

RINGWOOD NEIGHBOURHOOD PLAN 2023 - 2036

CONSULTATION STATEMENT



Published by Ringwood Town Council for submission consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended) and in accordance with EU Directive 2001/42

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1. Introduction

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Ringwood Neighbourhood Plan 2023 - 2036. The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- i. Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan (NP).
- ii. Explain how they were consulted.
- iii. Summarise the main issues and concerns raised by the persons consulted and
- iv. Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

Neighbourhood Area Designation

1.2 The Neighbourhood Plan Area was designated by the Local Planning Authorities, New Forest District Council (NFDC) on 3 February 2021, and the New Forest National Park Authority (NFNPA) on 16 February 2021.

The area covered is the whole of the parish of Ringwood. Therefore, it includes areas within the New Forest National Park (NFNP) to the east and south-east of the town.



Plan A: Designated Ringwood Neighbourhood Area

2. The Consultation Process

Dateline of Events

26 September 2018	Full Council agreed to proceed towards adopting a Neighbourhood Plan
31 October 2018	Members received a presentation from NP consultants, outlining the process and the benefits
28 November 2108	A motion to proceed was deferred by Full Council to the next meeting following Town Council elections in May 2019
15 May 2019	The motion to proceed was again deferred by Full Council to a special meeting for this purpose alone with guest speakers
11 September 2019	Members received presentations from NFDC Chief Planning Officer and NP consultants, agreed to instruct consultants to prepare an initial report and approved the use of an existing budget to engage consultants
4 October 2019	Full Council agreed a Terms of Reference for engagement of consultants and to establish a Steering Group
30 January 2020	Community interest meeting held – membership of Steering Group agreed
7 February 2020	First Steering Group meeting held
February 2020	Town Mayor spoke at Community Network meeting, addressing about 70 attendees from various local organisations
14 February 2020	Press Release issued about the initiation of the Plan process, and inviting volunteers to get involved
7 August 2020	Following a tender process, O'Neill Homer appointed by Planning, Town & Environment Committee as consultants to assist in the first phase of preparation of a NP for Ringwood
24 September 2020	Steering Group met with consultants (Session 1 of 3) to discuss project governance, options for the designated neighbourhood area, existing evidence base, and engaging with stakeholders
22 October 2020	Steering Group met with consultants (Session 2 of 3) to discuss issues/policies that could be included in a NP All councillors were invited to attend this meeting
19 November 2020	Steering Group met with consultants (Session 3 of 3) to prepare a report with recommendations on whether to proceed or not with a NP
8 January 2021	Planning, Town & Environment Committee considered and approved recommendations from the Steering Group to proceed with a NP – recommendation made to Full Council (see below)
27 January 2021	Full Council considered recommendations from PT&E Cttee and agreed: <ul style="list-style-type: none"> i) That the Council proceeds with a NP, dealing with a small number of policy areas (Town Centre, Design, Climate Change, Connectivity and Housing) ii) That the project be funded from grant support available from Locality and the balance being funded by the Council iii) That the designated neighbourhood area should be coincident with the Ringwood parish boundary
3 February 2021	NFDC designated the parish of Ringwood as a Neighbourhood Plan Area.
16 February 2021	NFNPA designated the parish of Ringwood as a Neighbourhood Plan Area.
4 March 2021	Steering Group agreed to appoint 4 Working Groups to focus on Environment; Housing; Design & Heritage; and Town Centre.
1 April 2021	Press Release issued calling for volunteers.

9 April 2021	Action Plan approved by PT&E Cttee.
24 May 2021	GoFour group established to project manage, comprised of the four Working Group leads, to enable overlaps and gaps to be identified and work to be coordinated
30 May 2021	Website and Facebook page created.
June to December 2021	Various surveys carried out by each of the Working Groups.
January 2022	Project Manager appointed.
10 February 2022	Town Centre Stakeholders meeting held.
20 July 2022	P&F Cttee approved funding to employ SPUD to communicate and engage with young people
4 August 2022	Press release issued with an update on progress and calling for volunteers
14 September 2022	Members of the Steering Group attended Ringwood School Assembly to encourage students to take part in SPUD workshops
16 September 2022	Drop-in at Ringwood School
27 & 29 September and 4 & 6 October 2022	SPUD workshops with students held at Carvers Clubhouse and Ringwood School.
18 October 2022	Presentation to Ringwood Society Open Meeting
18 October 2022	Meeting held with NFDC and NFNPA to discuss policies
15 to 29 October 2022	Exhibition in Ringwood Gateway to seek views on Vision and areas of focus, and showcase feedback from young people. The display was regularly manned at different times of the day and on Saturdays to enable discussion.
30 November 2022	Full Council received presentation from young people with results from work with SPUD – A Young People’s Vision
11 January 2023	PT&E Cttee considered draft pre-submission document and agreed amendments, as well as comment form and list of FAQs for Reg 14 consultation
25 January 2023	Full Council approved the pre-submission document for submission to Regulation 14 consultation
6 February 2023 to 19 March 2023	Regulation 14 Public Consultation period – drop-in sessions (when members of the Steering Group were available to answer questions) were held in various locations around town on 15, 22, 24, 27 February and 1, 6, 8, 13 and 15 March
7 July 2023	PT&E Cttee recommended approval of amended Plan for submission to LPAs.
26 July 2023	Full Council approved Submission Plan.

Public and Stakeholder Consultation

During 2021 the following surveys were conducted to gauge the views of the people of Ringwood. These were a combination of on-line surveys, interviews and paper forms:

- Shoppers Survey
- Shopkeepers Survey
- Housing Survey
- Energy Efficient Buildings Survey
- Nature Recovery Survey

Results from these surveys are summarised in Appendix 1 RNP Surveys Summary – and were used to inform Appendix 2 – Housing Evidence Summary. Full reports are available within the schedule of evidence.

Drop-in events were held in the Gateway building in October 2022 to test the Vision for the town and to seek input on the proposed areas that each working group would cover. Over 200 people attended these sessions.

Four sessions were held with students from Ringwood School with over 30 students attending. These sessions were specifically designed to gain the views of young people about the future of the town. Two of the students presented the findings to Ringwood Town Council on 30th November 2022. The resultant report is in Appendix 3.

Across all the surveys and events over 1000 residents gave their views.

The community told us that they loved the history, semi-rural and market town feel of Ringwood. They also defined a vision for the future which is encapsulated by the following:

- A more vibrant town centre with character – that stays alive in the evening with restaurants and family pubs
- Affordable homes for youngsters and 2-3 bed family homes
- More energy efficient housing
- Preservation of green spaces and increased recreational facilities
- Maintaining the character of the town whilst also making it more attractive
- More for young people to do

Many people are concerned about the developments on the allocated strategic sites and do not believe that Ringwood has the infrastructure to support this number of new properties. In particular, there were concerns about traffic, schools and access to doctor surgeries. Although these matters are not addressed in the Neighbourhood Plan, the Town Council continues to represent these views as part of the consultation for the strategic sites.

A Town Centre stakeholder meeting was held on 10th February 2022 with representatives from NFDC, Hampshire County Council (HCC), the local bus company, interested developers, the Ringwood Business Association and Ringwood Society. This meeting was facilitated by our consultants.

In October 2022 a presentation with questions and answers was held at the Ringwood Society Open Meeting with over 50 people in attendance.

Based on all the above feedback:

- The Vision for the Town was adjusted.
- A series of meetings were held with NFDC and HCC to progress the concept of creating a more thriving Market Place.
- Policies were developed to include:
 - a. A Spatial Plan for the town that sets out: the need to use Brownfield sites wherever possible to provide small dwellings; the need for nature recovery outside the settlement boundary and the need for improved walking and cycling routes to serve the new housing developments in the town.
 - b. Maintaining a Successful and Prosperous Town Centre to ensure continued provision of shopping and entertainment facilities.
 - c. Smaller Housing
 - d. First Homes

- e. A Design Guide to ensure new development preserves and enhances the character of the town.
- f. Green Infrastructure and Nature Recovery
- g. Zero Carbon Buildings

Ringwood Town Council has work in progress to improve the recreational facilities at Carvers and hence this aspect was not included in the NP Policies.

Consultation with NFDC and NFNPA

During 2021 and early 2022 advice and input was sought from the Local Planning Authorities by the Working Groups to understand the potential scope of the policy areas for the NP. In particular, the Housing Working Group and the Environment Working Group sought input on:

- Housing targets
- Provision of housing for those with a local connection
- Standards for energy efficient housing and industrial properties
- Proposed Nature Recovery Networks

This input was used to inform the relevant policy areas.

It should be noted that the original terms of reference for the NP asked that community-led housing be included in the scope. The Council's consultants had also asked for consideration to be given to self-build housing. Both these topics were considered but neither appears in the NP. This is for the following reasons:

- Although the Housing Working Group supports community-led housing as a housing delivery policy, there is currently no community group which has expressed an interest in pursuing this, and it is therefore not possible to form a deliverable policy at this time.
- The Group also supports the principle of self-build housing. However, the register of applicants held by NFDC is for the Avon Valley area and not specific to Ringwood. It is therefore not possible to produce a particular site policy for Ringwood.

In both cases, the NFDC Local Plan allows local applicants to use community-led housing and self-build schemes without the need for a specific policy in the RNP.

A meeting was held on 18th October 2022 to address questions in relation to the proposed scope of the policies. This input was used to inform discussions with the public and also to shape the areas discussed.

A draft of the pre-submission plan was sent to NFDC and NFNPA and a meeting was held on 8th December 2022 where both authorities provided helpful input and suggestions for adjustments. This input was largely reflected in the Pre-Submission version of the NP.

Pre-submission Consultation

The Pre-Submission Plan was published on 6th February 2023 for a 6-week period of public consultation. An invitation to comment and a comment slip was published in the local newspaper (Ringwood & Fordingbridge News) that is delivered free to residents in the BH24 area, and was shared on social media and the Town Council and NP websites.

Drop-in events were held around the parish and were advertised via the same newspaper, on-line, via social media and via posters around the town.

Copies of the Pre-Submission Plan were located in Ringwood Gateway and Ringwood Library and online at www.ringwoodnp.org.uk which contained more background information on the Neighbourhood Plan and process.

Copies of the Plan were sent to the Local Planning Authorities and other Statutory Bodies as listed in Appendix 4

The consultation period lasted for 6 weeks, following which copies of the Pre-Submission Plan comments were reviewed by the working groups and the Steering Group.

An update was provided via social media and the website in response to public comments in June 2023 (after the Local Elections).

3. Pre-submission feedback summary and changes arising

Summary of the statutory bodies' consultation

O'Neill Homer reviewed the comments received from the Statutory Bodies and provided a summary with recommendations. (Appendix 5 - RINGWOOD NEIGHBOURHOOD PLAN REGULATION 14 ANALYSIS: STATUTORY BODIES).

As a result of this analysis further advice and input was sought with respect to:

- a) Policy R6 (First Homes), NFDC reference paragraph 5.39
- b) Clause C of Policy R11 (Zero Carbon Buildings)

With respect to Policy R6 it was noted that the NPFC Local Plan part 1 (2020) site allocations - including all the Strategic Sites - will, as stated, be implemented as far as the "Affordable" portions are concerned, according to the District-established Policy of the Choice-Based Letting system. This does not allow for parish/Town based priorities, therefore paragraph 5.39 has been revised to apply only once the NFDC requirements of their policy STR5 have been satisfied.

For Policy R11 the NP Steering Group agreed to remove references to Post Occupancy Evaluation rather than continue to pursue this aspect of the policy. It should be noted that this was not the advice provided by O'Neill Homer.

The report also recommended that agreement is reached with the NFNPA (and NFDC) on how the final list of assets identified under Policy R9 are to be incorporated within each local planning authorities' local lists and transferred into Historic Environment Record hosted by Hampshire CC. No change has been made to the NP but this is noted as required for the implementation of the Plan.

Summary of the other (non-statutory) groups' consultation

Responses from other (non-statutory) groups were supportive of the direction of the plan. Details are contained in Appendix 6.

Summary of the public consultation

The public consultation on the pre-submission version of the Ringwood Neighbourhood Plan (RNP) ran from 6th February to 19th March 2023. Members of the public were invited to provide comments via paper forms, on-line or in person.

The verbal comments received from over 100 members of the public were generally supportive, with special interest in and support for:

- improving the town centre.
- smaller housing and homes for those with a local connection.
- energy efficient housing.
- preserving and enhancing the special design features of the town.
- creation of nature recovery corridors.

There were numerous ideas for specific improvements, these will be reviewed against the Ringwood Town Council Strategy and Project List. Many of these ideas and suggestions were outside the scope of an NP. As any of these ideas progress further engagement with residents and businesses will be undertaken.

Two areas that received multiple responses were the plans for a more Thriving Market Place and the future of the Old Town Hall / Regal Cinema. As a result, the following clarifications were issued:

1. The concept of creating a more pedestrian friendly area in the Market Place is designed to help the businesses in that area. There is no intention to stop traffic and the provision of parking is being evaluated in conjunction with Hampshire County Council.
The next step would be to look at a more detailed design for the area and we would encourage interested members of the public to join the team looking at this. We would then need to seek funding to implement any changes.
We also note the comments raised about moving the Bus Depot as part of any change and will need to look at the feasibility of such a move.
2. The Old Town Hall / Regal Cinema site is a concern to us all. Several years ago there was an attempt to launch a Community scheme to buy the site. At that time the cost was an estimated £2m purchase cost and a further £10m to develop it into a usable space. Unfortunately, the Town Council does not have this amount of funding available. We do keep a close eye on the ownership of the site and would welcome an application to develop it.

There were also requests for a simplified version of the Plan. Whilst the document itself is necessarily technical, there is now a summary document available on the website. This document outlines the vision and the land-use policies.

A full list of the submitted on-line and paper forms comments is included in Appendix 7.

Changes made as a result of the Pre-submission Consultation

The recommendations made to the issues raised by statutory consultees and stakeholders, were noted, accepted and addressed in the Submission Report where possible. With the exception of the recommendation on R11 in relation to Post-Occupancy Evaluation where the Steering Group decided to remove this from the policy and from Appendix E.

The following changes have been made:

- The title of the plan has been amended;
- Email contact details amended;
- Corrections made to some dates in the Neighbourhood Area section;
- Paragraph 3.7 added to reflect the Government's recent Environment Improvement Plan;
- NFDC Draft Planning for Climate Change Supplementary Planning Document (March 2023) referenced in section 3.8;
- Market Place 'Vision' visual amended to make it clearer that the area would be a shared space;
- Paragraph 5.19 amended to include reference to appropriate parking;
- Paragraph 5.39 amended to reference the Local Plan requirements from policy STR5;
- Policy R11, Appendix E and paragraph 5.68 changed to remove references to post occupancy evaluation;
- Paragraph 5.65 changed to reference NFDC Draft Planning for Climate Change Supplementary Planning Document (March 2023);
- Viability analysis included in the schedule of evidence.

4. Index to Appendices

Appendix 1	Survey Results
Appendix 2	Housing Evidence Summary
Appendix 3	Ringwood Town Futures Youth Report
Appendix 4	Local Planning Authorities and other Statutory Bodies List
Appendix 5	Regulation 14 Statutory Consultees Comments - Analysis
Appendix 6	Regulation 14 Other (non-statutory) Groups Comments
Appendix 7	Regulation 14 Consultation Comments – Public

Appendix 1 – Neighbourhood Plan Survey Summary

Section 1 - Main conclusions of the Town Centre Working Group research

To enable the residents of Ringwood to provide input into the long-range planning process for Ringwood the Town Centre Working Group (TCWG) has conducted a Shoppers Survey (537 Respondents), a Shopkeepers Survey (50 interviews), and depth interviews/extensive discussions with other stakeholders (community leaders, developers, investors).

Below is a summary of the wishes of the people of Ringwood, as they emerged from the survey research.

1. There was universal agreement that the primary goal should be a thriving and vibrant town centre. (The impact of online shopping on major shopping centres was acknowledged but the evidence shows that smaller shopping centres with a variety of independent shops, particularly in market towns, are much less vulnerable than large shopping centres filled with major chain stores). Overall, 75% of shopping is predicted to remain through shops in streets.
2. When shoppers were asked for their priorities (an open question), the top three results were:
 - a. more independent shops (72%)
 - b. more events (27.5%)
 - c. more street entertainment (15.%)
3. There was strong opposition from shoppers and shopkeepers to the conversion of existing retail premises into residential use on the grounds that:
 - a. there should be more shops, not fewer.
 - b. such conversions fracture the “flow” of the retail offer by breaking up the shopping centre with buildings of interest to no one other than the residents.
 - c. the town centre currently fails to meet the needs of some sections of the Ringwood population (no clothes shop for the young or for the less affluent; no post office, inadequate provision for major events). Meeting these requirements (with more not fewer shops) was thought to be a priority.
4. There was a general feeling that some of Ringwood’s remarkable assets are under exploited. In discussions of this issue, the Market Place became the focus of many of those participating in the surveys. The Market Place, historically the centre of the town, was generally considered underused and undervalued. The Farmers Market and other events prefer to use the Furlong or the space in front of the Gateway, rather than the Market Place, because the footfall in the Market Place is too low and, according to one respondent, because of the high charges for the necessary road closures.

Given the closure of West Street and the conversion of the Market Place into a cul de sac, it was almost inevitable that the possibility of converting the Market Place into “shared space” (i.e. a space mainly for pedestrian use but with limited, controlled access for essential vehicles) attracted widespread support (94% in the Shopkeepers Survey). Although the Wednesday market and several annual events take place in the Market Place, it was generally agreed that the Wednesday markets

are 'not what they used to be'; and that other events held in the Market Place, although successful, still leave the Market Place calendar bare for most of the year.

It was strongly felt that, unless action is taken, a major town asset (one that other towns would give their eye teeth for) would decline. The 'shared space' concept would enable the shops, restaurants and cafes in the Market Place to make much better use of the available space. It could provide room to meet the town's wish for more events and more street entertainment. With the help of the proposed development of the old cinema site, the Market Place could become once again the heart of the town, an essential link between the Furlong and the High Street.

Section 2 - Energy Efficient Buildings – Survey Results Summary

This survey was conducted in October 2021 with 92 respondents.

Over 95% of respondents were concerned about climate change and reducing our carbon footprint.

When asked why there were 3 main themes:

1. The need to do more now for the sake of future generations.
2. Concerns about the impact of flooding and danger to wildlife.
3. The need to change building practices now e.g no gas, solar panels as part of new-builds and well-constructed future-proof housing.

The most popular actions people have already taken in their homes were double/triple glazing, insulation and energy efficient appliances with cost of installation being the main barrier for taking additional measures.

There is strong support for new housing to be built to high environmental standards, especially since retrofitting existing properties is so difficult and expensive.

Section 3 - Nature Recovery Survey Summary

The survey was conducted in November and December 2021 and completed by 70 respondents. By far the majority of these stated that:

- It is easy to connect with wildlife, However, for many this means driving to areas of the New Forest.
- Nature is important to their wellbeing.
- They are supportive of a Nature Recovery Plan that protects or increases the green spaces in Ringwood.

Improvements to existing green spaces were suggested, in particular:

- Wildflower meadows – especially along roads and in estates, should not be mown more than twice a year.
- Wildlife corridor and habitats – around the whole town. Bird boxes were mentioned as specific habitats.
- Native trees – Hedging was also mentioned, and both were thought desirable along main roads.

There was concern about the impact that new housing developments are having on nature and wildlife corridors.

Appendix 2 - Housing Evidence Summary

This document summarises the evidence collected by the Housing Working Group of the Ringwood Neighbourhood Plan team. It highlights the local housing challenges and provides the background to the policy recommendations.

The lack of smaller, more affordable dwellings – particularly for “starter” homes - is well recognised in the New Forest area, and forms the policy recommendation in NFDC Local Plan Part 1 Policy HOU1 (page 5)^{H1} for a much greater proportion of smaller homes to be provided by developers.

Furthermore, this recommendation includes making “Provision of smaller homes designed for private rent in appropriate locations, as private rented homes play an important role in meeting needs for lower cost market housing for lower income residents who are unlikely to qualify for affordable housing and are unable to purchase a home.

As a first step the working group conducted a Housing Survey^{H2} on-line in 2021. There were 279 respondents. Of the households that responded, over 1/3 had members looking to buy or rent a house in Ringwood in the next few years, and over 80% of these had local connections. 50% of those looking to buy were looking to pay £350K or less.

From the respondents’ experience, Ringwood is lacking starter homes (1-2 bed), mid-priced 2-3 beds and council / housing association dwellings. There was a split view on supporting a small development of social/affordable housing on a Green Belt site (42.2% for 46.2% against).

The need for smaller, 1-2 bedroom properties by the majority of applicants on the NFDC Housing Register for subsidised housing is also very evident – 80% in one typical list^{H3}.

A subsequent survey^{H4} conducted with a selection of Ringwood Estate Agents showed that 2 or 3 bedroom houses were the most in demand, with the level of demand increasing as the price lowers. Until recently around 70% of properties would have been sold to local people but this has now reduced to around 50% pointing to the potential for locals to be less well positioned to buy.

Those with particular connections to Ringwood in need of an affordable home here appear to have a financial disadvantage compared with the other towns in the New Forest District. An examination of the ONS average incomes across the District^{H5} and the Land Registry data on average prices paid in 2021 for dwellings^{H6} indicates that the house price to income ratio required to purchase in Ringwood is second highest.

The Ringwood Housing Needs Assessment (HNA)^{H7} commissioned by the team also reports that the median (50% cheapest) and lower quartile (25% cheapest) average prices in Ringwood are currently £328,500 and £265,000 respectively. The median price in 2020 was £86,500 higher than in 2011 (35.7% growth), and the equivalent increase for the lower quartile was £89,750 (51.2% growth). This means that even to afford one of the least expensive homes in Ringwood, a prospective buyer would need to find a very large additional deposit or have their existing property to sell. The price of entry-level housing has risen faster than that of housing generally, presenting a potentially immense challenge for those with lower incomes or without equity in an existing home who wish to buy locally.

There is a relatively large group of households in Ringwood who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £35,000 per year (at which point entry-level rents become affordable) and £69,000 (at which point entry-level market sale homes become affordable). This ‘can rent, can’t buy’ cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.

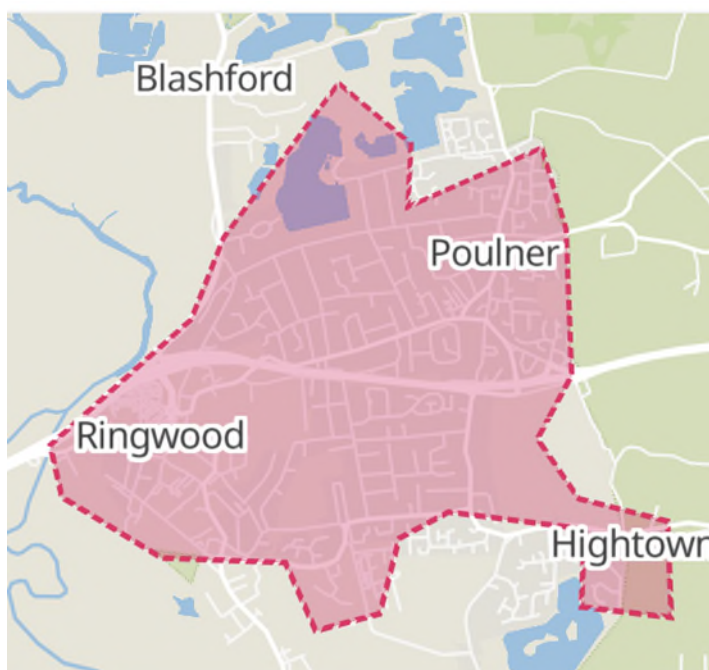
The current First Homes maximum house price permitted is £250,000 after the 30% minimum discount, which corresponds to £357,000 open market price. Currently these are the smaller properties available for sale in Ringwood below that price, showing that the open market price for dwellings suitable for starter homes is within the First Homes price limit.

The group noted that in the NFDC Advice note on First Homes of July 2022^{H8}, it is stated that “the areas where First Homes exception sites can come forward are shown as a blue shade on a map, within the parishes of Breamore; Fawley; Fordingbridge; Hythe & Dibden; Marchwood; Ringwood; Sandleheath; and Totton & Eling.”

Analysis of the house prices from Land Registry for 2021^{H6} shows that the area of Ringwood with the most sales of smaller affordable housing was BH24 1 (indicated on the map below). Part of this area coincides with the blue shaded area in the NFDC Advice note on first homes.

A survey of the recently constructed Beaumont Park estate^{H13} indicated that around 10% of those interviewed had moved from elsewhere in Ringwood to the estate, implying that few properties are being purchased by Ringwood residents.

Ringwood	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/ma/s	Sales	Overall average	Total sales
BH24 1	£492,113	71	£346,212	52	£297,533	30	£197,582	39	£362,368	192
BH24 2 (St Ives)	£736,317	189	£426,250	4	£273,500	7	£350,917	6	£703,344	206
BH24 3	£713,313	51	£382,079	19	£308,531	16	£143,000	4	£546,077	90
Average		311		75		53		49	£537,263	488



The group sought other examples of towns or parishes that had considered First Homes and affordable homes and noted that in Basingstoke^{H9} those with a local connection are to be given priority for the first 6 weeks of such properties being available, as are those in a development in Marnhull Dorset for the first two months according to their s106 Agreement^{H10} (See definitions “Local Needs Person” page 9). National Policy Planning guidance on First Homes^{H11} allows for sites to include “local connection criteria”^{H11} where there is evidence of local need.

Based on the evidence above, it is recommended that:

1. A First Homes policy is included in the Neighbourhood Plan to address the issue of affordability to buy in Ringwood.

2. A priority period of not less than 8 weeks be given to those with a local Ringwood connection when First Homes or Affordable Homes are built in the parish.

3. Priority should be given to housing development planning applications proposed with emphasis on smaller, 1-2 bedroom dwellings. A number of small sites within the BH24 1 or 3 postcodes have been provisionally assessed as possible candidates for small homes in Ringwood, in preparation for a subsequent revision of the Neighbourhood Plan. This assessment work is contained in NPSiteAssessFeb23 Update.doc^{H14} with NPSites Map Oct22.pdf^{H15}

It is noted that the indicative housing target for Ringwood given by NFDC to meet the overall housing requirement of the 2020 Local Plan part 1 can be met from the current allocations^{H12}, and therefore the small sites suggested above would represent an addition to the current NFDC target.

References:

H1. NP-HOU1 extract sizes.do (NFDC Local Plan Part 1 Policy HOU1 (page 5))

H2. NP Housing Survey Summary

H3. NPHousingRegisterNFDC211122 (Example of NFDC Housing Register for those seeking subsidised housing in Ringwood)

H4. NPEstateAgentSurveyHsgDemand (Ringwood Estate Agents Survey Findings)

H5. Np-NFIncomeONS (Average Incomes New Forest)

H6. NPNFHousePrices2021LandREg

H7. NPFinalHNA2022 (AECOM Ringwood Neighbourhood Plan Housing Needs Assessment)

H8. NPHFirstHomesNFDCAdviceNoteJuly_2022

H9. NP FirstHomesBasingstoke.pdf

H10 NPHs106Marnhull (First Homes Marnhull s106 Agreement)

H11 National Policy guidance First Homes - <https://www.gov.uk/guidance/first-homes>

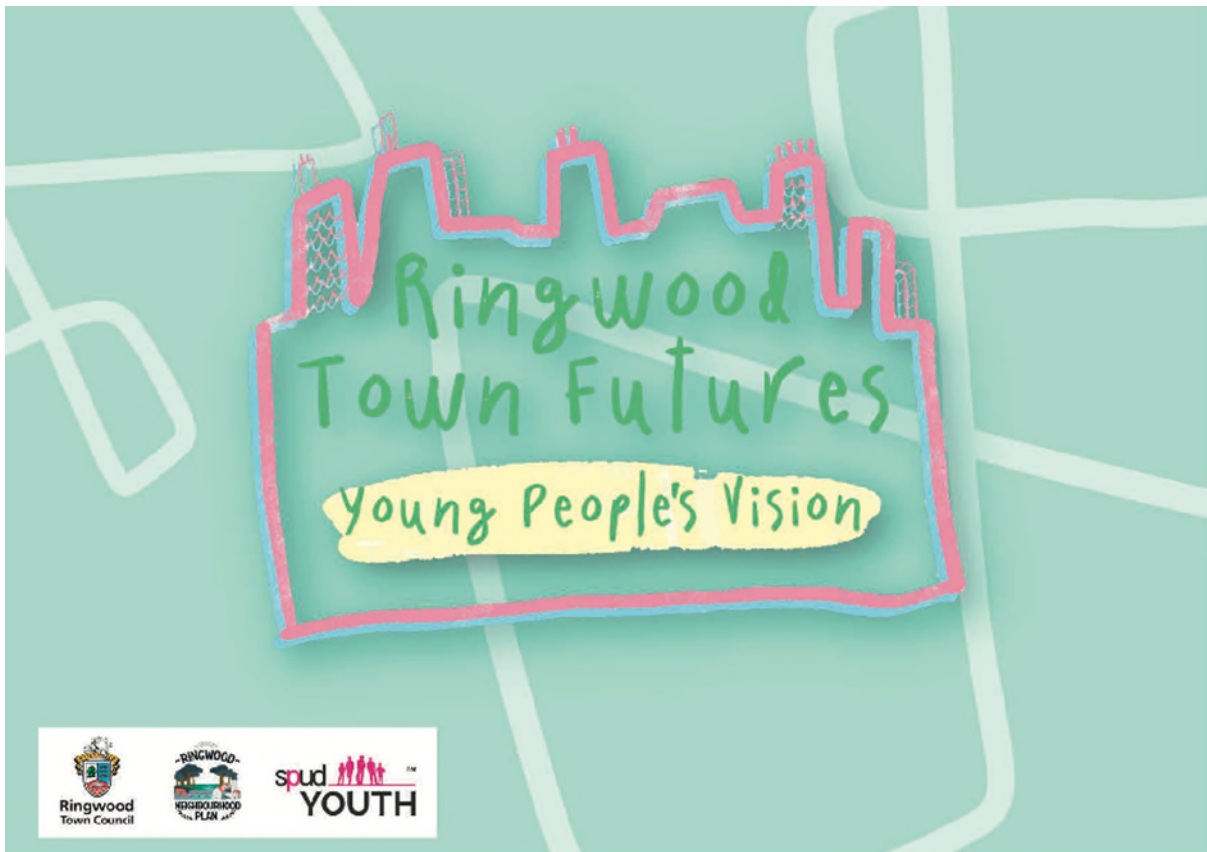
H12. NPHReachingNFDCHousingIndicativeTarget (NP reaching NFDC Target - correspondence Housing Team/NFDC)

H13. Beaumont Park Survey Results

H14. NP SiteAssessFeb23 Update – Initial assessment of possible small housing sites

H15. NP SitesMap Oct22 – Map of possible small housing sites

Appendix 3 - Ringwood Town Futures Youth Report



We must remember:

"Young people are the future inhabitants of our towns and cities, therefore it's critical their voices are heard"

Introduction



Ringwood Neighbourhood Plan

For a Neighbourhood Plan (NP) to have real local credibility, it must be prepared by the community that lives in, works in and uses the Neighbourhood.

The Ringwood Neighbourhood Plan Team wants to ensure community engagement and participation not just simple consultation. To encourage an active dialogue with the younger people of the town, the team chose to work with SPUD to run workshops and drop in sessions that would capture their concerns, ideas and thoughts.

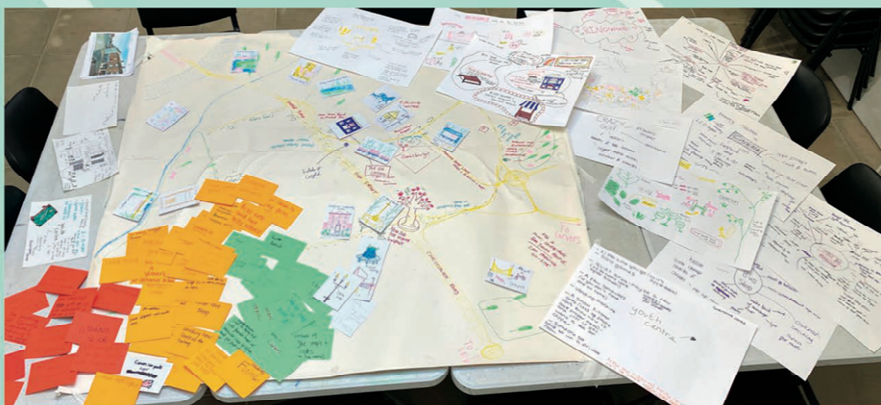
This report is the output from those sessions.

The team was encouraged by the quality of the thinking and delighted by the fresh ideas that were put forward for the future of Ringwood.

Workshops

Giving Young People a Voice

A series of group workshops for young people were organised by charity SPUD during October 2022. Drop-in workshops took place at the Carver Clubhouse and Skatepark and at Ringwood School. In total 30 young people took part and had an opportunity to share their ideas, through a series of written, visual and mapping activities. The following report pulls together their various thoughts and ideas and identifies some of their key priorities for potential change.



Key Outcomes



What matters most...

- Green spaces
- Better lighting and lighting displays
- Skate Park facilities
- Limited shops of interest to young people
- Poor bus station area
- Nothing to do in the town centre
- The old cinema to be re-used
- Attractive public art



Love it...

What do young people love about the town and want to keep:

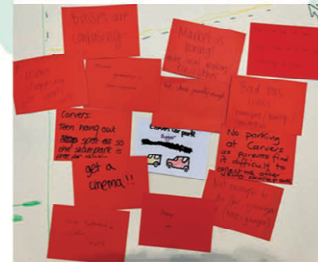
- green spaces e.g. Bickerley Common
- christmas lights
- public art e.g. acorn bench and Jubilee lamp
- Carvers skatepark



Improve it...

What do young people think could be made even better with improvements:

- picnic areas and pocket parks
- better shops especially for younger people
- landmark public art
- facilities at Carvers skatepark
- improved bus stops
- a town centre cinema
- walking and cycling routes



Loathe it...

What don't young people like about Ringwood:

- confusing buses/timetables and poor bus station area
- boring market
- poor links to other towns like Lymington
- no parking at Carvers skatepark
- no cinema
- town centre (High Street) has no greenery

Green Spaces

Young people repeatedly talked about the importance of green spaces in Ringwood. They referred to Bickerley Common, the Castleman Trail, Carvers Park and the various pocket parks around the town. These were important spaces for them to 'hang out' and enjoy themselves with friends or family.

They also wanted to see improvements to some of these areas including:

- fitness trail/equipment along the Castleman Trail. Possible low level led, solar lighting for night use.
- lighting and a toddlers skatepark at Carvers
- a covered area over the skatepark, to make it usable year round
- better entrances and attractive picnic seating in the pocket parks
- lack of greenery/green spaces in the centre of town, especially on the High Street



Bus Station

The area of the bus station/bus stops came up repeatedly in conversation. It was felt that the area was not attractive and there was nothing to do or see there. This made it feel unsafe and unwelcoming, especially at a key location in town for potential visitors.

Young people felt the area had the potential for some colour, artwork, planting and improved lighting. The back of the supermarket building was identified as a key area to improve.



Public Art

A broad range of conversations were had around public art that already existed in town or could be created. Young people quickly identified the acorn bench, Furlong horses and Jubilee lamp-post as examples.

There were some great ideas to create an art trail to guide visitors into the heart of the town using the symbolism of acorns, oak leaves and trees. This could be extended into seating designs and way-markers.

Young people like the Christmas lights, but wanted to see light and colour all year round. One suggestion was to have a canopy of illuminated art strung across the High Street, possibly with a nature theme.

It was also felt that a landmark piece of sculpture was needed to act either as a gateway or to identify the centre of the town. This could also double up as some form of shelter and seating space. A covered area was something that young people wanted as a casual meeting space.



Shops & Cafes

Young people understand that a local authority does not have the power to determine which shops occupy its town centre, but they felt that there was a strong case for making the High Street and Market Place more attractive areas so people want to spend time, shop and in turn attract new retail businesses.

It was felt strongly that there was little on offer for young people in the High Street and that most of the shops served an older audience. In fact most young people made it clear that they only ventured as far as Sainsburys or that the High Street was just an area they passed through on the way to somewhere else. None of the youngsters said they spent any time there.

Young people found themselves travelling to Bournemouth or Southampton for shopping and 'young people friendly' cafes, but again mentioned the often prohibitive cost of public transport.

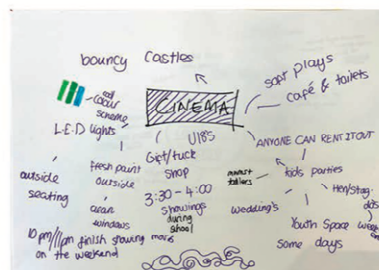


Old Cinema

Out of all the buildings in the Town Centre, the 'old cinema' on Market Place was mentioned repeatedly. Many young people said they'd love to have a cinema back in town, especially as public transport was so expensive to get to cinemas at neighbouring towns such as Bournemouth.

They also understood that sustaining a cinema in town could be difficult and suggested that the building could also have alternative uses, such as soft play, bouncy castle, party venue, cafe and that films be shown just at weekends.

The young people were also keen that the building be renovated to improve the look of the street. It could be illuminated for different holidays such as Christmas and Halloween to make an eye-catching focal point.



Youth Space

There was a lot of conversation around a space for young people to 'hang out' and spend time with friends. Some of this linked back to the Carver clubhouse. Youngsters were not looking for a programmed youth club, but rather an informal space where they could meet, spend time with friends, buy a drink and snacks. The requirements for a space like this varied from it being fun and having music, to also having quite spaces to read and relax.

The idea of cooking facilities came up to - with young people saying they wanted to be able to cook properly and learn how to cook - not simply a meal pinged in a microwave.

Any development of a new youth space needs the input of young people from the start to gather a clear understanding of what they want, rather than make assumptions such as putting a table tennis table in.



What Next

Sharing young peoples ideas

The map on the following page pulls together many of the young peoples ideas and presents them in a visually cohesive and stimulating way. The map was created during the workshops with young people and illustrated by artist and local resident Daisy Kate. The map and report will be shared with the Ringwood Town Council, Ringwood School and online at: www.spud.org.uk/spudyouthringwood

These ideas will be used to shape the vision of Ringwood in the Neighbourhood Plan, they will be shared with the whole of town. The Ringwood Neighbourhood Plan Team will provide feedback to those who took part and plans to continued to work with the young people of Ringwood to further develop some of the ideas.



Appendix 4 – List of Reg 14 Consultees

Statutory Consultees (provided by NFDC)

Bournemouth Water
Bournemouth, Christchurch and Poole Council
BT Openreach South West
Burley Parish Council
CTIL
Dorset Council
Eastleigh Borough Council Planning Policy and Design Team
Ellingham, Harbridge & Ibsley Parish Council
Entec UK Ltd
Enterprise M3 c/o Economic Development Team Hampshire County Council
Environment Agency
Forestry England
Hampshire and Isle of Wight Integrated Care Board (NHS)
Hampshire and Isle of Wight Integrated Care Board (NHS)
Hampshire and Isle of Wight Local Nature Partnership
Hampshire County Council
Hampshire County Council - Culture, Communities & Business Services (CCBS)
Hampshire County Council - Property Services
Hampshire County Council - Public Health, Adults Health and Care
Health and Safety Executive
Historic England
IOW Council
Marine Management Organisation
MBNL (EE and Three)
National Grid c/o Avison Young
National Highways
Natural England
Network Investment Engineer Scottish and Southern Energy
Network Rail
New Forest District Council
New Forest National Park Authority
Office of Rail and Road
Office of the Police & Crime Commissioner for Hampshire
Planning Policy Southampton City Council
Scottish and Southern Energy
Solent Local Enterprise Partnership
Sopley Parish Council
Southern Gas Networks
Southern Water
St Leonards & St Ives Parish Council
Test Valley Borough Council
The Coal Authority
Wessex Water
Wiltshire Council

Other Consultees

Community First New Forest
Crow Hill Methodist Church

Crowe Hill WI
Edward Morant, Market Charter operator
Federation of Small Businesses
Furlong Shopping Centre
Go New Forest
Hallam Mills
New Forest Association / Friends of the New Forest
New Forest Business Partnership
New Forest Disability Information Service
Parish Church of St Peter and St Paul
Poulner Baptist Chapel
Ringwood & District Round Table
Ringwood & Hangersley WI
Ringwood Actions for Climate Emergency
Ringwood and District Community Association
Ringwood and Fordingbridge Footpath Society
Ringwood Business Association
Ringwood Society
Ringwood WI
Rotary Club of Ringwood
Sacred Heart & Saint Therese
The King's Church
The Salvation Army
Trinity United Church
Windward Day Services

Appendix 5 - RINGWOOD NEIGHBOURHOOD PLAN REGULATION 14 ANALYSIS: STATUTORY BODIES

Produced by O’Neill Homer

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the Ringwood Neighbourhood Plan (RNP) during its recent ‘Regulation 14’ consultation period. It concludes by recommending modifications to the RNP so that it may be submitted to New Forest District Council (NFDC) and the New Forest National Park Authority (NFNPA), to arrange for its examination and referendum.

2. Representations

2.1 Representations have been received from:

- a. New Forest District Council
- b. New Forest National Park Authority
- c. Historic England
- d. Southern Water
- e. National Grid Electricity Transmission
- f. Health and Safety Executive
- g. Coal Authority
- h. Benchmark Development Planning OBO the Pierson Family
- i. Natural England
- j. Environment Agency

2.2 Historic England (c.) welcome the production of the neighbourhood plan but do not consider it necessary to be involved in its detailed development. Both Natural England (i.) and the Environment Agency (j.) were encouraged to submit comments on the content of the RNP and responses. The Environment Agency raises no concerns and provides information on a generic guide prepared for Neighbourhood Plans. Natural England provides generic information on a number of environmental matters and encourages the RNP to reflect the approach of the New Forest National Park Local Plan (Policies SP9 and SP10) with regards to the RNP Policy R10 approach on Green Infrastructure. Both the Local Plan and the RNP policies on Green Infrastructure seek an improvement to green infrastructure assets in the neighbourhood area. **No change necessary**

2.3 National Grid Electricity Transmission (e.) confirm they have no records of high voltage transmission lines or high-pressure gas mains and other infrastructure which fall within the neighbourhood area boundary. As the RNP does not make any allocations for new development, the information does not require amendments to the policies of the RNP.

2.4 Other statutory bodies were consulted but none have made representations. The representations from Southern Water (d), Health and Safety Executive ((f) and the Coal Authority (g.) raised no specific issues on the RNP.

2.5 Benchmark Development Planning (a non-statutory consultee) are acting on behalf of a local landowner who wishes to bring forward a rural exception housing scheme in the green belt. They confirm they support the broad thrust of the neighbourhood plan, however, they submit an objection to paragraph 5.31 and Policy R5: Smaller Housing. Their objection broadly relates to the absence of the policy and supporting text from explicitly supporting their pre-application proposal dated February 2023 (Ref: ENQ/23/20050/RES for 3 rural exception site affordable homes).

2.6 Policy HOU5 of the adopted New Forest District Local Plan 2016-2036 Part One: Planning Strategy already contains provisions in respect of 'Rural Housing Exception Sites and community-led housing schemes'. Paragraph 16 of the National Planning Policy Framework (NPPF 2021) is clear that plans should avoid unnecessary duplication of policies and it is therefore not considered necessary to duplicate rural exception policies of this nature in the RNP. In addition, the RNP's position regarding housing delivery is made clear in paragraph 3.10. **No change necessary**

3. Analysis

3.1 The representations by NFDC and NFNPA include suggested minor modifications to the text of the document, as well as those of more consequence. This note focuses only on those of greater substance as all minor modifications can be addressed in finalising the document.

3.2 In respect of Policy R6 (First Homes), NFDC reference paragraph 5.39 and reiterate their previous comments regarding 'local connection' affordable housing. The plan includes the laudable objective to 'maximise opportunities for the young people of Ringwood to live in Ringwood'. This objective is reflected through Policies R5 and R6 and the intention to explore community led housing. The local marketing period set out in paragraph 5.9 reflects the 'First Homes' Interim guidance published by Basingstoke and Deane Council and the Marnhull S106 example in the evidence base. **It is recommended that further discussions take place with NFDC to resolve this objection (with reference to the evidence base examples) prior to submission and dependant on the outcome the policies/supporting text are adjusted accordingly.**

3.3 In respect of Policy R9 'Local Heritage Listing', NFNPA support the principle of the policy and cite the guidance on Local Heritage Listing by Historic England (HE Advice Note 7 - second edition) which the RNP confirms in paragraph 5.51 has been followed. The guidance confirms (page 2) that non-designated heritage assets can be identified through Local and Neighbourhood Plans. **It is recommended in line with Planning Practice Guidance Paragraph: 040 Reference ID: 18a-040-20190723 (How are non-designated heritage assets identified?) that agreement is reached with the NFNPA (and NFDC) on how the final list of assets identified under Policy R9 are to be incorporated within each local planning authorities local lists and transferred into Historic Environment Record hosted by Hampshire CC.**

3.4 Both the NFNPA and NFDC raise concerns about the enforceability of Clause C of Policy R11 'Zero Carbon Buildings' and that a post occupancy evaluation planning condition is unworkable. Post Occupancy Evaluation, as explained in RNP Appendix E, is the means by which a buildings 'in use' energy performance is assessed to determine whether it matches the energy performance commitment made by the planning applicant at design stage. It is the mechanism by which any disparity between 'promised' performance and actual performance – termed the 'the performance gap' – is monitored.

3.5 Section 106 of the Town and Country Planning Act 1990 (reflected in NPPF paragraph 56) has the purpose of exercising controls to secure the proper planning of an area through planning obligations.

These obligations are registrable as local land changes which are revealed in the Local Search carried out before contracts are exchanged.

3.6 Although we are unable to offer legal advice, our understanding is that a planning obligation runs with the land. As such a planning obligation can be enforced against both the original covenantor (this is usually the development site owner/developer) and against anyone who subsequently acquires an interest in the land. We also understand it is widespread practice that local authorities in drafting Section 106 agreements normally exclude purchasers of individual dwellings (and the lenders on the individual houses) from liability for some or all planning obligations. **We therefore recommend that prior to Submission the Councils are asked to provide a more detailed explanation as to why they consider a planning condition that requires a Post Occupancy Evaluation Report to be prepared to be 'unworkable and unenforceable'. Subject to the response received there may need to be minor adjustments to Policy R11 and Appendix E.**

3.7 **In the meantime, it is also recommended that the revised version of Appendix E (attached) is inserted into the Submission Plan.** This version updates the policy background section and makes additions to the guidance in respect of the benefit to both Councils of monitoring. It also corrects a cross reference in E.02 to the Net Zero Carbon diagram on page 37 of the plan.

3.8 The NFNPA also refers to the viability impacts of Policy R11 as explained in paragraph 5.65. Since the Pre-Submission Plan was published, NFDC have resolved to consult on a Draft Planning for Climate Change Supplementary Planning Document. This includes a discussion on the benefits and costs of Net Zero carbon Development (pages 9 and 11) and the green premium UK home buyers are willing to pay (paragraph 34). **It is recommended that these are referred to in paragraph 5.65 and included in the RNP viability evidence to support policy R11.**

Other suggested modifications 3.9 Section 3 insert after 3.6:

"The Government's Environment Improvement Plan 2023¹ published on 31 January 2023, sets out a range of objectives to deliver the commitments in the 25-Year Environment Plan. While the Plan covers all areas of England, National Parks are identified as playing a key role in the delivery of Government agendas for nature recovery, tackling climate change, thriving communities and inclusive landscapes."

3.10 Policy R5 Smaller Housing: Although not referred to in NFNPA's comments, preparation of the Submission Plan provides an opportunity to define the size of 'smaller housing' in the supporting text. For example, the NFNPA Local Plan Policy SP21 (The Size of New Dwellings - page 66) limits all net new dwellings within the National Park to a floor area of 100 square metres. This equates to a modest 3-bed home in line with the nationally prescribed space standards. NFDC does not include a similar requirement but does, through Policy HOU1, encourage the diversity of housing, and paragraph 6.6 acknowledges that the provision of more smaller homes will help to meet the needs of newly forming households.

4. Conclusions & Recommendations

4.1 The representations from statutory consultees are generally supportive of the RNP and, with some modifications as recommended, it is considered that the plan can proceed to the Regulation 15 submission stage subject to the recommended further discussions with NFDC/NFNPA and a more detailed explanation on the use of planning obligations.

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1133967/environmental-improvement-plan-2023.pdf

Appendix 6 - Regulation 14 Other (non-statutory) Groups' Comments

Comments received from 4 other consultees (out of a potential 26)

Consultee	Comments	Response from SG
Ringwood Society	<p>Generally we would like to praise the plan for its positive policies informed by an unashamedly aspirational vision for our town. We hope this approach attracts funding for Ringwood in a similar way that considered schemes have benefitted similar sized towns like Romsey & Wimborne.</p> <p>Our response is arranged, per the four plan areas, as follows:</p> <p>Design & Heritage</p> <p>We welcome Local List, which we are very pleased to see. We hope Local Listings will be as positively supported by NFDC as it has been by the NFNPA.</p> <p>We welcome the proposal for an Article 4 Direction controlling unsympathetic changes and we are happy to help.</p> <p>We welcome the design code & in particular the securing of the valuable RLD SPD.</p> <p>We welcome the Building for a Healthy Life tool for assessing major developments like those imposed on the town recently. If we must have them, they must be well designed places!</p> <p>Environment</p> <p>We welcome nature recovery corridors, which we hope will also protect against urban sprawl.</p> <p>We welcome policy discouraging use of tall walls and fences. We hope this will have the effect of encouraging retention of hedges.</p> <p>Town Centre</p> <p>We welcome the positive aspiration that the better use of opportunity sites seeks to promote. And further suggest Monmouth Court, Rear of Iceland, Brightwater House could be (re)considered for inclusion.</p> <p>We would be interested to see more developed thinking on some of the sites, such as the telephone exchange.</p> <p>We welcome the proposal for an Article 4 Direction controlling change of use. Ring Soc has always placed great importance on retention of shop frontages.</p> <p>We welcome the recognition that promotion of the historic drove route across the furlong and into the Market Place is a key ingredient to the success of a thriving Market Place.</p> <p>Market Place</p> <p>We welcome the aspiration for a thriving Market Place at the heart of our town. We recognise that the 'Thriving Market Place' is a project that will run parallel to the Plan and hope the project will be well consulted on as it progresses.</p> <p>We would like to take this opportunity to emphasise that any changes should preserve & enhance the unique spatial characteristics of the Market Place, supporting continuation of the traditional and future events.</p> <p>We fully support proposals that create a thriving market place by altering parking or the vehicle / pedestrian balance so long as they are evidence based.</p> <p>Housing</p> <p>We welcome the efforts of the housing team to deliver less expensive homes for Ringwood people but also understand how challenging that can be to deliver.</p>	

	<p>We hope that future reviews of the plan can further explore the team's aspirations.</p> <p>Finally we would like to congratulate the Neighbourhood Plan team and are pleased that many of our own members have been able to contribute to the plan so far. We look forward to supporting its further progress.</p>	
Go New Forest	<p>Go New Forest supports the Neighbourhood Plan, whose policies fit with the aims and activities of the GNF Model - which is based on the precept that all Visitor, Environment, Resident and Business (VERB) interests are fundamentally inter-related and mutually inclusive. The proposals in the neighbourhood plan will result in a better overall experience which means visitors, whether staying or day visitors, are more likely to respect and connect with the local cultural heritage, environment, residents and businesses, and are consequently more likely to invest in it, both emotionally and financially. The importance of vibrant and economically thriving towns and villages in the New Forest is crucial and the provision of affordable housing to encourage young families, who are actively contributing to the local economy, is a vital component of the future growth and economic future of the town. Ringwood is a unique market town, and the proposals in the Neighbourhood Plan to enhance the quality of its natural landscape, biodiversity and cultural heritage while respecting its local character and distinctiveness will undoubtedly ensure Ringwood remains a thriving market town and a highly attractive place to visit or live.</p>	
Ringwood Actions for Climate Emergency	<p><u>Context</u> This report was produced by a subset of interested volunteers and has been approved by the Board of Trustees. The Board appreciates that aspects of this plan may change due to comments received and as part of the independent examination stage.</p> <p><u>Overview</u> RACE supports the overall direction and vision of the Plan and appreciates the amount of time and effort put in by Ringwood Town Council and the volunteers to get to this stage. Since, if the Plan is voted for in a referendum, the policies would be used to assess planning applications the emphasis on environment and wildlife friendly design is welcomed.</p> <p><u>Developments</u></p> <ul style="list-style-type: none"> • The use of Brownfield sites for future housing is supported. • Using the Biodiversity Net Gain (BNG) metric for developments of 10 or more houses is considered to be a good way of putting nature into the equation when allowing development. • With Zero Carbon buildings the suggestions in Policy R11 were accepted completely. The team raised a concern over how these requirements can be enforced and whether this could be strengthened in the Policy or whether it would be addressed in the Implementation and Monitoring phase of the Plan. <p><u>Wildlife</u></p> <ul style="list-style-type: none"> • Policy R7 was welcomed as a way of ensuring that new developments are wildlife friendly. • It is recognised at this stage that the Neighbourhood plan can only offer an overview and there is a need for more detail in some areas. <ul style="list-style-type: none"> ○ On Policy R10, wildlife corridors, RACE would be happy to work with the Town Council once the Plan is made to ensure that these wildlife friendly corridors are appropriate and well designed. ○ Further, RACE would welcome more information on the any projects arising from The Parish Nature Recovery Strategy and Guidance report in due course. • Including a commitment to minimise light pollution can only be a good vision, both in terms of carbon footprint as well as for the benefit of wildlife. 	

	<p><u>Transport</u></p> <ul style="list-style-type: none"> • With regard to encouraging active healthy travel, Policy R12, the suggestions within The Neighbourhood Plan start to address the issues currently faced within new developments. In addition, it is accepted that there are many difficulties in an old market town in improving the ability to walk or cycle, more particularly in accessing central Ringwood from further afield, it is good to see desire for this to be addressed as far as practicable. 	
Parish Church of St Peter and St Paul (Ringwood Parish Church)	<p>I have two comments to offer on behalf of Ringwood Parish Church.</p> <ol style="list-style-type: none"> 1. We need to ensure that vehicular access is maintained to the church at all times. This must allow for funeral and wedding cars, but also those who work at the church through the week and at the weekend, and contractors maintaining and repairing the church building and churchyard. 2. The church has previously had conversations with Ringwood Town Council about the possibility of a footpath from the Furlong car park into the churchyard and down to the Market Place. This would provide much more direct access from the Furlong to the Market Place than any of the other options, and we would welcome the opportunity to revisit this suggestion and progress it. <p>Otherwise we welcome the plans.</p>	Comments noted and to be included in future work in the Thriving Market Place concept.

Appendix 7 - Regulation 14 Consultation Comments – Public

The public consultation on the pre-submission version of the Ringwood Neighbourhood Plan (RNP) ran from 6th February to 19th March 2023. Members of the public were invited to provide comments via paper forms, on-line or in person.

All the comments from the paper and on-line forms and the proposed impact on the NP are listed here. A summary of the in person responses is include in the main document above

Ringwood Neighbourhood Plan 2023 – 2036 Pre-Submission – Regulation 14 Consultation

Comments submitted using paper response forms

No	Are you broadly happy with the Pre-Submission Plan?	If you would like to comment on any specific parts of the Plan, please provide an overview below	Please provide your postcode	Impact on Neighbourhood Plan and actions arising
1	No	Two Omissions: 1 x Doctors Medical Centre 2 x Schools	BH24 1AB	Schools and medical centres are a concern as a result of the development of the Strategic Sites within the NFDC Local Plan and any requirements should be addressed as part of those developments. Therefore outside of the scope of the NP.
2	No	Regarding the Market Place – we cannot lose any parking spaces in town. – How many houses being built? There must be vehicular access to West Street. E.G. Church (weddings and funerals). Shops will lose business – Nationwide Building Society is closing two days a week from April. How long before it closes altogether? HSBC has already closed.	BH24 1XL	Requires clarification about vehicular access in the visual and written elements of the NP. There is no intention to remove vehicular access Further consultation on the Thriving Market Place project will be required as it progresses as part of the implementation of the NP
3	Yes	<ol style="list-style-type: none"> Probably too detailed, but green area parallel (south) to A31 needs to be considered for wildflower and beneficial to insects, trees/shrub planting. Better pedestrian access under roundabout from North – was designated route during roadworks, now deemed unsafe – Why? Never been a problem. All new housing needs solar panels, and/or ground source heat pumps. 	BH24 1AS	<ol style="list-style-type: none"> Whilst too detailed for NP RTC could consider in any plans for green spaces that they own Not part of NP but RTC should discuss with Highways Agreed this is part of Policy R11.
4	No	I do not agree with narrowing of the high street so lorries or big delivery vehicles can pass without their mirrors coming over the pavement.		Requires clarification, there is no intention to narrow the High Street Further consultation on the Thriving Market

		<p>I do not agree with removing parking in The Square. Whether or not people shop there they are spending money somewhere in the town. It also gives the area a sense of life, not an empty place.</p> <p>The reversal of Meeting House Lane will cause problems between Friday's Cross and Greyfriars. That road is narrow as it is and effects traffic flow right back to Castlemans.</p>		<p>Place project will be required as it progresses as part of the implementation of the NP</p> <p>RTC progressing this outside of the NP</p>
5	Yes	<p>I am concerned about market place parking – not during the day but the evenings as I have an elderly mother and need local (disabled?) parking to use restaurants.</p>	BH24 1QP	<p>Further consultation on the Thriving Market Place project will be required as it progresses as part of the implementation of the NP</p>
6.	No	<ol style="list-style-type: none"> 1. According to your plan you intend to enhance facilities for walking and cycling but since the “so called” improvements to the A31 our options for walking into town are non-existing when the A31 underpass is flooded (quite frequently). Also, the poor pedestrian crossing, lighting and speed of traffic on slip roads make this part of our walk very hazardous. 2. Ringwood is an ancient market town and the market place ambience should remain a prime objective of your plan rather than turning the area into a Parisian Café Boulevard which would be totally out of keeping. Ringwood’s worst side is the empty shops and dilapidated facades, some of which have been around for years. First encourage the return of vibrant independent shops and your visitors return! 	BH24 1LR	<ol style="list-style-type: none"> 1. No change to NP – but RTC to discuss with Highways 2. Further consultation on the Thriving Market Place will be required.
7	Not sure	<p>I live in Strides Lane and I want to ensure that I can still drive my car to and from my home. <i>Email: dickinsonkerryann@gmail.com</i></p>	BH24 1EE	<p>Requires clarification about vehicular access in the visual and written elements of the NP. There is no intention to remove vehicular access</p>
8	No	<p>We need easy access for cars to the Market Place – from the High Steet and down Meeting House Lane from the car park area. That is the only way people will see shops and facilities in the Market Place.</p> <p>What about town events like Christmas Lights and Carnival if Market Place is reduced in size?</p>	BH24 1DR	<p>Requires clarification about vehicular access in the visual and written elements of the NP. There is no intention to remove vehicular access and no intention to reduce the size of the Market Place</p>
9.	Yes	<ol style="list-style-type: none"> 1. For the Market Place improvements to be a success it needs the redevelopment from the existing Furlong to the old regal cinema. 2. Additional nearby tourist parking needs to be created. 	BH24 1SJ	<p>The old Regal Cinema is privately owned and is definitely a site that all would like to see developed. But is not part of the NP due to private ownership.</p>
10.	Yes	<ol style="list-style-type: none"> 1. 20mph speed limit on road near schools, E.g. Hightown Road, Parsonage Barn Lane and School Lane with speed humps or similar to help enforce it. 	BH24 1NL	<ol style="list-style-type: none"> 1. Not within remit of NP, RTC to discuss with Highways

		2. Better access needed to the Crown Arch Lane Industrial Estates from the A31, rather than the unsuitable access via Eastfield Lane and Hightown Road as is now. (Could be incorporated in the proposed development North of Hightown Road).		2. Not within remit of NP but reinforces the need for a good access road as part of this strategic site development
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11	Yes		BH241SH	
12	No	The new cut through to the industrial park (carvers) is what we are very concerned about. We live in Carvers Lane and feel this will make our lane busier and de-value our properties	BH241LB	There is no immediate plan to change this, should an application come forward then this would need careful consideration.
13	Yes and No	What about Town Centre Parking? No town centre parking will affect business/traders/shops		Parking provision to be addressed once HCC surveys are complete. Disabled parking to be included
14		Please strongly consider a repair shop / repair café. This would potentially reduce landfill and help with environmental issues as well as aiding the cost of living and help with establishing human to human contacts, community, learning, intergenerational activities	BH24 1RZ	Outside the scope of the NP, however could be discussed with local Community Groups
15	Yes and No	Broadly speaking the plan to improve the town is fine, however speaking to many of the traders in the market square and surrounding shops the lack of proposed parking in that area would have a detrimental effect on our businesses, in this country people do not sit outside drinking coffee from October to April, but they do come into that part of town, park and shop all year round. We need parking as it is now.		Parking provision to be addressed once HCC surveys are complete and should consider seasonality and times of the day. Disabled parking to be included

Ringwood Neighbourhood Plan 2023 – 2036 Pre-Submission – Regulation 14 Consultation

Comments submitted using online form

No	Are you broadly happy with the Pre-Submission Plan?	If you would like to comment on any specific parts of the Plan, please provide an overview below	Please provide your postcode	Impact on Neighbourhood Plan and actions arising
1	Yes	I am curious about the use of shared space in the market place and the encouraging of outside dining, etc. There is still the bus depot at the end of the Market Place which requires 'heavy' vehicles to be driven through what is envisaged to become a more pedestrianised area, this obviously has safety risks and also is not good visually. Has any thought been given to utilising some of the long stay car park for a relocation of the bus depot, bring the transport hub closer together and minimising that traffic through the market place and making use of that end of the high street and helping to 'bring it to life' as it always feels like the forgotten area of the town, with for longer term parking or for another more aesthetic use linking in with the park down there?	BH24 1NU	Relocation of the Bus Depot to be included in any development of the Market Place.

		It would also help to link in facilities such as the Fish Inn and add some vibrancy to that area?		
2	Yes	I am interested in the section that involved young people and presented their views on the future of the town. I would like to see further engagement of young people at later stages and building on their thoughts concerning more things to do and places to go. There should be greater attention in general to developing recreational space and facilities.	SP6 1RH	It is suggested that RTC continue this engagement through Carvers Working Party in the first instance. If the NP is made then engagement with young people in the implementation should be included
3	N/A	Test response – now deleted	N/A	N/A
4	Yes	<p>Very good ideas. Pleased especially with the plans for the market place - great to see the streateries idea - an open dining and entertainment area in the market place would be an asset to the town.</p> <p>Would like to see Southampton road vehicle entrance to Carvers Industrial estate closed to make the pedestrian route from town to Poulner safer and more attractive. Currently it feels like leaving town when crossing Mansfield rd.</p> <p>Signage should include Greyfriars and the Barn to assist their development as destinations.</p> <p>Would like more cycle parks and permitted use of e scooters.</p>	bh24 1rh	<p>Great project ideas, to be reviewed against the Town Council Strategy and Project List.</p> <p>To be reviewed against Project List To be reviewed against Project List</p>
5	Yes	<p>/There is no reference specifically to the central car car park design/access - This is currently illogical - As to get in, you have to go past the exit, so to exit you have to wait for cars to go past. How long have we all spent trying to exit? - And emitting fumes into the air all the time. _ there is no reference regarding long term solution to car park access.</p> <p>Although good that cycling is referred to, but this generally makes reference to "parking" bikes - There should be consideration as to what practical routes people would take to get into town from ie, Poulner or Hightown as currently when you "hit" the town centre it is dangerous.</p> <p>South side of Southampton Road - (near the chinese takeways) - this area is very busy on an evening and this should be taken into consideration, not just to look pretty during the day .</p> <p>There is no reference to what is to be done to the town's green spaces? - Are they to be left as they are or made more "park-like" - The Bickerley is used differently to Carvers. The Bickerley is near town, but there are no facilities to walk there and eat lunch for instance, or should there be a basketball area or similar for kids? Certain areas should be rewilded - Areas around the Bickerley and smaller parcels ie the ones either side of Southampton road just at the flyover/Parsonage Barn Lane junction - These should not be just left, but actively re-wilded.</p>	bh241hs	<p>This matter has been previously raised with NFDC and there are no plans to change the design</p> <p>To be addressed as part of LCWIP project?</p> <p>Potential for a strategy for Green Spaces.</p> <p>Requires discussions with Highways – outside of NP</p>

		The focus has been on the town centre, but in reality most of us do not visit the town every day and there is a need to improve the rest of the town - there are other general concerns - ie road /pavement widths in certain areas/cycle lanes etc and how these can be improved to the benefit/safety of all of some sort out of the centre - This may involve changing layouts/adding one systems to "guide" us in to town smoothly.. and I would have thought a local traffic strategy should also be part of the report.		
6	No	What is the overall purpose(s)? Who is going to fund? Who is going to benefit? No financial implications presented. One page in Appendix A shows someone sitting on the ground leaning against a pillar - an acknowledgement of the homeless???	BH24 3RG	Purpose to be reiterated in subsequent communications.
7	No	I have tried to read them, but to someone without a degree in town planning they consist of pure jargon (hence the need for a massive glossary). Please could a document be created that is user friendly for mere mortals	BH24 1AX	Summary document created.
8	No	I have no faith or trust that you will ensure the best for rinfwoid town	BH 24 1LA	
9	Yes	The entire market place and high street should be made pedestrian area at least from 9am to 5pm. also the bus station could be moved to where the recycling point is, to avoid buses and coaches driving through the furlong crossing	BH24 1AS	HCC traffic surveys will inform approach
10	No Comment	"Affordable Housing". Existing residents of Ringwood - or, more likely, their children - should be given priority over 'outsiders' when acquiring any Affordable Houses that are to be built within Ringwood under "The Plan". There should also be safeguards/criteria drawn up to prevent Buy-To-Let Landlords/Agencies swooping in and hi-jacking said properties, thus denying Ringwood's youngsters of their aspirations of actual property ownership.	BH24 1XY	The strength of feeling on Affordable Housing for locals is well understood. The potential for this was reviewed and the NP is not able to include such a policy.
11	Yes	I always thought the high street looked tired and parts of it look dated and messy. It would be nice if all the shop fronts had a similar cladding. Burford in the Cotswolds has a very lovely avenue of shops that have similar fronts. People travel there because it's so lovely. The plan is leading to it but the high street could definitely do with some social bars/cafes that could be open in the evenings and spill out in to the street, the street being closed for vehicles. Certainly in the summer time.	Bh24 1ud	The Design Code included in the NP will help with this
12	No	Benchmark Development Planning Ltd (see email to //@ringwoodnp.org.uk 02/03/23) is promoting on behalf of the owners (The Pierson Family) a "Rural exceptions Housing Site" at the end of New Road (NFDC ref: ENQ/23/20050/RES) for 3 affordable houses. RNP paras 5.31 and Policy R:5 Smaller Housing would support this proposal. The RNP should be amended to support this opportunity.	BH24 3AU	Separate letter provided. Responded to outside of the NP
13	Yes	I am broadly in agreement with everything and welcome the recognition that the Market Place must become more attractive to businesses and the public. However I cannot see how that can happen while the bus garage remains in its present site with the resultant traffic and fumes which are not conducive to people eating and drinking outside. I am happy to support the reduction in free parking in the area and hope that perhaps those who are against this can be appeased by additional free parking in other areas away from the market place.	BH24 3LJ	Relocation of the Bus Depot to be included in any development of the Market Place.

14	Yes	Various comments offered.	BH24 1LF	
15	Yes	Arches or other visual welcomes are required at both ends of Star Lane. Pedestrians need to be encouraged to flow in both directions. Remodel the War Memorial Garden to remove the dark periphery path and replace with paths through the middle. Our Town Plan should show greater awareness of the NFDC District Plan and implications for the town. When talking about pedestrian and cycle links to the Forest please note that Milky Down is a lovely route and the link should be promoted and encouraged.	BH24 1LF	Great project ideas, to be reviewed against the Town Council Strategy and Project List.
16	No	I found the 'exhibition of the pre-submission plan' too outline to comment upon in detail. What I did observe was its concentration on ignoring the New Forest Market Town and its history in favour of prettying up the high street/market square with a bijou eating area. There was no encouragement for business in the High Street or Market Place and no ideas on how to increase the stalls in the Market Place. The access to the Square and High Street was described as currently looking as though it led nowhere of interest. I will write a longer letter that is not just a comment with one string to it. This is a most unsatisfactory form of comment and very poorly constructed. I have moved to West Moors a year ago after 55 years of residence in Ringwood. The Council has done nothing to avoid its continuing demise. All it does is help the Furlong.	BH220JQ	The purpose of the Thriving Market Place and vision is to celebrate the town's heritage and bring more people into that area. The Furlong is privately owned and employs Marketing and Facilities Management Staff
17	No	Market square concept is flawed on two specifics - parking ban and exclusion of any detail as to the old cinema which is the single biggest eyesore in Ringwood	BH24 2QF	Parking provision to be addressed once HCC surveys are complete. Disabled parking to be included Old cinema is privately owned and currently there are no funding sources to purchase or improve this.
18	No	Market Place flawed concept: Concept 1 - banning cars: I go to Ringwood on a daily basis and am a regular visitor to the market place pubs and restaurants. During Covid and for a period of time after, the polarity of traffic in Meeting house lane was reversed. At a similar time access to the A31 past The Fish was stopped. The combination of these actions left the Market Square and High street with much less footfall. The pubs and restaurants such as Framptons, and the Star really suffered. When the polarity was reversed back there was an immediate uplift in trade because people could park in the square. The concept of this being pedestrianised area where people mill around in outdoor cafes is a pipe-dream. It is too cold/wet to be outside for about 8 months of the year. When you go into Ringwood on an evening where all the parking spaces are full (including around the central lamppost where I note people are now ridiculously getting tickets) there is a direct correlation to how busy the restaurants and pubs are. Concept 2 - The Old Cinema. The entirety of the plan for Ringwood Town centre is utterly meaningless and a	BH24 2QF	Needs clarification in NP that the intention is not to pedestrianise the Market Place Parking provision to be addressed once HCC surveys are complete. Disabled parking to be included Old cinema is privately owned and currently there are no funding sources to purchase or improve this.

		pointless waste of time and money until this EYESORE, now vacant for at least 25 years is sorted out. There has to be some form of compulsory purchase that kicks in by law. The property is a disgrace and occupies not only a huge plot but also a massive part of what consists of the market square frontage. It needs tearing down. In doing so it would also rid of the eyesore of the car wash and provide exactly the joined up access from the Furlong area to the market space that is constantly referred to as being needed. Failure to make this priority number 1 negates most of the rest of the town plan. Yet there is only a few words on it in the entire plan saying "plans are being considered".		
19	Yes	I drafted comments - but they were too lengthy for this response box! So I have emailed them to the contact@ringwoodnp.org.uk email box. I hope they can be included.	BH24 3LZ	
20	No comment	<p>I appreciate how much work has gone into this but I do consider it a missed opportunity. I have a number of comments but I will keep my main issues. Firstly the objectives are far too vague, there is no way that the SMART criteria can be applied to them, therefore the whole plan becomes generic and unmeasurable.</p> <p>Secondly my focus is on biodiversity and wildlife and there is nothing of note in the plan, except for vague comments about corridors and a bit about Ringwood South linkage between the Avon and new Forest, nothing in the built up area. All green areas are lumped together, mown areas of grass are nearly as sterile as tarmac, but there is nothing about mowing regimes, regeneration, wildflowers, the impact of invasive species (see recent Plant Atlas announcement) etc. Poulner Lakes is the only wild area within the town of Ringwood and is again just a green area. It has over 130 species of wildflowers and must be specifically protected under the plan.</p> <p>Thirdly there is nothing about the elephant in the room that makes Ringwood unattractive - the car park, what is being done to at least ameliorate the impact?</p>	Bh24 1LS	<p>Strategy for Green Spaces to be considered outside NP</p> <p>Car park is NFDC owned.</p>
21	Yes	Thank you for the plan. I would like to see greater emphasis on making Ringwood and surrounding areas a good place for all and by that I mean places where people and families on low incomes can enjoy the surroundings and facilities. I would like walking and cycling routes that are family friendly. More individual bicycle parking such as on the high street. The main issue in Ringwood at present is the neglect of street cleaning and landscaping. It is much more pleasant to visit Romsey or Wimborne which are cleaner and better looked after. Please rather look after what we have got in terms of the town centre rather than expensive modifications. Also landlords should be made to maintain their shops and properties. More flats above shops could help with affordable housing. I would also like less unnecessary night time lighting in residential areas and a campaign to discourage tarring over front gardens for parking when other options are greener.	BH24 1SX	Very valid comments but outside the scope of NP in general. However further work on walking and cycling routes as part of LCWIP will be undertaken

22	Yes	<p>Go New Forest supports the Neighbourhood Plan, whose policies fit with the aims and activities of the GNF Model - which is based on the precept that all Visitor, Environment, Resident and Business (VERB) interests are fundamentally inter-related and mutually inclusive. The proposals in the neighbourhood plan will result in a better overall experience which means visitors, whether staying or day visitors, are more likely to respect and connect with the local cultural heritage, environment, residents and businesses, and are consequently more likely to invest in it, both emotionally and financially. The importance of vibrant and economically thriving towns and villages in the New Forest is crucial and the provision of affordable housing to encourage young families, who are actively contributing to the local economy, is a vital component of the future growth and economic future of the town. Ringwood is a unique market town, and the proposals in the Neighbourhood Plan to enhance the quality of its natural landscape, biodiversity and cultural heritage while respecting its local character and distinctiveness will undoubtedly ensure Ringwood remains a thriving market town and a highly attractive place to visit or live.</p>	BH24 3BA	
23		<p>I PERSONALLY THINK you all have one he'll of a lot to do.and it's not by what your ideas are for the Mkt Place the first thing you need to do is sort the Regal out to be active.And I don't mean flats .get some activity interests .The biggest let down cllrs decisions to see it an eye sore Try harder.in the interests of the local people Not property developers looming in. Sort The Furlong out .That now long empty shop in the entrance to the Mkt another ghastly site. Ringwood cannot improve be eating.houses expensive salons .it's a mess.I am.hoping to make a personal visit soon.</p>	Received via email	Old cinema is privately owned and currently there are no funding sources to purchase or improve this.