Natural Flood Management programme.

Priority Locations

Crow Crossroads was identified as a location that continues to experience significant issues and should remain a priority for discussion with partner organisations.

Actions Agreed

1. Seek clarification from HCC regarding timescales for completion of the Avon Catchment Management Plan Action Plan and stakeholder involvement.
2. Continue discussions with HCC and project partners regarding flood resilience opportunities within the Thriving Market Place project.
3. Pursue further discussions regarding the reinstatement of the Moortown Lane Flood Relief Drain.
4. Share Cllr Janet Georgiou's Strategic Site 14 report with the Environment Agency.
5. Dr Peter Street to approach the landowner regarding the Crow Lane wetland area.
6. Continue to gather and record evidence of flooding incidents and their impacts.
7. Support the Environment Agency's desktop study by sharing local knowledge and available flood data.
8. Introduce Aly Maxwell to Dr Peter Street, Cllr Peter Kelleher, Cllr Janet Georgiou and Hallam Mills so that local knowledge, historic flood information and catchment-specific concerns can be shared to support the Environment Agency's developing Natural Flood Management assessment and desktop study.
9. Explore opportunities for strategic mapping of flooding, drainage infrastructure and watercourses across Ringwood.
10. Maintain a focus on Crow Crossroads and other priority flooding locations in future discussions.

Ringwood
Town Council

COMMITTEE REPORT

Report title	Strategy Review
Committee	Planning, Town and Environment
Date	6 November 2026
Report author	Deputy Town Clerk

Decision Summary

Purpose	To invite members to review the Council's strategic priorities within the remit of the Planning, Town & Environment Committee and make recommendations to Full Council regarding priorities for the remaining two years of the Town Council Strategy 2026-2029.
Decision type	To recommend to Full Council
Financial impact	No expenditure approval sought. Future projects may require budget provision and officer resources.
Budget provision	Not yet identified
Confidential / exempt	No

1. Introduction and reason for report

Full Council agreed on 30 September 2026 to invite committees and working parties to review relevant priorities and actions within the Town Council Strategy 2026-2029 and make recommendations for any proposed amendments.

This report focuses on the actions within the remit of the Planning, Town & Environment Committee and considers whether the priorities identified for the remaining two years of the strategy remain appropriate, require amendment, or should be supplemented by additional priorities.

The current strategy is attached as **Appendix 1** for reference.

2. Background Information

The Planning, Town & Environment Committee has responsibility for planning and development matters, environmental issues, town centre initiatives and wider projects intended to improve the character, appearance and economic vitality of Ringwood.

The current strategy includes the following actions within the Committee's remit:

Year 1 (2026-27)

- Strengthen engagement with local businesses.
- Progress design and implementation of the Thriving Market Place project.
- Implement the Bus Shelter Improvement Action Plan.

Year 2 (2027-28)

- Review and update the Ringwood Neighbourhood Plan in response to revised Local Plans.
- Carry out a signage review.

Year 3 (2028-29)

- Identify infrastructure needs to support new development and guide Community Infrastructure Levy (CIL) spending.
- Implement improvements to signage and entrances to the town.

3. Progress against current year priorities

3.1 Bus Shelter Improvement Action Plan

The Bus Shelter Improvement Action Plan has now been completed and can be regarded as delivered.

No further strategic action is required in relation to this project.

3.2 Thriving Market Place

The Thriving Market Place project continues to progress and is being led by New Forest District Council.

A report is due to be considered by NFDC Cabinet on 4 November 2026 seeking approval to allocate funding to progress delivery of the project. Subject to the necessary approvals, works are currently anticipated to commence on site in early 2029.

Whilst delivery remains several years away, there will continue to be a significant Town Council role in supporting the project and helping to ensure that the aspirations of the Ringwood community are reflected as the scheme progresses.

It is therefore recommended that this action remains within the strategy.

3.3 Engagement with local businesses

Strengthening engagement with local businesses has been incorporated into the Committee's project plan and is expected to remain an important area of focus over coming years (see section 4.4 below). An update report was presented to the October meeting of this Committee, outlining current activities (P/6636 refers).

4. Priorities for 2027/28

4.1 Ringwood Neighbourhood Plan Review

The current strategy includes a review of the Ringwood Neighbourhood Plan during 2027-28.

When the strategy was developed it was anticipated that both New Forest District Council and the New Forest National Park Authority would have adopted updated Local Plans by that time. While the National Park Authority remains on course to submit its Plan for examination by the end of 2026, New Forest District Council has paused work on its Local Plan.

As a result, there is now uncertainty regarding the most appropriate timing for a Neighbourhood Plan review.

The Ringwood Neighbourhood Plan was adopted in July 2024 and would not normally require review until around 2029. However, the National Planning Policy Framework has since been revised and members have previously expressed concerns regarding the effectiveness and influence of some Neighbourhood Plan policies.

Professional advice obtained from the Council's planning consultants suggests that the timing of any review should be informed by:

- Progress of emerging Local Plans.
- The impact of Local Government Reorganisation.
- Whether existing policies continue to carry sufficient weight.
- Whether monitoring indicates policies are not operating as intended.
- Whether speculative development pressures emerge.

Given the uncertainties surrounding Local Government Reorganisation, the timing of Local Plan preparation and recent changes to national planning policy, members are invited to consider whether:

- The review should proceed in 2027-28 as currently planned;
- An initial scoping exercise should be undertaken instead; or
- The review should be deferred until the strategic planning position becomes clearer.

4.2 Signage Review

The strategy currently identifies a signage review during 2027-28 followed by implementation of signage and town entrance improvements during 2028-29.

Officers note that delivery of the review may prove challenging alongside other planned projects and workstreams.

Members are therefore invited to consider whether this remains a priority for the Committee over the next two years or whether this work should be deferred until resources permit.

4.3 Climate Change and Community Resilience

During previous discussions on the Council's strategy, members have suggested that climate change and resilience should receive greater emphasis.

This Committee has recently agreed to progress development of a Community Emergency Plan for Ringwood. This work follows the wildfire incident adjacent to the A31 earlier this year, which resulted in significant disruption for residents and businesses.

The Community Emergency Plan will consider a wide range of risks including flooding, severe weather, wildfires, utility failures and other emergencies which may become more frequent or severe as a result of climate change.

Members may wish to consider whether a specific strategy objective should be included relating to community resilience and preparedness. This could include:

- development and implementation of the Community Emergency Plan;
- promotion of practical measures to help residents and businesses prepare for emergencies and build resilience to the impacts of climate change; and
- engagement with relevant agencies on flood risk management, climate adaptation and other resilience initiatives.

This work could complement initiatives already being promoted nationally through the Government's "Be Ready" campaign and locally through HCC, NFDC and other organisations.

Members should note that a separate report elsewhere on this agenda considers flooding and drainage matters, including discussions regarding a potential Environment Agency natural flood management scheme and the possible creation of a wetland area.

4.4 Supporting Town Centre Vitality and Local Businesses

Town centre businesses continue to face a challenging trading environment and there may be merit in exploring additional measures to support and promote the local economy alongside the Thriving Market Place project.

Members may wish to consider whether the strategy should place greater emphasis on supporting local businesses and maintaining town centre vitality.

Existing activity includes engagement with IncuHive and New Forest District Council on business support and town centre initiatives, support for the Ringwood & Fordingbridge Business Community, promotion of business support opportunities, and exploration of digital visitor information and town centre promotion initiatives.

Members may wish to consider whether the strategy should be expanded to include:

- Continue and develop existing business engagement and town centre support initiatives.
- Seasonal installation of bunting within the High Street and Southampton Road, for example during Easter and the summer months.
- Development of a town centre night market, either as a one-off event or a seasonal programme, combining market stalls, food and drink provision, entertainment and community activities.
- Investigation of successful town centre support schemes operated elsewhere.

Any proposal would need to be assessed for cost, resource implications and deliverability before being progressed.

5. Priorities for 2028/29

5.1 Infrastructure and Community Infrastructure Levy

The strategy includes an action in 2028-29 to identify infrastructure needs arising from development and guide Community Infrastructure Levy (CIL) spending.

Although development within the town is progressing more slowly than originally anticipated, officers consider this action remains relevant.

The Council continues to monitor CIL receipts and infrastructure priorities through its existing processes, including annual budget setting and project planning.

It is therefore recommended that this action remains within the strategy.

5.2 Signage Improvements

This is linked with the signage review currently identified in 2027/28 (see section 4.2 above).

6. Financial Implications

This report seeks members' views on priorities rather than approval of specific expenditure.

Any projects arising from the agreed strategy would be subject to future reports setting out costs, resource implications and funding options before implementation.

7. Issues for Decision and Recommendations

Members are invited to consider the matters set out in this report and determine what recommendations should be made to Full Council regarding the remaining years of the Town Council Strategy 2026-2029.

Specifically, members are recommended to:

1. Confirm that the Bus Shelter Improvement Action Plan has been completed and should be removed from the strategy.
2. Confirm that the Thriving Market Place project should remain within the strategy as an ongoing priority.
3. Confirm that strengthening engagement with local businesses should remain within the strategy and consider whether this objective should be expanded to include additional measures to support town centre vitality and local businesses.
4. Determine whether the Ringwood Neighbourhood Plan review should:

    - proceed during 2027/28 as currently programmed;
    - be limited initially to a Neighbourhood Plan scoping exercise; or
    - be deferred until there is greater certainty regarding Local Plans and Local Government Reorganisation.

5. Determine whether the proposed signage review should remain a priority for 2027/28 or be deferred to a later date.
6. Consider whether a new strategic objective relating to climate change adaptation, community resilience and emergency preparedness should be included within the strategy.
7. Confirm that the objective to identify infrastructure needs arising from development and guide Community Infrastructure Levy spending should remain within the strategy.

Ringwood Town Council – Strategy 2026-2029

VISION
Ringwood Town Council will continue to help our market town thrive — focusing on the things that matter most to our residents, businesses, and visitors.

Today

Ringwood Town Council is recognised for organising great events, overseeing planning applications, caring for valued green spaces, demonstrating strong financial stewardship, and being a good employer.

Improve our facilities, services and green spaces

Year 3: 2028–29
Implement play strategy

Year 2: 2027–28
Scope and develop Play Strategy
Finalise phase 2 of Carvers Masterplan Review requirements for Phase 3.
Review outcome of any piloted youth work. Develop longer term plan.

Year 1: 2026–27
Deliver the Cemetery Development Plan
Progress the new Grounds Department facility
Deliver and monitor Open Space Management Plans
Advance Phase 2 of the Carvers Masterplan
Explore options for future youth work

Develop, energise and facilitate events

Year 3: 2028–29
Ringwood Events review - plan for next 3 years

Year 2: 2027–28
Depending on outcome of Thriving Market Place, consider options for Town Centre events to support local economy

Year 1: 2026–27
Hold and/or facilitate series of events to mark 800th Anniversary of Market Charter

Improve communication and engagement with local community and businesses

Year 3: 2028–29
Launch new website
Community consultation for Town Council Strategy

Year 2: 2027–28
Draft requirements for new website
Develop proposals for community consultation for Town Council Strategy 2029+

Year 1: 2026–27
Enhance meeting technology at the Gateway
Refresh the Annual Town Assembly
Strengthen engagement with local businesses

Protect and enhance the town's character while shaping sustainable development

Year 3: 2028–29
Identify infrastructure needs to support new development and guide CIL spending
Implementation of improvements to signage and entrance to town

Year 2: 2027–28
Review and update the Neighbourhood Plan in response to revised Local Plans
Carry out signage review

Year 1: 2026–27
Progress design and implementation of the Thriving Market Place project
Implementation of Bus Shelter Improvement Action Plan

Tomorrow

Ringwood Town Council will continue to be known for organising great events, overseeing planning applications, caring for valued green spaces, demonstrating strong financial stewardship, and being a good employer.
We will act as the first point of contact for local public services, engage residents on the issues that matter most to them, and provide valued support to Ringwood's businesses and local economy.

ENABLERS and DISRUPTORS

Our ability to deliver this strategy depends on a number of enablers. New IT, skilled and dedicated staff and councillors, and a culture of civility and respect will all support success. We are further strengthened by volunteers, community groups, and the Neighbourhood Plan. However, there are also disruptors that may slow progress. Staff changes, financial and resource constraints, or delays with new technology could hold us back. Local government reorganisation may create new opportunities and assets, but also risks disruption to existing services.

F

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 poistion
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 has been very effective. Annual flail and stream clearance completed. Met with EA re. potential NFM project . Met with Flood Wardens to discuss various issues (see separate item on agenda).	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. Engagement with HCC F&WM team.	Awaiting response from HCC F&WM team to follow up questions after meeting on 21/10/2026. Liaison with EA re. potential NFM project. Liaison with landowner re. potential creation of a wetland area.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve.
Thriving Market Place	Concept for town centre shared space identifed 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. NFDC Cabinet to consider allocating funds to enable delivery of the project. Animal sculpture in progress, to be funded by NFDC from project costs.	Financial: Funding for delivery yet to be confirmed. Dependency: Progress at this stage is dependent on NFDC.	Awaiting outcome of NFDC Cabinet meeting on 04/11/2026.	Note - project update only.	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 Cabinet.

Bus Shelters	Review of Council owned bus shelters to identify works required to repair and/or replace.	In progress	Identified improvements completed: new roof and bench seat for shelter in North Poulner Road, new seat behind shelter in Eastfield lane, replacement shelter in Gorley Road, and Taxi Shelter refurbished.	N/A	All works now complete.	None.	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 £1383 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. NFDC Community Safety developing a local delivery model - awaiting outcome of this work before proceeding.	Delivery: Dependent on agreement of deployment protocol and locations by both councils, and consent from HCC/Enerveo for locations and use of lampposts.	Awaiting outcome of NFDC delivery model work before proceeding.	When more detail is available from NFDC, to consider implementation plan and proposed locations.	Deputy Town Clerk	Deputy Town Clerk / Cllr Haywood	Grant of £6689 secured from NFDC CIL.
Strengthen Engagement with Local Businesses	Action identified in the Council's Strategy for 2026/27	In progress	Various initiatives including compilation of emergency contacts for town centre businesses, working with NFDC supporting local businesses, Ringwood & Fordingbridge Business Community, and a possible pilot for a digital self-guided walking tour.			Considertion to be given to placing greater emphasis on supporting local businesses and maintaining town centre vitality - see separate report on Strategy Review.	Town Clerk / Deputy Town Clerk	Cllr G DeBoos, Cllr Frederick	No financial implications at present.
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 transferred from NFDC to HCC to implement. HCC preparing hoping to deliver before Christmas but it's more likely work will be carried out Spring 2027 in the drier months.			Note - project update only.		HCC	Developers contributions held by HCC.
Greening Ringwood	Phase 3 - Adaptation	In progress	Cllrs Kelleher and Haywood appointed to represent the Council for Phase 3; training sessions arranged for June, September and November.			Note - project update only.		Greening Ringwood	

Review of Speed Limits and Road Safety Measures in Kingston	Request from resident to support adressing 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 Members are asked to note the contents of this report.

For further information,
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