

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

The meeting took place in a virtual environment using “Zoom” video conferencing technology and members of the public and press were given the opportunity to observe or participate in the meeting.

Held on Friday 2nd October 2020 at 10am

PRESENT: Cllr Rae Frederick (Vice Chairman)
Cllr Hilary Edge
Cllr Gloria O’Reilly
Cllr Tony Ring

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Cllr John Haywood

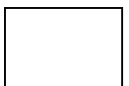
ABSENT: Cllr Andy Briers
Cllr Philip Day (Chairman)
Cllr Gareth Deboos
Cllr Peter Kelleher
Cllr Glenys Turner

P/5745 PUBLIC PARTICIPATION

There were three members of the public present. One wished to address the Committee in the public participation section of the meeting and the other two were interested in a planning application.

A concerned Poulner resident reiterated his concerns regarding speeding on the local roads in Poulner and detailed a recent accident at the junction of Northfield Road, North Poulner Road and Seymour Road. He indicated that if it had occurred slightly later in the morning when children were heading to school, the outcome could have been terrible. He said that he had spoken many times about this and asked the County Councillor for measures to be put in place, for example, speed humps, pinch points and speed indicators, but nothing had been done. He explained that the speed and volume of traffic varies on these residential roads when there are issues on A31 and A338. He believes the problem will become worse with the forthcoming A31 roadworks and new developments planned and suggested that the whole of Poulner should be subject to a 20mph speed limit, not just Gorley Road which had been proposed by the REAL Working Party and reported in the press recently. He requested that urgently needed road safety measures be implemented in the area and asked the Council to support this view.

P/5746 APOLOGIES FOR ABSENCE



The Deputy Town Clerk reported that apologies for absence had been received from Cllrs Briers, Day, Deboos, Kelleher and Turner.

**P/5747
DECLARATIONS OF INTEREST**

Although it was not a declarable pecuniary interest, Cllr Ring indicated that in respect of application 20/00624, the applicant was a neighbour.

Although it was not a declarable pecuniary interest, Cllr Frederick indicated that in respect of 20/10938, she knew the members of the public present and objecting to the application. She also knows the applicant for 20/10369.

**P/5748
MINUTES OF PREVIOUS MEETING**

RESOLVED: That the Minutes of the Meeting held on 4th September 2020, having been circulated, be approved and signed as a correct record.

**P/5749
PLANNING APPLICATIONS**

Members agreed that application 20/10938 be brought forward for the benefit of the members of the public present. The remaining list was dealt with in list order.

Although it was not a declarable pecuniary interest, Cllr Ring indicated that in respect of application 20/00624, the applicant was a neighbour.

Although it was not a declarable pecuniary interest, Cllr Frederick indicated that in respect of 20/10938, she knew the members of the public present and objecting to the application. She also knows the applicant for 20/10369.

RESOLVED: That the observations summarised in *Annex A* be submitted.

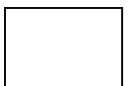
ACTION Nicola Vodden

**P/5750
PLANNING FOR THE FUTURE WHITE PAPER CONSULTATION**

Members considered the White Paper, NALC's Summary and Summary of Proposals and Questions (*Annex B*) and whether to respond to the Planning for the Future consultation.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf

The Deputy Town Clerk commented that a key theme of the White Paper was that land would be identified and categorised for growth, renewal or protection right at the beginning of the Local Plan process.



It was thought that if a Neighbourhood Plan could be in place before the changes to legislation become law, there would be more potential for the Council to influence development than had previously been the case.

It was noted that NFDC as the Planning Authority would respond to the consultation, as would HALC and NALC on behalf of the sector. It was agreed that no response be submitted by the Council, as there would be nothing that could usefully be added to those representations and, if there were, that they would carry little weight.

RESOLVED: That the White Paper be noted.

ACTION Jo Hurd

P/5751

RINGWOOD ENVIRONMENTAL ACTION LEADERSHIP WORKING PARTY

RESOLVED: That the notes of the REAL Working Party on 11th September 2020 (*Annex C*) be received.

ACTION Jo Hurd

P/5752

NEIGHBOURHOOD PLAN

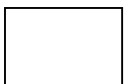
The Deputy Town Clerk updated Members following a meeting (session 1 of 3) of the Neighbourhood Plan Steering Group and consultants O'Neill Homer on 24th September 2020. The session focussed on:-

1)Project Governance and Management – The responsibilities of the Town Council, Steering Group and consultants were outlined. It was noted that membership of the Steering Group (including election of a Chairman) and its Terms of Reference will need to be reviewed when the scope of the Plan has been agreed. The consultants were of the view that a Plan could be completed by the end of 2021 and could be fully funded by available grant support.

2)Designated Neighbourhood Area – There are options for this including designating the whole parish; only that part of the parish within the NFDC area; or perhaps including all or part of EH&I parish. The consultants recommended designating only that part of the parish within the NFDC area and asking the Examiner to extend the voting franchise to include residents of the parish in the NFNPA area.

3)Strategic Policy Drives and Evidence Base – There is a great deal of evidence available and policy already in place, so this would mean not starting with a “blank sheet of paper”. The evidence will need to be reviewed when the scope of the Plan has been agreed.

4)Stakeholder Analysis – The Steering Group was advised to invite officers from both NFDC and NFNAP to attend Session Two. There is a need to actively involve stakeholders and recognise those with interest and influence.



Session Two will take place on 22nd October and will focus on establishing a vision for the future of the town and the potential role of a Neighbourhood Plan in achieving this. All Town Councillors will be invited to attend this session.

RESOLVED: That the update on the Neighbourhood Plan following the Steering Group meeting with consultants (session 1) on 24th September 2020 be received.

ACTION Jo Hurd

**P/5753
PROJECTS**

A2 – Crow Stream Maintenance – The Deputy Town Clerk reported that many volunteers helped with the clearance of three skips worth of excess weeds and branches from the stream. The provision for this work is £1,000 annually and is currently funded from developers’ contributions, however once that fund is depleted in 2 years’ time, the Council will need to consider including this in the budget for future years.

She also highlighted other work required on the section of the stream from the Elm Tree to the Crow crossroads, as sediment was high in certain areas and work was needed to clear the ditches and culverts.

Cllr Ring indicated that work to maintain the flow of the stream is essential and without which would leave the area vulnerable to flooding.

A3 – Human Sundial – The Deputy Town Clerk was disappointed to report that no progress had been made and she was unable to indicate a commencement date. The message from HCC, which had been the same since March 2020, was that that it is still awaiting comparative quotes. The matter has been referred to the County Councillor for his assistance in progressing the works. Members thanked the Deputy Town Clerk for her efforts with regard to this.

C1 - Pedestrian Crossing Christchurch Road – The Deputy Town Clerk was pleased to report that the crossings had been completed ahead of schedule.

C2 – A31 Improvement Scheme – A meeting with Highways England (and delivery partner) was scheduled for 19th October for an update on the A31 works. There were many items to be discussed and the notes of the meeting would be presented at the next Committee meeting.

RESOLVED: That the update in respect of projects (*Annex D*) be noted.

ACTION Jo Hurd



There being no further business, the Chairman closed the meeting at 11.26am.

RECEIVED
29th October 2020

APPROVED
6th November 2020

TOWN MAYOR

COMMITTEE CHAIRMAN

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

Annex A to Planning, Town Environment Committee Minutes 2nd October 2020
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
20/10369	13 Highfield Road, Ringwood. BH24 1RF	RE-CONSULTATION: Demolition of the existing bungalow; erection of a pair of semi-detached dwellings with associated access and parking	Refusal (4)	The Committee agreed that this re-consultation did not address any of the issues previously raised. The proposal was out of keeping with the character of the area and overdevelopment of the plot. There were concerns with the layout of the plot, particularly with one of the properties front entrance being to the side and its proximity with the neighbouring boundary. The proposal would also impact on the current situation regarding on-street parking in the area, as it does not comply with NFDC Parking Standards and the proposed tandem parking would be impractical.
20/10815	Church Hatch Centre, 22 Market Place, Ringwood. BH4 1AW	Works to replace vertically hung sashes at first floor front elevation windows W103, W104, W105; repairs to the structure of the roof and West facing dormer window W204, along with associated tiles, lead, fascias, soffits and trims, window linings and box sashes.	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

A

Number	Site Address	Proposal	Observation	Comments
20/10816	Church Hatch Centre, 22, Market Place, Ringwood. BH24 1AW	Works to replace vertically hung sashes at first floor front elevation windows W103, W104, W105; repairs to the structure of the roof and West facing dormer window W204, along with associated tiles, lead, fascias, soffits and trims, window linings and box sashes (Application for Listed Building Consent)	Permission (1)	
20/10865	11 Broadshard Lane, Ringwood BH24 1RW	RE-CONSULTATION: Proposed two storey extension at rear; demolish garage and erect new double garage; change roof over dressing room from flat to gable; new boundary wall (Amended plans to remove the wall element)	Permission (1)	Members made reference to the previous observation submitted and remained concerned about the removal of part of the hedge that has already taken place and its impact on the street scene. They requested that the Planning Officer consider making a condition in relation to this and particularly for reinstatement of the hedge.
20/10927	115, Northfield Road, Ringwood. BH24 1SS	One & two storey rear extensions	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
20/10938	110, Christchurch Road, Ringwood. BH24 1DP	Change of use for short term residential accommodation; minor elevational changes	Refusal (4)	The Committee felt that the number of units proposed was excessive. The space within each unit was insufficient and provided no amenity space for the occupants. The intensification of use, increased footfall and vehicle movements would have a detrimental impact on the amenities of neighbouring properties and the tandem parking provision would create additional vehicle movements and potential conflict.
20/10951	82, Eastfield Lane, Ringwood. BH24 1UR	Proposed single storey extension to side	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

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Number	Site Address	Proposal	Observation	Comments
20/10973	1, Old Stacks Gardens, Ringwood. BH24 3EP	Remove current conservatory, replace with a new brick built extension; replace all external windows and doors, all fascia, soffit and guttering to the property; dig up the side of the garden and install a new crate soakaway; run new rainwater waste pipes to the soakaway; render the bungalow; excavate the front drive and replace all the drainage to the property, remove the current chambers and replace with new chambers to suite the new drainage for the ensuite and new kitchen location	Permission (1)	
20/10976	Boundary Cottage, 272, Christchurch Road, Ringwood. BH24 3AS	Erect 2 x detached houses; parking; demolish existing buildings	Refusal (2)	The Committee agreed that this new proposal did not address any of the issues previously raised. The proposal was overdevelopment of the site, out of keeping with other properties in the area and inappropriate for its 'edge of town' location. There would be an adverse impact on the street scene due to the development, loss of habitat and trees.
20/11004	76, Kingfisher Way, Ringwood. BH24 3LN	2 storey side extension to existing detached property	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
CONS/20/0440	27 Woodstock Lane, Ringwood. BH24 1DT	Fir x 2 Fell	Permission (1)	
CONS/20/0474	1, Riverside, Ringwood. BH24 1EJ	(T1)Tree of heaven - By use of modern climbing and rigging techniques, section fell in parts to ground level.Tree is in decline with a volume of significantly decaying historical pruning wounds.	Permission (1)	
TPO/20/0454	31, Eastfield Lane, Ringwood. BH24 1UP	Pine x 2 - Fell	Permission (1)	
TPO/20/0476	46, College Road, Ringwood. BH24 1NX	Oak x 1 - Reduce	Permission (1)	
TPO/20/0481	3, Sycamore Court, Lin Brook Drive, Ringwood. BH24 3LU	Oak x 2 - Reduce	Permission (1)	
TPO/20/0505	The Furlong Shopping Centre, Ringwood. BH24 1AH	Acacia x 1 Fell Oak x 3 Reduce Birch x 4 Reduce Hornbeam x 9 Reduce Maple x 10 Reduce Lime x 11 Reduce	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

A

Annex A to Planning, Town Environment Committee Minutes 2nd October 2020

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
20/00610	Grid Reference SU 16695 06654, Land at Cowpitts Lane, poulner, Ringwood. BH24 1XJ	Change of use of land to equestrian; stable block	Permission (1)	
20/00619	Moorhayes, Crow Hill, Crow, Ringwood. BH24 3DQ	Replacement garage	Permission (1)	
20/00624	Gorselands, Hightown Hill, Ringwood. BH24 3HD	Single storey extension to outbuilding	Refusal (2)	The proposal is contrary to Policy DP37 and the Committee wished to support the Planning Officer's views with regard to this.
20/00643	Land at Bagnum Farm, Bagnum Lane, Bagnum, BH24 3BZ	Agricultural machinery store; fencing and gates	Permission (1)	
TPO/20/0502	Alfreds, Hightown Hill, Ringwood. BH24 3HQ	Prune 1 x Oak tree	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

10 AUGUST 2020

PC11-20 | WHITE PAPER: PLANNING FOR THE FUTURE

Summary

The Ministry of Housing, Communities and Local Government has issued a new consultation on planning for the future. This consultation seeks any views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed. The main consultation document can be found [here](#).

First, we will streamline the planning process with more democracy taking place more effectively at the plan-making stage, and will replace the entire corpus of plan-making law in England to achieve this:

- Simplifying the role of Local Plans, to focus on identifying land under three categories
- Growth areas suitable for substantial development, and where outline approval for development would be automatically secured for forms and types of development specified in the Plan
- Renewal areas suitable for some development, such as gentle densification; and Protected areas where – as the name suggests – development is restricted. This could halve the time it takes to secure planning permission on larger sites identified in plans. We also want to allow local planning authorities to identify sub-areas in their Growth areas for self- and custom-build homes, so that more people can build their own homes.

Local Plans should set clear rules rather than general policies for development. We will set out general development management policies nationally, with a more focused role for Local Plans in identifying site- and area-specific requirements, alongside locally produced design codes. This would scale back the detail and duplication contained in Local Plans, while encouraging a much greater focus on design quality at the local level. Plans will be significantly shorter in length (we expect a reduction in size of at least two thirds), as they will no longer contain a long list of “policies” of varying specificity – just a core set of standards and requirements for development.

Local councils should radically and profoundly re-invent the ambition, depth and breadth with which they engage with communities as they consult on Local Plans. Our reforms will democratise the planning process by putting a new emphasis on engagement at the plan-making stage. At the same time, we will streamline the opportunity for consultation at the planning application stage, because this adds delay to the process and allows a small minority of voices, some from the local area and

often some not, to shape outcomes. We want to hear the views of a wide range of people and groups through this consultation on our proposed reforms.

- Local Plans should be subject to a single statutory “sustainable development” test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.
- Local Plans should be visual and map-based, standardised, based on the latest digital technology, and supported by a new standard template. Plans should be significantly shorter in length, and limited to no more than setting out site- or area-specific parameters and opportunities.
- Local authorities and the Planning Inspectorate will be required through legislation to meet a statutory timetable (of no more than 30 months in total) for key stages of the process, and there will be sanctions for those who fail to do so. • Decision-making should be faster and more certain, within firm deadlines, and should make greater use of data and digital technology.

We will seek to strengthen enforcement powers and sanctions so that as we move towards a rules-based system, communities can have confidence those rules will be upheld.

- We will develop a comprehensive resources and skills strategy for the planning sector to support the implementation of our reforms – so that, as we bring in our reforms, local planning authorities are equipped to create great communities through world-class civic engagement and proactive plan-making.

Second, we will take a radical, digital-first approach to modernise the planning process. This means moving from a process based on documents to a process driven by data. We will:

- Support local planning authorities to use digital tools to support a new civic engagement process for Local Plans and decision-making, making it easier for people to understand what is being proposed and its likely impact on them through visualisations and other digital approaches. We will make it much easier for people to feed in their views into the system through social networks and via their phones.
- Insist local plans are built on standardised, digitally consumable rules and data, enabling accessible interactive maps that show what can be built where. The data will be accessed by software used across the public sector and also by external PropTech entrepreneurs to improve transparency, decision-making and productivity in the sector.
- Standardise, and make openly and digitally accessible, other critical datasets that the planning system relies on, including planning decisions and developer contributions. Approaches for fixing the

underlying data are already being tested and developed by innovative local planning authorities and we are exploring options for how these could be scaled nationally.

- Work with tech companies and local authorities to modernise the software used for making and case-managing a planning application, improving the user-experience for those applying and reducing the errors and costs currently experienced by planning authorities. A new more modular software landscape will encourage digital innovation and will consume and provide access to underlying data. This will help automate routine processes, such as knowing whether new applications are within the rules, making decision-making faster and more certain.
- Engage with the UK PropTech sector through a PropTech Innovation Council to make the most of innovative new approaches to meet public policy objectives, help this emerging sector to boost productivity in the wider planning and housing sectors, and ensure government data and decisions support the sector's growth in the UK and internationally.

Third, to bring a new focus on design and sustainability, we will:

- Ensure the planning system supports our efforts to combat climate change and maximises environmental benefits, by ensuring the National Planning Policy Framework targets those areas where a reformed planning system can most effectively address climate change mitigation and adaptation and facilitate environmental improvements.
- Facilitate ambitious improvements in the energy efficiency standards for buildings to help deliver our world-leading commitment to net-zero by 2050.
- Ask for beauty and be far more ambitious for the places we create, expecting new development to be beautiful, and to create a 'net gain' not just 'no net harm', with a greater focus on 'placemaking' and 'the creation of beautiful places' within the National Planning Policy Framework.

Make it easier for those who want to build beautifully through the introduction of a fast-track for beauty through changes to national policy and legislation, to automatically permit proposals for high-quality developments where they reflect local character and preferences.

- Introduce a quicker, simpler framework for assessing environmental impacts and enhancement opportunities, that speeds up the process while protecting and enhancing England's unique ecosystems.
- Expect design guidance and codes – which will set the rules for the design of new development – to be prepared locally and to be based on genuine community involvement rather than meaningless consultation, so that local residents have a genuine say in the design of new development, and ensure that codes have real 'bite' by making them more binding on planning decisions.

- Establish a new body to support the delivery of design codes in every part of the country, and give permanence to the campaigning work of the Building Better, Building Beautiful Commission and the life of its co-chairman the late Sir Roger Scruton.
- Ensure that each local planning authority has a chief officer for design and place-making, to help ensure there is the capacity and capability locally to raise design standards and the quality of development.
- Lead by example by updating Homes England's strategic objectives to give greater emphasis to delivering beautiful places.
- Protect our historic buildings and areas while ensuring the consent framework is fit for the 21st century.

Fourth, we will improve infrastructure delivery in all parts of the country and ensure developers play their part, through reform of developer contributions. We propose:

- The Community Infrastructure Levy and the current system of planning obligations will be reformed as a nationally set, value-based flat rate charge (the 'Infrastructure Levy'). A single rate or varied rates could be set. We will aim for the new Levy to raise more revenue than under the current system of developer contributions, and deliver at least as much – if not more – on-site affordable housing as at present. This reform will enable us to sweep away months of negotiation of Section 106 agreements and the need to consider site viability. We will deliver more of the infrastructure existing and new communities require by capturing a greater share of the uplift in land value that comes with development.
- We will be more ambitious for affordable housing provided through planning gain, and we will ensure that the new Infrastructure Levy allows local planning authorities to secure more on-site housing provision.
- We will give local authorities greater powers to determine how developer contributions are used, including by expanding the scope of the Levy to cover affordable housing provision to allow local planning authorities to drive up the provision of affordable homes. We will ensure that affordable housing provision supported through developer contributions is kept at least at current levels, and that it is still delivered on-site to ensure that new development continues to support mixed communities. Local authorities will have the flexibility to use this funding to support both existing communities as well as new communities.
- We will also look to extend the scope of the consolidated Infrastructure Levy and remove exemptions from it to capture changes of use through permitted development rights, so that additional homes delivered through this route bring with them support for new infrastructure

Fifth, to ensure more land is available for the homes and development people and communities need, and to support renewal of our town and city centres, we propose:

- A new nationally determined, binding housing requirement that local planning authorities would have to deliver through their Local Plans. This would be focused on areas where affordability pressure is highest to stop land supply being a barrier to enough homes being built. We propose that this would factor in land constraints, including the Green Belt, and would be consistent with our aspirations of creating a housing market that is capable of delivering 300,000 homes annually, and one million homes over this Parliament.
- To speed up construction where development has been permitted, we propose to make it clear in the revised National Planning Policy Framework that the masterplans and design codes for sites prepared for substantial development should seek to include a variety of development types from different builders which allow more phases to come forward together. We will explore further options to support faster build out as we develop our proposals for the new planning system.
- To provide better information to local communities, to promote competition amongst developers, and to assist SMEs and new entrants to the sector, we will consult on options for improving the data held on contractual arrangements used to control land.
- To make sure publicly owned land and public investment in development supports thriving places, we will: – ensure decisions on the locations of new public buildings – such as government offices and further education colleges – support renewal and regeneration of town centres; and – explore how publicly owned land disposal can support the SME and self-build sectors.

Proposal 9:

Neighbourhood Plans should be retained as an important means of community input, and we will support communities to make better use of digital tools. Since statutory Neighbourhood Plans became part of the system in 2011, over 2,600 communities have started the process of neighbourhood planning to take advantage of the opportunity to prepare a plan for their own areas – and over 1,000 plans have been successfully passed at referendum. They have become an important tool in helping to ‘bring the democracy forward’ in planning, by allowing communities to think proactively about how they would like their areas to develop. Therefore, we think Neighbourhood Plans should be retained in the reformed planning system, but we will want to consider whether their content should become more focused to reflect our proposals for Local Plans, as well as the opportunities which digital tools and data offer to support their development and improve accessibility for users. By making it easier to develop Neighbourhood Plans we wish to encourage their continued use and indeed to help spread their use further, particularly in towns and cities.

We are also interested in whether there is scope to extend and adapt the concept so that very small areas – such as individual streets – can set their own rules for the form of development which they are happy to see. Digital tools have significant potential to assist the process of Neighbourhood Plan production, including through new digital co-creation platforms and 3D visualisation technologies to explore proposals within the local context. We will develop pilot projects and data standards which help neighbourhood planning groups make the most of this potential.

Your evidence

Please email your responses to this consultation to policycomms@nalc.gov.uk by 17.00 on 15 October 2020. County associations are asked to forward this briefing on to all member councils in their area.

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Pillar One – Planning for development

1. **What three words do you associate most with the planning system in England?**
2. **Do you get involved with planning decisions in your local area?**
3. **Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future?**
4. **What are your top three priorities for planning in your local area?**
Building homes for young people / building homes for the homeless / Protection of green spaces / The environment, biodiversity and action on climate change / Increasing the affordability of housing / The design of new homes and places / Supporting the high street / Supporting the local economy / More or better local infrastructure / Protection of existing heritage buildings or areas

Proposal 1

The role of land use plans should be simplified. We propose that Local Plans should identify three types of land – Growth areas suitable for substantial development, Renewal areas suitable for development, and areas that are Protected.

5. Do you agree that Local Plans should be simplified in line with our proposals?

Proposal 2

Development management policies established at national scale and an altered role for Local Plans.

6. Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?

Proposal 3

Local Plans should be subject to a single statutory “sustainable development” test, replacing the existing tests of soundness.

7.
 - a. Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact?
 - b. How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?

Proposal 4

A standard method for establishing housing requirement figures which ensures enough land is released in the areas where affordability is worst, to stop land supply being a barrier to enough homes being built. The housing requirement would factor in land constraints and opportunities to more effectively use land, including through densification where appropriate, to ensure that the land is identified in the most appropriate areas and housing targets are met.

8.
 - a. Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced?
 - b. Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated?

Proposal 5

Areas identified as Growth areas (suitable for substantial development) would automatically be granted outline planning permission for the principle of development, while automatic approvals would also be available for pre-established development types in other areas suitable for building.

9.
 - a. Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent?
 - b. Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas?
 - c. Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime?

Proposal 6

Decision-making should be faster and more certain, with firm deadlines, and make greater use of digital technology

10. Do you agree with our proposals to make decision-making faster and more certain?

Proposal 7

Local Plans should be visual and map-based, standardised, based on the latest digital technology, and supported by a new template.

11. Do you agree with our proposals for accessible, web-based Local Plans?

Proposal 8

Local authorities and the Planning Inspectorate will be required through legislation to meet a statutory timetable for key stages of the process, and we will consider what sanctions there would be for those who fail to do so.

12. Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans?

Proposal 9

Neighbourhood Plans should be retained as an important means of community input, and we will support communities to make better use of digital tools

13.
 - a. Do you agree that Neighbourhood Plans should be retained in the reformed planning system?
 - b. How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?

Proposal 10

A stronger emphasis on build out through planning

14. Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support?

Pillar Two – Planning for beautiful and sustainable places

15. **What do you think about the design of new development that has happened recently in your area?**

[Not sure or indifferent / Beautiful and/or well-designed / Ugly and/or poorly-designed / There hasn't been any / Other – please specify]

16. **Sustainability is at the heart of our proposals. What is your priority for sustainability in your area?**

[Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]

Proposal 11

To make design expectations more visual and predictable, we will expect design guidance and codes to be prepared locally with community involvement, and ensure that codes are more binding on decisions about development.

17. Do you agree with our proposals for improving the production and use of design guides and codes?

Proposal 12

To support the transition to a planning system which is more visual and rooted in local preferences and character, we will set up a body to support the delivery of provably locally-popular design codes, and propose that each authority should have a chief officer for design and place-making.

18. Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making?

Proposal 13

To further embed national leadership on delivering better places, we will consider how Homes England's strategic objectives can give greater emphasis to delivering beautiful places

19. Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England?

Proposal 14

We intend to introduce a fast-track for beauty through changes to national policy and legislation, to incentivise and accelerate high quality development which reflects local character and preferences.

20. Do you agree with our proposals for implementing a fast-track for beauty?

Proposal 15

We intend to amend the National Planning Policy Framework to ensure that it targets those areas where a reformed planning system can most effectively play a role in mitigating and adapting to climate change and maximising environmental benefits.

Proposal 16

We intend to design a quicker, simpler framework for assessing environmental impacts and enhancement opportunities, that speeds up the process while protecting and enhancing the most valuable and important habitats and species in England.

Proposal 17

Conserving and enhancing our historic buildings and areas in the 21st century.

Proposal 18

To complement our planning reforms, we will facilitate ambitious improvements in the energy efficiency standards for buildings to help deliver our world-leading commitment to net-zero by 2050.

Pillar Three – Planning for infrastructure and connected places

21. When new development happens in your area, what is your priority for what comes with it?

[More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space / Don't know / Other – please specify]

Proposal 19

The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally-set rate or rates and the current system of planning obligations abolished.

22.

- a. Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold
- b. Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally?
[Nationally at a single rate / Nationally at an area-specific rate / Locally]
- c. Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities?
- d. Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area?

Proposal 20

The scope of the Infrastructure Levy could be extended to capture changes of use through permitted development rights

23. Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights?

Proposal 21

The reformed Infrastructure Levy should deliver affordable housing provision

24.

- a. Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present?
- b. Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities?
- c. If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk?
- d. If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality?

Proposal 22

More freedom could be given to local authorities over how they spend the Infrastructure Levy

25. Should local authorities have fewer restrictions over how they spend the Infrastructure Levy?
- i. If yes, should an affordable housing 'ring-fence' be developed?

Proposal 23

As we develop our final proposals for this new planning system, we will develop a comprehensive resources and skills strategy for the planning sector to support the implementation of our reforms. In doing so, we propose this strategy will be developed including the following key elements:

Proposal 24

We will seek to strengthen enforcement powers and sanctions.

Ringwood Environmental Action Leadership (REAL) Working Party

Notes of meeting held on Friday 11th September at 4pm on Zoom

Present: Cllr Gareth DeBoos (GD) (Chair)
Lindsay Andrews (LA)
Mary DeBoos (MD)
Cllr Tony Ring (TR)

In Attendance: Chris Wilkins (CW)

Absent: Colin Andrews (CA)
Toby Dendrick (TD)
Cllr Rae Frederick (RF)
Milinda Harding (MH)
Chantelle Monck (CM)
Cllr Gloria O'Reilly (GO)
Ruth Port (RP)
Leon Thompson (LT)
Cllr Glenys Turner (GT)

1. Apologies for absence

Apologies for absence had been tendered by Cllr O'Reilly, Leon Thompson and Cllr. Turner.

2. Declarations of interest

No disclosable pecuniary interests were declared.

3. To agree notes of last meeting and proposed protocol for virtual meeting

Previous minutes were agreed.

4. Feedback from Ringwood Town Council Committees

GD reported that (i) the Planning, Town & Environment Committee had approved the Flood Emergency Plan and approved the recommendations for road changes to encourage safer cycling with reservations and (ii) the Recreation, Leisure & Open Spaces Committee had approved the recommended site allocations for further tree-planting.

5. Workstream updates and proposals

a. Trees for the Future

MD reported that 5,861 saplings have been planted to date and arrangements are in hand to plant roughly 5,000 more by early December. Delivery of the sapling packs applied for from Woodland Trust is expected soon and planting events have been organized for every weekend in November. Several local community groups have been approached to "adopt" particular groups of saplings (in the hope that they will help with the planting and after-care). Responses to date from the Rotary Club, Scout groups and men's Shed have been encouraging.

Through one of their Tree Wardens, the Tree Council (which offers grants for large-scale planting) has offered useful technical advice on choice of suitable species and other matters.

MD also wished to acknowledge the kind offers received of survey and scanning help at Southampton Road from Will Jones of the Tree Management Company and arboricultural advice on road-side planting from Jeremy Barrell.

C

TR will raise the question of future planting along the A31 with Highways England at the next scheduled meeting with them on the widening project.

b. Transition Ringwood

A meeting has been booked with the Council's Grounds Foreman to discuss plans for new banks on the Council's open spaces and opportunities to plant wild-flowers on them.

c. RTC Tree Policy

No developments were reported.

d. Make, Do and Mend

No developments were reported.

e. Doing Our Bit

GD said that the LT had produced a report on the audit of Greenways (the old RTC town hall). This arrived too recently to be circulated before and considered at this meeting but will be circulated for discussion at the next meeting.

GD said that he is still waiting for the first completed carbon footprint calculator spreadsheet to be returned to him. He asked for constructive suggestions for improvements that will make it more user-friendly and increase the likely return rate if it is circulated more widely.

GD reported that an approach to Waitrose about a possible Community Energy Scheme on their premises had been unsuccessful. He has arranged a meeting with the manager of the Sainsbury store.

f. Putting Plastic in its Place

LA had prepared and presented a report (Annex A).

g. Transport

No developments were reported.

h. Flood Emergency Plan

Now this Plan has been completed, this standing agenda item will be used to consider the problem of litter instead.

ACTION: CW to amend future meeting agendas accordingly
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6. Any other business

The possibility of altering the time of future meetings was considered but decided against since it was unclear if what alternative would be any more convenient for members.

7. Upcoming meetings – to note the following dates

Tuesday 13th October 2020 at 4pm (Zoom)
Friday 13th November 2020 at 4pm (Zoom)
Monday 14th December 2020 at 4pm (Zoom)
Monday 11th January 2021 at 4pm (Zoom)

There being no further business, the meeting closed at 4.55pm.

1. **Litter Pick Event** – This took place over the weekend of 4/5/6 September and was well supported by many Ringwood Community organisations – Plastic Free Ringwood, Ringwood Actions for Climate Emergency, First Poulner Scout Group, Ringwood Town Council, Ringwood and Verwood Round Table, Ringwood Rotary, Ringwood Mens Shed, Clean Up Ringwood, as well as many individuals who contributed their time and energy to pick up a HUGE amount of litter around the Town. We shared photos on many Facebook groups and had lots of congratulations – hopefully, this raises everyone’s awareness of the huge scourge of littering and the use of single use plastics/ masks/ gloves etc Donations of £200 were made to Surfers Against Sewage who are promoting Street Cleans/ Litter Picks / Beach cleans
2. **A Plastic Protest** We are supporting the Surfers Against Sewage Plastic Protest from 5 September – 18 October and information has been posted on the these Ringwood Facebook groups – Ringwood; Plastic Free Ringwood; Ringwood Actions for Climate Emergency and Clean Up Ringwood – all support from Members of the REAL working Party and Ringwood Town Council gratefully received.

<https://www.sas.org.uk/news/Generation-Sea-Plastic-Protest/>

- **Big SAS Beach Clean: Summit To Sea**: From mountain tops to beach fronts and busy streets to flowing rivers, in excess of **600** cleans will take place across the UK mobilising over **35,000** volunteers and removing over **40,000kg** of plastic pollution. Ringwood Communities
 - **Return To Offender**: Designed to directly challenge companies responsible for unnecessary, avoidable single-use packaging through social media, over 1,000 items of branded packaging pollution will be digitally returned to companies through social media.
 - **Brand Audit**: Calling out big brands, over **250** vital datasets will be collected, recording the impacts industry has on the coastline and highlighting the top polluters.
 - **Less Plastic Please**: From half cucumbers in bags to coconuts wrapped in clingfilm, the Less Plastic Please Survey will demand supermarkets take action on their customers plastic pet hates.
 - **Trash Talk**: Supermarkets create an estimated **59 billion pieces** of packaging totaling over **800,000 tonnes per year**. That is simply not good enough. Ocean activists everywhere will be writing to their MP’s and local stores to demand reduction in plastic. <https://www.sas.org.uk/trash-talk/>
 - **Plastic Free Schools**: Education is key to ending the cycle. With schools reopening, it’s time to bring the environment back into the classroom through the Plastic Free Schools programme – We do hope our Plastic Free Schools members from Ringwood School are safe and well, and that their transition back to school has gone well. It would be great if we could get some momentum going again in our local schools
3. **Bin your Butts** – Posters are in the process of being distributed – Offers of Ringwood businesses who will display them in their windows gratefully received
 4. **Tetra Pak bin for Ringwood**–Still awaiting information from NFDC as to whether Ringwood will get one.
 5. **Deposit Return Scheme** – Lindsay will be pursuing with our MP as he supported the initiative during our virtual lobby in July
 6. **NFDC Waste strategy consultation in January 2020** Still waiting for the further review from NFDC and HCC
 7. **Public events** to further raise the Single Use Plastics issue, such as talks / films etc which were in the pipeline, are now having to be rethought with the imposition of the Covid 19 ‘Rule of Six’ from Monday 14 September.

Projects with no budgetary implications in 2020-21

Item No.	Name	Recent developments	Resource use				Finish in 2020-21?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	Work in progress and due for completion 02/11/2020.				Minimal	Probable	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists.
C2	A31 improvement scheme	HCC implementing Phase 1 of town centre improvements funded by HE designated funds. Meeting with HE due mid-October.				Moderate	No	Start date for main scheme expected to be end March 2021.
C3	Moortown drainage improvements	HCC still considering a controlled opening of the system at some point in the future.				Moderate	Probable	To be funded from Linden Homes developer contribution (£50,000 allocated for flood alleviation works).
C4	Pedestrian Crossing Castleman Way	Developers' contributions allocated but site does not meet HCC criteria for toucan crossing. Agreed to revisit following promotion of cycle path through Forest Gate Business Park.				Minimal	No	Dependent on C5.
C5	Improved signage for cycle path through Forest Gate Business Park	New signage and some minor improvements will be included in the town centre improvements scheme (C2 above).				Minimal	Probable	
C6	Shared Use Path across Carvers	Scheme completed 22/08/2020, with exception of 2 x drop down bollards at Carvers Lane end and materials for ecological area.				Minimal	Probable	Path for cyclists and pedestrians, to link Mansfield Road and Southampton Road.
C7	New footpath to link Linden Homes site with Hightown Road (alongside west of Crow Lane)	Developers' contributions allocated. HCC has now appointed a designer to bring this scheme forward in 202/21.				Minimal	Probable	To be funded from Linden Homes developer contribution.