

HC/JT/P23-0310

12 January 2024

Planning Department  
New Forest District Council  
Appletree Court  
Beaulieu Road  
Lyndhurst  
SO43 7PA

Dear Sir / Madam,

**Town and Country Planning Act 1990 (As Amended)**  
**Application for Full Planning Permission**  
**Land to North of 11-13 Meeting House Lane, Ringwood, BH24 1AY**  
**Planning Portal Refs: PP-12669678**

Pegasus Group has been instructed by Halo Developments UK Ltd ('the Applicant') to submit applications for full planning permission for the following development at Land to North of 11-13 Meeting House Lane, Ringwood, BH24 1AY ('the Site'):

"Erection of 1no. dwelling (Class C3) with associated landscaping and car parking."

This cover letter explains why we believe planning permission ought to be granted for the proposed development, because it complies with the Council's development plan for the application site.

Accordingly, the following documents have been submitted via the Planning Portal (ref. PP-12669678):

1. Application Form, including ownership certificate;
2. CIL Form;
3. A copy of the following architectural drawings, prepared by Arc Architecture:
  - a. Site, Block, Location Plans and DRA (drawing ref. 9725 / 200 REV C) ;
  - b. Proposed Plans and Elevations (drawing ref. 9725 / 201 REV B);
  - c. Existing Plans and Elevations (drawing ref. 9725 / 202 REV A); and
  - d. Existing Site Plan (drawing ref. 9725 / 203).

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Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.  
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4. Planning Assessment, included within this letter;
5. High Speed Broadband Assessment, included within this letter;
6. Design and Access Statement, included within this letter;
7. Parking Provision Assessment, included within this letter;
8. Energy and Sustainability Statement;
9. Water Quality Checklist; and
10. Heritage Statement, prepared by Pegasus Group.

Payment of the requisite application fee of £642 will be submitted to the Council under separate cover.

#### **Site Description**

The application site comprises land to the north of 11-13 Meeting House Lane. It is currently an area of hardstanding used as informal car parking used on an ad hoc basis by customers of Ringwood Hand Car Wash. The site is adjoined by 11-13 Meeting House Lane which is currently in Use Class C3 residential use. Please see Figure 1 below which shows an image of the site.





**Figure 1: Application Site**

The site is accessed via Centre Place which leads onto Meeting House Lane.

According to the Environment Agency's Flood Map for Planning, the application site is located within Flood Zone 1, which has low probability of flooding.

The application site is situated within the Ringwood Town Centre Conservation. However, the site does not comprise any listed or locally listed buildings. The closest listed building is located approximately 35m east of the site which comprises Grade II listed The Inn on the Furlong.

The application site does not comprise any tree subject to protection. However, there is a London Plane tree that is situated to the east of the site that is protected by the conservation area.

### **Planning History**

A search of the Council's online planning records has shown there are no planning applications of relevance to the proposed development at the application site.





The application site is currently used as car parking on an ad hoc basis associated with the Ringwood Hand Car Wash to the rear of No. 2 Market Place. The car wash tenancy was agreed on a short-term basis due to the plan for a wider redevelopment of the Former Corn Exchange and land to the rear, No.2 Market Place (subject to a separate application, ref. 23/11255). As such, the existing car wash operations will cease.

#### 11-13 Meeting House Lane

**88/NFDC/37059** – 2-storey addition and convert 2 houses to 4 self-contained flats. Granted 10<sup>th</sup> March 1988.

**01/72886** – Change of use from residential to health clinic. Granted 18<sup>th</sup> October 2001.

**23/10753** – Change of use of ground floor from health clinic (Use Class E) to 2No. flats (Use Class C3) (Prior Approval Application). Granted 29<sup>th</sup> August 2023.

The lawful use of the ground floor and upper floor of 11-13 Meeting House Lane is residential (Use Class C3) following the recent approval which approved a change of use to residential from Use Class E. However, the prior approval at ground floor level has yet to be implemented.

#### **Proposed Development**

The proposed development seeks planning permission for 1no. residential dwelling (Use Class C3) and associated parking, access and landscaping. Specifically, the proposal includes the erection of 1no. house which would front onto Meeting House Lane, with 2no. dedicated car parking spaces to the front of the dwelling, with a private garden to the rear.

A schedule of accommodation is set out in the table below, with the dwelling exceeding the National Described Space Standards (2015):

Unit Number	Number of Bedrooms / Persons	Total Area (m <sup>2</sup> )
1	3 Bedroom / 5 Persons	86sqm

#### Layout

The proposed dwelling will physically adjoin 11-13 Meeting House Lane, fronting onto the road.

To the front of the dwelling there are two dedicated off-street car parking spaces for the use of the occupiers.

#### Appearance





The dwelling will comprise of red brick that will match with 11-13 Meeting House Lane as well as UPVC wood grain windows. The roof will comprise of slate effect tiles. The overall ridge height of the proposed house is slightly stepped down from the adjacent 11-13 Meeting House Lane.

Given the proposed dwelling is sited immediately adjacent to No. 13 Meeting House Lane, one existing window at ground floor level, and one existing window at first floor level of this property will be infilled.

The proposed dwellings represent a high-quality development that has been designed to integrate with the surrounding context of the site. The accompanying plans and reports provide further details on the appearance of the proposed dwellings.

#### Access and Parking

The proposed dwelling will front Meeting House Lane and will have level access provided via Centre Place. The dwelling will benefit from 2no. dedicated car parking spaces situated to the front of the dwelling.

Access to this dwelling will not conflict with access for the wider redevelopment of the Former Corn Exchange and land to the rear, No.2 Market Place, which is subject of separate application Ref. 23/11255.

#### Landscape

The dwelling benefits from a rear garden as well as an area of landscaping to the front. The garden is 28.9sqm in size.

The large Maple Oak tree the front of the property will be retained.

#### **Planning Policy Context**

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

The development plan for New Forest District Council comprises:

- Local Plan 2016-2036 Part One: Planning Strategy (July 2020)
- Local Plan Part 2: Sites and Development Management (adopted April 2014)
- New Forest District Council Local Development Framework Core Strategy (as saved, October 2009) – albeit only Policies CS7: Open spaces, sport and recreation, CS19: Tourism and CS21: Rural economy remain saved.





- New Forest District Local Plan First Alteration (as saved, August 2005) – albeit only Policy DW-E12: Protection of landscape features remains saved.

A Local Plan Policies Map supports the development plan and shows designations and allocations. For the application site, the following are relevant:

- Ringwood Built Up Area
- Ringwood Town Centre
- Ringwood Primary Shopping Area
- Ringwood Conservation Area

All individual policies from the Development Plan and related to the proposed development and the application site's designations are assessed within the next section.

Supporting the development plan are several Supplementary Planning Documents (SPDs):

- Air Quality in New Development SPD (adopted June 2022)
- Housing design, density and character SPD (adopted April 2006)
- Parking Standards SPD (adopted April 2022)
- Ringwood Local Distinctiveness (adopted July 2013)

### Material Considerations

#### *National Planning Policy and Guidance*

National planning policy is contained within the National Planning Policy Framework (NPPF) (2021). This is a material consideration of significant weight, alongside the National Planning Policy Guidance that supports it (and which includes the National Design Guide 2019).

#### *Brownfield Register*

The application site forms part of a wider parcel of land included on the Brownfield Register Part 1 (Dec 2022) (Site Ref. BLR\_Ringw\_006), with 12no. net dwellings anticipated to be developed across the site. The corresponding note on the Brownfield Register reads as follows:

*“Site located in the heart of Ringwood town centre. Suitable for higher density mixed-use development in principle. The site has previously had planning permission (08/92208) for a mixed use development comprising of 10 shops with ancillary space; 3 office units; 12 residential flats; 3 restaurants. This permission has lapsed”*



As seen from the below extract, the parcel of land the subject of this application forms part of the wider site listed on the brownfield register.

Site Name	Land adjoining The Furlong Centre to include The White Hart, Centre Place & Nos. 11-13 Meeting House Lane, Ringwood	Site Reference	BLR_Ringw_006
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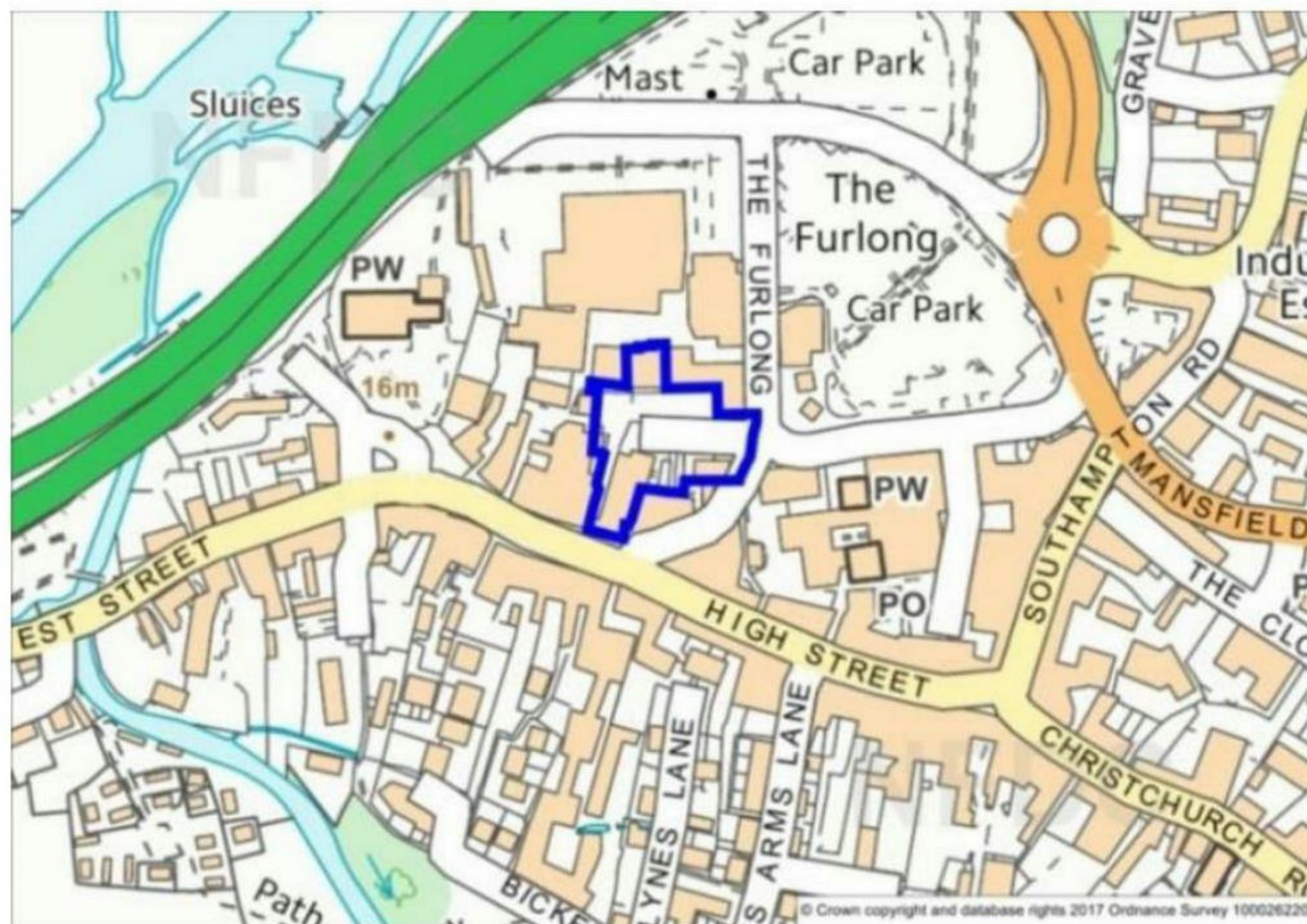


Figure 2: Brownfield Register Extract

### Emerging Ringwood Neighbourhood Plan

The designation of Ringwood Parish as a neighbourhood area was confirmed in February 2021. On 26<sup>th</sup> July 2023 the Ringwood Neighbourhood Plan was approved for submission by Ringwood Town Council and in accordance with Regulation 16 of the Neighbourhood Planning Regulations a final period to comment on the Neighbourhood Plan period was carried out. This period concluded on 29<sup>th</sup> September 2023 and the plan is currently being considered by an independent examiner.

The plan supports a brownfield first approach that allows a gentle densification of Ringwood.

### Planning Assessment





The following matters are considered to be the relevant planning considerations in the determination of this application, which have been assessed against relevant policies from the council's development plan.

### **Principle of Development and New Housing**

The principle of development and the provision of new housing at this location is acceptable and accords with Local Plan Part 1 Policy STR4 and Policy STR5.

New Forest District Council are currently unable to demonstrate a 5 year housing land supply. Therefore, this application should be considered in line with NPPF Paragraph 11 "presumption in favour", with the application proposals providing an opportunity to make efficient use of a long vacant, brownfield site in accordance with national and local planning policy.

Policy STR4 sets out the settlement hierarchy for the district and it puts Ringwood in the top tier of settlements for where development should be located, particularly for housing. The development of a new dwelling at the application site is therefore entirely in accordance with the settlement hierarchy.

Policy STR5 sets out approximately 2,000 new homes need to be delivered within the council's administrative boundaries between 2021 and 2026. The proposed development would contribute towards the target number of homes that need to be delivered.

The application site is part included on the Brownfield Register Part 1 (ref. BLR\_Ringw\_006), with the following description:

*'Site located in the heart of Ringwood town centre. Suitable for higher density mixed-use development in principle. The site has previously had planning permission (08/92208) for a mixed use development comprising of 10 shops with ancillary space; 3 office units; 12 residential flats; 3 restaurants. This permission has lapsed.'*

The site's entry on the Brownfield Register has not been updated since 2020 and relies on the quantum of development previously approved for a wider redevelopment of the site in 2008 (ref. 08/92208). The site the subject of this application forms part of the wider site listed on the register, albeit inclusion on the register demonstrates the principle of residential development in this location is acceptable.

Policy HOU2 of the Local Plan Part 1 states that developments are required to provide affordable housing on developments of 11 or more dwelling or more than 1,000 sqm gross internal area of residential floorspace. The proposed development does not meet or exceed either of these thresholds and therefore the proposed development does not need to provide affordable housing.

The emerging Ringwood Neighbourhood Plan identifies the application site as being an opportunity site where there are development opportunities. Alongside the comprehensive redevelopment of 2 Market Place and Centre Place (under application ref. 23/11255), this





application seeks to enhance the built environment and improve the street scene. As such, the development makes positive contribution to the area and makes best use of a development opportunity identified in the Neighbourhood Plan.

The development of this site represents an opportunity to make efficient use of brownfield land within a sustainable town centre location. The development proposals therefore accord with national and local planning policy.

### **Design and Heritage**

The design of the proposed development would be of a high-quality and would cause no harm the Ringwood Conservation Area, in accordance with Local Plan Part 1 Policy ENV3 (which requires all development to achieve high quality design that contributes positively to local distinctiveness), and Local Plan Part 2 Policy DM1 (which seeks to preserve heritage assets).

Policy ENV3 states all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. The proposed development comprises of high-quality red brick that matches the existing built form at the adjacent 11-13 Meeting House Lane. This ensures congruency with the surrounding area and allows the proposed development to naturally integrate into the surrounding area.

The windows are of UPVC wood grain materiality. This respects the surrounding area and provides a high-quality finish.

Furthermore, the proposed dwelling comprises slate effect tiles which matches the surrounding properties and therefore ensures the development is consistent with the existing street scene. The roof is of a slightly lower ridge height than the adjoining building. However, the proposed dwelling is subservient to the existing properties and the building height is acceptable.

Overall, the development is of high-quality design and provides a sensitive addition to the existing street scene. As such, the development complies with Policy ENV3 of the Local Plan Part 1.

A Heritage Statement has also been submitted and assesses the proposed development with regard to the potential to impact Ringwood Conservation Area. The Heritage Statement concludes that the proposed development will not negatively impact the site and no harm will arise to the Conservation Area as a whole.

### **Energy and Sustainability**

This application is accompanied by an energy statement which considers the use of renewable technology. The statement references a number of initiatives to accord with Local Plan Part 2 Policy DM4, which will be considered further as part of the detailed design stage should planning permission be forthcoming.





A Predicted Energy Statement has been prepared by Thermal & Acoustic Solutions Ltd which concludes that the proposed development will be designed with high levels of insulation and air tightness and will surpass the current Building Regulation requirements Part L1 2021 for fabric requirements. The Statement also considers use of photo voltaic (PVs) and Air Source Heat Pump, which will be integrated into the scheme at detailed design stage. Further details of such features can be secured through planning condition.

### **Transport (including Parking Provision)**

The development of one new dwelling would not have a material impact on the transport network as it is minor in nature. Furthermore, the application site is sustainably located within Ringwood town centre and within walking distance of all shops and amenities on the High Street. As such, the development accords with Local Plan Part 1 Policy STR7.

The New Forest District Council Parking Standards are set out within a Supplementary Planning Document (SPD). The document states residential development comprising a three bed dwelling should provide 1.9no. car parking spaces. The development provides 2no. dedicated car parking spaces and therefore accords with the SPD.

Secure cycle parking is to be provided within the rear garden of the property. The cycle store will have capacity for 3no. cycle spaces. The proposal also includes a short stay Sheffield stand to the front of the property which will provide 2no. short stay cycle parking spaces.

### **Amenity**

Policy ENV3 of the Local Plan Part 1 states new development should avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity. The development has been sensibly designed to avoid and minimise adverse amenity impacts on future occupiers and surrounding residents.

The extant prior approval at 11-13 Meeting House (Ref. 23/10753), which immediately adjoins the site, has a similar site context and it was found that nearby commercial premises would not cause adverse noise impacts upon the proposed residential units. The same principle applies at this site, with further details of noise protection to be secured by planning condition if deemed necessary. Furthermore, it is important to note, that the existing car wash which causes the greatest impact upon surrounding amenity in terms of noise is due to close with the wider redevelopment proposal of 2 Market Place (Ref. 23/11255).

Measuring 86sqm, the dwelling meets the Nationally Described Minimum Space Standards for 3b5p. The proposed dwelling will also have a private garden area to the rear measuring 28.9sqm.

*Impact upon neighbours*





The development will not have a significant adverse impact on the amenity of neighbours at 11-13 Meeting House Lane. The proposed dwelling will have a boundary fence at ground floor level surrounding the garden area that will ensure the windows on the northern elevation of 13 Meeting House are not overlooked by the proposed dwelling.

Two existing windows at No. 13 Meeting House Lane will be infilled as part of the proposed development. The window at first floor level is a secondary window with the rooms benefiting from being dual aspect and therefore will still receive sufficient natural light. However, the intention of the developer is to submit an amendment to prior approval ref. 23/10753 which will remove the partition wall between the kitchen and living room to create a new kitchen living area which will be accompanied by a daylight note demonstrating the room will benefit from sufficient natural light.

Furthermore, the first-floor windows will not result in significant overlooking. Both windows on the western elevation on the first floor of the proposed dwelling are situated at an obscure angle to the windows on the northern elevation of 13 Meeting House Lane and therefore there will be no adverse impact.

### **Trees**

Policy ENV4 of the Local Plan Part 1 states where development is proposed there is a requirement to retain and/or enhance the following landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context.

There is a moderately sized London Plane tree situated adjacent to the proposed dwelling. The proposal seeks to retain the tree although minor lopping will be required to prevent conflict between the dwelling and the tree. However, the development has been sensitively designed to ensure the impact upon the tree is minimised.

### **Nutrient Neutrality**

Policy ENV1 (Mitigating the impacts of development on International Conservation sites) states that development will only be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity as part of the proposals and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of the specified International Nature Conservation sites.

The application site lies within a nutrient neutrality area where the impacts of development are to be mitigated. A European Site avoidance and mitigation checklist has been completed and submitted, and should mitigation be required, this will be agreed during the course of, or after the determination of the application.

### **High-Speed Broadband Connectivity Statement**

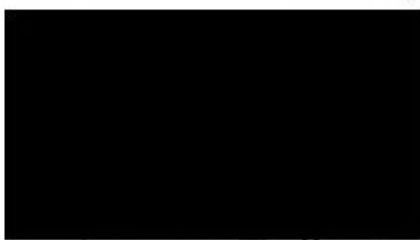




**Policy IMPL2** states that all new developments should benefit from the provision of a high-speed fibre broadband connection to the property threshold. A high-speed broad connection will be delivered prior to first occupation and can be secured through planning condition. The Applicant is currently undergoing discussions with the network provider, who has confirmed that there is the relevant capacity (70-100 mb) accessible to the application site.

We trust that this is acceptable and look forward to receiving confirmation that the application has been made valid. Should you have any queries in the meantime, please contact me.

Yours faithfully,



James Tullett

**Planner**

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Enc.