Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT
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www.ringwood.gov.uk

PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member 26th November 2026

A meeting of the above Committee will be held on **Friday 4th December 2026** at 10.00am in the Forest Suite, Ringwood Gateway and your attendance is requested.



Mrs C Bennett
Town Clerk

AGENDA

1. **PUBLIC PARTICIPATION**
   There will be an opportunity for public participation for a period of up to 15 minutes at the start of the meeting

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

4. **MINUTES OF THE PREVIOUS MEETING**
   To approve as a correct record the minutes of the meeting held on 6th November 2026

5. **SS13 LAND OFF MOORTOWN LANE**
   Senior Planning Manager – Persimmon Homes / Charles Church in attendance to present update and respond to questions

6. **STANDARD OBSERVATIONS FOR PLANNING APPLICATIONS**
   To consider the Deputy Town Clerk's report *(Report A)*

7. **PLANNING APPLICATIONS**
   To consider applications and to note application determined under delegated powers (*Report B)*

8. **STRATEGIC SITES**
   To receive updates in relation to strategic sites:-
   - i) Land off Crow Lane / Crow Arch Lane (Beaumont Park)
   - ii) Land north of Hightown Road (21/11042)
   - iii) Land off Moortown Lane (21/11723 and 23/10707)
   - iv) 2 Market Place (24/11105)

9. **COMMITTEE BUDGET 2027 – 28**
   To consider the Deputy Town Clerk's report (*Report C*)

10. **APPEAL 26/10120 93 Hightown Road**
    To consider draft response for the appeal Land at 93 Hightown Road, Ringwood (*Report D*)

11. **PROJECTS** (current and proposed)
    To consider the officers' report (*Report E*), receive any verbal updates and agree next steps where necessary

12. **NFDC/NFNPA PLANNING COMMITTEE**
    To review, if any, applications that are due before NFDC/NFNPA Planning Committee

13. **COMMUNICATIONS**
    Members to decide on items requiring publicity and to confirm a spokesperson if required

If you would like further information on any of the agenda items, please contact Jo Hurd, Deputy Town Clerk, on (01425) 484721 or email jo.hurd@ringwood.gov.uk.

Committee Members
Cllr Luke Dadford (Chairman)
Cllr Mary DeBoos (ex-officio)(Vice Chair)
Cllr Janet Georgiou
Cllr John Haywood
Cllr Peter Kelleher
Cllr James Swyer (ex-officio)
Cllr Glenys Turner

Officers
Jo Hurd, Deputy Town Clerk
Nicola Vodden, Office Manager

Observations on NFDC planning / tree works applications

Support
No objection
Objection
No comment

Observations on NFNPA planning / tree works applications

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

Ringwood
Town Council

COMMITTEE REPORT

Report title	Standard Observations for Planning Applications
Committee	Planning, Town and Environment
Date	4 December 2026
Report author	Deputy Town Clerk

Decision Summary

Purpose	To seek approval for the introduction of a standard library of observations and supporting reasons in response to planning applications
Decision type	To approve
Financial impact	None identified
Budget provision	Not applicable/other
Confidential / exempt	No

1. Introduction

1.1 The purpose of this report is to seek approval for the introduction of a standard library of observations to assist the Planning, Town and Environment Committee when considering planning applications.

2. Background

2.1 Historically, the Council's comments on planning applications have often been supplemented through subsequent stages of the planning process. Depending on the circumstances, there may have been opportunities to provide further comments, seek committee consideration by NFDC's Planning Committee, or address planning matters as an application progressed.

2.2 Changes arising from the National Scheme of Delegation mean that a greater proportion of applications will be determined by officers under delegated powers.

2.3 As a consequence, the Council's initial consultation response is likely to become increasingly important and may be the only opportunity to influence the determination of an application.

3. Proposal

3.1 It is proposed that the Committee adopts a library of standard observations that can be used, adapted, amended or combined when considering planning applications. **See attached template.**

3.2 The intention is not to limit debate or predetermine the Committee's views. Rather, the library is intended to provide a consistent starting point and ensure that planning comments are framed clearly and with reference to recognised planning considerations.

3.3 The library is not intended to be exhaustive and may be expanded or amended over time. The Committee will continue to consider each application on its individual merits and may introduce additional site-specific observations where these are supported by material planning considerations.

3.4 The proposed wording has been informed by a review of planning comments submitted during the previous two years and policies in the Ringwood Neighbourhood Plan (RNP).

3.5 The proposed template has been structured around the key themes in the RNP, including:

- town centre vitality and regeneration;
- housing;
- design and character;
- residential amenity;
- environment and climate change;
- transport and movement; and
- heritage and conservation.

4. Benefits

4.1 Adoption of a standard library of observations is expected to:

- improve consistency in planning consultation responses;
- ensure comments focus on material planning considerations;
- strengthen the evidential basis of the Council's observations;
- assist the Committee in formulating clear planning reasons;
- promote consistent application of the policies contained within the Ringwood Neighbourhood Plan; and
- provide comments that can be more readily understood and considered by planning officers and inspectors.

4.2 The adoption of a standard library of observations may also assist the Committee in considering whether existing administrative arrangements supporting the planning process remain the most effective use of officer resources.

5. Role of the Committee

5.1 The proposed wording is intended as a drafting aid only.

5.2 The Committee will retain complete discretion to:

- support, object or make no comment on any application;
- adapt, combine or abridge standard observations to reflect the circumstances of a particular application;

- remove or add reasons as appropriate; and
- introduce site-specific observations where required.

6. Recommendation

It is recommended that:

1. The introduction of a standard library of observations for use when preparing planning observations be approved; and
2. That the Town Clerk and Deputy Town Clerk be authorised to maintain and update the library periodically to reflect changes in planning legislation, planning policy, supplementary guidance, neighbourhood planning policy and local practice, reporting any substantive amendments to the Committee for approval.

A

Ringwood Town Council

Standard Planning Observations Template

Purpose

The purpose of this document is to assist the Planning, Town & Environment Committee in formulating clear, robust and policy-based planning comments.

Reasons should explain:

- the planning harm identified;
- why that harm arises; and
- where appropriate, the relevant planning policy, guidance or principle that supports the Committee's view.

The template is intended to provide a library of observations most commonly used by the Committee and should not be regarded as an exhaustive list. Additional planning considerations may arise depending on the nature, location and circumstances of individual applications, and new standard observations may be added over time to reflect changes in planning legislation, policy, guidance or emerging local issues. The absence of a standard observation from this template should not prevent the Committee from making any other material planning observation considered relevant to the determination of an application.

Additional considerations may apply to major residential developments and strategic housing schemes. These are set out separately in **Appendix A** and should be considered where relevant.

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1. Town Centre Vitality and Regeneration

RNP Policy R2: Maintaining a Successful and Prosperous Town Centre

Objection

The proposal would result in the loss of an active town centre use and would fail to support the vitality, viability and diversity of Ringwood town centre.

Support

The proposal would contribute positively to the vitality and viability of Ringwood town centre and supports the continued success of the town centre as a focus for retail, commercial, community and cultural activity.

RNP Policy R3: Opportunity Areas

Support

The proposal contributes positively towards the vision and objectives for the relevant Town Centre Opportunity Area and supports the regeneration aspirations identified within Policy R3 and the Ringwood Strategic Masterplan.

Concern

Clarification is requested regarding how the proposal contributes to the objectives and development principles identified for the relevant Opportunity Area.

RNP Policy R4: Shops and Parades

Objection

The proposal would result in the loss of a shop or community facility that serves an important local function, and insufficient evidence has been provided to demonstrate that the use is no longer viable or required, contrary to Policy R4 of the Ringwood Neighbourhood Plan.

Support

The proposal would maintain or enhance local access to shops, services and community facilities and supports the objectives of Policy R4 of the Ringwood Neighbourhood Plan.

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2. Housing

RNP Policy R5: Smaller Housing

Objection

The proposal does not adequately contribute to the provision of smaller one and two-bedroom dwellings and therefore fails to support the housing mix objectives of Policy R5 of the Ringwood Neighbourhood Plan.

Support

The proposal contributes positively towards the provision of smaller dwellings and supports identified local housing needs in accordance with Policy R5 of the Ringwood Neighbourhood Plan.

Housing Standards (NDSS)

Objection

The proposal fails to demonstrate compliance with the Nationally Described Space Standards and may result in substandard living accommodation for future occupiers. Insufficient information has been provided to confirm that the proposed accommodation would provide an acceptable standard of internal living space.

Ancillary Accommodation

Condition Request

Should permission be granted, a condition should be imposed preventing the annexe, outbuilding or ancillary accommodation from being occupied, sold or let separately from the principal dwelling.

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3. Design and Character

Character, Appearance and Design (RNP Policy R7)

Objection

The proposal would be detrimental to the character and appearance of the area by reason of its scale, massing, layout, design and/or siting. It would fail to reflect the established pattern of development and would have an adverse impact on the street scene. The proposal is therefore contrary to Policy R7 of the Ringwood Neighbourhood Plan, the Ringwood Design Code and the Ringwood Local Distinctiveness SPD.

Support

The proposal responds positively to the character and appearance of the area and reflects the scale, form and pattern of surrounding development. The proposal demonstrates compliance with Policy R7 of the Ringwood Neighbourhood Plan and the principles of the Ringwood Design Guidance and Codes and Ringwood Local Distinctiveness SPD.

Overdevelopment

Objection

The proposal represents overdevelopment of the site. The scale, density and extent of development would result in a cramped form of development that would fail to provide an appropriate relationship between buildings, landscaping and open space, to the detriment of local character and amenity. The proposal is therefore contrary to Policy R7 of the Ringwood Neighbourhood Plan and the principles of the Ringwood Local Distinctiveness SPD relating to spaciousness and settlement character.

Boundary Treatments

Objection

The proposed boundary treatment would appear incongruous within the street scene and would fail to reflect local character or the guidance contained within the Ringwood Design Guidance and Codes and Ringwood Local Distinctiveness SPD.

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4. Residential Amenity

Objection

The proposal would result in unacceptable harm to neighbouring residential amenity through overlooking, loss of privacy, overshadowing, overbearing impact, noise or disturbance.

Support

The proposal is not considered likely to have a significant adverse impact on neighbouring residential amenity.

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5. Environment and Climate Change

RNP Policy R9: Green Infrastructure and Nature Recovery Network

Objection

The proposal fails to demonstrate how it protects, maintains or enhances the Green Infrastructure and Nature Recovery Network and may result in harm to biodiversity, ecological connectivity, trees, hedgerows or other important landscape features, contrary to Policy R9 of the Ringwood Neighbourhood Plan.

Support

The proposal includes appropriate measures to protect and enhance biodiversity, strengthen ecological connectivity and contribute positively to the Green Infrastructure and Nature Recovery Network, as outlined in Policy R9 of the Ringwood Neighbourhood Plan.

Trees, Landscaping and Biodiversity

Objection

Insufficient justification has been provided for the removal of trees, hedgerows or landscape features that make a positive contribution to the character and appearance of the area.

Condition Request

Should permission be granted, an appropriate landscaping scheme, replacement planting programme and long-term management arrangements should be secured.

Flood Risk and Drainage

Objection

Insufficient information has been provided to demonstrate that the proposal would not increase flood risk or adversely affect surface water drainage arrangements.

RNP Policy R10: Zero Carbon Buildings

Objection

Insufficient information has been provided to demonstrate compliance with Policy R10. In the absence of a Climate Change Statement, Predicted Energy Statement or equivalent supporting information, it has not been demonstrated that energy demand and carbon emissions have been minimised.

Support

Sufficient information has been provided to demonstrate compliance with Policy R10 and the proposal incorporates appropriate measures to improve energy efficiency, reduce carbon emissions and support the transition to net zero carbon development.

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6. Transport and Movement

Highway Safety and Access

Objection

Insufficient information has been provided to demonstrate that safe and suitable access can be achieved. The proposal may adversely affect highway safety, visibility, vehicle manoeuvrability or pedestrian movement.

Support

No concerns are raised regarding highway access, subject to the Highway Authority being satisfied with the arrangements proposed.

Parking Provision

Objection

The proposal fails to demonstrate that adequate parking provision has been made in accordance with the NFDC Parking Standards SPD and may increase pressure on existing on-street parking provision. Insufficient information has been provided to demonstrate that the proposed parking arrangements are adequate, accessible and capable of being safely used.

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7. Heritage and Conservation

Objection

The proposal would fail to preserve or enhance the character and appearance of the Conservation Area and/or would adversely affect the significance or setting of a heritage asset.

The property has been identified for inclusion on the draft Ringwood Local List as a non-designated heritage asset of local significance. The impact of the proposal on the features that contribute to that significance should therefore be carefully assessed.

Comment

The views of the Conservation Officer should be obtained and fully considered before a determination is made.

Support

Support is given to the recommendations of the Conservation Officer and it is requested that these are fully reflected in the determination of the application.

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Appendix A

Additional Planning Observations for Major Residential Development

Purpose

The following planning observations are most likely to be relevant to major residential developments, strategic housing sites and other significant development proposals. They should be considered alongside the standard observations contained within the main template where appropriate.

Policy R6: First Homes

Concern

Clarification is requested that the proposal complies with the requirements of Policy R6 of the Ringwood Neighbourhood Plan and that appropriate provision has been made for First Homes within the affordable housing offer.

Objection

Insufficient information has been provided to demonstrate compliance with Policy R6 of the Ringwood Neighbourhood Plan and the proposed affordable housing mix does not appear to satisfy the policy requirements relating to First Homes provision.

Policy R8: Building for a Healthy Life

Concern

Clarification is requested that the proposal has been assessed against the Building for a Healthy Life framework and demonstrates compliance with Policy R8 of the Ringwood Neighbourhood Plan.

Objection

The proposal fails to demonstrate compliance with the Building for a Healthy Life principles required by Policy R8 of the Ringwood Neighbourhood Plan, particularly in relation to site layout, connectivity, movement, public realm, integration with existing communities and the creation of a high-quality place.

Policy R11: Active and Healthy Travel

Objection

The proposal fails to demonstrate how opportunities for walking, cycling and sustainable travel have been maximised through its layout, access arrangements and wider connectivity, contrary to Policy R11 of the Ringwood Neighbourhood Plan.

Support

The proposal improves opportunities for walking, cycling and sustainable travel and contributes positively to the objectives of Policy R11 of the Ringwood Neighbourhood Plan and the creation of a more connected and accessible Ringwood.

B

Number	Name	Address	Proposal	Dead line	Recommendation **Permission (1)** Recommend Permission, but would accept planning officer's decision **Refusal (2)** Recommend Refusal, but would accept planning officer's decision (plus reasons) **Permission (3)** Recommend Permission **Refusal (4)** Recommend Refusal (plus reasons) **Officer Decision (5)** Will accept planning officer's decision
26/01181FULL	Mr Fulbrook	Corner Cottage, Hangersley Hill, Hangersley, Ringwood BH24 3JR	Single storey extension; increase of height to dormer window; 2no. outbuildings (demolition of existing); cladding; alterations to doors and windows view online here	11.12	
26/01231FUll	Mr & Mrs Marlow	Brackenrigg, Hangersley Hill, Hangersley, Ringwood BH24 3JN	Single storey side extension; alterations to existing store view online here	29.12	
26/10532	Nationwide Building Society	3 Market Place, Ringwood. BH24 1AN	RE-CONSULTATION :Wall mounted defibrillator and bleed kit cabinets for community view online here	1.12	
26/10658	Mr McKie	18A Quomp, Ringwood. BH24 1NS	Single-storey rear extension view online here	27.11	
26/10680	Mr Moroney	4a High Street, Ringwood. BH24 1AF	RE-CONSULTATION: Roof alterations and two dormers to the rear. Alterations to enlarge existing first/second floor flat. view online here	3.12	
26/10999	D R Smith Properties Ltd	First Floor, 28-30 Southampton Road, Ringwood. BH24 1HY	Use of first floor as two flats within C3 use class (Prior Approval Application) view online here		
26/11065	Specsavers - Specsavers	2 The Furlong, Ringwood. BH24 1AT	Display 1 Non-illuminated fascia sign & 1 non-illuminated projecting sign (Application for Advertisement Consent) view online here	11.12	
26/11080	Mr Churchill	11 Northfield Road, Ringwood. BH24 1LS	First floor extension over existing garage and extension to existing dormer window view online here	18.12	

26/11081	Mr Michalik - Art Deco Apartments Rugby Ltd	The Stables, 30 New Street, Ringwood. BH24 3AD	Rear dormer to increase first-floor office space view online here	18.12	
26/11087	Mr & Mrs D'Amico	33 Clough's Road, Ringwood. BH24 1UU	Relocation of front door with installation of oak framed porch; additional chimney on east elevation, gables to front and rear of property, dormer to west elevation, fenestration alterations and detached garage view online here	18.12	
CONS/26/0658	Woolley & Wallis	Medlar Cottage, 3 Manor Gardens, Ringwood. BH24 1LY	Laurel x 1 Reduce Lime x 1 Reduce Sweet Gum x 1 Reduce Western Red Cedar x 1 Reduce view online here	21.12	
TPO/26/0634		2 Beechcroft Mews, Beechcroft Lane, Ringwood. BH24 1QN	Scots Pine x 2 Reduce view online here	7.12	
					Applications considered under delegated powers:-
26/01236 CONS		Brackenrigg, Hangersley Hill, Hangersley, Ringwood. BH24 3JN	Fell 1 x Leylandii tree	24.11	20.11.26 OD(5) Officer decision

Ringwood
Town Council

COMMITTEE REPORT

Report title	Committee Budget 2027/28
Committee	Planning, Town and Environment
Date	4 December 2026
Report author	Deputy Town Clerk

Decision Summary

Purpose	To consider the Committee's draft budget for 2027/28 and recommend CIL priorities for inclusion in the Council's budget-setting process
Decision type	To approve
Financial impact	Draft net revenue budget requirement of £40,542 for 2027/28. Recommended CIL allocations totalling £17,500.
Budget provision	Not applicable/other
Confidential / exempt	No

1. Purpose of Report

To consider the Committee's draft revenue budget for 2027/28 and recommend any changes to the Policy & Finance Committee.

To consider priority projects for Community Infrastructure Levy (CIL) funding in 2027/28 and make recommendations to the Policy & Finance Committee.

2. Background

The Council's annual budget-setting process requires each committee to review its budget requirements for the forthcoming financial year and make recommendations to the Policy & Finance Committee.

An indicative Community Infrastructure Levy programme was considered by the Policy & Finance Committee on 18 November 2026. This included provisional allocations of £10,000 per annum towards town centre revival initiatives and £7,500 per annum towards flood alleviation measures. Members also discussed Council Strategy priorities at the previous meeting of this Committee (P/6650 refers) and identified these areas as aligning with the Council's strategic objectives.

3. Draft Revenue Budget 2027/28

The draft budget is attached at Appendix A.

The Committee's draft net revenue budget requirement for 2027/28 is £40,542 compared with the revised 2026/27 figure of £41,195, a reduction of £653. The principal changes are:

- Carvers Street Lighting expenditure reduced from £2,334 to £1,800 to reflect actual spend.
- Removal of budget provision for Crow Lane maintenance, which sits in an earmarked reserve and is drawn down as required.

Members are invited to review the draft budget and identify any amendments they wish to recommend.

4. Community Infrastructure Levy (CIL)

Following the Council Strategy discussion at the Committee's previous meeting, at which Members identified town centre vitality and flood resilience as priority areas, officers consider that the following projects represent appropriate priorities for inclusion within the Council's CIL programme for 2027/28.

Project	Suggested Allocation
Town Centre Revival	£10,000
Flood Alleviation	£7,500
Total	£17,500

Town centre revival initiatives would support the Council's strategic objective to support a thriving town centre and promote town centre vitality and business investment. Funding could be used to support projects and initiatives designed to increase footfall, improve the visitor experience and strengthen the town centre economy.

Flood alleviation funding would support projects aimed at reducing flood risk and improving the resilience of the town, reflecting the Strategy objective of responding to climate change and strengthening community resilience.

5. Financial Implications

The Committee's draft net revenue budget requirement for 2027/28 is £40,542.

The recommended CIL allocations would be funded from expected CIL receipts.

6. Recommendation

It is recommended that:

1. The draft 2027/28 budget attached at Appendix A be recommended to Policy & Finance Committee subject to any amendments agreed at the meeting;
2. That it be recommended to Policy & Finance Committee that provision be made within the 2027/28 Community Infrastructure Levy programme for £10,000 for Town Centre Revival and £7,500 for Flood Alleviation.

PLANNING, TOWN & ENVIRONMENT COMMITTEE

Col. 1	2	3	4	5	6		7	8		9	10
Code CC	Description	Budget Manager	Actual 23/24 £	Actual 24/25 £	Actual 25/26 £		Budget 26/27 £	Rev Budget 26/27 £		%	Budget 27/28 £
	EXPENDITURE										
	Maintenance										
~~4000/1/1~~	~~--Built Environment-Furniture~~	~~JH~~	~~85~~							~~0.0%~~	~~0~~
4000/1/2	--Carvers Street Lighting	JH	1,652	2,549	1,786		2,334	1,800		4.0%	1,800
4000/1/3	--Flood defence	JH						**0**		0.0%	0
4000/1/4	--Bus Shelters	JH			1,096		208	208		0.0%	220
~~4000/1/5~~	~~--Sign Painting Fridays Cross~~	~~JH~~						~~0~~		~~0.0%~~	~~0~~
4000/1/6	--Neighbourhood Plan	JH	1,494					**0**		0.0%	0
4000/1/7	--Crow Lane Maintenance	JH	795	960	845		1,000	1,000		0.0%	0
~~4000/1/8~~	~~--support for REAL working party~~	~~JH~~	~~0~~							~~0.0%~~	~~0~~
	Total Maintenance		**4,026**	**3,509**	**3,727**		**3,542**	**3,008**			**2,020**
	Employee Costs										
4001/1	--Allocated Office Staff	CB	26,089	27,261	37,308		38,418	**39,287**		3.5%	39,622
	Total Employee Costs		**26,089**	**27,261**	**37,308**		**38,418**	**39,287**			**39,622**
	Total Revenue Expenditure		**30,115**	**30,770**	**41,035**		**41,960**	**42,295**			**41,642**
	Capital Expenditure										
~~4050/1~~	~~--Human Sundial~~	~~JH~~	~~495~~	~~0~~	~~0~~		~~0~~	~~0~~			~~0~~
~~4050/2~~	~~--Thriving Marketplace~~	~~JH~~		~~10,000~~				~~0~~			~~0~~
	Total Capital Schemes		**495**	**10,000**	**0**		**0**	**0**			**0**
	TOTAL EXPENDITURE		**30,610**	**40,770**	**41,035**		**41,960**	**42,295**			**41,642**
	INCOME/FINANCE										
400/1	--Grants Received	JH	-1,100	-11,100	-1,100		-1,100	-1,100		0.0%	-1,100
~~400/2~~	~~--Grants Received Neighbourhood plan~~	~~JH~~		~~0~~			~~0~~			~~0.0%~~	~~0~~
	TOTAL INCOME		-1,100	-11,100	-1,100		-1,100	-1,100			-1,100
	-Surplus/+Deficit		**29,510**	**29,670**	**39,935**		**40,860**	**41,195**			**40,542**

D

Nicola Vodden

From: planning.appeals@nfdc.gov.uk
Sent: 17 November 2026 11:31
To: Nicola Vodden; Jo Hurd
Subject: Appeal received on 26/10120

Please be cautious
This email was sent outside of your organisation

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: 26/10120

Planning Inspectorate Reference: APP/B1740/6018922

Site: 93 HIGHTOWN ROAD, RINGWOOD BH24 1NJ

Description: Demolition of the existing dwelling and the erection of a terrace of three houses, with on site car parking and shared vehicular access (closure of existing access)

Reason(s) for refusal: By reason of the size and design of the proposed building and the limited frontage planting to help mitigate the extensive level of hard surfacing, the proposal would be an unsympathetic addition to the street scene in this location and would not enhance local distinctiveness. As such, the proposal would be contrary to Policy ENV3 of the Local Plan Part 1, Character Area 7 of the Ringwood Local Distinctiveness and NDMP DP3 of the NPPF.

The proposal would have a visually intrusive and overbearing impact on the residential amenities currently enjoyed by the occupants of 95, Hightown Road through the proximity of a two storey wall to windows serving habitable rooms; the built form would also cause some visual intrusion to the occupants of 91a, Hightown Road. At the rear of the site, the proposal would give rise to overlooking of 102, Parsonage Barn Lane and the resulting juxtaposition of existing and proposed dwellings would result in limited amenity values for this dwelling and proposed plots 2 and 3. This harm to the residential amenities of neighbouring properties is compounded by the lesser impact of a loss of light to 95, Hightown Road. As such, the proposal is contrary to policy ENV3 of the Local Plan Part 1 and NDMP L2 of the NPPF due to its overbearing impact, visual intrusion and loss of privacy/amenity value which would be experienced by these adjoining occupiers.

The recreational and air quality impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area and the New Forest Ramsar site would not be adequately mitigated and the proposed development would therefore be likely to unacceptably increase recreational and air quality pressures on these sensitive European nature conservation sites, contrary to Policy ENV1 of the Local Plan 2016-2036 Part One: Planning Strategy and the Council's Supplementary Planning Documents 'Mitigation for Recreational Impacts on New Forest European Sites' and "Air Quality in New Development".

To view the grounds of appeal please refer to the “Appeal Form” document attached to the case on our website:

D

http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_NEWFO_DCAPR_=225319

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at https://acp.planninginspectorate.gov.uk, these must be made by 17/12/2026.

If you prefer to write in, please write quoting the appeal reference to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN to arrive no later than 17/12/2026.

The Planning Inspectorate do not accept comments by e-mail.

Representations received after the deadline will not be accepted. The Planning Inspectorate will send copies of your letter to the Council and to the appellant.

When made, the decision will be published online at https://acp.planninginspectorate.gov.uk

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
Our privacy notice can be read here: Privacy Notice
This email was sent using the New Forest District Council Corporate Email Service.
New Forest District Council

D

Draft Response to Planning Appeal for Committee Consideration

Appeal Reference: APP/B1740/6018922
Application Reference: 26/10120
Site: 93 Hightown Road, Ringwood

Proposed Representation

Ringwood Town Council maintains its objection to the proposed development and respectfully requests that the appeal be dismissed.

The Council considers that the proposal would result in an overdevelopment of the site. The replacement of a single dwelling with a terrace of three houses, together with associated parking and hardstanding, would introduce a more intensive form of development that is out of keeping with the established character of this part of Hightown Road. The scale of development and extent of hard surfacing would result in a cramped appearance that would fail to preserve or enhance the street scene. This concern reflects the reasons for refusal identified by New Forest District Council.

The Council also notes that the applicant's Planning Statement seeks to justify the proposal by reference to the need for smaller-scale residential accommodation. However, Policy R5 of the Ringwood Neighbourhood Plan identifies a need for smaller one and two-bedroom dwellings. The proposed development does not meet this identified need and therefore provides limited support for the policy justification advanced by the appellant.

The Council considers that the loss of frontage landscaping and the introduction of extensive hardstanding would fail to conserve or enhance the local character of Hightown Road and would therefore be contrary to Policy R7 of the Ringwood Neighbourhood Plan. The proposal is also inconsistent with the Ringwood Local Distinctiveness Supplementary Planning Document, which seeks to retain the landscape features and frontage treatments that contribute to the distinctive character of this part of Ringwood.

For these reasons, and having regard to the reasons for refusal issued by New Forest District Council, Ringwood Town Council respectfully requests that the Planning Inspector dismiss the appeal.

E

Planning, Town and Environment
Project Oversight Report

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

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

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

Project title	Purpose/intended outcome	Status	Progress update	Key risks/ issues	Next milestone/ decision point	Committee interaction required	Senior Officer (Oversight)	Delivery Lead	Financial poistion
Crow Stream Maintenance	Annual maintenance of Crow Ditch and Stream in order to keep it flowing and alleviate flooding.	Annual recurrent	Annual spraying of stream banks completed March 2026 has been very effective. Annual flail and stream clearance completed. Met with EA re. potential NFM project(s) - further meeting arranged for 08/12/26).	Delivery: Volunteer work currently dependent on coordination by and knowledge of Dr Peter Street (also a Council Flood Warden). Annual clearance is dependent on sufficient volunteers coming forward. Engagement with HCC F&WM team.	Awaiting response from HCC F&WM team to follow up questions after meeting on 21/10/2026. Liaison with EA re. potential NFM project. Liaison with landowner re. potential creation of a wetland area.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve.
Thriving Market Place	Concept for town centre shared space identifed through work on the Neighbourhood Plan. Aim is to create a more vibrant and flexible public space and improve connectivity, whilst achieving wider economic benefits.	In progress	Project being led by NFDC with funding allocated from Strategic CIL programme to enable delivery of the project. Public consultation to take place in Jan/Feb 2027. Cllr Georgiou assisting NFDC with online consultation. Animal sculpture in progress, to be funded by NFDC from project costs.	Financial: Funding for delivery confirmed, but excludes improvements to approach via Gateway Square and Meeting House Lane. Continued Town Council involvement: awaiting draft engagement stragegy from NFDC.	Public consultation in early 2027.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	HCC funded survey work. £10,000 grant from UKSPF (via NFDC). NFDC Cabinet agreed on 02/10/2024 to allocate a share of £4.5 million CIL funds to the scheme. Additional CIL funding to be considered by NFDC Cabinet.

Bus Shelters	Review of Council owned bus shelters to identify works required to repair and/or replace.	In progress	Identified improvements completed: new roof and bench seat for shelter in North Poulner Road, new seat behind shelter in Eastfield lane, replacement shelter in Gorley Road, and Taxi Shelter refurbished.	N/A	All works now complete.	None.	Deputy Town Clerk	Deputy Town Clerk	£1081 allocated from RTC CIL funds and spent on general repairs. Grant of £8505 secured from NFDC CIL for Gorley Road shelter. Grant of £6319.50 secured from HCC for North Poulner Road and Eastfield Lane shelters. Taxi Shelter £1383 funded from RTC CIL.
Speed Indicator Devices	A joint project with Ellingham, Harbridge & Ibsley Parish Council to deploy Speed Indicator Devices at agreed locations around the parishes.	In progress	NFDC CIL funding awarded for purchase of 2 x SIDs. Protocol and locations to be determined. NFDC Community Safety developing a local delivery model - awaiting outcome of this work before proceeding.	Delivery: Dependent on agreement of deployment protocol and locations by both councils, and consent from HCC/Enerveo for locations and use of lampposts.	Awaiting outcome of NFDC delivery model work before proceeding.	When more detail is available from NFDC, to consider implementation plan and proposed locations.	Deputy Town Clerk	Deputy Town Clerk / Cllr Haywood	Grant of £6689 secured from NFDC CIL.
Strengthen Engagement with Local Businesses	Action identified in the Council's Strategy for 2026/27	In progress	Various initiatives including compilation of emergency contacts for town centre businesses, working with NFDC supporting local businesses, Ringwood & Fordingbridge Business Community, and a possible pilot for a digital self-guided walking tour.		Awaiting outcome of IncuHive report commissioned by NFDC.	None - project update only.	Town Clerk / Deputy Town Clerk	Cllr G DeBoos, Cllr Frederick	No financial implications at present.
Projects delivered by external partners and monitored by officers									
Crow Lane Footpath	New footpath to link Beaumont Park with Hightown Road, alongside west of Crow Lane	In progress	Developers' contributions transferred from NFDC to HCC to implement. HCC completed design and hoping to deliver in early 2027.			Note - project update only.		HCC	Developers contributions held by HCC.
Greening Ringwood	Phase 3 - Adaptation	In progress	Cllrs Kelleher and Haywood appointed to represent the Council for Phase 3; training sessions arranged for June, September and November.			Note - project update only.		Greening Ringwood	

Review of Speed Limits and Road Safety Measures in Kingston	Request from resident to support adressing speed issues and road safety on B3347 at Kingston.	In progress	Advised resident further evidence is required prior to submitting proposal to HCC. Cllr Frederick liaising with Police and residents regarding setting up Speedwatch group for Christchurch Road.						

4. Recommendation Members are asked to note the contents of this report.

For further information,
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