

**Application Number:** 25/10983 Full Planning Permission  
**Site:** SITE OF 32 NEW ROAD, RINGWOOD BH24 3AU  
**Development:** Erection of x2no. 2 bedroom dwellings with roof mounted solar panels, parking, landscaping, bike and bin stores  
**Applicant:** Mr Pierson  
**Agent:** E.Francis architects  
**Target Date:** 31/12/2025  
**Case Officer:** Vivienne Baxter  
**Officer Recommendation:** Service Manager - Grant  
**Reason for Referral to Committee:** Parish Council contrary view

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Green Belt
- 3) Impact on the character and appearance of the area
- 4) Impact on the residential amenities of the area
- 5) Highway matters including parking
- 6) Ecology and habitat mitigation

## 2 SITE DESCRIPTION

The site lies adjacent to the built up area of Ringwood and it is within the countryside and Green Belt. Beyond its northern boundary lies a semi-detached bungalow (23 New Road) which is within the built up area. To the east, west and south of the site is land which benefits from a lawful development certificate for open commercial storage of single stacked containers with ancillary parking, access and turning areas for vehicles in connection with that use. Within this area to the east is a detached building in use as a car repair workshop.

The site is bound on all sides by a 1.8m high close boarded fence and is accessed from the end of New Road via a five bar gate.

## 3 PROPOSED DEVELOPMENT

The proposal entails the provision of two detached chalet style dwellings on the site comprising open plan kitchen, dining, living room, bathroom, bedroom and office/snug at ground floor level with a further ensuite bedroom and plant room at first floor level. The first floor master bedroom of each dwelling would have a west facing balcony set within the overhanging roof form.

Externally, each dwelling would have two frontage parking spaces and a building containing cycle parking, bin store, an air source heat pump (ASHP) and provision for electric vehicle charging.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
23/11228 Erection of 2 affordable dwellings; hard & soft landscaping	26/01/2024	Withdrawn by Applicant	Withdrawn	
17/11772 2 bungalows (Outline application with all matters reserved)	13/02/2018	Refused	Appeal Decided	Appeal Dismissed

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan Review

On February 4th 2026 Cabinet approved a report that recommended that this Council starts the public consultation stage into the Regulation 18 version of the new Local Plan. This Regulation 18 version of the Plan represents an early point in the plan-making process. Consultation took place from 6 February until 20 March 2026. At this stage, the National Planning Policy Framework (NPPF) paragraph 48 advises that only limited weight can be afforded to emerging plan policies when determining planning applications, as the weight given depends on the stage of preparation, the extent of any unresolved objections, and the degree of consistency with the NPPF.

Given that the Regulation 18 draft is at the initial consultation stage and has not progressed to examination, it cannot be considered to carry significant material weight. Accordingly, while the emerging Local Plan is a material consideration in decision making and may provide helpful context, decisions should continue to be primarily guided by the adopted development plan unless other material considerations indicate otherwise.

### Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC1: Safe and healthy communities  
Policy CCC2: Safe and sustainable travel  
Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites  
Policy ENV2: The South West Hampshire Green Belt  
Policy ENV3: Design quality and local distinctiveness  
Policy IMPL1: Developer Contributions  
Policy STR5: Meeting our housing needs

### Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity  
DM20: Residential development in the countryside

### Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development.  
SPD - Design of Waste Management Facilities in New Development  
SPD - Mitigation Strategy for European Sites  
SPD - Parking Standards  
SPD - Ringwood Local Distinctiveness  
SPD - Planning and Climate Change  
Green Belt Study Final Report

## **Neighbourhood Plan**

### **Ringwood Neighbourhood Plan**

Policy R10: Zero Carbon Buildings

Policy R7: The Ringwood Design Code

## **National Planning Policy Framework 2024**

NPPF Ch. 5 - Delivering a sufficient supply of homes

NPPF Ch.11 - Making effective use of land

NPPF Ch.12 - Achieving well-designed places

NPPF Ch.13 - Protecting Green Belt land

## **National Planning Policy Guidance**

### **6 PARISH / TOWN COUNCIL COMMENTS**

#### **Ringwood Town Council**

R(4) Recommend refusal. The application is contrary to RNP Policy R10 zero carbon buildings. The documents provided indicate the intention of the developer to comply, however no energy statement has been submitted to evidence this, as required. It is also contrary to policy as the site is on designated Green Belt land. Members would not wish this to set a precedent for further development in the Green Belt.

Following re-consultation:

R(4) Recommend refusal. Members were delighted to see that the application now complies with RNP Policy R10. The application is contrary to policy as the site is on designated Green Belt land. Members would not wish this to set a precedent for further development in the Green Belt.

### **7 COUNCILLOR COMMENTS**

No comments received

### **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

#### **HCC Highways**

No objection subject to condition, offer advice regarding dropped kerbs.

#### **NFDC Policy**

The site falls within Land Parcel R108 in the Green Belt Study which indicates the site to be 'potentially suitable for definition as grey belt land'

#### **NFDC Ecology**

No objections

#### **NFDC Environmental Health (Pollution)**

No objection subject to conditions relating to construction management and being undertaken in accordance with the submitted report.

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- concern about potential loss of light to main living space;
- overlooking of garden;
- poor land management should not be a reason for allowing development;
- site is within the Green Belt;
- increased traffic in a cul de sac;
- not in keeping.

For: 0

Against: 3

## 10 PLANNING ASSESSMENT

### The Approach to Decision Making and the Five Year Housing Land Supply

In determining planning applications there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Act). Material considerations include the National Planning Policy Framework (NPPF).

The NPPF (December 2024) in paragraph 11 clarifies what is meant by the presumption in favour of sustainable development. It states that for decision making it means:

- *c) approving development proposals that accord with an up-to-date development plan without delay; or*
- *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
  - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

The Council cannot demonstrate a five-year supply of deliverable housing land. The latest published housing land supply figure is 1.53 years. Paragraph 11 of the NPPF, including footnote 8, is clear that in such circumstances where a five-year supply of deliverable housing sites is not demonstrated, those policies which are most important for determining the application are to be considered out-of-date. This means that the presumption in favour of sustainable development in paragraph 11(d) is engaged.

Taking the first limb of paragraph 11(d), as this report sets out, in this case there are specific policies in the NPPF which protect areas of assets of particular importance referred to within footnote 7 of the NPPF, for example habitat sites and heritage assets. Therefore, a judgement will need to be reached as to whether

policies in the NPPF provide a strong reason for refusing the development. Where this is found to be the case, the development should be refused.

The second limb of paragraph 11(d) will only apply if it is judged that there are no clear reasons for refusing the development having applied the test at Limb 1. In the absence of such clear reasons, the decision taker is required to consider whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'). The paragraph goes on to highlight the need for particular regard to be given to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The following sections of the report assess the application proposal against this Council's adopted local planning policies and considers whether it complies with those policies or not. Following this Officers undertake the Planning Balance to weigh up the material considerations in this case.

### Principle of Development

The site is located outside of the built up area and in the countryside and Green Belt. Policy DM20 of the Local Plan Part 2 relates to residential development within the countryside. The particular types of residential development which can be acceptable in such areas are limited by this policy as follows:

- a) a limited extension to an existing dwelling; or*
- b) the replacement of an existing dwelling, except where it:
  - (i) is the result of a temporary permission(s); and/or*
  - (ii) is an unauthorised use; and/or*
  - (iii) it has been abandoned; or**
- c) affordable housing to meet a local need, in accordance with Core Strategy Policy CS22; or*
- d) an agricultural worker's or forestry worker's dwelling in accordance with Policy DM21.*

The proposal does not comply with any of these criteria and as such, is contrary to Policy DM20 of the Local Plan Part 2.

### South West Hampshire Green Belt

Policy ENV2 of the Local Plan Part 1 relates to the Green Belt confirming that proposals should be assessed in line with national policy. Paragraph 154 of the NPPF advises that new development by definition in the Green Belt are inappropriate unless for one of the following exceptions:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

*d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

*e) limited infilling in villages;*

*f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*

*g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*

*h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

*i. mineral extraction;*

*ii. engineering operations;*

*iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*

*iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*

*v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*

*vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

Having regard to these exceptions (a) - (h) , the proposed development for two new dwellings does not fall within any of these criteria and as such, it would be inappropriate development in the Green Belt contrary to Paragraph 154. However, Paragraph 155 of the NPPF has introduced the possibility of new homes not being regarded as inappropriate where all of the following apply:

*a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*

*b. There is a demonstrable unmet need for the type of development proposed ;*

*c. The development would be in a sustainable location, with particular reference to [paragraphs 110 and 115 of this Framework] ; and*

*d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.*

In response to these issues,

a) the 'grey belt' matter is considered below;

b) Footnote 56 of the NPPF states that for this type of application, the lack of a 5-year housing land supply is relevant. The Council currently only has a 5-year housing land supply of just 1.53 years and as such, there is a demonstrable unmet need for the type of development proposed;

c) Paragraphs 110 and 115 refer to significant development and the assessment of sites for allocation. Neither of these circumstances apply here. However, the northern edge of the application site is the built up boundary of Ringwood town and in terms of the site's location, it is less than half an hour walk (along existing footways) into the town centre with a leisure facility, petrol station with convenience store and supermarket all closer to the site than the town centre; and

d) The 'Golden Rules' paragraphs relate to major developments and affordable housing, neither of which are relevant in this instance.

With regard to the 'grey belt' and criterion a) of para.155, Grey Belt is defined in Annex 2 of the NPPF. The definition sets out that grey belt is land in the green belt that is previously developed and/or land that in either case does not strongly contribute to any of the purposes (a), (b) and (d) of the Green Belt which are as follows:

- (a) preventing the unrestricted sprawl of large built-up areas
- (b) preventing neighbouring towns merging into one another, and
- (d) preserving the setting and character of historic towns.

The Council's most up to date Green Belt Study was published in March 2026. The application site is identified within Land Parcel R108 of the Green Belt Study.

In this location, the land is situated between the built up area and an area of land which has a lawful commercial use with a manege and associated stables and car repairs beyond this, albeit also Green Belt land and falling within the same parcel of land, identified as R108. As such, it is an isolated plot of land surrounded by physical features that could restrain and contain the development. Whilst the site and wider parcel of land to the south have a moderate contribution to Purpose a), it is not considered that the application site strongly contributes to the aims of purpose a) and the need for this part of the green belt to prevent the unrestricted sprawl of the built up area.

The site does not provide a strong contribution to Purpose b) and this would also be maintained (preventing coalescence with another settlement) in this location if the proposed development was completed. The site is within 450m of the District boundary, formed by the River Avon and as a result, there is little scope for development to merge with the adjoining development to the west of the River Avon (Avon Castle) as much of the land is within Flood zones 2 and 3. It is not considered that the site makes a strong contribution to visual separation.

With regard to Purpose d, whilst Ringwood has an historic town centre, the development of the site is not considered to have any visual, physical, or experiential connection to the historic aspects of the town and thus does not make strong contribution to this purpose.

The Green Belt Study therefore concluded that the site does not strongly contribute to Green Belt Purposes a), b) or d).

In conclusion, the application site has been identified as 'potentially suitable for definition as grey belt land' as it would not fundamentally undermine the purposes of the remaining Green Belt across the District outside of the National Park. As the other elements of Paragraph 155 of the NPPF are also satisfactorily addressed, the proposal should not, therefore, be regarded as inappropriate development. The proposal would, as a consequence, accord with the provisions of policy ENV2 and Paragraph 155 of the NPPF.

#### Design, site layout and impact on local character and appearance of area

Policy ENV3 of the Local Plan Part 1 requires development to be appropriate: sympathetic to its context and respectful of local distinctiveness. Buildings should be sympathetic to their context in terms of layout, scale, appearance and relationship to other buildings.

New Road is a lengthy cul-de-sac which contains a variety of different bungalow styles. Many have undertaken alterations within the roof space resulting in dormer windows or roof lights and others have increased the height of the roof in order to

provide first floor accommodation. Roof forms include full hips, half hips and gables. The whole road, aside from the applicant's property opposite the site (no.32), is noted in the Ringwood Local Distinctiveness SPD as a 20th century bungalow estate and rear gardens are identified as tranquil garden spaces.

At the southern end of the road, the majority of bungalows have not altered their roofs and are simple front and side gabled properties. No, 32 is an exception as this property has been recently replaced with a chalet style dwelling with single storey eaves and a large rear dormer window. There is a small element where the eaves are higher to incorporate a feature window although this is not readily apparent in the street scene until you are at the end of the road. Although nos.21 & 23 to the north of the site are semi-detached (attached garages), their appearance when approaching the end of the road is of detached properties with front gables.

The proposal would reflect this varied appearance and would be set back from the public highway in line with these existing front gables. The adjacent pair are rendered with tile hung gables, other bungalows in the area are brick. The proposal would use light brick, reflective of the light render to the side elevations and corners, with an off-white render to the front and rear. Whilst there would be no tile hanging to the gable, the wall would be recessed to the front in order to provide a balcony area and this would result in an alternative detail to the front elevation.

The footprint of each dwelling would not extend as far into the rear garden area as that to the north and so this would preserve and continue the tranquil garden space of the other properties as defined in the Ringwood Local Distinctiveness SPD. The proposed rear gardens are in excess of the indicative minimum requirements stated in this document. The area is characterised by open plan frontages although the site itself is presently enclosed and this would remain. The shared access to each property would be visible through the access point although this would be comparable to the shared drives to nos 21 and 23.

It is considered that the development of this site would be sympathetic to the character and appearance of the area and so would comply with Policy ENV3 of the Local Plan Part 1.

### Residential amenity

Policy ENV3 of the Local Plan Part 1 requires development to avoid unacceptable effects on residential amenity such as overlooking, loss of light, overbearing impact and noise disturbance. Policy CCC1 requires development to mitigate against impacts on health and safety.

The proposed dwellings have been designed so as not to overlook the adjoining properties. The front balconies would face towards the applicant's large garage building and would be some 30m from this structure and angled away from the dwelling itself given sufficient separation to protect the amenity of existing and proposed residents.

House 1 would have three roof lights in its northern elevation. The eastern most one would serve the bedroom but this is a secondary window to that room, with the others serving the bathroom or void over the living space downstairs. The ensuite and bedroom windows could all be obscure glazed and fixed shut in order to protect the amenity of the occupants of the bungalow to the north without being significantly harmful to the amenities of future occupants. The design of the dwellings is such that there would not be any overlooking between the two properties.

The site is to the south of 23, New Road has a single storey extension to the southern elevation which is partly a conservatory style addition. The proposed House 1 would be approximately 6.5m from this addition with the roof sloping away from the mutual boundary. Whilst it is acknowledged that the proposal would have some impact on the outlook from this part of the adjacent dwelling, it is not considered that this would result in a significant loss of light or have an over dominant impact on to this property in view of this distance and the fact that the roof pitches away from the boundary.

The application site is located adjacent to lawful commercial storage uses and car repair workshop to the east, west and south of the site. In order to make an assessment of the compatibility of these uses with a residential development and potential impacts on future residents, the current planning application has been supported with a Noise Impact Assessment (NIA). This NIA assesses noise levels on site over different periods of time. This confirms that the adjacent car repair workshop does not generate any significant noise and the metal storage containers adjacent to the southern boundary offer some protection against noise from the scaffolding elements of the open storage although the noise from this use, in combination with the existing close boarded fence, was limited. The construction of the dwellings will include insulation and triple glazing which would further mitigate against noise impact from adjoining uses.

As such, it is considered that subject to compliance with the recommendations in the Noise Impact Assessment and a further condition for the submission of a Construction Environmental Management Plan, the proposal is considered acceptable with regard to the residential amenities of future occupiers.

The proposal is therefore considered to comply with both Policy ENV3 and CCC1 of the Local Plan Part 1.

#### Highway safety, access and parking

Policy ENV3 of the Local Plan Part 1 requires development to be functional and well connected to surrounding uses and should integrate sufficient parking to meet realistic needs without being prejudicial to highway safety or the quality of the street. This is also partly reflected in Policy CCC2 of the same document.

The proposal entails the use of the existing access onto the public highway albeit without a drop kerb. HCC Highway Authority have been consulted on the application and have concluded that they have no objection to the proposal subject to a construction management plan in view of the fact that the site does not currently have any hard surfacing which could result in the transfer of mud and debris on the public highway. The existing situation without a drop kerb is also unsuitable for the proposed intensification of use and whilst this cannot be subject to condition, an informative should be applied to any permission in order for this to be provided. The dropped kerb would require an agreement with HCC as Highway Authority to undertake the works.

This proposed access would accommodate both of the proposed dwellings providing adequate space for each property to access and park in their respective frontages. Although many properties in the area have drives to the side of the dwelling, parking to the frontage is also commonplace and this arrangement would not be considered out of context.

In relation to parking provision, as two bedroom properties, the provision of two car parking spaces for each dwelling complies with the recommended parking provision for this size of dwelling in the NFDC Parking Standards SPD. The

proposal also incorporates a secure cycle store and electric vehicle charging points, both of which are welcomed.

The proposal is therefore considered to comply with both Policy ENV3 and CCC2 of the Local Plan Part 1.

### Ecology

Policy DM2 of the Local Plan Part 2 requires development to incorporate features to encourage biodiversity and not have an adverse impact on European designated sites.

The proposal is supported with a Biodiversity Mitigation & Enhancement Strategy, Reptile Survey Report and an Ecological Appraisal Survey. There is a moderate potential that amphibians and reptiles may be present on the site. The submitted reports detail the timings of works in order to minimise disruption and measures to protect these species them during construction works.

Bat, bird and insect boxes are also proposed to be integral to the proposed dwellings in order to create opportunities for wildlife and it is suggested that any lighting scheme is provided so as to maintain dark corridors for species. The proposed planting would be native species which would provide opportunities for bats birds and invertebrates within the site. Subject to the works being undertaken in accordance with the submitted reports and ecological enhancements referred to being provided before occupation of each dwelling and thereafter retained, no ecological objections are raised.

The proposal is also required to comply with the mandatory biodiversity net gain requirements. This is secured through an informative note on a permission and dealt with separately.

The proposal is therefore considered to be compliant with Policy DM2 of the Local Plan Part 2.

### Habitat Mitigation

In accordance with Policy ENV1 and the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant is in the process of entering into a legal agreement under Section 106, which would secure the required habitat mitigation contribution. This agreement is to be completed before any decision issued.

### Phosphate neutrality and impact on River Avon SAC

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon. However, Natural England has drawn attention to the fact that the submitted Appropriate Assessments (AA) rely on the

delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment & Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals, Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC. As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, there needs to be a mitigation project to provide this development with a phosphate budget that will enable the development's phosphate impact to be offset. Such a project has now been secured and a Grampian style condition can be imposed that will secure the appropriate level of phosphate mitigation.

### Air Quality

To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO<sub>x</sub>, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. Air quality monitoring contribution is to be secured through the S106 legal agreement that is to be completed before any decision issued.

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development SPD 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be no solid fuel appliances, electric car charging points and the provision of air source heat pumps.

## Climate Change

The Planning and Climate Change SPD requires development such as this to be supported with a climate change statement. Policy R10 of the Ringwood Neighbourhood Plan also requires such a submission together with details of space heating demand.

The development is supported with a Climate Change Statement which details measures to minimise energy use such as low energy lighting, the provision of energy efficient appliances and passive shading/ventilation. The dwellings will also include use of air source heat pumps and photovoltaic panels which further minimise the reliance on fossil fuels.

The Ringwood Town Council initially considered that the proposal did not comply with Policy R10 of the Ringwood Neighbourhood Plan although they subsequently acknowledged that they now consider the proposal is compliant. It is noted that not all of the sections within this policy are relevant to this proposal and until the houses are completed, the developer is not able to certify compliance with energy use which would also need to comply with current Building Regulations. It is however noted that the air source heat pumps would result in 14.5KWh/m<sup>2</sup>/year which is within the figure stated in Policy R10 .

Together with the other measures specified in the climate change statement, it is considered that the proposal addresses the relevant matters within this policy.

## Developer Contributions

As part of the development, the following will be secured via a Section 106 agreement:

- Habitat Mitigation £24,318
- Air Quality Monitoring £234

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	245	0	245	245	£80/sqm	£29,475.38 *

Subtotal:	£29,475.38
Relief:	£0.00
Total Payable:	£29,475.38

*\*The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

*Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)*

## **11 OTHER MATTERS**

None

## 12 CONCLUSION / PLANNING BALANCE

The recently published Green Belt Study Part 2 - Final Report concludes that the land within which this site is situated can be considered to be '*potentially suitable for definition as grey belt land*' in view of the limited contribution it has to the three relevant purposes of the Green Belt. Therefore, in line with NPPF Green Belt policy, there are no objections to the principle of the development in this location.

It is noted that the proposal remains contrary to Policy DM20 of the Local Plan Part 2. However, as the Council cannot demonstrate a five-year supply of deliverable housing land, paragraph 11d of the NPPF (para 11d) indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development even greater weight should be accorded in the overall planning balance to the provision of new housing.

Taking the first limb of paragraph 11(d), in this case there are specific policies in the NPPF which protect areas of assets of particular importance referred to within footnote 7 of the NPPF, namely the Green Belt and habitats sites. As stated above, there are no objections to the proposal in light of the latest Government advice on Green Belt policy and the impact on habitats sites can be addressed through the completion of a S.106 Legal Agreement securing the necessary financial contributions. This agreement is currently being drafted.

The second limb of paragraph 11(d), namely whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'), will only apply if it is judged that there are no clear reasons for refusing the development having applied the test set out in the first limb.

Whilst the current proposal is for a modest level of housing provision, providing two new dwellings at a time when the Council's housing land supply is very low is a benefit that weighs in favour of the proposal. There are no significant concerns arising from the proposed development in terms of its impact on highway safety or residential amenity, both for existing and future occupiers and there may be some small economic benefit from the proposal during construction and on occupation. In terms of the harms arising, whilst the proposed materials are different to many used locally, the road has variety, in particular the new dwelling opposite, and those proposed would be seen as a similar colour palette to adjoining properties rather than being out of context.

As such, the proposal is considered to comply with policies ENV3 and CCC1 of the Local Plan Part 1 and Policy DM2 of the Local Plan Part 2. The adverse impacts identified do not demonstrably and significantly outweigh the benefits of the proposal. Therefore, planning permission is recommended following the completion of a legal agreement to secure appropriate habitat mitigation and air quality monitoring contributions and the imposition of conditions.

## 13 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure habitat mitigation and air quality monitoring,
- ii) and the imposition of the conditions set out below.

### Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

Planning Statement  
Design and Access Statement  
BNG Metric  
Biodiversity Mitigation and Enhancement Strategy dated 5th January 2026  
Ecological Appraisal Report dated 12th January 2026  
Noise Impact Assessment dated 11th March 2026

location plan  
22RI\_002A - existing location plan  
22RI\_003C - proposed location plan  
22RI\_004A - proposed ground floor plans  
22RI\_005A - proposed loft floor plans  
22RI\_006 - proposed roof plans  
22RI\_007A - proposed front and rear elevations  
22RI\_008 - proposed side elevations for house 1  
22RI\_009 - proposed side elevations for house 2  
22RI\_010 - proposed bin/ASHP/bike store plans & elevations

Reason: To ensure satisfactory provision of the development.

3. No development shall take place until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme, method and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor and visitor parking;
- (c) The arrangements and routes for deliveries associated with all construction works, inclusive of appropriate junction tracking drawings;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Construction work shall only take place in accordance with the approved method statement.

Reason: In the interests of highway safety and residential amenity and in accordance with policies ENV3 and CCC2 of the Local Plan Part 1 for the New Forest outside of the National Park.

4. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

1. An indicative programme for carrying out of the works;
2. Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
3. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
4. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
5. Loading and unloading of plant and materials, including permitted times for deliveries;
6. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
7. Measures to control the emission of dust and dirt during construction;
8. A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To minimise the effects of the construction works on nearby residential properties and in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park

5. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. Prior to the occupation of the first dwelling, a scheme of landscaping of the frontage of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

The development shall be implemented in accordance with the approved details prior to the occupation of the dwellings hereby permitted.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

7. Before development progresses above Damp Proof Course (DPC), exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the buildings in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

8. The dwellings hereby approved shall not be occupied until the spaces shown for that dwelling on plan 22RI\_003C for the parking of motor vehicles and storage of cycles have been provided. The spaces shown on plan 22RI\_003C for the parking of motor vehicles and storage of cycles shall be retained and kept available for the parking of motor vehicles and storage of cycles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

9. The development hereby approved shall not be occupied unless
- A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the local planning authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;
  - proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:

- (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
- (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

10. The first floor roof lights serving the bedroom and ensuite on the northern elevation of the approved House 1 shall be permanently glazed with obscured glass and fixed shut.

Reason: To safeguard the privacy of the adjoining neighbouring property in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no development permitted by Classes B, C or E of Part 1 of Schedule 2 to the Order, shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the character of the area or the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

12. The development must be carried out in full accordance with the recommendations and mitigation measures set out in the Noise Impact Assessment prepared by Quantum Acoustics dated 11th March 2026. The approved measures must be implemented before the dwellings are first occupied and must be retained and maintained thereafter for the lifetime of the development.

Reason: In the interests of the residential amenities of the area and in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

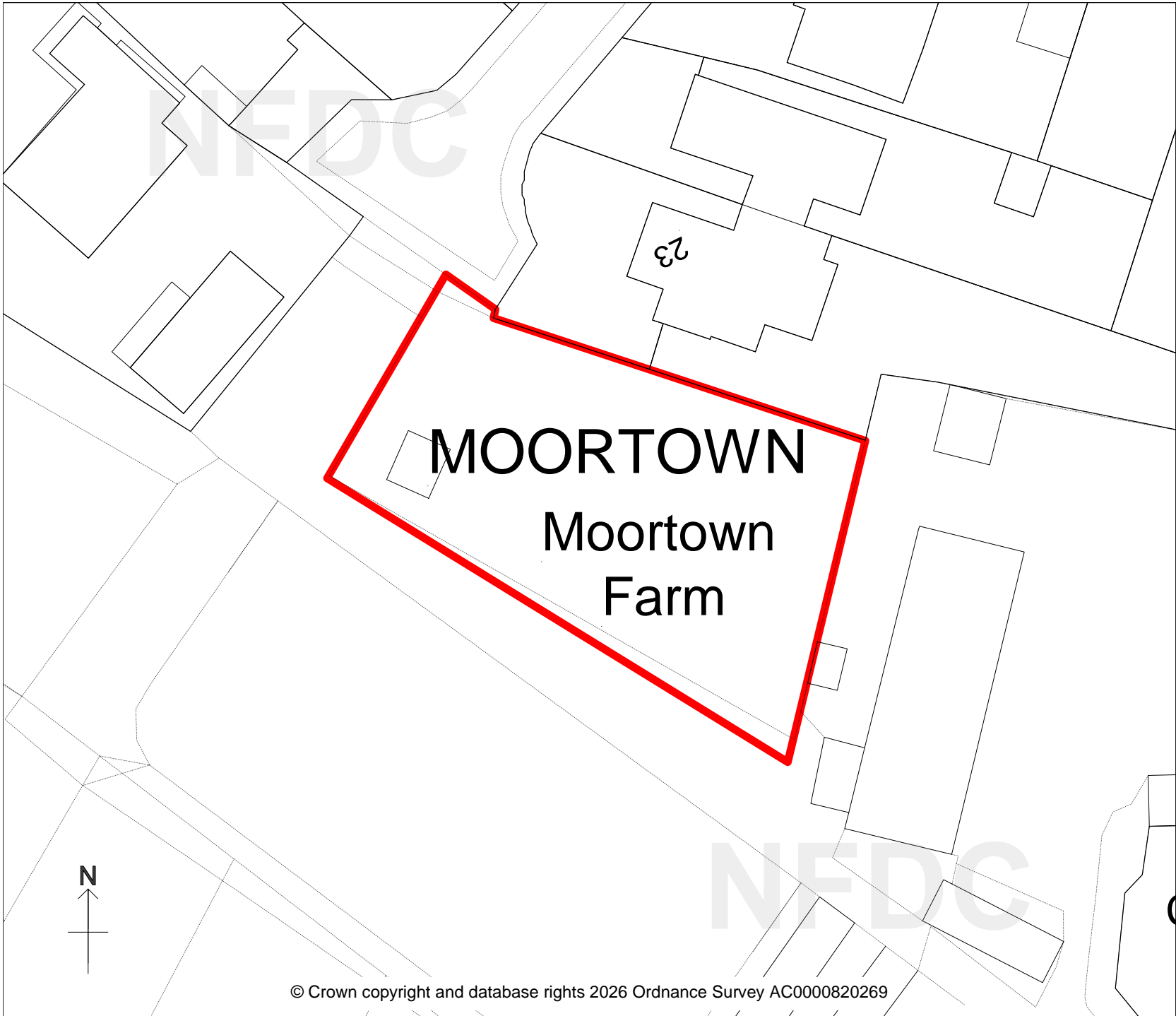
13. The development shall be undertaken in accordance with the ecological measures specified within the Biodiversity Mitigation and Enhancement Strategy dated 5th January 2026. The ecological enhancements identified in Section 3 of this report shall be installed prior to the first occupation of each of the dwellings hereby approved and thereafter retained in perpetuity.

Reason: In the interests of increasing biodiversity on site and in accordance with Policy DM2 of the Local Plan Part 2 for the New Forest outside of the National Park.

**Further Information:**

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**PLANNING COMMITTEE**

**May 2026**

Site of 32 New Road  
Ringwood

25/10983

Scale 1:500

N.B. If printing this plan from  
the internet, it will not be to  
scale.