

RINGWOOD NEIGHBOURHOOD PLAN SUMMARY

Of necessity, a Neighbourhood Plan (NP) is a detailed technical document. The purpose of this document is to summarise the content of the full NP to enable the core purpose and content of the document to be understood by all.

The NP covers the whole of the Ringwood Parish and consists of a Vision together with 12 land use policies. If voted for in a referendum the policies will be taken into account in all planning decisions within the Parish.

It should be noted that the following policies state the types of developments that would be supported **should** planning applications be submitted:

Policy R2: Maintaining a Successful and Prosperous Town Centre

Policy R3: Making better use of Opportunity Areas in the Town Centre.

Policy R4: Shops and Parades within and outside defined centres

With this Plan, we influence the way Ringwood develops - to ensure a strong and sustainable future for our Parish: with better designed, more energy efficient new homes, enhanced green spaces and greater potential for local people to buy their first home.

The NP sits alongside the New Forest District Local Plan and the New Forest National Park Authority Local Plan and cannot contradict or overturn policies within those plans.

The NP sets out an exciting Community Vision, to create a thriving Town, enhancing the Town Centre to make it a more appealing place for residents, visitors and businesses.

The Plan will further strengthen the heritage of the town and parish establishing a list of locally important buildings and structures.

With the Neighbourhood Plan adopted, the Parish also benefits from increased developer contributions for investment in local infrastructure, known as Community Infrastructure Levy.

Our Vision for Ringwood.

We will restore and strengthen Ringwood's status as a Chartered Market Town, making it the heart of civic, commercial and community life in the South-west of the New Forest.

This will not be achieved by trying to turn back the clock. We need to make the town centre attractive, appealing and fit for purpose in a new era, reflecting the way we live now.

Ringwood is an historic market town in a beautiful riverside setting and is a gateway to the New Forest with over half of the parish being in the New Forest National Park. We will mobilise its rich array of heritage assets, ambitious businesses, cultural and community organisations. We will revitalise the Market Place and High Street, establishing an inviting open-air space in the heart of the town. We will improve green spaces and create more opportunities to connect with nature across the whole parish.

We will enhance the first impressions of the Town in keeping with the rural setting of the town and to further build a sustainable economy, we will improve connectivity for walking and cycling.

Ringwood will be recognised as a thriving market town with both historic interest and modern-day appeal, it will become an essential part of the New Forest experience for UK and international visitors. The revived town centre will contribute to an enhanced quality of life, and its cosmopolitan appeal will make it an increasingly popular place to live and work, and especially attractive to young people and families.

Objectives

- 1: To make Ringwood more attractive to a wider cross-section of residents and visitors by revitalising the town centre economy.
- 2: To celebrate Ringwood's historic buildings and townscapes and encourage high quality and sustainable design of new development.
- 3: To put people first by encouraging walking and cycling.
- 4: To ensure Ringwood does not become a 'dormitory town'.
- 5: To maximise the opportunities for the young people of Ringwood to live in Ringwood.
- 6: To ensure that the regeneration of Ringwood town centre positively addresses the New Forest Climate and Nature Emergency Declarations.

Policy R1: A Spatial Plan for Ringwood

A. The focus for new development in the Parish of Ringwood, outside of the National Park will be on reusing brownfield land and on realising other suitable development opportunities within the settlement boundary, as shown on the Ringwood Neighbourhood Plan Policy Map. The principles of 'brownfield first' and of 'gentle densification' in the town will deliver a supply of developable land over the Plan period that will reduce the need for land to be released from the Green Belt for development.

B. The focus on using brownfield land and for gentle densification will contribute to bolstering and sustaining the town centre's vitality and viability as the primary centre for retail and other town centre uses. Market Place and its environs will retain its special clustering of café/restaurant, public houses and niche retail uses. The local centre at Poulner will continue to help meet the day-to-day needs of the local community in line with '20-minute neighbourhood' principles. Outside the town centre, the residential character of the suburban areas of the town will be sustained and enhanced through sensitively designed high quality infill and plot redevelopment.

C. Beyond the settlement boundary the focus will be on enhancing the natural environment, contributing to nature recovery, protecting and enhancing the National Park landscape and maintaining the essential characteristics of openness and permanence of the Green Belt in accordance with national policies, avoiding inappropriate development.

D. The harmful effects of traffic congestion, especially traffic with an origin and destination outside the town centre, will be tackled through the promotion of other means of moving about the town including the delivery of effective walking and cycling measures to better connect the new communities at Moortown Lane and Hightown Road.

Policy R2: Maintaining a Successful and Prosperous Town Centre

A. Proposals to maintain the established mix of town centre retail, commercial, community and residential uses within the town centre boundary, as shown on the Town Centre Inset Policy Map, will be supported.

B. Proposals will also be supported which enable the delivery of the Market Place shared space 'vision' and other heritage and cultural led regeneration initiatives that improve

access from Furlong Drove¹ and Pedlars Walk, and deliver improvements which 'green' the town centre.

C. Proposals for a change of use that will result in the loss of an active retail, commercial, business or service use of a ground floor frontage within the Ringwood Conservation Area will be supported where all of the following criteria are met:

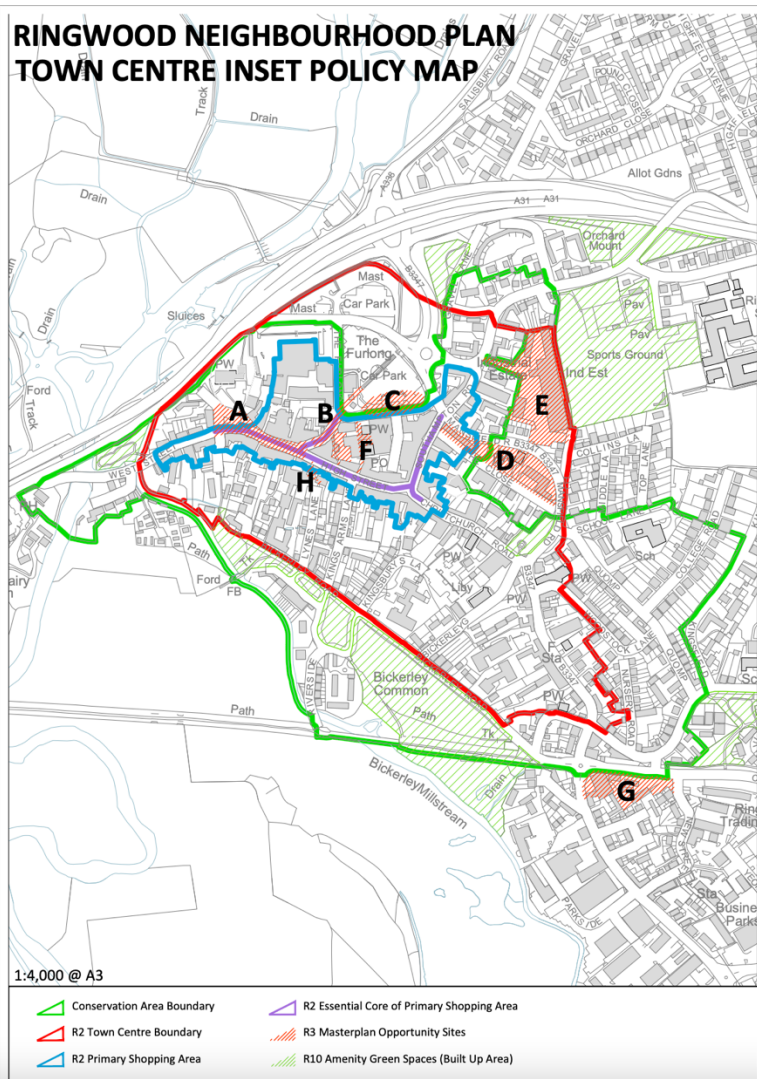
- i) the proposed ground floor use falls within the NPPF definition of a main town centre use;
- ii) the proposed use and any associated physical alterations would maintain an active and publicly accessible ground floor use that enlivens the streetscene;
- iii) the proposed use would not undermine the character and diversity of that part of the Town Centre; and
- iv) the proposed use and associated works would not harm the historic interest and character of the Conservation Area and Listed Buildings.

Policy R3: Making better use of Opportunity Areas in the Town Centre.

A. The Neighbourhood Plan identifies Ringwood Town Centre area for the purpose of supporting regeneration opportunities to deliver retail, cultural, environmental, residential and business investment.

B. Proposals for redevelopment in the eight opportunity areas, as shown on the Town Centre Inset Policy Map (below), will be encouraged provided they demonstrate how they contribute to the Town Centre Vision and accord with the development principles and opportunities for each area as set out in the Ringwood Strategic Masterplan (see Appendix A).

¹ Furlong Drove is the original drivers' route from Gravel Lane through the car park to Market Place.



Policy R4: Shops and Parades within and outside defined centres

A. Proposals to maintain and enhance the established mix of local centre uses at Butlers Lane Poulner, as shown on the Ringwood Neighbourhood Plan Policy Map, will be encouraged.

B. Development proposals that enhance the community function of shops located outside defined centres will be supported.

C. Where it is proposed to change the use of a shop within or outside a centre that falls within the Local Community Use Class F2(a), the applicant will be expected to accompany their application with a robust assessment of its value to the local community.

D. Where evidence suggests that a shop does not fulfil a function or benefit for the local community, or where a community benefit exists to changing the use of a shop to fulfil another non-residential community use, marketing evidence will not be required.

Policy R5: Smaller Housing

Provision should be made for a high proportion of small dwellings, particularly those with one and two bedrooms, in schemes of residential development where this can be achieved without detriment to the amenities and the character of the surrounding area and neighbouring properties.

Policy R6: First Homes

Affordable housing will be supported in new development in areas outside of the New Forest National Park as required by Local Plan Policy HOU2. Within that provision, a minimum of 25% of new affordable homes shall be provided as First Homes.

Policy R7: The Ringwood Design Code

As appropriate to their scale, nature and location, residential development proposals must demonstrate high quality design and legible layouts which, where relevant, have taken account of the positive aspects of local character defined in the Ringwood Design Code (Appendix B), and should also:

- (i) Minimise the impact of development on higher ground by careful siting and by comprehensive landscaping;
- (ii) Include on a Landscape Plan the opportunities to create wildlife corridors and deliver biodiversity net gain;
- (iii) Include amenity space having sufficient size, shape and access to sunlight for the provision of recreational benefits to the occupants;
- (iv) Offer highly permeable residential layouts for cyclists and pedestrians moving within and through the development;
- (v) Front boundary treatments should be in keeping with the historic and rural character of Ringwood (DC.03.02 and DC.05.2). Hard boundary treatments up to 1m high will be permitted, where taller boundaries are deemed appropriate (for example, for clear reasons of security or privacy) this should be achieved by planting unless otherwise justified by historic character. Hard boundaries should be permeable to wildlife; and
- (vi) Be respectful of the tranquil setting of the National Park and protective of its dark skies. Lighting should be fully justified and well-designed to shine only where it is needed.

Policy R8: Building for a Healthy Life

All major development with a residential component should apply the Building for a Healthy Life (BHL) design assessment tool (or equivalent methodology) to inform the design proposals, based on a traffic light system of scoring. As a guide, development should seek to achieve a score of no 'reds', design out all 'ambers' and achieve a majority of 'greens'.

A Building for a Healthy Life Assessment should be included within the Design and Access Statement and submitted with the application.

Policy R9: Conserving Local Heritage Assets

The Neighbourhood Plan identifies Local Heritage Assets, as listed in Appendix D, by way of their local architectural and historic value.

Development proposals that may affect the significance of a Local Heritage Asset must take that significance into account in demonstrating that the scale of any proposed harm to, or loss of, the heritage asset is justified. The loss of the whole or part of a Local Heritage Asset will only be permitted if it can be demonstrated that all reasonable steps will be taken to ensure that the new development will proceed within a year of the loss.

Policy R10: Creating a Green Infrastructure and Nature Recovery Network

A. The Neighbourhood Plan designates a Green Infrastructure and Nature Recovery Network, as shown on the Nature Recovery Policy Map, for the purpose of promoting ecological connectivity, outdoor recreation and sustainable movement through the parish and into the National Park; helping to mitigate climate change. The Network comprises the town's variety of green spaces, ancient woodland, trees and hedgerows, water bodies, assets of biodiversity value, children's play areas and recreational playing fields.

B. Development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining and improving the Network in the design of their layouts, landscaping schemes and public open space and play provisions. Elsewhere, all proposals should protect and maintain trees and hedgerows; provide for the planting of new trees for flood management and carbon sequestration purposes; and include hedgerows and bulb and wildflower planting where it is compatible with the street scene. The wildlife corridors should also be maintained as dark corridors as far as possible to increase their value for nocturnal species.

C. The Policies Map shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas; as hedgerows or lines of trees; or as streams and rivers. For the purpose of calculating Biodiversity Net Gain requirements development proposals located within or adjoining that part of the Network should anticipate achieving at least a medium distinctiveness multiplier score.

D. The Neighbourhood Plan designates Poulner Lakes as shown on the Policies Map, as a Biodiversity Net Gain offsetting site. Proposals for development that will adversely affect the function of the land for that purpose will be resisted.

Policy R11: Zero Carbon Buildings

A. All developments should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.

B. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment

building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character of the area.

C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted prior to occupation.

D. All planning applications for major development² are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.

E. An Energy Statement will be submitted to demonstrate compliance with the policy (except for householder applications). Applicants are directed to the Cotswold Net Zero Toolkit³ for guidance on matters to be addressed at pre-planning and initial design stage. The statement will demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.

Policy R12: Encouraging Active and Healthy Travel

A. The Neighbourhood Plan identifies the existing Sustainable Travel Network and opportunities for improvements, as shown on the Active Travel Policy Map, for the purpose of prioritising active and healthy travel.

B. Development proposals on land that lies within or adjacent to the Network will be required, where practical, to provide opportunities for a more joined-up Network of walking and cycling routes to the town centre, local schools and community facilities and accessible green space by virtue of their layout, means of access and landscape treatment.

C. Proposals for major development (10 dwellings or above) should adopt the Sustainable Accessibility and Mobility Framework, as illustrated, and demonstrate how they have, in the following priority order:

- (i) sought to minimise the need to travel beyond the parish;
- (ii) for longer trips, sought to encourage and enable the use of active, public and shared forms of transport; and,
- (iii) for trips that must be made by car, sought to encourage and enable the use of zero emission vehicles.

² Major Development is defined in Annex 2 of the NPPF

³ Applicants are directed to page 16 of the [Cotswold Net Zero toolkit](#) for guidance on matters to be addressed at pre-planning and initial design stage. The toolkit is made available by the Local Govt. Association under a 'Creative Common Licence'

