### NFDC30: NFDC Proposed policy revision to RING3

#### RING3: Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane

Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane is allocated to provide:

- residential development of up to around 150 dwellings, with 50% of the dwellings provided to be affordable housing, in accordance with Policy CS11(ii) and Policy CS15(a) of the Core Strategy,
- up to 5 hectares of employment development in accordance with Policy CS18 of the Core Strategy; and
- a minimum of 3.4 hectares of public open space, to include formal playing fields.

The site will be developed in accordance with the following site-specific criteria:

- the residential development being located principally in the northern and eastern parts of the site adjoining the existing housing;
- the employment development being located in the western and southern parts of the site, primarily adjoining Crow Arch Lane Industrial Estate and Hightown Industrial Estate;
- provision of an access road, to serve employment uses south of the route of the old railway line, linking Crow Arch Lane to Christchurch Road, through the site and the industrial land allocation east of Christchurch Road (Policy RING1);
- a full transport assessment outlining how any negative impacts upon the road network will be satisfactorily dealt with;
- appropriate transport contributions being paid towards any necessary transport improvements;
- retention and enhancement of the green route/cycleway on the route of the old railway line (see RING6.4);
- provision of links to the proposed cycle route on Hightown Gardens to the north of the site (see Ringwood Town Access Plan) and the proposed cycle route on the Castleman Trailway (RING6.4) towards the south of the site including links across the site;
- provision of appropriate landscape buffers between the employment and residential uses;
- on site provision of public open space provision, (both formal and informal) in accordance with Policy CS7, to include an equipped play space for children, both formal and informal, of around 1.2 to 1.4 ha, including provision of children’s play space(s) located within the residential development (based on 150 dwellings);
- identification and safeguarding of an area of the provision of land within the site for at least 2 hectares of additional public open space to provide formal playing fields on site or on suitable adjacent land, to help address the shortfall of playing fields in Ringwood;
- provision of land for a minimum of 15 full size allotment plots within the site in order to provide for local needs arising from the development and in the wider community; and
- phasing of the development being agreed, to tie in with the prior development of the majority of site RING1.