

**Application Number:** 18/10083 Full Planning Permission

**Site:** FORMER WELLWORTHY SITE OFF CHRISTCHURCH ROAD,  
WELLWORTHY WAY, RINGWOOD

**Development:** Four-storey building for use as gym and offices; associated car parking to include the use of 7 car parking spaces within the overflow car parking; access and landscaping

**Applicant:** GP Commercial Investments Ltd

**Target Date:** 20/04/2018

<b>RECOMMENDATION:</b> Grant Subject to Conditions
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<b>Case Officer:</b> Richard Natt
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**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
- 6. Towns, villages and built environment quality
- 4. Economy

**Policies**

**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

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

#### **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. In addition, full planning permission for hotel and retail store.

#### **7 PARISH / TOWN COUNCIL COMMENTS**

##### **Ringwood Town Council**

1st comments: recommend refusal but would accept the decision reached by the DC Officers under their delegated powers. The Committee agreed that parking was a significant concern, considering the proposed 44 spaces compared to the Parking Standards calculation of 79. The suggested overflow parking area has been proposed for use by Premier Inn customers and the cumulative effect will exacerbate the parking difficulties in the area. It also felt that the height of the building, at 14.5m, was too tall and the design was bulky and overbearing in the context of its position on the estate. Members supported the Planning Officer's view in respect of its positioning on the plot, being sited too close to the road.

2nd comments since re-consultation: recommend refusal. The Committee maintained its view that parking was a significant concern. The Planning Officer's original report indicated that 79 spaces were required, according to the adopted Parking Standards SPD. The earlier application proposed 44 spaces and this amended application proposes 40 on site and 7 allocated in the overflow car park. This was seen as a regressive step. Members did not agree with the Planning Officer's comments that 'there is sufficient capacity in the overflow car park without compromising car parking within the business park' and drew on their local knowledge of the area, indicating that the parking arrangements would be inadequate. Cars are parked on the roads currently and the under provision of spaces would exacerbate parking issues in the area. They did not agree that it was acceptable to rely on an overflow carpark, which has already been designated for use by Premier Inn and can be used generally by other users of the site. In addition, 6 of the spaces proposed adjacent to the access points, may be difficult to utilise. The Committee maintained its objection to the height of the building. At 14.5m, it was too tall and the design was bulky and overbearing in the context of its position on the estate. There was concern that the approval of the height of the adjacent Premier Inn application should not

set a precedent. It had been argued that the height of the Premier Inn was acceptable due to its positioning at the 'gateway' to the site. However, the Ringwood Local Distinctiveness SPD advises against an increase in larger buildings at odds with the town's roofscape and valley landscape. Members wished to support the Landscaping Officer's view in respect of space for sufficient planting of trees and shrubs to be possible.

## **8 COUNCILLOR COMMENTS**

None

## **9 CONSULTEE COMMENTS**

- 9.1 Highway Authority: no objection subject to condition
- 9.2 Environmental Health (Contaminated Land): no objection subject to condition
- 9.3 Environmental Health (Pollution): no objection in relation to noise and disturbance. It is suggested a condition is imposed which restricts the use of the gym to ensure other uses under that use class are not permitted such as cinemas, dance halls etc.
- 9.4 Urban Design: no objection. The building addresses the street and especially the corner well. Its scale and mass appears proportionate in the location. There are some practical matters concerning the ability for planting.
- 9.5 Landscape Team: The proposed architectural solution for this site fits well within the context, but concerns with the layout to provide sufficient landscaping and the ability to plant on the bank. Some of the car parking should be removed on the edge and replaced with parking.

## **10 REPRESENTATIONS RECEIVED**

- 10.1 1 letter of objection concerned that the proposal fails to comply with local distinctiveness, concern over lack of landscaping and lack of car parking.

## **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.

Revised plans have been submitted which have addressed the concerns relating to the lack of car parking and landscaping. The plans have been re-advertised.

## **14 ASSESSMENT**

### **14.1 The site and location**

This full application is for a three, part four storey building to comprise a gym on the ground and part first floor with offices above, together with car parking and landscaping on a vacant piece of land on part of the former Wellworthy site, along Christchurch Road in Ringwood.

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.

The business park is now well established and comprises a mixture of offices, light industrial, storage uses and a Lidl retail store. Planning permission was recently granted for a four storey hotel and overflow car park on the adjacent plot, and works have commenced to implement that permission. Indeed the overflow carpark is now laid out, but not landscaped. This is one of the last undeveloped sites and lies south of the approved hotel and to the north of Colten Care offices. The eastern boundary comprises the rear of existing industrial buildings in Crow Arch Lane. The site occupies a prominent location on the business park located between two roads. The road to the south leads into the allocated employment site.

## 14.2 The proposal

- 14.2.1 The proposed building would mainly rise to three storeys in height with part of the building rising to four storeys. The proposed building would be sited close to the road and has been designed to, in part, wrap around the two roads. A narrow landscaping strip would be provided in front of the building and car parking would be provided to the rear. It is also proposed to landscape the bank to the rear of the site. The application also proposes to use 7 of the car parking spaces within the recently approved and now laid out overflow car parking area within the business park.
- 14.2.2 Visually the proposed building has been designed with a slight 'curve' with large areas of windows and balconies. 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 silver composite cladding used on the upper levels.

## 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 in or providing employment use. The proposed office use would comply with local and national plan policies.
- 14.3.2 In terms of the proposed Gym use, while the site is capable of continuing in employment use, 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 including leisure, hotel and retail development. The proposal is for a gym use (leisure use) and would be located in a sustainable location, and therefore accords with this policy.
- 14.3.3 Policy CS8 of the Core Strategy relates to community services and infrastructure and states that proposals for new and improved health care, education and social facilities that result in improvements in meeting the needs of the plan area's population will be supported. These facilities should be well related to public transport infrastructure and should provide high standards of accessibility to all sectors of the community. The proposed use would provide a leisure use available for the community which would also be beneficial to health and wellbeing.
- 14.3.4 In terms of national planning policy, Section 6 relates to promoting healthy communities and recognises that the planning system can play an important role in facilitating social interaction and creating inclusive communities. In particular planning policies and decisions

should plan '*positively for the provision of shared space, community facilities, meeting places, sports venues, cultural facilities, places of worship and other local services to enhance the sustainability of communities*'. Accordingly the proposed Gym use would comply with local and national plan policies - noted, the location of the gym so close to an existing business park is sensible and would offer a good facility for the workers.

#### 14.4 Design matters

- 14.4.1 The main issues in this case are scale, design, landscaping and layout. The most prominent views of the site will be from Christchurch Road and within the business park. Equally the existing and future viewpoints from the south and east when approaching the site from the allocated site. The site plays an important role in how it addresses the allocated site and the key to the site is finding a way to help reduce or block the views of the rear elevations of the adjacent industrial development in Crow Arch Lane. It is also important to provide a soft frontage with trees and how the building and landscaping addresses the road to the south and that the proposed building ties into the approved hotel building. Although the site is not a 'gateway', it does lie within a prominent location within the business Park.
- 14.4.2 In assessing the effect on the character of the area, it is considered that the design approach to create a building that addresses both roads is correct. In addition the design which creates interesting and strong well detailed elevations is positive, together with using similar materials to the rest of the business park. Both the Urban Design officer and Landscape Officer support the design of the building. The central part of the building is important and it is good to see the 'curved ' shape and extra detailing to celebrate this corner. The proposed building design is considered to be of a high standard and innovative carefully addressing the awkward shape of the site. It is considered that the proposed building would make a positive contribution to the character of the business park.
- 14.4.3 The height of the main part of the building which rises to three storeys, is approximately 12 metres, which would be comparable to several existing buildings on the business park. The fourth storey element rises to some 14.5 metres tall, however, only above a small part of the third floor and would be set back from the front elevations. The fourth storey would have a hipped roof which would help reduce its prominence on the building. In terms of scale, the approved hotel and adjacent three storey office building 'Colten Care' would rise to 13.7 metres in height. The nearby 'Comax' building rises to 12.2 metres in height, although the Comax Building has a much larger footprint. The 'Eberspacher' building also has a larger footprint and its ridge height reaches 12.6 metres.
- 14.4.4 It is considered that the overall scale and massing of the proposed building is below the scale and mass of the neighbouring buildings and the hotel currently under construction. The main issue is the proposed fourth floor. While it is accepted that the fourth floor would result in a building taller than the highest building on the business park, the increase in height is less than one metre and the fourth storey element would be recessed and would not cover all of

the roof. It is considered that given the fourth storey is recessed from the road and modest in scale, it would be seen as an interesting feature and would not unacceptably add to the overall scale of the proposed building. Overall it is considered that, the proposed building would be designed to a high standard and would reflect the scale, form and appearance of existing buildings on the business park.

- 14.4.5 Views of the rear of the unattractive industrial units would be partly screened, and there is an opportunity to provide some new tree planting to the rear boundary of the site. Some landscaping details have been provided as part of this application, including new hedgerow and tree planting around the front perimeter of the site and new tree planting and soft landscaping along the bank to the rear of the site. While the final details of the landscaping and specification are required, this is a matter that can be dealt with by condition. The Landscape Officer is concerned that the site lacks sufficient space for a comprehensive landscaping scheme. It is accepted that, due to the siting of the proposed building, this restricts the larger tree specimens that can be planted around the front perimeter of the site, however, there would be a 4 metre landscaping strip which would enable some smaller trees and a hedgerow to be planted which would soften the sites frontage. Because of the use of the site, there is no need for fencing and boundary treatments. Generally the business park has had significant new tree planting and hedgerows which are now establishing, and while further planting would be beneficial, a reason for refusal would not be sustainable on appeal.

#### 14.5 Highway matters

- 14.5.1 In terms of highway related matters, the adopted New Forest District Councils Car Parking Standards Supplementary Planning Document recommends that for office use 1 car parking space should be provided per 30 square metres of floor space and 1 space per 10 square metres for the gym.
- 14.5.2 Based upon the parking standards, 68 spaces would be required for the gym and 17 for the offices. The Highway Authority considers that full provision should be made for the office, which is the 17 spaces. However, the Highway Authority considers that the standards for the gym are very high. Indeed, a gym use falls under the same category as swimming pools and halls, and such uses are likely to need more car parking, compared to a gym use. Based upon the information provided by the applicant (Gym provider), the site is expected to generate a maximum of 25 spaces plus spaces for 5 full time staff. The Highway Authority would therefore expect to see a total quantum of 47 spaces (17 for offices and 30 for the gym). It should be noted that whilst the proposed level of car parking is below the level set out in the adopted car parking standards, based upon the case made by the applicant in terms of car parking needs, Officers agree with the Highway Authority comments and are satisfied that the proposed level of 47 car parking spaces for the proposed development would be acceptable.

- 14.5.3 Indeed, the applicant claims that the required number of car parking spaces for the Gym, based upon policy, is far in excess of actual need. The Gym provider, known as 'Anytime Fitness', currently has 130 gyms operating in the UK and are all located in highly accessible locations, which means that gym members can work out at time convenient to them. As set out by the proposed Gym provider, the use will be available over 24 hours, but rarely contains more than 25 people at any one time. The extended hours (24 hours) reduces the demand for car parking as members do not need to only use the facility in day time hours. Peak periods are before 9:00 in the morning and after 5:00 in the evening. This is a time when the office will not be used at its maximum. The evidence provided by the Gym provider sets out how its other existing sites currently operate in terms of car parking needs.
- 14.5.4 The proposed site will provide 40 on site car parking spaces and a further 7 spaces will be available in the approved and recently laid out overflow car park immediately adjacent to the site. Accordingly, the proposed number of car parking spaces accords with the requirements accepted by the Highway Authority and Officers. It should be noted that the planning permission for the hotel is currently under construction and the overflow car parking area is almost completed and a condition can be imposed for the car parking spaces on site and within the overflow car park to be laid out and kept available for parking at all times.
- 14.5.5 In terms of the use of the overflow car park it should be noted that when the application was approved for the hotel and overflow car park, this included a total of 109 car parking spaces. This included 68 spaces located within the hotel plot and a further 41 spaces would be provided in the overflow area. The intention of the overflow car park was to provide additional spaces for the hotel and a supplementary facility to cater for exceptional demands on the business park.
- 14.5.6 When the hotel application was considered, based upon the car parking standards, a total of 84 spaces were required, which means that when deducting the 68 spaces provided on the hotel plot, 25 spaces would be available within the overflow car park. This means that even if the hotel used its maximum car parking, there would still be around 25 spaces available for use. Accordingly, this current planning application which intends to use 7 out of the 25 spaces will still enable sufficient supplementary car parking within the business park.
- 14.5.7 In order to ensure that the 7 spaces within the overflow car park are provided to the Gym users, a suitably worded planning condition can be imposed. In addition, the applicant intends to install a recognition barrier at the entrance of the overflow car park to prohibit people who are not patrons of the business park. As stated above, the intention is that the overflow car park would also be used generally for the business park, and even if spaces are used by the hotel and Gym users, there would still be sufficient spaces available.



14.5.8 Concerns have been expressed that there is car parking currently taking place along Wellworthy Way and Yeoman Road. It is accepted that cars are parked on the two roads within the business park, however, this is not excessive and it is likely that these vehicles are related to construction workers. Generally, the business park is now well established and there does not appear to be any significant car parking or highway issues.

14.5.9 The proposal would also provide 20 short term and 10 long term cycle parking spaces, which is accepted by the Highway Authority. The Highway Authority also raise no objection to the proposed accesses in terms of visibility and movement.

#### 14.6 Residential amenity

14.6.1 The proposed building is a sufficient distance away from neighbouring residential properties and existing business not to unacceptably compromise their amenity. The Environmental Health Officer does not raise any objections in relation to noise or disturbance, but if other D2 uses classes were to occupy the building such as cinema or concert halls, this could result in adverse harm. Accordingly it is considered reasonable to impose a condition to restrict the use class to a gym use only.

#### 14.7 Conclusion

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 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: 5047.01L; 5047.03B; 5047.04A; 5047.05A; 5047.06A; 5047.07A; 5047.08A; 5047.09A; 5047.10; 5047.11; 5047.12A; 5047.13;

Reason: To ensure satisfactory provision of the development.

3. The building hereby approved shall only be constructed from the materials set out below and detailed on Drawing Nos 08A and 09A unless otherwise agreed by the Local Planning Authority:

Facing:

Lower section - facing brick lbstock Harvets buff colour

Upper/main section - Silver composite panel

Eaves/window - Anthracite composite cladding

Roofing:

Gooswing Grey composite cladding

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. The development hereby approved shall be constructed in accordance with the slab levels in relationship to the existing ground levels as set out on drawing Plan reference number 01L unless otherwise agreed 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. The development hereby permitted shall not be occupied until the spaces shown on plans No 01L and No 03B for the parking of motor vehicles and cycles have been provided. The spaces shown on plan No 01L and No 03B for the parking of motor vehicles and cycles shall be retained and kept available for the parking of motor vehicles and cycles for the office and gym uses 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).

6. Notwithstanding the submitted landscaping plan Fig 1 and specification and within 3 months from the date of commencement, the following additional details shall be submitted to and approved in writing by the Local Planning Authority:

- (a) a specification for new planting (species, size, spacing and location);
- (b) areas for hard surfacing and the materials to be used;
- (c) other means of enclosure;
- (d) a method and programme for its implementation and the means to provide for its future maintenance;

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation.

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 Core Strategy for the New Forest District outside the National Park.

7. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works in any submitted reserved matters application pursuant to this application. 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.

8. 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'. The remediation shall be implemented and verified with the same consideration as detailed within Condition 1, 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.

9. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method. In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.  
The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS6 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), the areas on the ground and first floor within the approved building as shown to be used as a gym shall only be used for these purposes and no changes of use are permitted under Schedule 2, Part 3 of that Order; and no changes of use are permitted to any other uses falling within Use Class D2, without the prior approval in writing of the Local Planning Authority.

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

**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.

Revised plans were been submitted which addressed concerns relating to the lack of car parking and landscaping.

**Further Information:**

Richard Natt

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# New Forest DISTRICT COUNCIL

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**Planning Development  
Control Committee**  
Mat 2018

**Item No: 3a**  
Former Wellworthy Site  
Christchurch Road  
Ringwood  
18/10083  
SU1504

Scale 1:2500

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

