

**NEW FOREST DISTRICT COUNCIL DEVELOPMENT MANAGEMENT
PARISH AND TOWN COUNCIL CONSULTATION BRIEFING
KEY ISSUES ON PLANNING APPLICATION**

PARISH: Ringwood

PARISH CONSULTATION EXPIRES: 09/02/2024

APPLICATION NUMBER: 24/10015

ADDRESS: Land At Crow Arch Lane & Crow Lane, Crow, Ringwood BH24 3DZ

PROPOSAL: Removal of conditions 20 & 21 of outline planning permission 13/11450 to remove the need to provide a pedestrian and cycle path/link between the Central plot within the site and Christchurch Road.

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The purpose of this report is to identify the material planning considerations in this case. More details of what are valid planning considerations can be obtained from our website www.newforest.gov.uk/planning

1. Development Plan Policies and Constraints

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
Policy ENV3: Design quality and local distinctiveness
Policy IMPL1: Developer Contributions
Policy STR7: Strategic Transport Priorities
Strategic Site 13: Land at Moortown Lane, Ringwood

Local Plan Part 2: Sites and Development Management 2014

RING1: Land east of Christchurch Road - employment land allocation
RING6: Transport schemes (Ring 6.4 Cycleway Improvements)
RING3: Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane

Supplementary Planning Guidance And Documents

SPD - Ringwood Local Distinctiveness
SPD - Ringwood Town Access Plan

Neighbourhood Plan

Ringwood Neighbourhood Plan (emerging July 2023)

National Planning Policy Framework 2023

National Planning Policy Guidance

Plan Policy Designations

Cycleway Improvement
New Housing Land Allocations
Built-up Area

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
22/10337 Variation of condition 13 of Planning Permission 20/11148 to allow a final BREEAM certificate to be submitted to and approved in writing by the Local Planning Authority certifying that the buildings have achieved a BREEAM 'very good' standard within 6 months of occupation of the building.	05/05/2022	Granted Subject to Conditions	Decided	Care Home
21/11723 Hybrid planning application comprising a total of 443 dwellings: Outline planning permission (all matters reserved except access) for residential development of up to 293 dwellings, public open space, ANRG, SuDS, Landscaping, other supporting Infrastructure associated with			Application registered	SS13

the development;
Full permission
for 150 dwellings
with means of
access from
Moortown Lane,
associated
parking, ANRG,
open space,
landscaping, and
SuDS, other
supporting
Infrastructure
associated with
the development.

This application
is subject to an
Environmental
Assessment and
affect Public
Rights of Way.
(AMENDED
REASON TO
ADVERTISE)

21/10339 Development of the land for up to 491 dwellings, access, public open space, natural recreation greenspace, landscaping and drainage (Screening Opinion)	07/04/2021	EIA Required	Decided	SS13
20/11208 Use of Buildings B, C, D & E classes E & B8 Class	08/09/2022	Granted Subject to Conditions	Decided	Employment site
20/11148 Development of the site to provide a new care home (Use Class C2), and associated access, car and cycle parking, landscaping and amenity space provision.	01/09/2021	Granted Subject to Conditions	Decided	Care Home

19/11296 Reconfiguration of roof (raise ridge 900mm and increase pitch) internal reconfiguration works; external remodeling	27/11/2019	Granted Subject to Decided Conditions
18/11648 Development of 20 dwellings comprised of semi-detached houses; terraces; 1 block of flats, bin & cycle store; detached garages; public open space, landscaping, internal access arrangement and ancillary infrastructure	21/05/2020	Granted Subject to Decided Conditions
17/11358 Final Phase (2/3); development comprised of a care home (Use Class C2); flexible business units (Use Class B1), 113 dwellings (Use Class C3), public open space, associated parking; landscaping; internal access arrangements and ancillary infrastructure (details of appearance landscaping, layout and scale associated with development granted by outline permission 13/11450).	26/11/2018	Granted Subject to Decided Conditions
17/11309 Phase 2: development of 113 dwellings	24/01/2018	Granted Subject to Decided Conditions

comprised
detached
houses; semi
detached
houses; terraced
houses; flats,
link detached
houses; garages;
parking; access;
open space; and
cycle path
(Details of
appearance,
landscaping,
layout & scale.
Development
granted by
outline
permission
13/11450)

16/11520 Phase 1: development of 62 dwellings comprised: 15 houses; 9 pairs of semi-detached houses; 3 terrace of 3 houses; 3 terrace of 4 houses; 8 flats; garages; public open space; SANG; ancillary infrastructure; allotment land (Details of appearance, landscaping, layout & scale development granted by Outline Permission 13/11450)	23/03/2017	Granted Subject to Decided Conditions
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13/11450 Mixed development of up to 175 dwellings (Use Class C3); up to 1.5 hectares of small employment (Use Classes B1 & B2); nursing home (Use Class C2); child nursery (Use Class D1); hotel /	10/10/2014	Granted Subject to Decided Conditions
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pub / restaurant
(Use Class C1);
fitness centre
(Use Class D2);
retail /
professional
services /
restaurant (Use
Class A1/ A2/
A3); open space
areas;
allotments;
accesses on to
Crow Lane and
Crow Arch Lane;
estate roads;
footpaths; cycle
ways; foul &
surface water
infrastructure
(Outline
Application with
details only of
access)

12/99398 150 06/12/2012 EIA not required Decided
dwellings; 5
hectares of
employment land
(Use Classes
B1, C2, C3, A3,
A1, D1) access;
open space;
drainage
(Screening
Opinion)

3. Matters to consider

Following a desk-based assessment, the matters to consider are:

- Planning history of the site.
- Impact on highway and pedestrian safety, including matters relevant to sustainability;
- Impact on provision of infrastructure;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **09 February 2024** TO ENSURE THEY ARE TAKEN INTO ACCOUNT. COMMENTS ARE BEST MADE ONLINE.

Parish and Town Councils:

In your response on this planning application, please use the following codes;

PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision

reached by the District Council's Officers under their delegated powers.

PAR2: We recommend REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR3: We recommend PERMISSION, for the reasons listed below.

PAR4: We recommend REFUSAL, for the reasons listed.

PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.