

Bradley House, Salisbury Road, Headlands Business Park, Ringwood

Change of Use from Use Class E (Office) to mixed office, storage and distribution use and alterations to building.

PLANNING STATEMENT

January 2023

Version: 1

Version control	Name	Date
Report author:	Andy England BSc BTP Dip DBE MRTPI	08/01/2023
Checked by:	Giles Moir BA (Hons) MTP MRTPI	09/01/2023

1. Introduction

1.1 This statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of Pom Pom London Limited (the applicant) and is submitted in support of a planning application to change the use from Use Class E (Office) to mixed office, storage and distribution use and alterations to building at Bradley House, Salisbury Road, Headlands Business Park, Ringwood (the site).

1.2 This statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations.

1.3 The application comprises:

- Completed application forms.
- Completed ownership certificates.
- Plans and drawings, including:
 - Site Plan ref. 956P/100c at scale 1 to 200 at A1.
 - Block and Location Plan ref. 1956P/101a at scales as indicated.
 - Existing Ground Floor Plan ref. 1956P/102 b at scale 1 to 100 at A3.
 - Existing first Floor Plan ref. 1956P/103 at scale 1 to 100 at A3.
 - Existing elevations (east and west) ref. 1956P/104 scale 1 to 100 at A3.
 - Existing elevations (north and south) ref. 956P/105 scale 1 to 100 at A3.
 - Proposed site plan ref. 1956P/106 scale 1 to 200 at A1.
 - Proposed Ground Floor Plan ref. 1956P/107 scale 1 to 100 at A3.
 - Proposed First Floor Plan ref. 1956P/108 scale 1 to 100 at A3.
 - Proposed elevations East and West ref. 1956P/109 scale at 1 to 100 at A3.
 - Proposed elevations South and north ref. 1956P/110 scale at 1 to 100 at A3.

1.4 The application is accompanied by:

- Biodiversity form check list – please see comments regarding biodiversity in this statement.

2. The application site and surrounds

2.1 The application site measures circa 1283 sqm metres and is located on the northern side of Ringwood at the established Headlands Business Park. The site consists of a detached modern office building situated at the entrance of this popular business park. Headlands Business Park is a popular location for industrial and office occupiers and is located just off the A338 Ringwood to Salisbury Road, approximately half a mile from its junction with the A31 dual carriageway.

2.2 Ringwood itself benefits from excellent road communications being located on the A31, which provides a dual carriage link to Bournemouth and also the M27/M3 motorway

networks. Bournemouth Airport is approximately 7 miles to the south-west and Bournemouth, Southampton and Hinton Admiral train stations, which provide services to London Waterloo, are easily accessible.

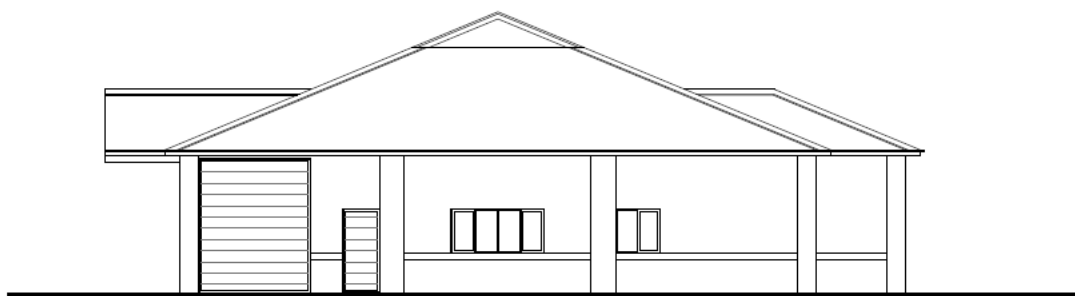
- 2.3 Bradley House is a detached office building of brick construction under a pitched slate roof covering with red clay/concrete ridge tiles. The ground floor is predominantly open plan with a reception, kitchenette, a server/store room and some separate offices. Stairs lead to the first floor offices where there is a meeting room and a kitchenette/staff room. There is a disabled WC on the ground floor and male and female WCs at ground and first floor levels. In addition, there is a shower on the first floor.
- 2.4 The site is in flood zone 1. This means it has a low probability of flooding from rivers and the sea. Thus, flood risk is unlikely to be an issue with this proposal. The site also appears to be free from any designated landscape or heritage constraints.

3. Relevant planning history

- 3.1 The established lawful use of the premises is as Use Class E Office.
- 3.2 An online search of the Council's planning register indicated that the building was approved in May 2004 under planning reference 03/79582 (Office building; new access and associated parking - Block A, Headlands Business Park, Salisbury Road, Bournemouth).

4. The proposed development

- 4.1 The application seeks full permission to change the use from Use Class E (Office) to mixed office, storage and distribution use and alterations to building at Bradley House, Salisbury Road, Headlands Business Park, Ringwood.
- 4.2 The only external changes to the building concern the side (North) elevation of the building where a new roller access door is proposed and a window is to be replaced with a pedestrian door way. The roller door will allow access into the building for deliveries and allow the building to function as a storage and distribution centre for the business.



PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1:1000 A3

Figure 1: Proposed North elevation illustrating proposed roller and pedestrian doors (courtesy of DOT Architecture).

5. Planning policy context

National Planning Policy Framework and Planning Practice Guidance

5.1 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:

- An **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:

- *'approving development proposals that accord with the development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole'.*

5.3 Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*

5.4 Paragraph 38 requires councils to *'approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible'.*

5.5 Paragraph 105 supports sustainable transport, stating that *'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'*.

5.6 The NPPF at paragraph 81 makes clear that *'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*

Development Plan

5.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan comprises:

- Local Plan 2016-2036 Part 1: Planning Strategy.
- Local Plan Part 2: Sites and Development Management 2014.

5.8 Policy ECON1: Employment land and development confirms that:-

i. Proposals for the development, redevelopment or intensification of employment uses will be supported on existing employment sites, and on other suitable sites within defined town centre boundaries, provided that:

a. Safe and suitable access can be provided for pedestrians, cyclists and for the types of vehicles likely to visit the site; and

b. The proposal would not unacceptably impact on the environment, the landscape, or on the amenity of nearby residents; and

c. The proposal would not have a significant detrimental impact on the operation of other businesses in the locality; and

d. the use proposed is proportionate in scale for the location with regard to the settlement hierarchy'

5.9 Policy ECON2 (Retention of employment sites and consideration of alternative uses) advises that *'employment sites that remain suitable for employment use will be retained for continued employment use wherever possible.'* In this case it is considered that the proposal will simply continue the employment use of the site, albeit in a somewhat different form in that the employment use will be mixed.

5.10 The proposals will help an established, successful business to grow and make better and more efficient/effective use of the existing main building. The proposals will not adversely affect or prejudice the continued operation or future expansion of other nearby businesses. The proposals are therefore considered to be in full accordance with Policies ECON1 and ECON2 of the Local Plan.

Community Infrastructure Levy

5.11 The Council's online CIL calculator indicates that no CIL contribution is required in this case.

6. Planning & Design Considerations

Use

6.1 The site is within the built-up area of Ringwood within an existing employment site where the principle of new employment development is acceptable. The existing building benefits from a lawful office use, and the proposal will maintain an element of office accommodation but also provide for storage and distribution facilities, thus creating a mixed employment use.

Amount

6.2 As the proposal concerns an existing establish site and building, the proposal does not change the overall GIA of the building or site area. The proposed floor area provided will be circa 618 sqm, with the accommodation being spread over two floors.

6.3 At present the site layout provides for 20 car parking spaces. The proposal will reduce this slightly to 18 in order to accommodate the access to the building via the proposed roller door.

Layout

6.4 The layout of the site and building largely remains unchanged with the exception of the need to provide access to the proposed roller door.



Figure 2: Proposed site plan excerpt

Neighbour amenity

6.5 The site is clearly part of an established business park containing a range of different employment uses. The site occupies a corner position at the entrance to the Park and adjacent to the busy A338, and as such it is considered that the proposed use of the site will not have any significant impacts upon the amenities of nearby residential properties. The closest residential property is Blashford House which is located some 50 metres to the north of the existing office building and separated by a well vegetated boundary.

Scale

6.6 The scale of the existing building will not change.

Appearance

6.7 The only external change proposed is the insert of the roller and pedestrian doors. These are both discretely located on the side elevation and will have no adverse impact upon the character or appearance of the existing building or locality.

Access

6.8 No changes are proposed to the main vehicular and pedestrian access to the site. The only change concerns access to building itself via the proposed additional roller and pedestrian door.

Biodiversity

6.9 The LPA biodiversity check list has been provided with the application, and whilst this indicates potential implications due to proximity e.g with 2 km of a SAC/ SPA/ Ramsar, the nature of the proposed development is such that it is considered that the development would not have an impact upon designated site or features of ecological interest. Similarly, whilst there are mature trees near to the site, the nature of the proposed development possesses no obvious risks to these.

7. Flood risk

7.1 The site lies within flood zone 1.

8. Conclusion

8.1 This statement has been prepared on behalf of Pom Pom London Limited.

8.2 The proposal presents a sustainable form of development, contributing to the economic, social and environmental wellbeing of Ringwood.

- The proposed use would make efficient use of urban land;
- The design and finish are appropriate to the locality; and

- The proposal will maintain employment opportunities.

8.3 This statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations. For the reasons set out above, the applicant respectfully requests that this application be determined favourably.