Dear Mr Natt,

LAND TO THE NORTH OF HIGHTOWN ROAD, RINGWOOD

REQUEST FOR PRE-APPLICATION ADVICE

On behalf of our client, Taylor Wimpey Strategic Land, I am pleased to submit this request for pre-application advice in relation to the proposed submission of an Outline planning application (with all matters reserved except access) for the development of land to the north of Hightown Road, Ringwood. You have recently received a scoping request for the same site (ref 19/10735).

The proposed development involves the delivery of up to 400 new dwellings and 3 hectares of employment land, alongside associated uses, landscaping and infrastructure.

This pre-application submission contains the following information:

- Site Location Plan
- Constraints and Opportunities Plan
- Concept Masterplan (Land Use Plan)
- Draft Illustrative Layout
- Figure Ground, showing site in context with Ringwood
- Access drawings
- Flood Position Statement
- This supporting letter, which sets out the nature of the proposals and key planning considerations

Having regard to the pre-application advice guidance available on New Forest District Council’s (NFDC’s) website, the proposals fall within the fee category 'Larger Residential or Commercial Schemes'.

Considering this, we understand that there is no charge for an Inception meeting. A pre-application fee is therefore not provided as part of this submission.
Site description

The site is located on land to the north of Hightown Road, on the eastern edge of the settlement boundary of Ringwood. Its location is indicated on the Site Location Plan enclosed with this letter.

Regarding its surrounding, existing residential development is located to the south of Hightown Road. The site’s western boundary is contained by residential development, with gardens backing onto the site off Eastfield Lane, with further residential development beyond. The site’s eastern boundary is contained by Nouale Lane and the administrative boundary of the New Forest National Park Authority. To the north of the site is the A31.

The site extends to an area of approximately 27.47 hectares. It is currently used for the grazing of horses and cattle.

Planning history

There is no relevant planning history for the site.

Planning policy context


On 1 November 2018, NFDC submitted its Local Plan Review 2016-2036 Part One: Planning Strategy for Examination. Examination Hearing Sessions are being held during June and July 2019.

Draft policy SS14 of the emerging Local Plan allocates the site for a residential-led mixed-use development. This includes “at least” 270 new homes, 3 hectares of employment and a community focal point, alongside other uses. The proposals are being brought forward in line with the allocation of the site in the emerging Local Plan.

In line with paragraph 48 of the National Planning Policy Framework (NPPF) (February 2019), weight may be given to the policies in an emerging Local Plan according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

Having regard to the status of the emerging Local Plan, it is a significant material consideration in the determination of any planning application at the site.
The proposed development

As explained above, the proposed development involves the delivery of up to 400 new dwellings and 3 hectares of employment land, new northern and southern accesses, alongside associated uses, landscaping and infrastructure.

The emerging Concept Masterplan (entitled Land Use Plan) for the site has been prepared by Taylor Wimpey with regard to the requirements of draft policy SS14 of the emerging Local Plan and the Site Concept Masterplan prepared by NFDC. Furthermore, it has been informed by the content of the emerging Strategic Sites Masterplanning Supplementary Planning Document (SPD), particularly the site-specific Landscape Framework, Built Development Framework and Movement Network Framework.

The emerging Concept Masterplan is enclosed within this letter. It proposes two points of vehicular access into the site. These are provided to the north west of the site, off the A31 slipway in the form of a new roundabout, and to the south west of the site, off Hightown Road. The two points of access are connected by an internal spine road extending through the site from north to south, which will serve the development. The emerging access drawings are enclosed.

It is anticipated that residential development will be delivered at an average density of 32-34 dwellings per hectare (dph). The density of development will vary across the site but will generally fall towards the east of the site. This will ensure that a transition of character from suburban town to rural edge towards the National Park is achieved, in line with the requirements of draft policy 14.

In line with draft policy 16, a mix of new homes by size and tenure will be provided. Furthermore, in accordance with draft policy 17, 50% of all new homes will be delivered as affordable housing. Affordable housing will be indistinguishable in appearance from the market housing and distributed evenly across the site. This will be secured at detailed design stage as part of Reserved Matters applications.

The Concept Masterplan makes provision for up to 3 hectares of employment land, in line with the expectations of draft policy SS14. This will be accessed off the A31 to the north of the site. The proposals will also provide a community focal point in a prominent location for the benefit of new and existing residents. We would welcome a discussion on the exact nature of this focal point and of the commercial uses anticipated on the site including any information you have on the demand for employment floorspace in the Ringwood area.

All other requirements of draft policy SS14 and other policies in the emerging Local Plan, including the provision of open space and Suitable Alternative Natural Greenspace (SANG), have informed the emerging Masterplan for the site. Key planning considerations are discussed in turn below.

Principle of development

The principle of the development of the site is confirmed by the site’s allocation through draft policy SS14 of the emerging Local Plan.

It is recognised that, with regard to all Strategic Site Allocations, paragraph 9.31 of the emerging Local Plan explains that:

"At the detailed site design stage site promoters may be able to demonstrate that more homes can be delivered whilst still meeting the requirements of the Local Plan and the Habitats Regulations. Where added capacity can be delivered in a manner that is well designed and contextually appropriate, provides an acceptable housing mix, fully mitigates its habitat impacts and achieves a
"net environmental gain, additional capacity will be supported."

Furthermore, the supporting text to draft policy SS14 (paragraph 9.120) explains that "Site capacity and housing mix will be tested in detail at the planning application stage."

Draft policy SS14 allocates the site for at least 270 new homes. Policy therefore supports the delivery of in excess of 270 homes if it can be demonstrated that an acceptable scheme can be achieved.

We have promoted the additional capacity of the site through the Local Plan process. Specifically, as explained in our representations to the emerging Local Plan (August 2018) and Examination Statements (March 2019), the emerging masterplan has identified capacity to deliver around 400 new homes whilst meeting all other policy requirements.

The additional housing would provide a much-needed contribution to NFDC’s housing supply over the Plan period, as well as flexibility in its housing supply should other sites not come forward in line with their anticipated trajectories, whilst optimising the potential of a sustainable site on the edge of an existing town outside of the Green Belt.

It should be noted in the Council’s recently published document “Local Plan Review: Strategic Site land budgets” (20 June 2019) submitted to the Local Plan Examination, that the Council has now mathematically optimised the land budget capacity of this site and shown its mathematical capacity to be 330 dwellings, based on 25 dwellings per hectare (see the table in Appendix A).

The following sets out key elements of the proposed development, including relevant technical considerations based on specific site assessment work.

Density

Taylor Wimpey’s anticipated density of 34 dwellings per hectare has been arrived at after careful consideration of the site, its context and a study of Ringwood itself. This will all be set out in the DAS in support of the application; however, at this stage we have enclosed a draft illustrative layout to indicate how the site can accommodate a development of 400 dwellings. The attached Figure Ground shows that the density is entirely appropriate given the local context, existing development in the town, whilst achieving sustainable and effective development.

It is clear from a recent planning appeal by Taylor Wimpey on Land at Park Farm, Smarts Road, Bedworth such things as façade treatment. The Inspector concluded:

"8. In any event, good design is about more than building architecture. The appeal scheme demonstrates many of the principles of high quality urban design. For example, it uses perimeter blocks to define public and private space and provide strong and active street frontages, with key buildings on corners and terminating vistas. All dwellings would have convenient access to a sizeable area of public open space in the centre of the site. The development overall would create a strong sense of place and an attractive living environment for residents."

The approach that Taylor Wimpey and Barton Willmore took at the appeal to demonstrate good design to the Inspector has been repeated during the evolution of this proposal, even though it is an outline application. The illustrative layout, and figure ground, show that aspects of good design can be considered at an outline stage to create a well-designed place that has a community feel, is legible and is an attractive place that, “promotes the effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.” (Paragraph 117, NPPF February 2019).
**Transport / access**

The proposed access points to the site, as explained above, have been tested and can serve a development involving 400 dwellings and 3 hectares of employment. The new accesses are a new roundabout in the north of the site and a simple junction design in the south of the site. As the Masterplan evolves the access design will be refined, where necessary. Discussion have been undertaken with Highways England and Hampshire County Council to agree the most suitable access strategy and the scope of the Transport Assessment to accompany the planning application has been agreed with them. Access will be a detailed design consideration within the outline planning application (not reserved).

In addition to providing vehicular access, the access points provide both pedestrian and cycle access into the site. Furthermore, the Masterplan includes the provision of a cycleway through the site from the northern access to the southern access, while the spine street is capable of being used as a bus route, if required. Further connectivity via sustainable modes of travel is achieved via a pedestrian and cycle route into the site from Eastfield Road to the north of Ash Grove.

The spine street will be designed in accordance with current standards. We acknowledge that Hampshire County Council (HCC) is due to publish Technical Guidance Notes concerning ‘Alignment Design’, ‘Highways Cross-Sections’, ‘Traffic Calming’ and ‘Footways / Cycleways / Shared Surfaces’. The Masterplan will ensure that it responds to the latest guidance. Parking provision will be provided in line with NFDC’s Parking Standards SPD (October 2012) and the detail of this will be agreed at the Reserved Matters stage.

The impacts of the proposed development on the highway network will be determined as part of the site-specific Transport Assessment, which will be submitted as part of the planning application. This will identify any mitigation and / or specific infrastructure improvements required. As mentioned, early engagement with HCC and Highways England has been undertaken and it is considered that acceptable accesses into the site can be delivered as well as suitable mitigation measures to minimise effects on the transport network. The proposed access arrangements for the site are submitted with this pre-application letter.

**Landscaping and open space**

Draft policy 15 of the emerging Local Plan relates to the provision of open space. It requires new residential development to make provision for appropriately designed public open space based on a minimum level of provision of 3.5 hectares per 1,000 population. This includes 2 hectares of informal open space per 1,000 population, 1.25 hectares of formal recreational space per 1000 population and 0.2 hectares of designed play spaces for children and young people per 1000 population. The Masterplan is policy compliant concerning open space and such provision will be distributed throughout the site.

The proposed development would see the site change from being an agricultural landscape to a settlement in a location adjacent to the New Forest National Park, albeit the masterplan includes an extensive green buffer in the form of SANG, open space and planting along the eastern boundary. It is therefore necessary to ensure that an acceptable transition from built environment to countryside is achieved. This will be secured by ensuring that the setting of the development is considered from the outset, the development is delivered to a high quality and a robust landscape strategy is implemented, including a combination of an extensive area of SANG, Sustainable Drainage Systems (SuDS) and open space. The SANG will extend the character of the National Park, i.e. its small-scale field pattern with existing hedge lines and a distinct sense of enclosure, into the site, thus respecting the setting to the National Park and providing it with an appropriate landscape buffer to development within the site.
A Tree Survey has been undertaken at the site and has informed the masterplanning of the site. The entire site is subject to a Tree Preservation Order. The Masterplan seeks to retain and protect trees within the site and provide opportunities for new planting. Where tree removal is required to deliver the proposed development, appropriate mitigation will be provided in the form of replacement tree planting and a full justification included in the planning application.

Ecology

Draft policy 10 of the emerging Local Plan sets out the requirements for mitigating the impact of development on International Conservation Sites. With reference to a development of this scale (over 50 dwellings), this includes relevant financial contributions, alongside the provision of SANG on or directly adjoining the site.

Policy requires the provision of at least 8 hectares of SANG per 1,000 population, the details of which will need to be agreed with NFDC and Natural England. As explained above, the Masterplan accommodates the requirements of draft policy SS14, alongside all other policy requirements, including the required provision of SANG on-site in the eastern part of the site with further opportunities for recreation routes and connections throughout the site. The requirements of Appendix 1 of the draft Strategic Sites Masterplanning SPD, which set out design expectations for recreational mitigation, have also informed the Masterplan.

A Phase 1 Survey and further Phase 2 Ecological Survey of the site have been undertaken. This includes consideration of species including Great Crested Newts, dormice, reptiles, bats, badgers and breeding birds. Overall, the site was identified as being of low ecological value, which stems from the grazed nature of the majority of the habitats present. Bats are the main ecological interest at the site and the inclusion of SANGs on the eastern edge of the site and east to west corridors of open space will provide the opportunity to achieve enhancements for bats. The site also presents significant opportunities for hedgerow improvements, tree planting and areas for ecological enhancement including wooded and wet areas, which can also provide educational opportunities where appropriate.

On this basis, mitigation of impacts will be achieved through compliance with the various aspects of draft policy 10 and the delivery of associated extensive SANG area, ecological enhancements and new and improved planting. This will be designed to both provide an attractive alternative to visiting the surrounding designated sites and provide significant ecological gain through careful habitat creation. It is therefore considered that potential impacts can be mitigated successfully with significant opportunities for ecological enhancement.

We would welcome comments from the Council on the nature and form of the SANG and a view on opportunities for ecological enhancements within the site including hedgerow improvements and additional planting as well as new ecological areas and wider recreation routes throughout the site.

Flooding and drainage

Flood risk

The Environment Agency mapping shows that the whole site is located in Flood Zone 1. The Council has undertaken further work and produced a Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA). The Council’s Level 2 SFRA states that fluvial flooding at the site is a result of overtopping of watercourses to the east and that in the 1 in 20-year (equivalent to Flood Zone 3b) and 1 in 100-year (equivalent to Flood Zone 3a) return period events predicted flood depths are very shallow and mostly less than 100mm. As such the flooding mechanism is one of overflow rather than a traditional fluvial flood plain system and at very shallow depths. The Level 2 SFRA concludes that this can be adequately dealt with through mitigation.
The project flood risk and drainage consultant has completed stages 1 and 2 of a flood risk modelling exercise to support the masterplanning of the site and the planning application. The outputs of the modelling to date can be summarised as follows:

- In its present state around 60% of the site is in, or in the immediate vicinity of, the 1 in 20-year Functional Flood Plain.
- 1 in 20-year flood depths are shallow – mostly less than 5cm in depth.
- A large part of the site is affected by the 1 in 100-year flood outline. 1 in 100-year flood depths are shallow and generally less than 10cm in depth.
- Flood mitigation modelling demonstrates that the majority of the site can be removed from the 1 in 20 and 1 in 100-year flood outlines and as such is suitable for development.
- Flood risk can be dealt with by the provision of attenuation features within the site and these features could also be used as open space areas for recreation and enjoyment.

A strategy for addressing flood risk at the site has therefore been achieved. Further refinement of the modelling will take place to inform the detailed design of flood mitigation measures and will accompany the planning application. This should allow bunds / detention areas to be moved further to the east.

The flood risk and drainage consultant is looking to engage with NFDC regarding the work undertaken to date as well as the additional modelling work that is due to take place. In addition, it would be helpful to understand the work that NFDC is undertaking and its correspondence with the Environment Agency. The latest position is set out in the enclosed Position Statement and the drainage strategy is illustrated in the Illustrative Layout.

In accordance with the draft policy a site-specific Flood Risk Assessment will be submitted as part of the planning application. This will ensure that there is no increase in flood risk on-site or elsewhere over the lifetime of the development.

**Foul and surface water drainage**

Draft policy 13 of the emerging Local Plan refers to the use of Sustainable Drainage Systems (SuDS). Underlying geology indicates good permeability with the potential for groundwater levels to be high. Winter groundwater monitoring has recently been carried out, the results of which are currently being processed. Should infiltration drainage prove not to be feasible, space will be allocated to non-infiltration SuDS features. These features would be in addition to any flood mitigation required to deal with overland flows from the existing ordinary watercourses on the site.

SuDS features would be designed to intercept surface water flows and attenuate the rate of runoff to below existing greenfield runoff rates. This would lead to an overall reduction in the flood risk both downstream of the site and on the site itself.

A Drainage Strategy will be submitted with the application demonstrating that foul and potable water will be connected to the site.

Regarding foul water flows generated by the site, draft policy 10 refers to "approved measures" in the forthcoming 'River Avon Nutrient Management Plan (2019 Update)'. Paragraph 5.4.6 (page 20-21) in the emerging Developer Contributions SPD states that planning permission will only be granted in the catchment of the River Avon SAC subject to the imposition of a "Grampian" condition preventing the commencement of development until the necessary mitigation or off-setting has been secured. Such a planning condition would allow the developer to provide mitigation by contributing to the Council’s Phosphorous Mitigation Strategy (NMP 2019 update). We have reviewed the documentation produced by the Council on this and it is not clear what the proposed mitigation is. Can the Council confirm this in giving pre-application advice?
Noise

The main source of noise that could have an impact on the proposed development stems from the A31 to the north of the site. A Noise Assessment will be submitted with the planning application and will detail the mitigation measures required as part of the development.

The emerging Masterplan proposes the location of employment to the north of the site, with residential development beyond to the south. The proposed employment use will provide some noise attenuation for the residential development further south, while a range of mitigation measures can be implemented, if required. For example, the positioning of the development will provide further mitigation, including the orientation of garden space and areas of open space, specially designed windows, acoustic trickle vents and orientation of dwellings and habitable rooms. It is considered that these measures will protect the amenity of future occupiers and users of the site. In addition, there is a tree belt along the north of the site, with the potential to provide further planting, which will aid in screening the development as well as having some acoustic benefit. This area is also able to accommodate an acoustic fence if this is required.

Air quality

The proposed development has the potential to have an adverse impact on air quality as a result of traffic movements and building emissions. An Air Quality Assessment will be undertaken and submitted as part of the planning application and used to inform any mitigation measures required on site.

Any air quality impacts are expected to be minor and suitable mitigation could be introduced if required. For example, this includes measures to reduce vehicle movements, encourage modal shift and the location of employment and residential uses.

Heritage

A Desk Based Heritage Assessment (DBA) and Geophysical Survey have been undertaken across the site.

The DBA confirms that there are two listed buildings in close proximity to the site boundary. These are Nouale Cottage, located on Nouale Lane, and The Elm Tree Inn, located immediately on the south-eastern boundary of the western section of the site on Hightown Road. Both are grade II listed. There are also some historic hedgerows within the site.

The Masterplan will ensure that an appropriate relationship is achieved between the proposed development and heritage assets, including their settings. The current masterplan includes areas of open space and separation from the proposed development to protect the setting of the listed buildings. Where the loss of hedgerow is required, this will be limited as far as practicable to facilitate the delivery of the Masterplan, with appropriate replacement planting incorporated as necessary. The extensive area of SANG proposed as part of the development presents the opportunity for further hedgerow creation.

The Geophysical Survey identified the presence of some anomalies of potential archaeological interest, but we would expect that to be dealt with by condition. We will be able to discuss this in more detail at the pre-application meeting.

Developer contributions

The proposed development, if approved, will be liable for financial contributions via the Community Infrastructure Levy (CIL) and financial contributions / other obligations as part of a Section 106
agreement. We are aware of the requirements set out in the draft Guide to Developer Contributions SPD (June 2018), alongside other requirements in the emerging Local Plan and Infrastructure Delivery Plan.

It would be helpful to confirm the Heads of Terms for the application during the meeting.

**Environmental Impact Assessment (EIA)**

An EIA Scoping Report was submitted to NFDC on 6 June 2019.

It would be helpful if a draft version of NFDC’s Scoping Opinion could be issued to us prior to NFDC formally adopting its Opinion. We have found that this approach works well as it allows us to discuss the issues with the Council as well as iron out any issues prior to the Opinion being formally published.

**Community engagement**

Engagement will take place with the local community ahead of the submission of the planning application. The following has been arranged:

- Presentation to Ringwood Town Council on 26 June 2019
- Unmanned exhibition to be displayed, with leaflets, in the foyer of The Gateway from 26 June to 4 July
- Manned exhibition at The Tithe Barn, The Elm Tree 3-8pm on 3 July 2019 (with a private viewing for stakeholders and local Members from 2-3pm)
- A website specifically for the proposal
- A dedicated email address, weblink and postal address for comments
- The Town Council has also agreed to publicise the exhibitions.

**Planning Application Submission**

When submitted to NFDC, it is envisaged that the outline planning application will be accompanied by the following information (actual titles may differ).

This list has been compiled based on the following:

- NFDC Revised 1APP (Planning Application) Local Requirements List (Approved at Committee in December 2016)
- NFDC Checklist – Outline planning permission with some matters reserved (Website last updated in March 2018)

Application content, for agreement with NFDC:

- Completed application form
- Ownership certificates and agricultural land declaration
- Notice(s)
- Planning application fee
- Location plan
Site (block) plan
Parameter plans, detailed access plans and illustrative plans
Existing and proposed site sections and finished floor and site levels for unreserved matters of access
CIL additional information form
Biodiversity statement / biodiversity survey and report
Biodiversity checklist
Flood risk assessment, including drainage strategy
Heritage statement
Transport assessment
Ground conditions and land contamination assessment
Noise assessment
Planning obligation statement
Sustainability statement
Travel plan
Tree assessment / tree survey / arboricultural implications
Design and access statement
Air quality assessment
Environmental statement, content subject to scoping
Habitats regulations assessment
Planning statement, including a statement of community involvement and affordable housing statement

We would be grateful if NFDC could confirm the above will be required to be submitted with the Outline planning application and advise if it considers that any further (or fewer) documentation is necessary to consider the proposals.

Summary

In summary, the proposed development provides the opportunity to deliver a high quality, sustainable development, which can provide much needed housing (including affordable housing), employment, community uses, open space and SANG for the benefit of Ringwood and the wider area.

The proposals will see the early delivery of housing in line with the allocation of the site and requirements of draft policy SS14 of the emerging Local Plan. The Masterplan will ensure that a suitable, high quality and sensitive scheme is delivered that respects the neighbouring National Park and meets guidance in the NPPF to make effective use of land.

We are keen to work with NFDC to prepare a proposal that would be acceptable whilst maximising the aspirations of policy, alongside delivering additional benefits, identify any potential constraints and identify how these can be addressed. We welcome your response and views on the emerging proposals and look forward to continuing discussions with NFDC.

We would appreciate feedback regarding the following:

- The emerging Masterplan for the site, having regard to the expectations of planning policy, particularly draft policy SS14.
- The employment uses that NFDC anticipated coming forward at the site.
- The delivery, provision and layout of SANG and other recreation uses, and the opportunities for landscape and ecology enhancements.
- Views on what the community focal point could be. (We are also asking the community).
- The proposed access arrangements into the site.
• The other technical considerations summarised in this letter.
• The anticipated draft Heads of Terms for the proposals.
• The planning application submission documents.
• Any other relevant considerations / feedback.

I trust that the information provided is sufficient to provide pre-application advice. If you require any further information or clarity, please do contact me via email on jane.piper@bartonwillmore.co.uk.

We look forward to discussing the proposals with you at your earliest convenience.

Yours sincerely,

JANE PIPER
Planning Associate
INTRODUCTION AND BASELINE CONDITIONS

1.1. A number of drainage ditches cross and bound the Site. The drainage ditches form the Site’s northern, western and southern boundaries and another drainage ditch crosses the southern area of the site. The drainage ditches flow towards the Site’s southwestern corner and flow south through Hightown, into the Bisterne Stream and the River Avon (Hampshire).

1.2. New Forest District Council’s (NFDC) Level 2 Strategic Flood Risk Assessment (SFRA) Version 3, dated October 2018, contains Site Summary Tables. The Site Summary Table for ‘East of Ringwood’ indicates that parts of the site are affected by the 1 in 20 year (5% AEP), 1 in 100 year (1% AEP) and 1 in 1000 year (0.1% AEP) return period fluvial flood extents.

1.3. Flood depths for the 1 in 100 year event are typically less than 100mm. The flooding mechanism is described as “overtopped water spreading laterally across the site, with relatively shallow flood depths during the 20-year and 100-year fluvial events.” In this respect the flooding mechanism does not resemble a typical fluvial floodplain and more closely resembles surface water flooding with shallow overland flows from the overtopped drainage ditches.

1.4. The Environment Agency’s Flood Map for Planning shows the Site located entirely within Flood Zone 1. A copy of the Environment Agency’s Flood Map for Planning, exported from the GOV.UK website on 24 May 2019, is reproduced as Appendix 1.

1.5. A phased approach to designing a flood mitigation scheme for the Site is underway. This Position Statement summarises the work undertaken to date and the modelling work that is currently ongoing.

MODEL REVIEW

1.6. Copies of the hydraulic modelling files used to inform the preparation of the Level 2 SFRA were obtained from NFDC’s consultants.

1.7. The modelling reviewed is part of the New Forest Level 2 SFRA model produced by JBA consulting in 2018. There are two tributaries of particular note for the site, one flowing along the northern boundary of the site from east to west and another entering the site further south and also running in general from east to west.

1.8. The model review undertaken as part of the initial scoping work confirmed the findings of the Level 2 SFRA and suggests that the hydraulic model is fit for purpose to be used for a site-specific FRA with only limited amendments.

1.9. The model review also concluded that there is scope to introduce flood mitigation measures in order to mitigate flood risk to the Site for all return periods from the 1 in 20 to the 1 in 1000 year return period including the 100 plus climate change scenario.
Initial Scoping of Mitigation Measures

1.10. The following will need to be achieved to mitigate the shallow overland flows affecting the site and provide protection to the proposed development areas:

- Flows from the northern tributary will need to be “taken off” into a flood retention area for the 1 in 20 year return period and up to and including the 100 year return period.
- Flows from the southern tributary will need to be “taken off” into a flood retention area and stored in the north of the tributary.
- Volume within the retention areas will need to be of the order of 435m$^3$ for the 1 in 20 year return period to approximately 1500m$^3$ for the 1 in 100 year. This is based on the SFRA outlines and the raster zonal statistics and is only considered accurate for first pass planning of mitigation.

1.11. In order to test the feasibility of mitigating the overland flows affecting the Site, the model has been run with a dummy defence line in the east of the Site. The scoping results show that mitigation is feasible. Further modelling is currently ongoing to formalise the flood mitigation measures to the east of the proposed development areas. The 1 in 100 year outputs from the feasibility modelling are shown in Appendix 2.

Proposed Mitigation

1.12. The initial results of the scoping study show that it is feasible to mitigate the overland flows and that sufficient space is available to provide the required volume. Modelling of formal mitigation measures is currently ongoing. The arrangements being tested can be summarised as follows:

1.13. Northern tributary:

- Southern bank uses lowered bank elevations to create an offtake to the eastern area of the site.
- Lowered ground elevations create a small channel leading to a formalised flood retention area.
- Slightly raised bank heights are enforced along the southern edge of the watercourse around the development.

1.14. Eastern Tributary:

- Bank protection in the form of high ground is introduced on the western edge of the watercourse as it turns to the south. This would create a flood defence which diverts water from the channel northwards into the formalised flood retention area in the designated area.

Conclusions and Ongoing Work

1.15. Mitigation for the site is achievable and the proposed development areas can be defended up to the required standard of protection.

1.16. There is sufficient space on site to manage the flood water, with the intention to provide a formal flood retention area in the green space to the east of the proposed development parcels.

1.17. Existing modelling work and preliminary investigations have sized and tested mitigation options that protect the site. The mitigation measures include a lowering of existing banks in order to accommodate high flows into a flood retention area and some raised embankments in order to protect the development from overland flow paths.
1.18. The lowering of the banks and retention area are currently being assessed with more detailed modelling in order to accurately determine the required volume and levels of the mitigation measures.

1.19. Opportunities for reducing flood risk beyond the Site’s boundaries are also being investigated as part of the ongoing modelling work.

1.20. This Position Statement document will be incrementally updated as these model runs complete and more information becomes available.
Flood map for planning

Your reference Location (easting/northing) Created
T331D 416436/105166 24 May 2019 8:00

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

• you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding

• you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
Flood zone 3: areas benefiting from flood defences

Flood zone 2

Flood zone 1

Flood defence

Main river

Flood storage area

Selected point

Flood map for planning

Your reference

T331D

Location (easting/northing)

416436/105166

Scale

1:10000

Created

24 May 2019 8:00

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Potential for additional flood mitigation measures along western boundary.

Next stage of hydraulic modelling to assess feasibility of moving flood mitigation areas further to the east.

Potential for flood mitigation and SuDS features following "Green Street" through development.

Area to be assessed in the next stage of modelling.

Modelled area of flooding during a 1 in 500 year storm event post mitigation.

NOTES

This drawing is based on the Topographical Survey undertaken by HTS Group, Drawing ref. T331/08-1 REV A, dated May 2019.

Due to heavy vegetation, remains of P/W fence, and dense bramble and scrub, this area is not suitable for detailed survey.

Taylor Wimpey UK Limited

Land East of Ringwood

Indicative Flood Risk Mitigation Scoping Results

T331/08

Scale 1:2500