

Application Number: 17/11080 Full Planning Permission

Site: FOREST GATE BUSINESS PARK, CHRISTCHURCH ROAD,
(FORMER WELLWORTHY SITE) RINGWOOD BH24 3FE

Development: Four-storey, 84 bedroom hotel; parking; landscaping,
overflow car park

Applicant: GP Commercial Investment Ltd

Target Date: 08/11/2017

RECOMMENDATION: Grant Subject to Conditions

Case Officer: Richard Natt

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council View

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built up area
Contaminated land

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
4. Economy
5. Travel
6. Towns, villages and built environment quality

Local Plan Part 1 (Core Strategy) 2012:

Policy CS2 - Design quality
Policy CS4: Energy and resource use
Policy CS10: The spatial strategy
Policy CS17: Employment and economic development
Policy CS24 - Transport considerations
Policy CS25 - Developer Contributions

Local Plan Part 2 (Sites and Development Management DPD) 2014

DM5: Contaminated land
RING1: Land east of Christchurch Road - employment land allocation

Other policy documents

SPD - Ringwood Local Distinctiveness
SPD - Ringwood Town Access Plan
SPD - Parking standards (NFDC 2012)

National Planning Policy Framework

Policy NPPF1 - Presumption in favour of sustainable development
Achieving sustainable development
Requiring Good design (chapter 7)

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - Ringwood Town Access Plan
SPD - Ringwood Local Distinctiveness
SPD - Parking Standards
SPG - Access for Disabled People

6 RELEVANT PLANNING HISTORY

- 6.1 Construct buildings for industrial, storage and business use, new roundabout (Use Classes B1, B2 and B8) Outline application with details only of access (97377) Granted August 2013
- 6.2 Office and warehouse - Unit 9 - (11454) Granted with conditions on the 24th Oct 2016
- 6.3 Various approved Reserved Matters Applications for office, business and storage development throughout the site.

7 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council: Recommend refusal

1) Visual Impact

The proposal appears too bulky and crammed into the space available, the design and height being considered unsympathetic to the context of its setting.

The Ringwood Local Distinctiveness SPD advises against an increase in larger buildings at odds with the towns roofscape and valley landscape, citing that "a continuation of such imposing skylines would inevitably have a dramatic impact on the character of this part of Ringwood.? This view is supported by the Council.

2) Parking Provision

The Council does not accept that the proposed provision meets the requirements of the Parking Standards SPD, which states that there should be 1 parking space per bedroom (84). The proposals show only 68 spaces

designated for use by hotel guests and employees, with a further 41 being provided on a separate plot for "overflow parking" and "for the use of the wider business park. In order to meet the Standards, there must be 84 spaces designated for Premier Inn use only.

3) Contributions

As the proposed use is different to the uses approved for the site in the outline application (11/97377), it is suggested that there is a case to seek contributions to improve the infrastructure in the surrounding area, as the proposal would have an impact on the wider area, not just the immediate vicinity. Contributions should therefore be sought from the applicant.

It should be noted that some of the statements made in the applicants Design and Access Statement regarding the availability of other accommodation in the locality are factually incorrect.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

- 9.1 Hampshire County Council Highway Engineer: no objection subject to condition
- 9.2 Environmental Health (historic land use): no objection subject to contamination
- 9.3 Environmental Health (pollution): no objection in principle subject to conditions
- 9.4 Economic Development Manager: no objection. The introduction of this hotel could impact locally owned business albeit providing a local need, particularly amongst business customers and/or contractors who seek this type of accommodation considers the location is reasonable and that this has the potential to provide a range of local employment opportunities.

10 REPRESENTATIONS RECEIVED

6 letters of objection (including from "Go New Forest"), concerned there are already other hotels including bed and breakfasts, White Hart, The Star Inn and Tyrrells Ford Hotel, which are all in the heart of or close to Ringwood Town Centre. There are already 10 Premier Inn hotels within 16 miles of Ringwood. The proposal would adversely effect existing tourism businesses in the area. Concerns in relation to lack of car parking. The applicant should make contributions towards infrastructure. The poor appearance and quality of the building. Such a large hotel controlled by a global company will destroy existing hospitality businesses in Ringwood and negatively impact on visitor accommodation all over the forest. There are budget hotels with spare capacity on the A31 close to Ringwood and these are around 6,300 bed nights currently unsold in the Ringwood area every year. The Premier Inn would provide 30,600 additional bed night which would significantly increase the unsold bed nights. No economic benefits would result from this development.

11 CRIME & DISORDER IMPLICATIONS

No relevant considerations

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

The originally submitted planning application showed a ridge height rising to a maximum height of 16.2 metres. Officers raised concerns that the proposed height of the building would not be acceptable and would be considerably taller than the existing neighbouring buildings within the business park.

Following discussions with the applicants agent, the planning application has been amended and the ridge height of the building has been reduced to approximately 13.7 metres which is a result of changes to the roof design. This has effectively resulted in a reduction in the overall height of the building by 2 to 3 metres. It is considered that the scale and design of the proposed building is now acceptable in this context.

It should be noted that the revised plans were re-advertised. Ringwood Town Council have not commented on the revisions made and their comments still relate to the originally submitted application.

14 ASSESSMENT

14.1 The site and location

- 14.1.1 This full planning application seeks consent to construct a four storey 84 bedroom hotel (Class C1 use) together with associated car parking and landscaping on a vacant piece of land on part of the former Wellworthy site, along Christchurch Road in Ringwood. It is also proposed to provide an overflow car parking area on a vacant piece of land within the far east corner of the site, which would be adjacent to the proposed hotel complex.
- 14.1.2 Outline consent was originally granted on the former Wellworthy site for a new roundabout and access and employment uses in 2013 to include Classes B1, B2 and B8. Since then, the roundabout and internal roads, now known as Wellworthy Way and Yeoman Road have been constructed and several reserved matters applications have been approved to develop on parts of the site, the majority of which have been implemented and are now occupied.
- 14.1.3 The business park is now well established and comprises a mixture of offices, light industrial, storage uses and a Lidl retail store. The application site is now one of the few remaining undeveloped sites which lies to the south of a large storage building with offices known as 'Comax' building and to the north of the recently partly developed office building used by 'Colten Care'. On the rear boundary of the site is a recently built but not fully completed storage and office building with an existing neighbouring office complex known as 'Pullman Business Park'. Along the eastern boundary is a range of large industrial units which form part of the neighbouring Crow Arch Lane Industrial Estate.

14.2 The proposal

- 14.2.1 The proposed building would rise to four storeys and would be a long rectangular building set back from the road, positioned slightly forward of the neighbouring 'Comax' building. The proposed layout of the site has been designed so that the building would front onto both Wellworthy Way and Yeoman Road, with car parking situated to the front, side and rear of the building. Window openings would be installed throughout the building. The layout plan shows substantial new tree planting on the front, side and rear boundaries.
- 14.2.2 Visually, the proposed building would rise to four storeys, although the front section of the fourth floor would be set a considerable distance back from the front elevation. The proposed building seeks to replicate a simple building form using similar materials to those that have been used within the business park. Large areas of glazing would be used on the ground floor front and side elevations facing the two roads, with the silver composite cladding used on the upper levels. A darker colour finish would be used for the fourth floor recessed element, which helps break up the massing of the building.
- 14.2.3 Internally on the ground floor of the proposed building, there will be a reception area, lobby, restaurant and bar together with associated ancillary facilities including a plant room, office, kitchen and laundry related to the hotel function. Although there are bedrooms provided on the ground floor, the upper floors would be used solely as bedrooms.

14.3 Policy

- 14.3.1 There are several relevant local and national planning policies. Local Plan Policy Ring 1 relates to Land East of Christchurch Road. The policy allocates the whole of the Former Wellworthy site for employment development in accordance with Policy CS17 of the Core Strategy. This policy seeks to retain existing employment sites where they are capable of continuing or providing in employment use. Clearly, the site is capable of continuing in employment use. However, in many circumstances, an alternative commercial scheme would be acceptable where the proposed use would be appropriate to the location. Under subheading 2.85 of the Local Plan Part 2, it states that uses which are appropriate on employment sites include industrial, office, business, storage and distribution, and other uses which are compatible with those listed and which also generate employment include leisure, hotel and retail development. The proposal is located within a sustainable location and therefore accords with this policy.
- 14.3.2 Core Strategy Policy CS19 relates to tourism and the strategy seeks to support local tourism by encouraging tourism and provision for visitors which is appropriate to the Districts settlements. The strategy seeks to support new tourist provision and initiatives in towns and villages. The subtext to the policy states that tourism such as hotels is one of the largest employment sectors in the District and also supports facilities and amenities which benefit local communities. The main focus for tourism includes historic towns including Ringwood. These areas can provide facilities and amenities which will complement and relieve visitor pressures on the National Park, as well as being visitor destinations in their own right. The proposal would comply with this policy.
- 14.3.3 Local Plan Part 2 Policy DM13 relates to tourism and visitors facilities and states that within defined built up areas, new serviced visitor accommodating and facilities will be permitted outside of the primary shopping areas, having regard to the compatibility with adjoining uses and the need to avoid unacceptable impacts. The proposal would accord with this policy.
- 14.3.4. In the supporting statement accompanying the application, it states that the proposed hotel would be located within a sustainable location just outside the town centre and within a business park where the use will support and enhance the attractiveness of local business operations and contribute significantly to the local economy. The availability of hotel accommodation within Ringwood is limited and the nearest hotel facility is the Travelodge at St Leonards, 4KM to the south west. The Burley Manor Hotel is 6.3 km to the east and further afield the Premier Inn at Ferndown. The supporting statement highlights the importance of hotels on business parks in providing a valuable asset for the business park and wider locality. The hotel would be attractive to business travellers and also for general tourism use.
- 14.3.5 While representations have been made that there are other hotels locally and within Ringwood town centre, and it is accepted that the proposal could impact on existing local tourism uses such as bed and breakfast and guest houses, generally local plan policies are supportive of new tourism uses and competition is not a planning matter. In summary it is considered that the principle of a hotel is acceptable and accords with policy. A hotel would provide employment opportunities and its use would

be of a substantial benefit to the other employment operators of the Forest Gate Business Park and the other trading estates along Christchurch Road and around Ringwood and would provide wider benefits for the town and local economy.

14.4 Design matters

- 14.4.1 The main issues in this case are scale, design, landscaping and layout matters. The most prominent views of the site will be from Christchurch Road and within the business park. In assessing the effect on the character of the area, careful consideration will need to be given to how the proposed development relates to both Forest Gate Business Park and the surrounding development in Pullman Way and Crow Arch Lane. Equally it is important to ensure that significant new tree planting is provided throughout the site.
- 14.4.2 The proposed building has been designed to reflect the form, style and materials of the surrounding buildings. Because of the location of the site within an existing business park, the proposal to create a building which follows this theme is considered to be the correct design approach. A number of features have also been added into the design to break up the buildings appearance through the use of different materials, setting back the fourth floor and a large number of window openings.
- 14.4.3 It is also considered that the proposed layout of the site is contextually appropriate as the proposed building would face onto both roads and there would be sufficient space to provide significant new tree planting around the perimeter of the site. In addition, the siting of the proposed building would screen the existing views onto the large side elevations of the neighbouring buildings.
- 14.4.4 In terms of scale, the proposed building would rise to 13.7 metres in height, which would equal the height of the tallest buildings within the business park, which is the neighbouring three storey office building to the south. The neighbouring 'Comax' building rises to 12.2 metres in height, although the building has a much larger footprint. The 'Eberspacher' building also has a larger footprint and its ridge height reaches 12.6 metres.
- 14.4.5 It is evident that a building of this size and scale would have a significant impact on the context of the area. The setting back of the fourth floor from the front elevation would also reduce the scale of the building. However, the site is one of the more prominent sites within the business park being positioned on the corner of Yeoman Road and Wellworthy Way and there is an opportunity to create more of a 'landmark' building. The proposed building would achieve this and would be wholly appropriate in this context. It should also be noted that the creation of a larger building on this site is considered to be appropriate, given the scale and size of the neighbouring buildings.
- 14.4.6 Overall it is considered that the proposed development would make a positive contribution to the existing business park on this important corner plot and the significant planting of trees throughout the site would help soften the appearance of the building and create a pleasant and well designed layout. While the building may be visible from distant views from the forest it would be seen in the context of an industrial estate with other buildings of a similar scale, as such, it would be appropriate with no significant adverse implications.

14.5 Highway matters

14.5.1 In terms of highway related matters, the Highway Authority do not raise any objections. A total of 109 car parking spaces would be provided, 68 of these (including 4 disabled spaces) would be located within the hotel complex and a further 41 spaces would be provided on a separate site a short distance away from the north eastern corner of the business park which is also subject of the current application.

14.5.2 The adopted New Forest District Councils Car Parking Standards Supplementary Planning Document recommends that 1 car parking space should be provided for each letting bedroom which would result in a total car parking requirement for 84 spaces. It is noted that although the application form states that 109 spaces would be provided 41 of the spaces would be for shared use to accommodate any overflow demand for parking that might be generated by the use of other industrial units at the site. Although this would leave only 64 spaces allocated for the sole use of the hotel it is considered that the peak demand for parking at the hotel would be likely to occur at weekends and evenings when the potential demand for any overflow parking facilities within the business park as a whole would be at a minimum. It is therefore considered that the overflow car park would be largely free for the use of the hotel at weekends and evenings and would also provide additional parking should this be required for users of the business park as a whole. The Highway Authority does not raise any objection to the proposed parking arrangements but would wish to see all areas indicated for the parking of vehicles shown on the plans to be conditioned to remain in perpetuity to avoid the possibility of the parking area to the north east being lost in the future.

14.5.3 The plans indicate facilities for delivery vehicles to enter and leave the site in a forward gear via a one way system within the site which would be considered acceptable to the highway authority.

14.5.4 In terms of traffic that might be generated at the site, it is considered that there would be no demonstrable change in the impact of the site on the local highway network resulting from the use of the site as a hotel compared with that which might be expected should the site be developed for Use Classes B1, B2 and B8 as per the extant permission.

14.6 Residential amenity

14.6.1 With regard to the impact on residential amenity, there are no residential properties that bound the application site. The nearest residential properties are located more than 110 metres away (73 and 74 Willow Drive). The building itself would not give rise to any unacceptable impact on neighbouring properties.

14.6.2 The main issue is the impact of noise and disturbance from the proposed use, which include deliveries and refuse collections, freezer, air conditioning and chiller units etc. Given that the proposed development lies within a site which has consent for employment purposes, it is anticipated that some level of noise from the different uses is expected. A hotel use is not a use which is normally associated with excessive noise, especially compared to an industrial use, or storage use where there are many deliveries.

14.6.3 In terms of deliveries and refuse collection, this would take place on the north side of the building adjacent to the 'Comax' building. It is anticipated that one or two deliveries will be made during the day, which would be wholly appropriate in this location on an allocated employment site. A condition would need to be imposed to ensure that deliveries take place only during the day.

14.6.4 In terms of the proposed chiller and air conditioning units, these would be sited on the ground floor north elevation, adjacent to the refuse collection and loading bay. It is considered that the location of the equipment is appropriate because the equipment would largely be screened by the side elevation of the 'Comax' building. The extract system for the kitchen is designed to rise through the private service areas of the building and to exhaust at roof level. It is considered that a noise and odour report can be required as part of a planning condition.

14.7 Other matters

14.7.1 Representations have been made that because the proposed use is different to the approved uses including Classes B1, B2 and B8 as set out in the outline application (11/97377), it is suggested that there is a case to seek contributions to improve the infrastructure in the surrounding area. However, as stated above it is considered that there would be no demonstrable change in the impact of the site on the local highway network resulting from the use of the site as a hotel compared with that which might be expected should the site be developed for Use Classes B1, B2 and B8 as per the extant permission. Accordingly it is not reasonable to seek further contributions in this case.

14.8 Conclusion

14.8.1 Overall, the proposed development is considered to be consistent with Core Strategy policies and objectives. The proposed development would be of an acceptable design and scale appropriate to the existing business park and there would be no adverse impact on the living conditions of the adjoining or nearby properties. The proposal would have an acceptable impact on highway safety. It is felt that the development could be implemented without adversely affecting the amenities of the wider area. As such, the application is recommended for permission.

14.8.2 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. **RECOMMENDATION**

Grant Subject to Conditions

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: 10E, 11B, 07H(1), 07H(1), 04G, 08J, 06K, 05K, 06B, 02Q, 09H, 01S

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or 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 building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. 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 CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

5. Before development commences a scheme of landscaping 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.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to prevent inappropriate car parking to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

6. All external works (hard and soft landscape) as approved under condition 5 shall be carried out in accordance with the approved plans and details within one year of commencement of development and maintained thereafter as built and subject to changes or additions only if and as agreed in writing with the Local Planning Authority.

Reason: To ensure the achievement and long term retention of an appropriate quality of development and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

7. The development hereby permitted shall not be occupied until the spaces shown on plan 01S for the parking of motor vehicles have been provided. The spaces shown on plan 01S for the parking of motor vehicles shall be retained and kept available for the parking of motor vehicles for the hotel and as an overflow car park for the business park hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

8. Before any development commences (involving the commencement of work on the building hereby approved), a detailed option appraisal and remediation strategy together with remediation verification plan must be prepared giving full details of the remediation measures required and how they are to be undertaken. This must demonstrate that the development at the site can be brought to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, including protection of controlled waters. The remediation options appraisal and remediation strategy are subject to the approval in writing of the Local Planning Authority, and must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The remediation strategy must consider that no infiltration of surface water drainage into the ground or foundation design using penetrative methods (e.g. piling) is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. A verification plan is required to demonstrate how the remediation strategy will be verified as being effective. This must provide details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete, and identify any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme must ensure that the development will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and shall be implemented as approved.

Reason: To protect controlled waters and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies CS5 and CS6 of the Core Strategy for the New Forest District outside the National Park.

9. If during development contamination not previously identified is found to be present, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the developer and approved by the Local Planning Authority until the developer has submitted and obtained approval from the Local Planning Authority for recommencement of development. An investigation and risk assessment must be undertaken, and if this finds remediation to be necessary, a remediation strategy and verification plan must be provided detailing how this unsuspected contamination shall be dealt with and approved by the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and with the same considerations as detailed within Condition 89. The remediation shall be implemented and verified with the same consideration as detailed within Condition 9, and approved by the Local Planning Authority.

Reason: To protect controlled waters and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies CS5 and CS6 of the Core Strategy for the New Forest District outside the National Park.

10. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. The approved remediation scheme (that has been approved as part of any submitted reserved matters application) must be carried out in accordance with its terms. Following completion of measures identified in the approved remediation scheme, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages maintenance and arrangements for contingency action as identified in the verification plan and for the reporting of this to the local planning authority. The long term monitoring and maintenance plan shall be implemented as approved.

Unless otherwise agreed in writing by the Local Planning Authority, the verification report must be completed and approved in writing by the Local Planning Authority either:

- prior to the commencement of development, other than that required to carry out remediation, or
- if the development is required to carry out the remediation, it must be carried out prior to the occupation of any buildings or use of the land as the proposed end use

Reason: To protect controlled waters and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS5 and CS6 of the Core Strategy for the New Forest District outside the National Park.

11. No delivery activity shall take place on the site in connection with the approved use other than between the hours of 8:00am and 21:00 Monday to Fridays, and 8:30 am and 17:00 on Saturdays not including recognised public holidays and Sundays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

12. Prior to the first use of the development, a noise assessment shall be submitted considering noise from any external plant or equipment in accordance with BS4142:2014. This shall consider the Rating Level of the noise against the background (LA90) level at the boundary of the nearest residential properties. Where the rating level is found to exceed the background level, mitigation measures shall be proposed. The scheme shall be agreed in writing by the Local Planning Authority and shall be installed, retained, and maintained in accordance with the approved scheme.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

13. Prior to the first use of the development, a scheme detailing the odour control measures to be provided for the kitchen extraction system shall be submitted to and shall be approved in writing by the Local Planning Authority. The scheme shall have regard to DEFRA 'Guidance on the control of odour and noise from commercial kitchen exhaust systems' and shall therein be implemented in full and retained and maintained in accordance with the approved scheme.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

14. Before development commences, details of the proposed external lighting shall be submitted to and approved 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 CS2 of the Core Strategy for the New Forest District outside the National Park.

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

The originally submitted planning application showed a ridge height rising to around 16.2 metres and 15.6 metres to the majority of the building. Officers raised concerns that the proposed height of the building would not be acceptable and would be considerably taller than the neighbouring building within the business park.

The planning application has now been amended and the ridge height of the building has been reduced to approximately 13.7 metres. This has effectively resulted in a reduction in the height of the building by between 2 and 3 metres, which is considered to be more acceptable in this context.

2. This decision relates to amended/additional plans received by the Local Planning Authority on 29th August 2017.

Further Information:

Richard Natt

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