

Ringwood Neighbourhood Plan

Summary of Regulation 16 consultation process

A joint consultation as set out within Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 was undertaken by New Forest District Council and New Forest National Park Authority between 18th August and 29st September 2023. The two local planning authorities jointly made press releases to local media outlets and directly emailed the statutory bodies listed in Table 1 below.

The draft Ringwood Neighbourhood Plan, Consultation Statement, Basic Conditions Statement and other supporting information was available online to view by members of the public as per the requirements set out within Regulation 15 Neighbourhood Planning (General) Regulations 2012.

Paper copies and representation forms were made available at the Ringwood Town Council offices in Ringwood, and additionally at the New Forest District Council offices in Lyndhurst and New Forest National Park Authority offices in Lymington.

Seventeen representations were received by post or email to New Forest District Council. The responses are briefly summarised in Table 2 below, which also provides respondent details (including email contact details where the respondent is an organisation; name only if a private individual).

Table 1 Statutory bodies contacted directly for Reg 16 consultation

Hampshire County Council
Marchwood Parish Council
Fawley Parish Council
Denny Lodge Parish Council
Hound Parish Council
Southampton City Council
The Coal Authority
Homes England
Natural England
Environment Agency
Historic England
Network Rail Infrastructure Limited
Highways England
The Marine Management Organisation
CTIL (Vodafone and Telefonica)
EE, T-Mobile and Orange
Three
BT Openreach
West Hampshire CCG
National Grid
SSE
SGN
Southern Water

Office of Police and Crime Commissioner
Hampshire Local Nature Partnership
Solent Local Enterprise
New Forest Business Partnership
Hythe Alive
Citizens Advice Bureau
Waterside Cancer Support Centre
Hythe Pier Heritage Association
Age Concern New Forest
Dibden Allotments Fund
Handy Trust
Solent Mind
Two Saints
New Forest Disability Information Service
Community First New Forest
Hythe & District Voluntary Car Group
Cornerstone Hythe URC
St John's/St Anne's
St Andrews/All Saints The Parish of Dibden
Waterside Methodist Church
St Michael's Catholic Church
Horrill Day Care Centre
Associated British Ports
Christchurch & East Dorset Councils
Wiltshire Council
Dorset County Council
Eastleigh Borough Council
Isle of Wight Council
Friends of the New Forest
Test Valley Borough Council

Table 2: Summary of Reg 16 consultation responses

Consultee	Summary of response
1. Baynham, Mr. S	Various comments on transport infrastructure, encouraging speed reduction, redesign of some areas such as furlong car park to make the area “less hostile to cyclists and pedestrians” and the adoption of a bike hire scheme.
2. St Leonards and St Ives Parish Council [REDACTED]	Support for the plan with no additional comments.
3. National Gas [REDACTED]	Comment: No national gas assets in the area.
4. Southern Water [REDACTED]	No comments to make
5. Sport England [REDACTED]	General response on addressing sports needs with no specific reference to the Ringwood NDP.
6. Historic England [REDACTED]	No comments to make at this time.
7. Feltham, Mr. R	Comment: Would like a redesign of the roads around Furlong car park to be included, if possible, to improve pedestrian safety.
8. New Forest National Park Authority [REDACTED]	Comments relating to improving clarity of the text in some areas related to definitions of development size, greenbelt, rural exception sites and heritage assets. Support for policy R10.
9. Taylor Wimpey Strategic land [REDACTED]	Comments relating to first homes set out in policy R6, they suggest a change of wording to “encourage”. They also highlight in relation to R11 that no home will be net-zero until the national grid is decarbonised.
10. Environment Agency [REDACTED]	Comments relating to the site allocations A and G which are in flood risk zone 2. The sequential test should be used and flood risk management needs to be considered in the development.
11. Gladman Developments Limited [REDACTED]	Comments relating to the prioritisation of brownfield sites, they state that greenfield land is vital to ensure development needs are met. They also request that SS15 and the built-up area around Blashford are

Consultee	Summary of response
	removed from the map as they fall outside the Parish area.
12. Jones, Mrs. J	Objections to the focus on traffic reduction in policy R1, and the regeneration of the town centre in R2. Other general objections suggesting other policies don't consider financial implications.
13. Hancock, Mr. D	Objections to more eating establishments in the town centre, and comments about changing the layout of the Furlong car park as well as restoring the cinema.
14. National Highways [REDACTED]	No comments to make on the plan but they support the policy encouraging active and healthy travel.
15. Benchmark Development Planning [REDACTED]	Objections: Policy R5 and R6 along with the whole document does not recognise the provision of rural exception sites for which they have been granted a successful pre-app response from NFDC.
16. Hampshire County Council [REDACTED]	Comments detailing the need for approval on certain matters from HCC and the highways authority. They Support the aim to minimise energy use in operation through design but to be flexible enough to still encourage development.
17. New Forest District Council [REDACTED]	Comments: Changes of wording and small additions to some policies to improve clarity. Encouraging further consideration of the control on PDR and changes to the 'local list' of heritage assets. Objections to some of the points raised about affordable housing and the guidelines laid out in section 4 about design which could have a negative impact.

Respondent Details:

Respondent ID	RWNP_001
Please enter your name	[REDACTED]
Where relevant, please enter your Company Name	N/A
Where relevant, please enter your job title	Procurement Business Partner
Please enter your email address	[REDACTED]
Please enter your address	[REDACTED]
Please enter your phone number	[REDACTED]
Are you acting as an agent?	No
Would you like to be kept up to date on the consultation of this document and the Local Plan?	Yes

Representations to the Ringwood Neighbourhood Plan:

To which document does the representation relate?	Submission draft neighbourhood plan, main document
To which part of the document does the representation relate? Please identify the text that you are commenting on, where appropriate	Section – Active Travel
Do you wish to...	Make an observation/comment
Please give reasons for your support/objection or make your observations	The sentiment for active travel is acknowledged but I there is a failure in delivery of an integrated network
Please give details of any suggested modifications that would resolve your objection	A distinct plan for an integrated cycle network for schools and into the town centre is essential

To which document does the representation relate?	Submission draft neighbourhood plan, main document
To which part of the document does the representation relate? Please identify the text that you are commenting on, where appropriate	Whole Document
Do you wish to...	Make an observation/comment
Please give reasons for your support/objection or make your observations	There is no proposal to reduce motor vehicle speed within Ringwood
Please give details of any suggested modifications that would resolve your objection	I would like to see a policy to reduce maximum vehicle speed within Ringwood to 20mph to protect lives and create a less hostile environment for pedestrians and cyclists

To which document does the representation relate?	Submission draft neighbourhood plan, main document
To which part of the document does the representation relate? Please identify the text that you are commenting on, where appropriate	Whole Document
Do you wish to...	Support
Please give reasons for your support/objection or make your observations	I support the plan for the Market Place but would urge the planners to reduce vehicle access to one way down High Street in order to improve pedestrian safety and experience. Exit/Entry would be via Meeting House Lane depending on the preference for direction of traffic, or better use of the Bickerly for traffic into and out of High Street area. Traffic into Market Place should be moderated.
Please give details of any suggested modifications that would resolve your objection	<ol style="list-style-type: none"> 1. Moderate vehicle access to Market Place 2. Make High Street one way and widen pavement down both sides 3. Remove the bus depot 4. Prioritise secure cycle parking with better provision 5. Max vehicle speed 20mph throughout Town centre

To which document does the representation relate?	Submission draft neighbourhood plan, main document
To which part of the document does the representation relate? Please identify the text that you are commenting on, where appropriate	Whole Document
Do you wish to...	Make an observation/comment
Please give reasons for your support/objection or make your observations	If you are committed to active travel you would do well to allow Beryl Bikes or a similar scheme (Better to be the same as Dorset or BCP). This would be very useful to people in the outskirts of the town to travel in and out and would also connect us with Ferndown and Christchurch for those more adventurous.
Please give details of any suggested modifications that would resolve your objection	Adopt a bicycle scheme in Ringwood

Respondent Details:

Respondent ID	RWNP_002
Please enter your name	[REDACTED]
Where relevant, please enter your Company Name	St Leonards and St Ives Parish Council
Where relevant, please enter your job title	Parish Clerk
Please enter your email address	[REDACTED]
Please enter your address	[REDACTED] [REDACTED]
Please enter your phone number	[REDACTED]
Are you acting as an agent?	No
Would you like to be kept up to date on the consultation of this document and the Local Plan?	No

Representations to the Ringwood Neighbourhood Plan:

To which document does the representation relate?	Submission draft neighbourhood plan, main document
To which part of the document does the representation relate? Please identify the text that you are commenting on, where appropriate.	Whole Document
Do you wish to...	Support
Please give reasons for your support/objection or make your observations	The parish considers the plan reasonable and is in support of it
Do you have any more comments to make?	No

From: .Box.Assetprotection (National Gas) [REDACTED]
Sent: 17 August 2023 10:40
To: policyandplans planning <policyandplans@NFDC.gov.uk>
Subject: RE: [EXTERNAL] Public consultation on the Ringwood Neighbourhood Plan

Planing Team,,

Thank you for your email.

Regarding your public consultation at Ringwood Neighbourhood, there are no National Gas Transmission assets affected in this area.

If you would like to view if there are any other affected assets in this area, please raise an enquiry with www.lsbud.co.uk. Additionally, if the location or works type changes, please raise an enquiry.

Kind regards

Asset Protection Team

From: Policy, Planning [REDACTED]
Sent: 21 August 2023 08:59
To: policyandplans planning <policyandplans@NFDC.gov.uk>
Subject: RE: Public consultation on the Ringwood Neighbourhood Plan

Dear Sir/Madam,

Thank you for your email. Having reviewed our service area maps I confirm Southern Water is not the sewerage undertaker or water supplier for Ringwood Parish and therefore has no comments to make on the neighbourhood plan.

Yours faithfully,

[REDACTED]
Strategic Planning Lead
Hampshire, West Sussex & Isle of Wight

M. [REDACTED]
[southernwater.co.uk](https://www.southernwater.co.uk)



From: Planning South [REDACTED]
Sent: 21 August 2023 15:40
To: policyandplans planning <policyandplans@NFDC.gov.uk>
Subject: RE: Public consultation on the Ringwood Neighbourhood Plan

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a

neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying

checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design

Guidance: <https://www.sportengland.org/activedesign>

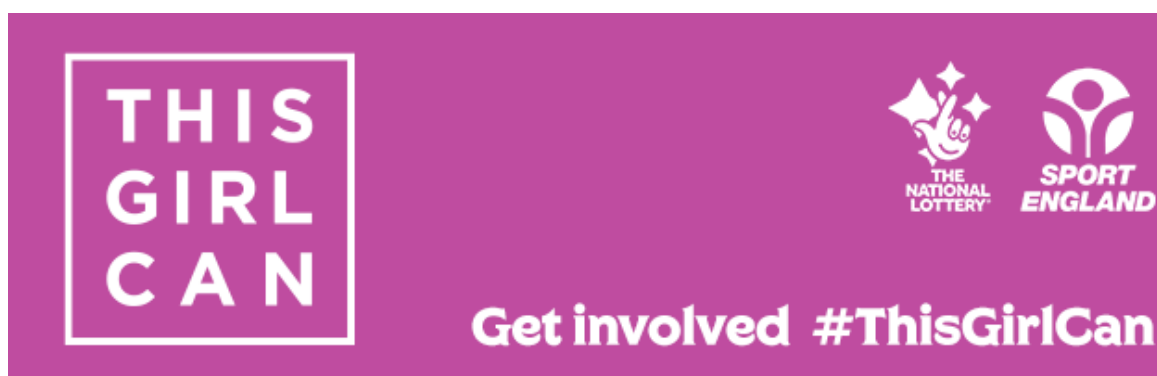
(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Technical Team

Planning.South@sportengland.org



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing DPO@sportengland.org

From: [REDACTED]
Sent: 24 August 2023 13:01
To: policyandplans planning <policyandplans@NFDC.gov.uk>
Subject: Historic England advice on case PL00792316

Dear Mark

I am writing in relation to the following:

NDP: Neighbourhood Development Plan
Ringwood Neighbourhood Plan 2023 - 2036, Hampshire [Case Ref. PL00792316; HE File Ref. ; Your Reference.]

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here:

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fhistoricengland.org.uk%2Fadvice%2Fplanning%2Fplan-making%2Fimprove-your-neighbourhood%2F&data=05%7C01%7C%7C7709a1662aba405240e808dba499bc1d%7C09969afd0c3043739fd3ce5bbbf19141%7C0%7C0%7C638284752414791864%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&data=FXD0%2FzsZIUfYwiNAVZuX7%2FjggRNVlpadhIGU3wxocxM%3D&reserved=0.>

We would be grateful if you would notify us on [REDACTED] if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours Sincerely

[REDACTED] on behalf of [REDACTED] Business Officer
E-mail: [REDACTED]
Direct Dial: [REDACTED]

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. Please read our full privacy policy


By email , acknowledged 6/9/2023

Ringwood Strategic Masterplan



[Redacted Name]

To policyandplans planning

 You replied to this message on 31/08/2023 10:01.

Greetings,

I appreciate the opportunity to contribute to the public consultation on the Ringwood Plan. There is much to admire about the proposals.

My only material observation is that public safety does not appear to attract much or any consideration.

Since the new Gateway building was opened, together with associated changes to the Furlong car park, on every occasion I have visited Waitrose, I have been concerned about the safety of pedestrians crossing between the car park and the Waitrose supermarket. The choice of locations for entry and exit from the car park does not achieve the lowest risk solution; in fact the opposite. Pedestrians must cross the road in front of vehicles heading towards the entry to the car park. It is rare to see motorists giving way to pedestrians. If the car park entrance was instead located in The Furlong, pedestrians would not have to encounter vehicles either on entry to or exit from the car park, thereby eliminating or substantially reducing the associated risk; there would still be passing vehicles which do not enter the car park.

I do not know whether this matter is in the scope of the plans, but I should be grateful if such a change could be considered, before nasty accidents occur.

Best regards

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

Part B – Representation – please complete a separate form for each representation

1. To which document does the representation relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
<input checked="" type="checkbox"/>	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	Glossary
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

<input type="checkbox"/>	Support
<input type="checkbox"/>	Object
<input checked="" type="checkbox"/>	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

Glossary

Recommend amendments to the following definitions in the glossary:

- National Planning Policy Framework (NPPF) – The government policy document adopted in March 2012 (and last updated July 2024 **September 2023**) intended...
- Development plan – The name for the collection of plans and policies guiding the use and development of land and for changes to the transport system. It comprises the local plan, the minerals and waste plan, and any completed neighbourhood plans.
- Local plan - A document setting out the local planning authority’s policies and proposals for the future development and use of land in the area.

Expand this box or continue on a separate sheet if necessary

5. Please give details of any suggested modifications that would resolve your objection.

See section 4 for suggested amendments to the Glossary.

Expand this box or continue on a separate sheet if necessary

6. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
X	No

7. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

X	Yes
	No

Signature: [REDACTED]

Date: 25/09/23

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.

Part B – Representation – please complete a separate form for each representation

1. To which document does the representation relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	Policy R1
Paragraph number(s)	Paragraph 5.4
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
<input checked="" type="checkbox"/>	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

Policy R1: Support the reference to protecting and enhancing the National Park landscape. In **paragraph 5.4** – part of the supporting text to policy R1 - there is reference made to the ‘Green Belt countryside’, although the countryside outside of Ringwood Town is covered by several nature conservation and landscape designations, of which Green Belt is just one. It is misleading to just refer to Green Belt countryside. Suggest amending the text in paragraph 5.4 to read:

“This policy establishes a coherent spatial plan for the town and its surrounding ~~(Green Belt)~~ countryside that shows....”

Expand this box or continue on a separate sheet if necessary

5. Please give details of any suggested modifications that would resolve your objection.

Suggest amending the text in paragraph 5.4 to read:

“This policy establishes a coherent spatial plan for the town and its surrounding ~~(Green Belt)~~ countryside that shows....”

Expand this box or continue on a separate sheet if necessary

6. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
X	No

7. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

X	Yes
	No

Signature: [REDACTED]

Date: 25/09/23

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.

Part B – Representation – please complete a separate form for each representation

8. To which document does the representation relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

9. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	Policy R5
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

10. Do you wish to? *Please tick one box only.*

	Support
	Object
<input checked="" type="checkbox"/>	Make an observation / comment

11. Please use the box below to give reasons for your support/objection or make your observation.

The National Park Authority supports the principles behind **Policy R5**, but considers it would be helpful to include some parameters on what is meant by 'small dwellings'. For example, does it just refer to numbers of bedrooms, or is there some preference about the scale or size of the dwelling? The adopted New Forest National Park Local Plan (2019) contains a policy (Policy SP21) regarding the size of new dwellings and it is unclear how Policy R5 aligns with the NPA's adopted Local Plan policy.

It would also be helpful for applicants and the local planning authorities to clarify whether this policy applies to all new housing within the parish, including, for instance, a single dwelling in the area of the parish within the National Park. If that is the case then Policy SP21 (The size of new dwellings) of the New Forest National Park Local Plan will apply which specifies a maximum floor area of 100m².

Expand this box or continue on a separate sheet if necessary

12. Please give details of any suggested modifications that would resolve your objection.

It would be helpful to include some parameters on what is meant by 'small dwellings' in Policy R5.

It would also be helpful for applicants and the local planning authorities if the Plan could clarify whether this policy applies to all new housing within the parish, or only parts of it.

Expand this box or continue on a separate sheet if necessary

13. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
X	No

14. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

X	Yes
	No

Signature: [REDACTED]

Date: 25/09/23

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.

Part B – Representation – please complete a separate form for each representation

15. To which document does the representation relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

16. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	Policy R6
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

17. Do you wish to? *Please tick one box only.*

	Support
	Object
<input checked="" type="checkbox"/>	Make an observation / comment

18. Please use the box below to give reasons for your support/objection or make your observation.

Policy R6: National planning policy does not support First Homes Rural Exception Sites in National Parks and therefore the inclusion of wording in policy R6 clarifying that it applies 'outside of the New Forest National Park' is supported.

New Forest District Council are best placed to advise on the specific policy wording which would apply within their planning jurisdiction.

Expand this box or continue on a separate sheet if necessary

19. Please give details of any suggested modifications that would resolve your objection.

No modifications proposed.

Expand this box or continue on a separate sheet if necessary

20. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
X	No

21. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

X	Yes
	No

Signature: [REDACTED]

Date: 25/09/23

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.

Part B – Representation – please complete a separate form for each representation

22. To which document does the representation relate? *Please tick one box only.*

X	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

23. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	Policy R8
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

24. Do you wish to? *Please tick one box only.*

	Support
	Object
X	Make an observation / comment

25. Please use the box below to give reasons for your support/objection or make your observation.

Policy R8 – the policy states that it applies to ‘major development’ but does not clarify exactly what this means. In development management terms major development is defined in the NPPF (2023) as 10 or more dwellings or a site of 0.5 hectares or more (for housing), or floorspace of 1,000m²+ or 1 hectare+ (for non-residential development).

However, with regards to National Parks, the term ‘major development’ has a different context which is set out in paragraphs 176 and 177 of the NPPF. It would be helpful for applicants, and the local planning authorities, if Policy R8 or the supporting text could clarify which definition is applicable for this policy.

Expand this box or continue on a separate sheet if necessary

26. Please give details of any suggested modifications that would resolve your objection.

It would be helpful for applicants and the local planning authorities if Policy R8 or the supporting text could clarify the definition of 'major development' for the application of the policy.

Expand this box or continue on a separate sheet if necessary

27. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
X	No

28. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

X	Yes
	No

Signature: [REDACTED]

Date: 25/09/23

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.

Part B – Representation – please complete a separate form for each representation

29. To which document does the representation relate? *Please tick one box only.*

X	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

30. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	Policy R9
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

31. Do you wish to? *Please tick one box only.*

	Support
	Object
X	Make an observation / comment

32. Please use the box below to give reasons for your support/objection or make your observation.

Policy R9 – in principle we support the Town Council in their identification of ‘non-designated heritage assets’ through the Neighbourhood Plan-making process. Historic England guidance recognises the role Neighbourhood Plans play in the identification of non-designated heritage assets – paragraph 23 at [Local Heritage Listing: Identifying and Conserving Local Heritage \(historicengland.org.uk\)](https://www.historicengland.org.uk). The Town Council has identified around 80 potential assets to be added to the NPA’s ‘local list’ and we will be taking these through our internal assessment process and then presenting them to our Planning Committee for consideration in due course.

We are broadly content with the wording in Policy R9 and the supporting text, although this could be improved by including details of the criteria used in the identification on non-designated heritage assets. For information, the National Park Authority’s own approach is set out at [Local List of Heritage Assets - New Forest National Park Authority \(newforestnpa.gov.uk\)](https://www.newforestnpa.gov.uk) and the criteria we use are based on Historic England’s.

Expand this box or continue on a separate sheet if necessary

33. Please give details of any suggested modifications that would resolve your objection.

The wording in Policy R9 and the supporting text could be improved by including details of the criteria used in the identification on non-designated heritage assets.

Expand this box or continue on a separate sheet if necessary

34. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
X	No

35. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

X	Yes
	No

Signature: [REDACTED]

Date: 25/09/23

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.

Part B – Representation – please complete a separate form for each representation

36. To which document does the representation relate? *Please tick one box only.*

X	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

37. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	Policy R10
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

38. Do you wish to? *Please tick one box only.*

	Support
	Object
X	Make an observation / comment

39. Please use the box below to give reasons for your support/objection or make your observation.

Policy R10 – the National Park Authority supports the aspirations of Policy R10 in seeking to create a green link between the Avon Valley and New Forest National Park. In addition, the Town Council’s objectives to respond proactively to the BNG requirements due to become mandatory later this year by planning positively for delivering biodiversity net gain (BNG) in the local area are supported. The Local Nature Recovery Strategies due to be prepared for Hampshire and Dorset will be relevant to the implementation of this policy in the future.

Expand this box or continue on a separate sheet if necessary

40. Please give details of any suggested modifications that would resolve your objection.

No modifications sought.

Expand this box or continue on a separate sheet if necessary

41. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
X	No

42. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

X	Yes
	No

Signature: [REDACTED]

Date: 25/09/23

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.

DRAFT RINGWOOD NEIGHBOURHOOD PLAN – RESPONSE FORM

Regulation 16 Consultation: 18 August 2023 – 3:00pm 29 September 2023

The draft Ringwood Neighbourhood Plan has been formally submitted to New Forest District Council and New Forest National Park Authority. Under Regulation 16 of the Neighbourhood Planning Regulations there is a final 6-week period for representations to be made. The draft Plan and supporting documentation are available at: <https://newforest.gov.uk/ringwoodplan>

Part A – Personal Details

Sharing your personal details

New Forest District Council and the New Forest National Park Authority respects your privacy and are committed to protecting your personal data. Further details of our Privacy Notice following the introduction of the General Data Protection Regulation can be found on the New Forest District Council website: [Privacy notices - New Forest District Council](#); and on the New Forest National Park Authority’s website: [Privacy and cookies - New Forest National Park Authority \(newforestnpa.gov.uk\)](#).

Please be aware that your name and contact details are required for your representation to be considered. Representations cannot be treated as confidential and will be published on our websites alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email/postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at the Council and Authority offices by appointment.

Respondent details and representations will be forwarded to the Examiner assessing the Neighbourhood Plan after the representation period has ended. All representations and related documents will be held by the planning authorities in accordance with their respective document retention schemes.

	Personal Details (if applicable)*	Agent’s Details (if applicable)*
Title	█	
First Name	█	
Last Name	█	
Job Title (where relevant)	Policy & Conservation Manager	
Organisation (where relevant)	New Forest National Park Authority	
Address	█ █ █	
Postcode	█	
Tel. No.	█	
Email Address	█	

*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Part B – Representation – please complete a separate form for each representation

43. To which document does the representation relate? *Please tick one box only.*

X	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

44. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	Policy R11 and supporting text
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

45. Do you wish to? *Please tick one box only.*

	Support
	Object
X	Make an observation / comment

46. Please use the box below to give reasons for your support/objection or make your observation.

Policy R11 – The National Park Authority acknowledges that it is within the remit of Neighbourhood Plans to prepare policies that go beyond those in the existing statutory development plan where justified. It is noted that policy R11 applies to ‘all developments’ and therefore the level of specialist work generated for the two local planning authorities is potentially significant. Achieving the standards set out may have implications for development viability and this will not have been picked up in the viability assessments undertaken for the adopted National Park Authority (2010) New Forest District Council Local Plan (2020).

Expand this box or continue on a separate sheet if necessary

47. Please give details of any suggested modifications that would resolve your objection.

No modifications sought.

Expand this box or continue on a separate sheet if necessary

48. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
X	No

49. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

X	Yes
	No

Signature: [REDACTED]

Date: 25/09/23

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.



25 September 2023

Our Ref: 333135235

Policy and Plans Team
(Ringwood Neighbourhood Plan Consultation)
New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst SO43 7PA

By email: policyandplans@nfdc.gov.uk

Dear Sir/Madam

REPRESENTATIONS TO THE REG 16 RINGWOOD NEIGHBOURHOOD PLAN

I write on behalf of Taylor Wimpey Strategic Land to make representations to the Reg 16 Ringwood Neighbourhood Plan.

Taylor Wimpey controls land north of Hightown Road (Local Plan allocation SS14), which now has a resolution to grant outline planning permission for 400 dwellings, 3 hectares of employment (Class E and B2), access, open space, landscaping, alternative natural recreational greenspace (ANRG) drainage attenuation and access.

Notwithstanding specific land interests, these representations have been prepared in response to the Regulation 16 Neighbourhood Plan consultation as prepared by Ringwood Town Council, in objective terms and assessed against the prevailing planning policy framework – in particular the Government's guidance set out in the National Planning Policy Framework (NPPF) (July 2021) and Planning Practice Guidance (NPPG) (March 2014 and as updated).

In order to satisfy legal requirements, the Neighbourhood Plan as drafted needs to meet the 'basic conditions' as defined in the Localism Act 2011 and Schedule 4B to the Town and Country Planning Act 1990 (as amended). The basic conditions are:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State.
- (b) The making of the neighbourhood plan contributes to the achievement of sustainable development.
- (c) The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.

- (d) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
- (e) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied in connection with the proposal for the neighbourhood plan.

The Neighbourhood Plan's **Vision**, and emphasis, is to restore and strengthen Ringwood's status as a Chartered Market Town, so the focus of the Plan is very much based on the town centre, brownfield first 'gentle densification' and along with the local centre of Poulner advocates a 20 minute neighbourhood approach to spatial planning. The Plan does also recognise the adopted Local Plan Strategic Site allocations.

Taylor Wimpey supports this approach and, on the whole, the Plan is considered to have been positively prepared and successful in setting out a vision for the future of Ringwood.

There is a policy change required, however, in order to achieve compliance with the basic conditions, as set out above.

Policy R6: First Homes

Policy R6: First Homes states that "*a minimum of 25% of new affordable homes shall be provided as First Homes*". This is not in conformity with NFDC adopted Local Plan Policy HOU2, which was drafted prior to the Government's First Home initiative being published, and therefore does not reference First Homes. The supporting text of Policy R6 recognises this, but this is not reflected in the proposed policy.

Since adoption of its local plan and the Government's announcement of the First Homes initiative, NFDC published a First Homes Advice Note in July 2022. This states that the Council **does not require** First Homes to be provided; however, it goes on to say, "*in line with national guidance, the Council will accommodate them where a developer wishes to provide them*".

As such, to be in conformity with the local plan and latest Council approach, and therefore Basic Condition (c), it is suggested that Policy R6 of the Neighbourhood Plan is amended, as follows.

Suggested change to Policy R6

"Affordable housing will be supported in new development in areas outside of the New Forest National Park as required by Local Plan Policy HOU2. Within that provision, developers could/are encouraged to provide a minimum of 25% of new affordable homes as First Homes."

Policy R11: Zero Carbon Buildings

In reference to Policy R11: Zero Carbon Buildings, Taylor Wimpey would like to highlight its ambition is to be zero carbon ready by 2030. The company already has five prototype homes being trialled and assessed currently to provide feedback on the best way to achieve that objective.

It should be noted, however, that homes will only become truly net-zero once the electricity grid has been decarbonised, so not completely in the hands Taylor Wimpey or indeed the housebuilding industry as a whole.

We hope you find these comments helpful.

Yours faithfully



Planning Director

STANTEC UK LIMITED

From: [REDACTED]
Sent: 28 September 2023 08:27
To: policyandplans planning <policyandplans@NFDC.gov.uk>
Cc: [REDACTED]
Subject: RE: Public consultation on the Ringwood Neighbourhood Plan

Dear Planning Policy Team,

Thank you for consulting the Environment Agency on the above Neighbourhood Plan. We are a statutory consultee in the planning process providing advice to Local Planning Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

We note the report which outlines a strategic masterplan study of Ringwood, specifically Ringwood's historic town centre, and that the sites you have identified and want to take forward will include a mix of residential and commercial.

We have constraints checked these sites for environmental issues and have identified that site A and G are in Flood Zone 2 which is land defined by the Planning Practice Guidance for the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change as having a medium (1 in 1000 year) probability of flooding from rivers or the sea.

In accordance with the NPPF paragraphs 160 - 162, we recommend the Sequential Test is undertaken when allocating sites to ensure development is directed to the areas of lowest flood risk.

The Sequential Test should be informed by your Local Planning Authority's Strategic Flood Risk Assessment (SFRA), which should be available on their website.

It is important that your plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward. Without this understanding we are unsure how your plan can demonstrate compliance with the NPPF.

We would have concerns if development were allocated in a flood risk zone without demonstrating that the Sequential Test and the exception test (if necessary) has been undertaken, we would encourage you to complete this and ensure that it is included as part of your evidence base before the plan is submitted for examination.

We hope you find these comments useful, should you have any queries please feel free to give me a call.

Many thanks,

[REDACTED]

Planning Policy
New Forest District Council
Appletree Court
Beaulieu Rd
Lyndhurst
SO43 7PA
Sent via email to: planning@nfdc.gov.uk

04 September 2023

Dear Planning Policy Team,

RE: The Ringwood Neighbourhood Plan Regulation 16 consultation

Context

These representations provide Gladman Developments Ltd.'s (Gladman's) response to the Ringwood Neighbourhood Development Plan (RNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

Gladman specialises in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the Development Plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Local Plans and Neighbourhood Plan examinations.

Through these representations, Gladman provides an analysis of the RNP, and the policy choices promoted within the plan. Comments made by Gladman through these representations are provided in consideration of the RNP's suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended) and supported by the Neighbourhood Plan chapter of the Planning Practice Guidance (PPG).

Legal Requirements

Before a neighbourhood development plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the RNP must meet are as follows:

“(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.

(d) The making of the order contributes to the achievement of sustainable development.



(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.

(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan)."

National Planning Policy

The National Planning Policy Framework 2021 (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed housing needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood development plans.

PPG updates make clear that neighbourhood development plans should conform to national policy requirements and take account of the most up-to-date evidence. This is so that Ringwood Town Council can assist New Forest District Council (NFDC) in delivering sustainable development and be in accordance with basic condition (d) set out in paragraph 2.1.1 above.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Adopted Local Plan

To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.

The adopted Development Plan relevant to the preparation of the RNP and the Development Plan which the RNP will be tested against is the New Forest Local Plan 2016-2036 part 1: Planning strategy (adopted 6th July 2020) & the Local Plan Part 2: Sites and Development Management (adopted 14th April 2014), alongside three retained policies from the 2009 core strategy. These are the overarching planning policy documents for the New Forest District Council administrative area and form the basis of the decision-making process in relation to all planning applications looking forward to 2036, or such a time as it, or elements of it are superseded.

New Forest District Council began the process to review their Local Plan Part 2 in early 2021.

Gladman is sure the Steering Group are aware of this, however, the town council should be mindful of this and ensure that the Neighbourhood Plan is sufficiently flexible to ensure it does not become time expired on adoption of the new Local Plan.

Ringwood Neighbourhood Plan

In principle, Gladman supports the RNP's vision to restore and strengthen Ringwood's status as a Chartered Market Town, as the town prepares to celebrate its 800th anniversary of its market charter.

Policy R1 seeks to focus new development on brownfield land. The NPPF is clear that brownfield land for new development should be encouraged, however the purpose of the planning system is to contribute to sustainable development alongside the Government's objective of significantly boosting the supply of housing and therefore it is likely that new development on greenfield land may be required to meet the settlements housing needs.

Greenfield land is vital to ensure development needs are met, Ringwood can thrive as a town and achieve the vision set out within the plan. Gladman therefore suggest the use of greenfield land is also included within Policy R1.

Additionally, the accompanying policy map shows the hamlet of Blashford to the north of Ringwood, as well as the strategic development site SS15, allocated in the Local Plan 2016-2036 part 1: planning strategy for dwellings. The policy maps identifies a pink border, relating to policy R1: Ringwood built up area, around Blashford and the strategic site allocation.

This is misleading as Blashford and the site allocation both fall outside of the parish and neighbourhood plan boundary and therefore should not be included on this policy map.

Gladman would suggest it is made clear that Blashford falls outside of the neighbourhood plan boundary, and the policy map be amended to remove the pink border and reference to the strategic site allocation, that has been made through the adopted Local Plan.

Conclusion

Gladman recognises the Government's ongoing commitment to neighbourhood planning and the role that such plans have as a tool for local people to shape the development of their local community.

Through our consultation response, Gladman has sought to clarify the relationship of the RNP submission version, with the requirements of national planning policy, the strategic policies for the

wider area and the importance for the plan to remain flexible to do so. Gladman would like to highlight that the above consultation response is not a criticism of the work put into the RNP.

Should further clarification be needed on any of the points raised within this representation, the Town Council are welcome to contact Gladman by emailing [REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]

Graduate Planner

-----Original Message-----

From: [REDACTED]
Sent: 13 September 2023 15:08
To: policyandplans planning <policyandplans@NFDC.gov.uk>
Subject: Ringwood Town Centre Planning

Having read the proposed document re the Ringwood Neighbour Plan I disagree with it as it does not seem to be in the rails of the possible.

First of all not enough thought has been given to the financial aspect of all the lofty ideas set out in the document, given that all the councils concerned are strapped for cash and it does not appear that the consultation document involved any of the house builders and what they thought of the suggestions.

This document is a wish list and I cannot see how this can be fulfilled.

The idea set out in R1, is an impossible task as most people who live in Ringwood do not work here, cars will still be required whether they be electric or petrol. all new housing should include car parking.

Policy R2 re town centres goes against all the current trends, people don't use town centres as they once did and Ringwood is no different, many properties have been vacant for many years and should be turned into homes.

Policies R5, R6 and R7 seem to be written by people who have not taken into account the financial situation and more consultation with commercial firms would have made this document more realistic.

The other points raised in this document are very wishful thinking, I feel money would be better spent on looking at what is in Ringwood already and seeing what needs to be done rather than spending time and money on a vision that cannot be realised I would refer anyone back to earlier non realised plans.

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

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.

Please examine the full terms of this disclaimer by clicking on the following hyper link: Email Disclaimer<<https://www.newforest.gov.uk/emaildisclaimer>>

Our privacy notice can be read here: Privacy Notice<<https://www.newforest.gov.uk/Privacy>>

This email was sent using the New Forest District Council Corporate Email Service.

New Forest District Council <<https://www.newforest.gov.uk>>

From: [REDACTED]

> Sent: 06 September 2023 20:06

> To: policyandplans planning <policyandplans@NFDC.gov.uk>

> Subject: Ringwood Neighbourhood Plan - Regulation 16 Consultation

> Dear Policy and Plans Team NFDC

>

> I had to check the date when I read these proposals but found that April has long passed! It also prompted the question "How is this going to be financed" along with who is it aimed at? I don't see Ringwood ever becoming a Prime Location in the south but rather a "Stopping - off Point" for commuters.

>

> We don't need yet more Restaurants, Coffee Shops and Eateries with their inevitable "spillage" onto footpaths and roads.

>

> We do need a Pedestrian Crossing from Waitrose to the Short Term Car Park. The current situation is exacerbated by the Entrance / Exit to this Car Park being "the wrong way round" thus impeding traffic flow approaching / leaving this area and vacating the Car Park.

>

> It may also be helpful if vehicles leaving this Car Park only turned Left which would then require another Pedestrian Crossing serving the Sainsburys shopping precinct.

>

> The restoration of the Cinema / Theatre in the Market Place would be a much greater asset to Ringwood than most of these proposals.

>

> Have a good day,

>

> [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 28 September 2023 16:45
To: policyandplans planning <policyandplans@NFDC.gov.uk>
Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: FORMAL RESPONSE@2023 09 28: #20973 FW: Public consultation on the Ringwood Neighbourhood Plan

FAO: NFDC Policy & Plans team

Our Reference: #20973

Re: RINGWOOD NEIGHBOURHOOD PLAN 2023 – 2036 – Regulation 16 Consultation

Thank you for your e-mail dated 16 August 2023, inviting National Highways to comment on the above consultation.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A31.

We have reviewed the above consultation and its supporting documents available on your planning portal and have 'No Comments'. However, we welcome the neighbourhood plan's aim to encourage active and healthy travel through identification of sustainable network through active travel policy (walking and cycling routes to the town centre, local schools and community facilities, public and shared transport. Please continue to consult us on the issues relating to Local Plan via our team's inbox: [REDACTED]

Regards

[REDACTED]
Assistant Spatial Planner (Area 3)

[REDACTED]
Tel: [REDACTED] **Mobile:** [REDACTED]

Web: <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

[REDACTED]

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> | info@nationalhighways.co.uk

[REDACTED]

Consider the environment. Please don't print this e-mail unless you really need to.

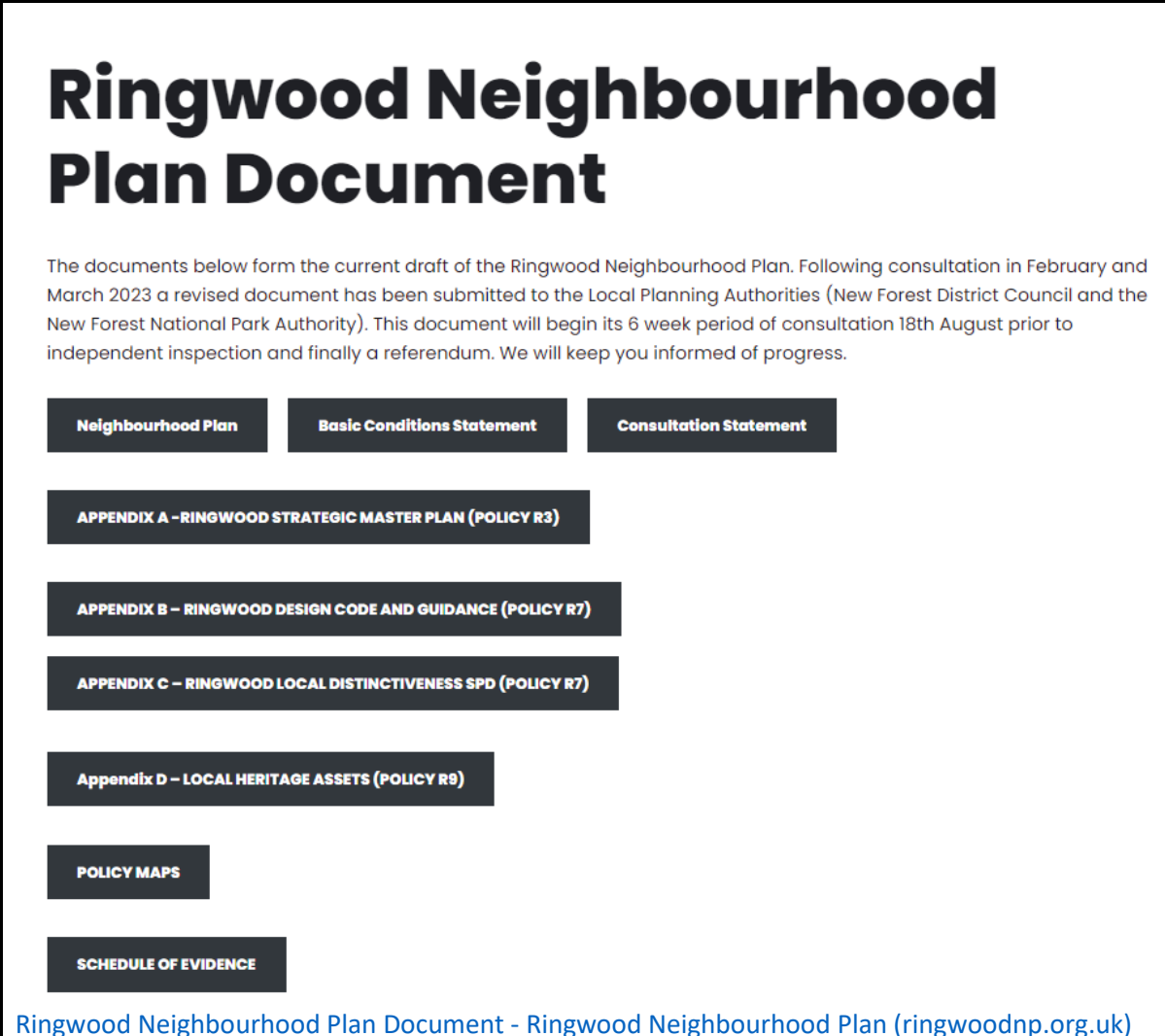
From: [REDACTED]
Sent: Thursday, September 28, 2023 10:06 AM
To: 'policyandplans planning' <policyandplans@NFDC.gov.uk>
Subject: Objection to Policies R5 and R6 28/09/23 re: Public consultation on the Ringwood Neighbourhood Plan
Importance: High

Dear Mark

**Objection to Policies R5 and R6 28/09/23 & Rural Exception Site at New Rd, Ringwood.
Public consultation on the Ringwood Neighbourhood Plan**

I have just been on-line and could not find the form to be used to object/comment.

All of the RNP documents are there – but not (unusually) the “Comments Form” – as the screen shot below demonstrates:



Ringwood Neighbourhood Plan Document

The documents below form the current draft of the Ringwood Neighbourhood Plan. Following consultation in February and March 2023 a revised document has been submitted to the Local Planning Authorities (New Forest District Council and the New Forest National Park Authority). This document will begin its 6 week period of consultation 18th August prior to independent inspection and finally a referendum. We will keep you informed of progress.

- Neighbourhood Plan
- Basic Conditions Statement
- Consultation Statement
- APPENDIX A – RINGWOOD STRATEGIC MASTER PLAN (POLICY R3)
- APPENDIX B – RINGWOOD DESIGN CODE AND GUIDANCE (POLICY R7)
- APPENDIX C – RINGWOOD LOCAL DISTINCTIVENESS SPD (POLICY R7)
- Appendix D – LOCAL HERITAGE ASSETS (POLICY R9)
- POLICY MAPS
- SCHEDULE OF EVIDENCE

[Ringwood Neighbourhood Plan Document - Ringwood Neighbourhood Plan \(ringwoodnp.org.uk\)](http://ringwoodnp.org.uk)

Of course, the deadline is 3pm tomorrow 29/09/23.

I did complete the preliminary messaging system at the web site at 09:15 today 28/09/23 that includes the message "Complete to form and we'll be in touch" (see screen shot in the box below).

Not quite sure what that means.

Perhaps there is a 'typo' and it was intended to say : Complete to ~~to~~ *the* form and we'll be in touch.

SHARE YOUR VIEWS

Send us a message

We want your views on the Neighbourhood Plan to make sure it works for everyone in Ringwood. Complete to form and we'll be in touch.

Hopefully, my interpretation is correct and in any case, I have just sent the following message ...

Name:
[REDACTED]

Email:
[REDACTED]

Message:
Please can you email to me the form to be used for submitting comments?

Thank you.

In essence, **we object to the draft RNP** because it does not recognise in any policy (particularly neither R5 or R6) the potential for providing rural exception sites – see paragraph 78 of the National Planning Policy Framework (Sept '23).

Our client's own a rural exception site at the end of New Road that has been the subject of a successful pre-application response from NFDC (ENQ/23/20050/ERES dated 02/05/23) – all enclosed.

In essence, the RNP should identify our client's site, as a rural exception site.

Please can you acknowledge safe receipt of this email, by return.

Many thanks and yours sincerely

[REDACTED] BA(Hons) BPI MRTPI
Director
mobile t [REDACTED]

Benchmark Development Planning Ltd
chartered town planners + development advisers

www.benchmarkplanning.co.uk



[REDACTED]
[REDACTED]
[REDACTED]
Telephone [REDACTED]
Fax [REDACTED]
[REDACTED]

Enquiries to

[REDACTED]

My reference

Direct Line

[REDACTED]

Your reference

RingwoodNP

Date

29 September 2023

E-mail

[REDACTED]

Email response to: policyandplans@nfdc.gov.uk

Ringwood Neighbourhood Plan

Dear Sir,

Thank you for consulting the County Council on the Ringwood Neighbourhood Plan. The County Council provides the following response in its capacity as the local highway authority and as a landowner. The County Council as landowner is an interested stakeholder because of landholdings within the area covered by the Neighbourhood Plan, and the consideration that would need to be taken as part of any development proposals on its land.

Overall, Hampshire County Council as highway authority is supportive of the vision and objectives of the Neighbourhood Plan, specifically to "put people first by encouraging walking and cycling", which are in line with the County's draft Local Transport Plan 4 (LTP4) vision and objectives. Despite the reference to LTP4 and the New Forest Local Cycling and Walking Infrastructure Plan (LCWIP), the document does not demonstrate that the proposals in the Neighbourhood Plan and appendices have been developed by reviewing Hampshire County Council technical guidance and other national guidance such as the Healthy Streets approach from Active Travel England. Hampshire County Council's Technical Design Guidance can be found here: [Technical guidance notes | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/technical-guidance-notes)

There has also been limited consultation with the highway authority in the preparation of the document and its accompanying appendices, namely the Ringwood Strategic Masterplan and the Ringwood Design Guide and Code, both originally produced by consultants Aecom in the past year. The County Council can confirm that any proposals within the highway put forward in the Neighbourhood

Plan, including the Design Code, will need to be subject to the approval of Hampshire County Council, as highway authority.

The County Council as highway authority have provided some further detailed and specific comments in respect of the draft Neighbourhood Plan and appendices in Annex 1 attached to this letter.

Hampshire County Council in its role as a public landowner supports the aspirations of Policy R11 A for all new buildings in the Neighbourhood Plan Period to 2036 to minimise the amount of energy needed to heat and cool buildings in line with the principles of the RIBA 2030 Climate Challenge and other national policy.

The County Council as a public landowner supports paragraph 5.64 and 5.66 of the Plan which recognises the practical reasons where Passive Hâus may not be feasible and allows for some flexibility. Further flexibility is also encouraged within Policy R12 B regarding Passive Haus certification in circumstances where this may not be technically feasible due its reliance on mechanical heat recovery being achievable and a limited market in the UK of suitably qualified Passive Haus assessors available to resource certification.

The County Council as landowner also supports the inclusion of 'an equivalent standard to Passive Hâus' which recognises other viable paths to achieve the intended 15KWh/m²/year space heating demand requirement of Draft Policy R11 B. As currently drafted however, it is not clear in R11 B what the Town Council consider to be 'an equivalent standard to Passive Hâus'. The County Council therefore outlines some further detail as a suggested equivalent standard to Passive Hâus' in Annex 2 attached to this letter.

Finally, the County Council take this opportunity to reaffirm its broad support for the Ringwood Neighbourhood Plan and are happy to assist Ringwood Town Council develop policies and design guidance that that will help shape the future development of Ringwood.

Yours sincerely

Hampshire 2050

Annex 1 – Detailed Highway Authority Comments

Policy R8 refers to the Building for a Healthy Life tool . The document could also refer to the Healthy Streets approach, although it is considered that the Building for a Healthy Life also includes some concepts of the Healthy Streets approach.

Paragraph 5.73 refers to ‘Sustainable Accessibility and Mobility (SAM) Framework. This should be added to the glossary.

Appendix B –‘ Ringwood Design Guidance and Code’ should also include Cycle infrastructure design (LTN 1/20), which is Government guidance for local authorities on designing high-quality, safe cycle infrastructure alongside reference to Hampshire County Council’s Technical Design Guidance: [Technical guidance notes | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/technical-guidance-notes/)

Draft Neighbourhood Plan - Main document

Vision to build a sustainable economy - Improve connectivity for walking and cycling

The County Council recommend that greater reference to LTP4 and New Forest LCWIP documents should be added in the planning policy section of the document.

The County Council notes the emphasis on using “brownfield sites” for redevelopment but seek clarity on what is meant by 'gentle densification'. Can the Town Council provide a definition of what this term actually means in a planning context?

Policy R3: making better use of opportunity areas in the Town Centre

This policy states: “The Neighbourhood Plan identifies Ringwood Town Centre area for the purpose of supporting regeneration opportunities to deliver retail, cultural, environmental, residential and business investment.” The County Council seeks clarification from the Town Council on whether the potential impacts from the associated travel demand from this scenario has been assessed on the current networks (including public transport)?

especially when other policies want to encourage more walking and cycling.

Policy R8 – Building for a Healthy Life

Policy R8 refers to the Building for a Healthy Life tool . The document could also refer to the Healthy Streets approach, although it is considered that the Building for a Healthy Life also includes some concepts of the Healthy Streets approach.

Paragraph 5.73

Paragraph 5.73 refers to ‘Sustainable Accessibility and Mobility (SAM) Framework. This should be added to the glossary.

Policy R12: encouraging Active and healthy travel

The County Council would again recommend that reference should be made here to the Healthy Streets approach alongside references to LCWIPs and the emerging LTP4.

Park and Stride

One other consideration not included in the Neighbourhood Plan would be to include Park and Stride areas for the local schools such as Ringwood C of E Infants School, where opportunities arise through new development. This would reduce the congestion outside the school, encouraging active travel for those parents that do need to take their cars for the school run as they may be travelling onto work. These facilities can often be dual-purpose for example, for dog walkers and recreation users, thus extending the benefits for the wider community.

Design Guide and Code document

All of the highway proposals contained in this document should be caveated that they will need to be subject to the approval of the highway authority.

DC.02 Access and movement includes DC.02.1 Roads

Residential Streets

This policy includes some guidance for future development which includes the need for new developments to incorporate the need of pedestrians and promotes wider pavements, suggesting a minimum of a 2m footway on either side, but suggests the use of raised tables or crossings should be introduced. The County Council is satisfied with this concept in principle, but the design would be subject to Highway Authority agreement on adopted roads.

These guidelines promote *rich vegetation and planting at frontages*. The County Council is satisfied with this concept in principle, but Ringwood Town Council should note that visibility splays (including for pedestrians and cycles) will need to be maintained.

Private Drives

Lanes and private drives – small streets that sever small number of houses. The County Council notes that the proposed design guidelines for this is 6m wide. The County Council suggest this could likely be reduced, subject to vehicle tracking and detailed design.

Main Streets

The County Council notes that planting on street corners, junctions, and at the end of vistas can help with wayfinding and serve as open spaces in their own right. As above, Ringwood Town Council should note that visibility splays (including for pedestrians and cycles) will need to be maintained.

Cycle lanes are encouraged on main streets to promote alternative methods of transportation. The County Council recommend that the Neighbourhood Plan Design Guidance add in that any proposals should be LTN 1/20 compliant and segregated cycle facilities may be required depending upon the volumes and speeds of traffic using 'main streets'.

DC.03.3 – Street lighting

Street lighting proposals must accord with Hampshire County Council standards on adopted highway.

DC.03.5 - Corner Treatment

Appropriate forward visibility must be provided and maintained around corners.

DC.08.8 – Permeable Paving

Permeable paving within adopted highway must be agreed by the Highway Authority.

Annex 2 – Detailed comments by from the County Council as a Public Landowner

Hampshire County Council in its experience as a public landowner and service provider, recommend that Ringwood Town Council should consider an equivalent standard to Passive Hâus.

The County Council recommends that the approach taken within the Reading Borough Local Plan Policy H5 (Standards for New Housing) is one such option that could be considered as an equivalent standard to Passive Hâus. This approach has been tested through examination and offers a material consideration for plan making in line with national policy. Policy H5: Standards for New Housing (including paragraphs 4.4.45 and 4.4.46) of the Reading Borough Local Plan, outlines an aim to achieve an equivalent energy standard in line with Passive Hâus principles i.e. No thermal bridging; Superior windows; Mechanical ventilation with heat recovery; Quality insulation; Airtight construction. This serves to achieve an equivalent standard of 35% improvement on part L of the 2013 buildings regulations. This approach would be an effective alternative to achieving the sustainable development intentions of Policy R11 in cases where Passive Haus certification is not possible to achieve, or necessarily the optimal standard, particularly in relation to non-residential development.

In addition, the County Council as a landowner, also recommends that BREEAM is also considered within Draft Policy R11 as an equivalent space heating demand standard. This could be more effective for non-residential developments to overcome some of the impracticalities of how to enforce Passive Hâus compliance from the end building user's perspective. As Passive Hâus relies on air tightness, this is not always achievable in practice in school settings for example where teachers need to open doors through-out the day to deliver the requirements of the curriculum, especially in an early years setting. On this basis, the option for equivalent standards is supported and further consideration of BREEAM or the approach taken by Reading Borough Council in their Local Plan is recommended particularly in the case of non-residential development.

Whilst it is understood that the timescales for the Ringwood Neighbourhood Plan are responsive to the nature of the Neighbourhood Planning process, it is understood that the Neighbourhood Plan could proceed to be 'made' from as early as Spring 2024. This would bring the space heating demands of less than 15KWh/m²/year in Policy R12B forward by 6 years rather than apply from 2030 in line with the national guidance referenced on page 30 of the Neighbourhood Plan. It is therefore recommended that Policy R12 B is amended to apply from the year 2030 to have regard to national policy.

The post occupancy assessment requirements of Policy R12 C are consistent with the Passive Haus assessment methodology. However as currently written, Policy R11 C could present practical challenges to enforce in circumstances where buildings get too hot and overheat which is difficult to legislate and measure in practice. In addition, a reasonable timeframe for post occupancy evaluation should also be considered within Policy R12 C to be commensurate with the type of

building and its use. For example, a school building can take about 7 years to reach its expected energy performance because it relies on the energy generated by its occupants together with insulation and low energy heating. Other impracticalities with the Passive Haus assessment methodology are the requirement for seasonal post occupancy testing. This could delay occupation for end users for up to a year after the permitted building is constructed. On this basis, Policy R11's inclusion of alternative equivalent standards to achieve its desired space heating requirements is supported and further exploration of alternative equivalent standards would be welcome.

Whilst the rationale behind paragraph 5.65 is appreciated, the current wording stating that scheme viability will not be acceptable as a reason for not applying an appropriate design for performance methodology is not consistent with national policy and could risk the Plan proceeding to referendum. As it is appreciated that the Town Council will be aware from national guidance, viability must be considered when preparing Neighbourhood Plans policy requirements to ensure that the cumulative cost of all relevant policies do not undermine deliverability of the plan and compromise the achievement of sustainable development. As landowner the County Council would encourage the Town Council to undertake a viability assessment for its Plan to ensure that policies are realistic and sustainable – particularly in relation to affordable zero-carbon ready Passive Haus housing delivery.

DRAFT RINGWOOD NEIGHBOURHOOD PLAN – RESPONSE FORM

Regulation 16 Consultation: 18 August 2023 – 3:00pm 29 September 2023

The draft Ringwood Neighbourhood Plan has been formally submitted to New Forest District Council and New Forest National Park Authority. Under Regulation 16 of the Neighbourhood Planning Regulations there is a final 6-week period for representations to be made. The draft Plan and supporting documentation are available at: <https://newforest.gov.uk/ringwoodplan>

Part A – Personal Details

Sharing your personal details

New Forest District Council and the New Forest National Park Authority respects your privacy and are committed to protecting your personal data. Further details of our Privacy Notice following the introduction of the General Data Protection Regulation can be found on the New Forest District Council website: [Privacy notices - New Forest District Council](#); and on the New Forest National Park Authority’s website: [Privacy and cookies - New Forest National Park Authority \(newforestnpa.gov.uk\)](#).

Please be aware that your name and contact details are required for your representation to be considered. Representations cannot be treated as confidential and will be published on our websites alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email/postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at the Council and Authority offices by appointment.

Respondent details and representations will be forwarded to the Examiner assessing the Neighbourhood Plan after the representation period has ended. All representations and related documents will be held by the planning authorities in accordance with their respective document retention schemes.

	Personal Details (if applicable)*	Agent’s Details (if applicable)*
Title	█	
First Name	███	
Last Name	██████	
Job Title <i>(where relevant)</i>	Local Plan lead	
Organisation <i>(where relevant)</i>	NFDC	
Address	████████████████████ ████████████████████ ██████	
Postcode	██████	
Tel. No.	██████████	
Email Address	██████████████████	

*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Part B – Representation – please complete a separate form for each representation

1. To which document does the representation relate? *Please tick one box only.*

x	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	R2 clause C (iv)
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
x	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

Comment:

Whilst we are supportive of the intent of clause C (iv) of Policy R2 the significance of heritage assets can be defined as both archaeological and architectural as well as historical. The use of the word 'and' would suggest that development could be acceptable provided some harm was caused to only one category of asset.

5. Please give details of any suggested modifications that would resolve your objection.

It is recommended that this clause be re-worded accordingly – *the proposed use and associated works would not harm the heritage significance of the Conservation Area or other heritage assets and their settings.*

1. To which document does the representation relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission draft Neighbourhood Plan, main document
<input type="checkbox"/>	Policy Maps
<input type="checkbox"/>	Appendix A Ringwood Strategic Masterplan
<input type="checkbox"/>	Appendix B Ringwood Local Design Guidance and Code
<input type="checkbox"/>	Appendix D Local Heritage Assets
<input type="checkbox"/>	Appendix E Zero Carbon homes Background Note
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	R2
Paragraph number(s)	5.11 and 5.13
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

<input type="checkbox"/>	Support
<input type="checkbox"/>	Object
<input checked="" type="checkbox"/>	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

RTC's intention to request introduction of an article 4 direction to control permitted development rights to change Class E commercial premises to residential use within the defined town centre area is noted. Whilst it is possible for councils to seek an Article 4 direction to remove permitted development rights, the government is clear that such action should only be undertaken in exceptional circumstances, as set out in PPG. Affected property owners would be eligible for compensation for the costs of making planning applications for what would previously have been permitted development, unless 12 months' notice was provided before the Article 4 direction took effect.

<https://www.gov.uk/guidance/when-is-permission-required#article4>

[The Town and Country Planning \(Compensation\) \(England\) \(Amendment\) Regulations 2017 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

Before doing so RTC should consider whether it is necessary to cover the entire town centre area, supported by evidence that material harm would otherwise occur. The Ringwood Conservation Area overlaps most of the town centre area, providing some protection against unsympathetic development change.

As context to the points above, a 2021 ministerial statement (a material planning consideration, linked below) sets out a proposed wording change to the NPPF (new para 53) to clarify the appropriate use of Article 4 directions, seeking to ensure that they are used in a 'targeted way' to protect the 'thriving core of historic high street areas' but do not restrict the delivery of housing through permitted development rights.

[Written statements - Written questions, answers and statements - UK Parliament](#)

5. Please give details of any suggested modifications that would resolve your objection.

--

1. To which document does the representation relate? *Please tick one box only.*

x	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	R4 part (c)
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
x	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

Whilst the intention of this policy is supported in relation to the potential loss of UCO F2(a) local shops, to provide clarity to potential applicants the supporting text should specify what would comprise 'a robust assessment of its value to the local community', if anything is deemed necessary over and above the marketing requirements referenced in paras 5.29- 5.30. In the district council's view, the marketing requirements are sufficient.

5. Please give details of any suggested modifications that would resolve your objection.

Expand this box or continue on a separate sheet if necessary

1. To which document does the representation relate? Please tick one box only.

<input checked="" type="checkbox"/>	Submission draft Neighbourhood Plan, main document
<input type="checkbox"/>	Policy Maps
<input type="checkbox"/>	Appendix A Ringwood Strategic Masterplan
<input type="checkbox"/>	Appendix B Ringwood Local Design Guidance and Code
<input type="checkbox"/>	Appendix D Local Heritage Assets
<input type="checkbox"/>	Appendix E Zero Carbon homes Background Note
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other (please specify)

2. Which part of the above document does the representation relate to? Please fill in all that apply.

Policy number	R6, para 5.39
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? Please tick one box only.

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

NFDC has previously advised RTC that the appropriate mechanism to make specific provision for parish level affordable housing needs, is to allocate suitable and deliverable sites for this purpose, preferably through a suitable vehicle such as a community land trust (Ringwood parish is not a designated rural area under s157 of the Housing Act with the associated right to make parish-based nominations for the take up of affordable homes on rural exception sites).

NFDC does not consider that ringfencing affordable housing provided from general housing development in the parish area to parish residents only, is consistent with the aims of Local Plan policies STR1, HOU1 and HOU3, which all take a district wide approach. To do so would create unequal access to affordable housing for otherwise eligible district residents, particularly if a similar approach were implemented by a number of parishes. Were this approach applied to rental tenures (which the policy does not do), it could also reduce access to affordable housing for those most in need.

Additionally in accordance with national guidelines some people are eligible for local affordable housing that may not have any direct connection to the district (or parish), for example military veterans and certain key workers.

In terms of applying the suggested first home marketing restrictions, it is not clear what is meant by 'sites in addition to local plan requirements as detailed in Policy STR5'. The only category of current or future site not specifically mentioned for meeting district needs in policy STR5 is windfalls of 10 or more homes, which seems an unduly specific focus that is unlikely to yield a significant amount of affordable housing anyway.

5. Please give details of any suggested modifications that would resolve your objection.

Delete the first two sentences of para 5.39 (the remaining text could be added to para 5.38).

1. To which document does the representation relate? Please tick one box only.

<input checked="" type="checkbox"/>	Submission draft Neighbourhood Plan, main document
<input type="checkbox"/>	Policy Maps
<input type="checkbox"/>	Appendix A Ringwood Strategic Masterplan
<input type="checkbox"/>	Appendix B Ringwood Local Design Guidance and Code
<input type="checkbox"/>	Appendix D Local Heritage Assets
<input type="checkbox"/>	Appendix E Zero Carbon homes Background Note
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other (please specify)

2. Which part of the above document does the representation relate to? Please fill in all that apply.

Policy number	R9
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? Please tick one box only.

<input type="checkbox"/>	Support
<input type="checkbox"/>	Object
<input checked="" type="checkbox"/>	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

NFDC supports the principle of the Town Council identifying non-designated heritage assets for inclusion in a 'local list' and welcomes and acknowledges the work that has been undertaken by Ringwood Town Council in preparing the list included as Appendix D of the Plan. However, at the current time NFDC neither maintains a local list nor has a policy or procedure for assessing 'local listing.'

RNP Appendix D identifies 241 buildings or structures within the planning area for inclusion on a 'local list'. This number of buildings to consider presents a significant challenge in terms of resource for the Planning Authority given that it does not currently have a policy or adopted processes in place for assessing, maintaining, and reviewing a local list.

It should be noted that of the 241 sites identified by the plan 9 structures are curtilage listed, and provided the same legal and policy protections afforded the Listed Building with which they are associated.

127 buildings or structures included on the list are within the Ringwood Conservation Area and benefit from the significant legislative and policy protection that the conservation area designation provides. Many buildings within conservation areas make a positive contribution to the special architectural or historical interest of conservation areas and it is our view that applying an approach of including all those buildings that make positive contribution to the character of the District's conservation areas on a separate local list, would result in such a significant workload in terms of assessment and maintenance it would impact the authority's responsibilities towards designated heritage assets. As set out in the Guidance, non-designated assets can be identified in a several ways and the authority's view that within conservation areas this is most effectively achieved through conservation area appraisals.

For those sites that do not currently benefit from statutory protection we recognise and that the work undertaken by the Town Council has referred to the guidance published by Historic England for identifying and conserving local heritage. However, very little evidence has been provided to demonstrate how each of the sites proposed has been assessed against the criteria set out in that guidance. The

guidance from Historic England is clear that inclusion on a local heritage list should be based on sound evidence and criteria that delivers a consistent and accountable method of identifying non-designated assets. From the submission it is not clear what level of review has been undertaken, or to what extent each site achieves a level of significance to justify their inclusion on a 'local list' that is to be maintained by the local planning authority. For authority to be able to adopt the list it would require:

- Publication of the whole evidence base for each entry supported by a photographic record for each entry;
- Clear guidance on how each entry has been assessed as meeting the criteria at a level worthy of inclusion on a local list; and
- A clear statement of consultation with the owner of each site.

5. Please give details of any suggested modifications that would resolve your objection.

The wording of the policy needs clearer language in terms of the grounds on which harm to, or the loss of, a heritage asset would be "justified". It is not clear from the policy or the supporting text what circumstances would be considered justified? If the intent of the policy is that the loss or harm should be unavoidable or should be balanced against any public benefits of the scheme, then this should be clarified in the wording.

The list of local heritage assets should only include entries that have been assessed as meeting the criteria at a level worthy of inclusion on a local list, supported by appropriate evidence.

Curtilage listed structures should not be included on a Local List of non-designated heritage assets as this would result in them being identified as being separate un-listed structures and the removal of the significant legislative and policy protections they currently enjoy. The following buildings need to be removed from the list to ensure do not lose their status as designated heritage assets:

- The Coach House, 36 Southampton Road, BH24 1JD
- Garage to Grove House, 61 Southampton Road, BH24 1HE
- Wall to rear of Grove House, 61 Southampton Road, BH24 1HE
- Wall to front of Manor House/East Wing/West Wing, The Sweep, BH24 1HE
- Stable Block north of The White Hart, 171 Southampton Road, BH24 1HU
- 8, 9, 11 and 12 Moortown House, Christchurch Road, BH24 3AN
- North Range, Crow Farm, Crow Lane, BH24 3EA
- South Range, Crow Farm, Crow Lane, BH24 3EA

1. To which document does the representation relate? Please tick one box only.

<input type="checkbox"/>	Submission draft Neighbourhood Plan, main document
<input type="checkbox"/>	Policy Maps
<input type="checkbox"/>	Appendix A Ringwood Strategic Masterplan
<input type="checkbox"/>	Appendix B Ringwood Local Design Guidance and Code
<input type="checkbox"/>	Appendix D Local Heritage Assets
<input type="checkbox"/>	Appendix E Zero Carbon homes Background Note
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other (please specify)

2. Which part of the above document does the representation relate to? Please fill in all that apply.

Policy number	R11
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? Please tick one box only.

<input type="checkbox"/>	Support
<input type="checkbox"/>	Object
x	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

This is an ambitious policy that seeks to embed current best practice and standards for zero carbon development (although we note that the 15KWh/m²/yr standard is generally identified as best practice for residential development rather than for all buildings). The district council recognises the right of the town council to propose standards in the RNP that exceed or add to those if the adopted local plan - which does not fully reflect the subsequent council declaration of a climate and nature emergency.

As noted in the supporting text the district council has recently consulted on a draft Climate Change SPD, which encourages (rather than requires) meaningful steps towards achieving similar recommended best practice standards, consistent with the existing local plan policy position. Responses are currently being considered. Subject to the scope and extent of forthcoming NPPF and Building Regulation changes, the district council is also likely to explore zero carbon standards for new development through a future local plan review.

The RNP proposals would present some practical difficulties from a development management perspective. For example the use of Passivhaus-related planning conditions would need to meet the [CIL Regulations \(2010\)](#) tests (regulation 122), be agreed with the developer, and case officers would need to make technical judgements as to the equivalence of any alternative standards proposed by developers and what alternative conditions might then be agreed. The latter is a specialist matter rather than a general planner competency.

RNP para 5.66 acknowledges that potential trade-offs may be necessary in relation to local design policy. Other trade-offs may be necessary. As Passivhaus (or equivalent) is not a local plan requirement, the term 'where feasible' (policy line 4) is likely to be an important consideration when establishing a planning balance in relation to other local plan standards and requirements such as affordable housing provision at planning application determination stage.

5. Please give details of any suggested modifications that would resolve your objection.

--

1. To which document does the representation relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission draft Neighbourhood Plan, main document
<input type="checkbox"/>	Policy Maps
<input type="checkbox"/>	Appendix A Ringwood Strategic Masterplan
<input type="checkbox"/>	Appendix B Ringwood Local Design Guidance and Code
<input type="checkbox"/>	Appendix D Local Heritage Assets
<input type="checkbox"/>	Appendix E Zero Carbon homes Background Note
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	R12 para 5.74
Paragraph number(s)	
Page number(s)	
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

<input type="checkbox"/>	Support
<input type="checkbox"/>	Object
<input checked="" type="checkbox"/>	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

Supporting text paragraph 5.74, lines 2-3, requires that design layouts apply Manual for Streets best practice and '20-minute neighbourhood' principles. These requirements may be better expressed within policy R12 than in the supporting text.

5. Please give details of any suggested modifications that would resolve your objection.

--

1. To which document does the representation relate? *Please tick one box only.*

	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
x	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	
Paragraph number(s)	
Page number(s)	31
Section number (if there are no paragraph numbers)	3
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

The district council welcomes the inclusion of Design Guidance and Codes in the Neighbourhood Plan and would like to congratulate the Town Council for the quality and extent of work that has gone in to preparing the guidance. The proposed guidance and codes complement the existing guidance provided within the Conservation Area Appraisal, and it will reinforce the requirement for any new development to protect or enhance the significance of heritage assets within Ringwood. On the urban design side, the provision of a code for design and the tie in with the existing SPD guidance especially the distinctiveness work, is welcomed.

The following points of detail are noted for suggested amendment to improve the document further.

Page 31 section 3

The proposed text has merit although within this section there is a tendency to confuse the term 'site analysis' with that of 'contextual analysis'. In practise, it is important that an applicant carries out a contextual analysis in reasonable detail and responds to it through their design evolution.

5. Please give details of any suggested modifications that would resolve your objection.

A requirement to set out the contextual analysis process as part of planning application design and access statements would be a useful addition.

1. To which document does the representation relate? Please tick one box only.

	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
x	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? Please fill in all that apply.

Policy number	
Paragraph number(s)	
Page number(s)	34-72
Section number (if there are no paragraph numbers)	4.2x
Map, plan or diagram (enter the title)	

3. Do you wish to? Please tick one box only.

	Support
x	Object
	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

Throughout section 4 there are many valuable pieces of advice. However, there are some guidelines, phrases and illustrations that would undermine design discussion between developers and the planning team and potentially could impact negatively on some decisions if they remain as shown.

Page 35 DC.02.1 Roads: At guideline iii, insert the word ‘gardens’ between street trees and green verges. At guideline vi. reword the final sentence to read “... whilst traffic calming measures which might include raised tables or crossings should be an integral part of street design.”

Page 37 Main streets: At guideline iii add the words “and car ports” after ‘garages’ in the first sentence.

Page 39 DC.02. Parking On-Plot front or side car parking: Add a part v. to the guidelines: “Space to the sides of car parking spaces is often needed for access to rear gardens and outbuildings for cycle and bin access.”

Figures 23 and 26 should be improved upon as they show suboptimal designs, respectively with sub-standard access to the vehicle and impractical planting, and inadequate space in front of the garage e.g., for opening the garage door while the second car is parked or to access bins and bikes.

Page 56 figure 52: Delete the first sentence of the image caption. The vast majority of the townhouses are 1 -2 storey in height with extremely few buildings of three storey anywhere outside the historic core, and even in the centre buildings only appear occasionally above two and a half storeys.

5. Please give details of any suggested modifications that would resolve your objection.

--

1. To which document does the representation relate? *Please tick one box only.*

	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
x	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	
Paragraph number(s)	DC.06.2 Materials and colour palette
Page number(s)	Page 58
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

The guidance sets out how most roofs use Norfolk pantiles or slate tiles. This appears to be an error as the majority of roofs in Ringwood use either plain clay tiles or natural slates and this should be amended.

5. Please give details of any suggested modifications that would resolve your objection.

1. To which document does the representation relate? *Please tick one box only.*

	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
x	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	
Paragraph number(s)	
Page number(s)	Page 82 Character Area 2: Victorian/Edwardian Quarter 'Material and Details'
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
x	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

The guidance recommends hipped and 'pitched' roofs should be encouraged in the area. Should this read *hipped and 'gabled'*?

5. Please give details of any suggested modifications that would resolve your objection.

--

1. To which document does the representation relate? *Please tick one box only.*

	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
x	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	
Paragraph number(s)	
Page number(s)	Page 86 Character Area 3: Southern Approach 'Materials and details'
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
x	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

The guidance for Aspect and Orientation refers to 'black facades' it is assumed that this is intended to read 'blank facades' and should be amended.

5. Please give details of any suggested modifications that would resolve your objection.

--

1. To which document does the representation relate? *Please tick one box only.*

	Submission draft Neighbourhood Plan, main document
	Policy Maps
	Appendix A Ringwood Strategic Masterplan
x	Appendix B Ringwood Local Design Guidance and Code
	Appendix D Local Heritage Assets
	Appendix E Zero Carbon homes Background Note
	Consultation Statement
	Basic Conditions Statement
	Other (please specify)

2. Which part of the above document does the representation relate to? *Please fill in all that apply.*

Policy number	
Paragraph number(s)	
Page number(s)	Page 96 Checklists: Local green spaces, views, and character
Section number (if there are no paragraph numbers)	
Map, plan or diagram (enter the title)	

3. Do you wish to? *Please tick one box only.*

	Support
	Object
x	Make an observation / comment

4. Please use the box below to give reasons for your support/objection or make your observation.

The subsequent text deals with biodiversity matters and it is assumed this section is mislabelled.

5. Please give details of any suggested modifications that would resolve your objection.

6. If the Examiner decides to hold a public hearing and your representation is seeking a change, do you consider it necessary to speak at the examination hearing?

Please note that whilst your preferences would be considered, the Examiner would determine whom should be invited attend.

If you select 'No' your written representation(s) will still be fully considered by the independent examiner.

I wish to speak at the examination hearing (if held):

	Yes
x	No

7. Do you wish to be notified of the District Council and National Park Authority's decisions to make or refuse to make the Neighbourhood Plan? Please tick one box only.

	Yes
x	No

Signature: [REDACTED]

Date: 26 September 2023

If submitting the form electronically, no signature is required.

Please return completed forms to:

Email: policyandplans@NFDC.gov.uk

Post: Planning Policy, New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA

Deadline: 3:00pm Friday 29 September 2023.

Representations received after this date will not be accepted.