

RINGWOOD NEIGHBOURHOOD PLAN (NP) - INITIAL ASSESSMENTS OF POSSIBLE SMALL HOUSING SITES

Ringwood Town Council, in its terms of reference for this Neighbourhood Plan, requested that possible small sites in our Parish should be investigated for lower priced open market housing and affordable housing schemes including Self-Build and Community-led Housing.

Following a change to the government funding for Neighbourhood Plans there was a lack of the necessary resources of finance and technical expertise at this time, meaning that this version of the NP has not been able to include the formal allocation of small sites for housing.

The NP Housing Team therefore decided to commence the initial stages of assessing possible housing sites using our Consultant's advice on methodology, with a view to allocating sites as a later addition to the by-then established NP.

This list of possible sites provisionally assessed is attached. The great majority of these has appeared elsewhere previously, and the reference to these is included in the list, using the following abbreviations:-

"SHLAA 00.." – 2018 NFDC Strategic Land Availability Assessment (SHLAA) followed by Site ref (00..),

"SustApp" – NFDC Sustainability Appraisal, Section SDO3dxiiRingwood Submission Doc 2019/20

"BFSR" - NFDC Brownfield Site Register

"RTC resp" - Ringwood Town Council 2021 response to NFDC Call for Sites

"PastAppl" - NFDC previous Planning Application

"NPOppSites" - in this pre-submission NP, in the Design section, Opportunity Sites

Site referred to elsewhere?	SITE ADDRESS	Approx area (ha)	Planning comments	Owner (HPxxxxxx is Land Registry Ref No)	NP Team Comments
A SHLAA(007) RTC resp	Land West of Hightown Lake Crow Lane and Castleman Trailway	1.25 Check site area	In Green Belt. Flood issues – adjacent to Hightown Lake. (RTC response submitted to 2021 Call for Sites is smaller than SHLAA(007)	Wright Trust?	No
B SHLAA(008) RTC resp PastAppl NPOppSites BFSR	Ex Regal Cinema Market Square	0.11	Local Plan allows wide possibilities – major problem is price	U & I?	Possible if expected application from others fails first

C (as B above)	Area around Meeting Ho. Lane to Old White Hart	0.18	Local Plan allows wide possibilities – major problem is price	U & I?	(as above for B)
D SHLAA(009) RTC resp PastAppl BFSR	Keystone Garage 25 Xchurch Rd BH24 1DN	0.26	Has had previous Planning App (20/10729) refused, but not dismissing dwellings in principle		Likely candidate
E SHLAA(009) RTC resp BFSR	Conservative Club 21 Xchurch Rd BH24 1DN	0.13	Could link with site D above in theory	Con.Club	possible

F SHLAA(011) RTC resp	Christchurch Rd 169-171 BH24 3AN maintainance area	0.67	HCC/NFDC may require such a site with current use being essential	NFDC	Possible
G SHLAA(012) RTC resp	West St, Bus Depot	0.15	Been allocated for housing before but no delivery. Now too contaminated for housing? Flood Zone 2/3	Go-Ahead Bus Co.	If Bus Station moves, re-assess
H SHLAA(013)	Hampshire Hatches Lane	2.07	Green Belt + Treatment Plant proximity		No
I SHLAA(014)	Hampshire Hatches Lane S	3.82	Green Belt		No
J SHLAA(part03)	Land between Long Lane & Xchurch Rd	10.20	Green Belt		No – although NFDC Planning said part of it could be an exception site for (say) a Community Land Trust (CLT) for specifically local people.
K NPOppSites RTC resp	Carvers Trading Estate, Southampton Rd BH24 1JS	1.21	Owners willing to sell and relocate units ?		Possible

L NPOppSites	Carvers Field	3.48	If site K is for part housing, to make better use of whole Carvers site without loss of Public Open Space?	RTC	RTC opposed to altering existing site?
M (private)	Rugby Field Parsonage Barn Lane	2.15	Much money spent moving Club pitches from Picket Post 2005!	HCC /Junior School	No
N SHLAA(015)	Land adj. Toad Cottage, Gorley Road	0.36	Adjacent to/part of formal play area	RTC?	No
O NPOppSites RTC resp	BT, The Close BH24 1LA	0.28	Maybe phone exchange which can't be moved?	BT?	Possible
P NPOppSites	M&Co site 28 Southamptn Rd	0.18	Develop whole site to include apartments as well as retail front	HP504730	Likely candidate
Q PastAppl RTC resp	136 Xchurch Rd BH24 3AP Candlesticks	0.20	Currently underused carpark Recent Application (22/10223) refused but not dismissing dwellings in principle	HP158267	Possible
R RTC resp	158 Xchurch Rd Car wash	0.11	Awaits development	HP62155L	Likely candidate
S SustApp ref R019	Land between Castleman Trailway and Crow Lane E.	3.82	In Green Belt		No
T SustApp ref R033	Rear of Stag Business Park Xchurch Rd	2.04	Majority of site in Flood Zone 2/3		No
U SHLAA(005) PastAppl	Land at Kingfisher Lodge 5 Waterside Close BH24 1SB	0.53	Previous Application (77/NFDC/08736) for housing refused – not dismissing dwellings in principle	HP288094	Possible
V NPOppSites	Ringwood Trading Estate	0.50+	Currently employment land	HP188251	Likely candidate
W Private	Top of School Lane by School	0.15	Car Park	Ringwood Infants School	No
Y SHLAA(001) NFDCLocalPlan	HCC land within Strategic Site 13 (SS13), Moortown Lane / Crow Lane site as allocated in the NFDC Local Plan		Depends on HCC plans for SS13 – could include an affordable housing scheme such as a CLT?	HCC	

Z PastAppl	End of Nursery Lane		Recent Application (21/10668) refused but not dismissing dwellings in principle		Possible
NFDC July 2022 First Homes Advice Note – exception sites	Land north Ringwood just west of Salisbury Rd		Needs further clarification from NFDC		