

## NOTICE OF MEETING

**Meeting:** LICENSING SUB-COMMITTEE

**Date and Time:** FRIDAY, 22 MAY 2026, AT 10.00 AM

**Place:** COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

**Enquiries to:** E-mail: [democratic@nfdc.gov.uk](mailto:democratic@nfdc.gov.uk)  
Andy Rogers Tel: 023 8028 5070

### PUBLIC INFORMATION:

This agenda can be viewed online (<https://democracy.newforest.gov.uk>). It can also be made available on audio tape, in Braille and large print.

Members of the public are welcome to attend this meeting. The seating capacity of our Council Chamber public gallery is limited under fire regulations to 22.

Members of the public can watch this meeting live, or the subsequent recording, on the [Council's website](#). Live-streaming and recording of meetings is not a statutory requirement and whilst every endeavour will be made to broadcast our meetings, this cannot be guaranteed. Recordings remain available to view for a minimum of 12 months.

Appletree Court, Lyndhurst, Hampshire. SO43 7PA  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

## AGENDA

### 1. ELECTION OF CHAIRMAN

To elect a Chairman for the meeting.

### 2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

### 3. APPLICATION FOR A PREMISES LICENCE FOR TESCO EXPRESS, MILFORD-ON-SEA. (Pages 3 - 54)

To determine an application for a premises licence for Tesco Express, Milford-on-Sea.

To: **Councillors**  
Steve Clarke  
David Harrison (Substitute)

**Councillors**  
John Sleep  
Neil Tungate

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## Licensing Sub-Committee – 22 May 2026 at 10am

### Application for a Premises Licence for Tesco Express, Milford on Sea

Purpose	To determine a licence application for a Tesco Express store, submitted under the Licensing Act 2003 by Tesco Stores Ltd.
Classification	Public
Executive Summary	The report details information to be considered by Members of the Licensing Sub-Committee in determining the premises licence application.
<b>Recommendation(s)</b>	<b>That members of the Sub-Committee determine the premises licence application submitted by Tesco Stores Ltd under the Licensing Act 2003.</b>  <b>This decision should be taken in the light of information contained in the report and at provided at the hearing.</b>
Reasons for recommendation(s)	Information as contained in the report and offered by all parties in addition to the legal licensing framework and legislation.
Ward(s)	Milford and Hordle
Portfolio Holder	Cllr Dan Poole - Portfolio Holder for Community, Safety and Wellbeing
Strategic Director	Sophie Sajic – Strategic Director of Housing & Communities
Officer Contact	Gemma Devine - Licensing Manager Environmental and Regulation Gemma.devine@nfdc.gov.uk

### Introduction

1. The purpose of the report is to provide the Sub-Committee with information at the hearing to determine a premises licence application made under section 17 of the Licensing Act 2003 (“the Act”) in respect of Tesco Express, 20 Keyhaven Road, Milford on Sea, SO41 0QY

## **Background**

2. The premises is to be built on the derelict site of the former Milford Motors, on Keyhaven Road, Milford on Sea.
3. The building is currently under construction and planning permission has been granted for the store.
4. However, the condition placed on the planning permission at 15. states "*No activity shall take place on the site in connection with the approved ground floor use other than between the hours of 0600 and 2300.*"
5. For information, the planning decision notice 25/10398 is provided as **Appendix 1.**

## **The application**

6. The application seeks the following activities.

### **The sale of alcohol for consumption off the premises (off sales)**

Monday to Sunday 06:00 hrs to 00:00 hrs

### **Late night refreshment (sale of hot food or drinks)**

Monday to Sunday 23:00 hrs to 00:00 hrs

### **Opening times of the premises**

Monday to Sunday 06:00 hrs to 00:00 hrs

7. The premises licence application is provided as **Appendix 2.**
8. The plan of the proposed premises is also provided as **Appendix 3.** Photographs at **Appendix 4** show the site, as it is now.

## **Objections**

9. A public consultation has been carried out, as required under the Act and officers have confirmed that the application has been advertised both at the site and in a newspaper that covers the New Forest area.
10. All Responsible Authorities were consulted and provided with the application and full plan. They include NFDC planning, NPA development control, Hampshire Police and NFDC Environmental Health.

11. The Police Licensing Officer, on behalf of Hampshire Police requested the following conditions, which have been agreed by the applicant and will be included on any licence granted, together with those submitted on the application:

### **Challenge 25**

Challenge 25 age verification policy shall be operated at the premises. All colleagues will be trained to follow Think 25 and any person who appears to be under the age of 25 and who seeks to purchase or be supplied with alcohol must be required to produce acceptable proof of age before any sale or supply of alcohol is made.

Acceptable forms of identification shall include:

A photographic driving licence (including provisional), passport, photographic proof of age card bearing the PASS (Proof of Age Standards Scheme) hologram, Armed Forces ID, and any other proof of identification that's been approved by the home office.

Challenge 25 Posters will be displayed in prominent position around the venue, including the entrance, informing persons that a Challenge 25 policy operates in this venue.

### **CCTV**

The CCTV cameras shall cover the alcohol aisle, checkout area and the entrance and exit to the premises.

The system will be able to cope with all levels of illumination.

The CCTV system must be operating at all times whilst the premises is open for licensable activity. All equipment shall have a constant and accurate time and date generation. The recording system will be able to capture and retain footage for a minimum of 31 days.

The DPS or premises manager must be able to demonstrate that the CCTV system has measures to prevent recordings being tampered with, i.e. password protected.

There shall be sufficient members of trained colleagues at the premises to provide CCTV to Hampshire Constabulary or licensing officers on request.

Any images must be in a format that can be used without the need for specialist software.

In the event of technical failure of the CCTV equipment, the store must report the fault and keep a record of when this report was made.

## **Training**

Colleagues will be trained regarding appropriate precautions to prevent the sale of alcohol to persons under the age of 18, proxy sales, the signs and symptoms of drunk persons and the refusal of sale due to intoxication. Records will be kept of such training.

All colleagues will receive refresher training on age restricted sales twice a year and records of this training are to be kept.

All training records will be made available for inspection by Hampshire Constabulary and any responsible Authority upon request. Training records will be kept for a minimum period of two years. Training records will be made available at the licensed premises.

## **Incident Record**

An incident record either written or electronic, shall be maintained to record any activity of a violent, criminal or anti-social nature.

The record will contain the time and date, the nature of the incident, the people involved (where appropriate/available), the action taken and details of the person responsible for the management of the premises at the time of the incident. This record shall be produced to a police officer or an authorised officer of the local authority on reasonable request. This record shall be retained for a period of 12 months.

12. There are no further comments or objections from any other Responsible Authority.

## **Representations received**

13. During the 28-day representation period, the Licensing Authority received 3 representations. Two from members of the public and one from Milford on Sea Parish Council. These representations are provided as **Appendix 5**.

## **Requirements for a hearing**

14. The Licensing Authority must hold a hearing to determine the application where relevant representations addressing the licensing objectives are made. These objectives being:
  - The prevention of crime and disorder,
  - Public safety,
  - The prevention of public nuisance, and
  - The protection of children from harm.

15. Members are referred to statutory guidance issued by the Home Office under section 182 of the Licensing Act 2003 dated February 2026, in particular, the sections on the licensing objectives and determining applications.

[Revised Guidance issued under section 182 of the Licensing Act 2003](#)

16. In determining the application, the Licensing Sub-Committee must give appropriate weight to:
  - the steps that are appropriate to promote the licensing objectives,
  - The relevant representations presented by all parties,
  - Home Office guidance,
  - The Council's own Statement of Licensing Policy.

### **Options appraisal**

#### **Option 1**

17. Grant the application as applied for.

#### **Option 2**

18. Grant the application and add further conditions and /or limit the hours of operation and licensable activities.

#### **Option 3**

19. Refuse the application as applied for.

### **Legal implications**

20. This hearing is governed by the Licensing Act 2003 (Hearings) Regulations 2005. These Regulations provide that hearings should be held in public unless the Licensing Authority considers that the public interest in excluding the public outweighs the public interest in the hearing taking place in public.
21. The applicant and those parties making representations have been invited to this meeting and have been provided with this report and the procedures to be followed at the hearing.
22. The applicant and those who have made relevant representations are entitled to address the Sub-Committee and to ask questions of the other party, with the consent of the Sub-Committee.

### **Right of appeal**

23. It should be noted that the applicant and those who have made relevant representations may appeal the decision made by the

Licensing Sub-Committee to the Magistrates' Court. The appeal must be lodged with the Magistrates' Court within 21 days of the notification of the decision.

24. In the event of an appeal being lodged, the decision made by the Licensing Sub-Committee remains valid until any appeal is heard and the decision made by the Magistrates' Court

### **Equalities implications**

25. Each application is treated on its own merits.

### **Crime and disorder implications**

26. Licensable activities must be provided under the terms of the Licensing Act 2003

### **Conclusion**

27. The Licensing Sub-Committee must, having regard to the application and any relevant representations, consider which measures are appropriate for the promotion of the licensing objectives.

### **Appendices**

Appendix 1- Planning decision notice 25/10398

Appendix 2- Premises licence application

Appendix 3- Plan of the premises submitted with the application

Appendix 4- Photographs of the site

Appendix 5- Representations received

### **Background papers**

NFDC Licensing Act 2003 Policy

Licensing Act 2003



**NEW FOREST DISTRICT COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Mr Miell MRTPI

Application Number: **25/10398**



Applicant: Harnden Homes Ltd

Date of Application: 16 April 2025

**THE NEW FOREST DISTRICT COUNCIL** as the Local Planning Authority **GRANTS PLANNING PERMISSION** for the following development:

Development: **Alterations to existing garage to facilitate a change of use to form a convenience store. Retain first floor C3 use**

Site Address: **20 Keyhaven Road, Milford-On-Sea SO41 0QY**

**Subject to the following 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:

23-121-100 - location plan  
23-121-101D - existing plans  
23-121-102G - proposed site plan  
23-121-103A - proposed first floor plan  
23-121-104B - proposed elevations

ADL\_6436-19A - vehicle tracking for 8.4m rigid vehicle  
ADL\_6436-20A - visibility splays site access & Laundry Lane  
ADL\_6436-21A - highway extents and area to be stopped up  
ADL\_6436-23\_1 - vehicle tracking for standard design vehicle (1 of 2)

ADL\_6436-23\_2 - vehicle tracking for standard design vehicle (2 of 2)

Design, Access, Planning & Heritage Statement dated March 2025  
 Retail, Sequential and Impact Assessment ref.R01129 dated 6 March 2025  
 Delivery Noise Assessment ref.93002 dated 24 March 2025  
 Plant Noise Guidance Report ref.93002 dated 24 March 2025  
 Plant and Car Park Noise Impact Assessment ref.93002 dated 22 August 2025  
 Sound Insulation Report ref.93002 dated 20 August 2025  
 Transport Statement ref.ADL/AM/6436/20A dated March 2025  
 Delivery Management Plan ref.ADL/AM/6436/13A dated January 2026  
 Groundworks Statement  
 Contaminated Land Desk Study Report ref.25-51582 dated April 2025

Reason: To ensure satisfactory provision of the development.

3. Prior to the application of the render, exact details of the proposed render colour 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 ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. Prior to the commencement of the development hereby permitted, full details of the proposed materials to be used in the surfacing of the site, front boundary wall and residential bin store enclosure shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the commencement of the ground floor use.

Reason: In the interests of the character and appearance of the area and in accordance with policy ENV3 of the Local Plan Part 1 and policy DM1 of the Local Plan Part 2.

5. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall include scaled drawings illustrating the provision for:

- 1) the parking of site operatives and visitors' vehicles;
- 2) loading and unloading of plant and materials;
- 3) management of construction traffic and access routes;
- 4) storage of plant and materials used in constructing the development;
- 5) vehicle tracking demonstrating that the largest vehicles associated with the construction process can access, egress and turn within the confines of the site; and
- 6) wheel washing, preventing mud on the highway.

Reason: In the interests of highway safety and in accordance with policies ENV3 and CCC2 of the Local Plan Part 1 for the New Forest outside of the National Park.

6. Prior to the commencement of any development (including site clearance,

demolition, or preparatory works), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, the following details:

- Site Management
- Contact details of the site manager and emergency contact information.
- Hours of operation
- Environmental Controls
- Measures to control noise, dust, vibration, and odour.
- Pollution prevention measures including spill response and containment.
- Protection of watercourses and drainage systems.
- Waste and Materials Management
- Use of sustainable materials and minimisation of waste.
- Monitoring and Compliance
- Procedures for monitoring environmental impacts and compliance.
- Mechanisms for reporting and addressing complaints.

The development shall be carried out in accordance with the approved CEMP.

Reason: In the interests of the residential amenities of the area and in accordance with policies ENV3 and CCC1 of the Local Plan Part 1 for the New Forest outside of the National Park.

7. Prior to the first use or occupation of the retail use hereby permitted, the noise mitigation measures set out in the "Sound Insulation Assessment Report" prepared by Noise Solutions Ltd (Ref: 93002, dated 20 August 2025) shall be fully implemented in accordance with the recommendations contained therein. The approved measures shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and in accordance with policies ENV3 and CCC1 of the Local Plan Part 1 for the New Forest outside of the National Park.

8. The development hereby permitted shall not be occupied until the spaces shown on plan 23/121/102 rev.G for the parking of motor vehicles and cycles have been provided. The spaces shown on plan 23-121-102 rev.G for the parking of motor vehicles and cycles shall be retained and kept available for the parking of motor vehicles and cycles for the store hereby approved and existing dwellings at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

9. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions relating to contamination nos.10-13 have been complied with.

If unexpected contamination is found after development has begun, development

must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 13 relating to the reporting of unexpected contamination has been complied with in relation to that contamination.

Reason : 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM5 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

10. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's technical guidance, Land Contamination Risk Management (LCRM).

Reason: 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

11. Where contamination has been identified, a detailed remediation scheme to bring the site 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 must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site 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.

Reason: 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

12. Where a remediation scheme has been approved in accordance with condition 11, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 12.

Reason: 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

14. Where a remediation scheme has been approved in accordance with condition 11, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over the period stated in the remediation scheme, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with the Environment Agency's technical guidance, Land Contamination Risk Management (LCRM).

Reason: 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

15. No activity shall take place on the site in connection with the approved ground floor use other than between the hours of 0600 and 2300.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

16. All deliveries to the site should be in line with the details provided within the approved Delivery Management Plan (ref. ADL/AM/6436/13A dated January 2026), noting the size of the maximum vehicle size.

Deliveries to the site shall only be undertaken in accordance with the following provisions:

- All deliveries shall be carried out in accordance with the Delivery Management Plan set out in Section 7.9 of the Delivery Noise Assessment prepared by Noise Solutions Ltd (Ref: 93002, dated 24 March 2025), or any subsequent plan approved in writing by the Local Planning Authority,
- No more than two Heavy Goods Vehicle (HGV) deliveries shall be made to the site per calendar day. All deliveries shall be received at the designated

service yard as identified in the approved site layout plan,

- Deliveries shall only take place during the following hours:
  - Monday to Saturday: 07:00 to 22:00
  - Sundays and Bank Holidays: 09:00 to 17:00

No deliveries shall take place outside these hours unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity and in accordance with policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

17. The noise mitigation measures outlined in the submitted Plant and Car Park Noise Impact Assessment undertaken by Noise Solutions Ltd (Project Reference: 93002 | Revision: 00 | Date: 22nd August 2025) shall be implemented prior to first use and thereafter adhered to at all times. These details shall include:

- the combined rating level from all plant and equipment as calculated in accordance with BS4142:2014 shall not exceed a rating level of 38dB LAr,Tr between the hours of 07:00hrs and 23:00hrs and 30dB LAr,Tr between the hours of 23:00hrs and 07:00hrs either measured or calculated at a distance of 1m from the facade of the nearest noise sensitive properties; and
- all plant, connecting ducts and pipes entering the building structure, shall be fitted with isolation mounts.

Reason: In the interests of the residential amenities of the area and in accordance with policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

18. During any excavation works at the site, any trenches shall be covered over at night or fitted with a ramp.

Reason: In the interests of ecology and in accordance with Policy DM2 of the Local Plan Part 2 for the New Forest outside of the National Park.

19. The development shall be implemented in accordance with the approved highway improvement works, including the stopping up works, as shown on approved drawing ADL\_6436-21A, prior to the occupation of the ground floor use. The applicant shall provide a copy of the S.247 license to the Local Planning Authority within 20 working days of receipt of the license from the Local Highway Authority.

Reason: In the interests of highway safety and in accordance with Policy CCC2 of the Local Plan Part 1 for the New Forest outside of the National Park.

20. Prior to the commencement of development, a site-specific Dust Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be produced in accordance with the Institute of Air Quality Management (IAQM) 'Guidance on the assessment of dust from demolition

and construction' 2014 (as amended) and be implemented, maintained and retained for the duration of the development.

Reason: In the interest of the residential amenities of the area and in accordance with policy ENV3 of the Local Plan Part 1.

### Notes to applicant

1. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, Orders or Regulations made under such Acts.
3. If this permission leads to the creation of any new properties or a change to your property's access onto a different street, you should contact the Council's Address Management Section by e-mailing [address.management@nfdc.gov.uk](mailto:address.management@nfdc.gov.uk) regarding the addressing of the property/development.
4. In accordance with 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.
5. Public Sector Equalities Duty - In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to:
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
6. The development subject to this notice falls within a highlighted proximity of a mains gas pipe which is considered a major hazard.

The applicant/agent/developer is strongly advised to contact the pipeline operator PRIOR to ANY works being undertaken pursuant to the permission granted/confirmed by this notice. Address is:

Southern Gas Networks Plc  
 SGN Plant Location Team  
 Archibald Suite  
 Baird Avenue  
 Dryburgh Industrial Estate  
 Dundee  
 DD2 3TN

Tel: 0141 184093 OR 0845 0703497

Search online at: <https://lsbud.co.uk/>

SGN personnel will contact you accordingly.

7. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan in writing.

**Based on the information available this permission is considered to be one which will not require the approval of a Biodiversity Gain Plan before development commences because one or more of the Statutory exemptions or transitional arrangements are considered to apply namely:**

- The development is below the de-minimis threshold

8. The applicant should be aware that as the proposals include

1. the formation of a new or altered access onto the highway, which will include works within the highway, and
2. the stopping up of the highway as shown on drawing ADL\_6436\_21 rev A

the works will be required to be undertaken in accordance with standards laid down by, and for 1. under a Section 278 license agreement and 2. under a S.247 agreement with the Highway Authority. Full details of how to apply and the required documents to be submitted can be found via the following link:

<https://www.hants.gov.uk/transport/developers>.

The granting of planning permission is independent of the license applications, and it is strongly recommended the applicant understands the criteria to be met in order for a license to be granted.

## Mark Wyatt

Mark Wyatt  
Service Manager Development Management  
Planning  
New Forest District Council  
Appletree Court  
Beaulieu Road  
Lyndhurst  
Hampshire  
SO43 7PA

Date: 11 February 2026





## PLANNING CONDITIONS - How to seek approval:

From **1st April 2009** New Forest District Council will charge a fee for any submissions seeking the discharge of conditions on a planning permission.

**PLEASE NOTE Listed Building Consents and Conservation Area Consents do not form part of this process.**

This procedure is in accordance with The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008 introduced in April 2008.

- All such requests must be **made in writing**.
- Any request regarding the initial discharge of a planning condition should be made on the **National 1 APP form**.
- There is a specific form for this type of application that can be obtained electronically via the Planning Portal by downloading the appropriate 1APP form from our website [www.newforest.gov.uk/planning](http://www.newforest.gov.uk/planning) or by collecting from our Main Receptions at Appletree Court, Lyndhurst or Lymington Town Hall.
- An **application by letter** for the initial discharge may be acceptable as long as this letter contains all details requested on the 1APP form identifies the site, the permission reference and the condition(s) concerned.
- **A fee is required** for initial discharge of a planning condition. Without a fee, the request cannot be determined. [Planning application fees](#)
- Each application **may relate to any number of conditions**. For example, if you wish to submit details of materials required for one condition and the landscaping scheme required for a second at the same time, you can make one application and pay one fee.
- Negotiation on minor changes to the submitted details can, if considered appropriate by the case officer, be undertaken. Where the exchange of information is ongoing it is not necessary for a new request (and fee) to be submitted.
- If an application is refused or confirmation is not given, a re-submitted request will be required with the payment of a further fee.
- The Council will **aim to respond within 10 working days** and whenever possible the 21 day period suggested as best practice will be met.
- If further evidence or consultations are required a longer period for determination will be appropriate. In such cases, the Council will aim to respond as soon as possible but this period would rarely exceed 8 weeks.

## Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.
- Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

## (2) Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

· In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.



### Non Material Amendments to extant planning permissions

From 1st October 2009 a new procedure will be in place to make 'non-material' amendments to an approved planning application. The procedure applies to planning applications only (and not listed building or conservation area consents).

Anything but the most insignificant change would need to be dealt with by the submission of a new planning application.

For example we could **not** accept amendments if:

- The application site area differs from the original application
- The application description differs from the original application
- There were any relevant objections to the original proposal which would be compromised by the proposed minor amendment
- If an amendment increases the size of any part of the development
- If the amendment locates any part of the development closer to a neighbour
- If the amendment changes windows or doors in any elevation facing a neighbour which increases overlooking in any way
- The development moves more than 1 metre in any direction
- Would result in a greater visual intrusion, loss of light or feeling of enclosure to neighbours
- The proposal would result in changes to the external details that would materially alter the appearance of the building

A submission to seek a minor amendment must be made using the correct form (available via the Planning Portal from the 1 October 2009 ) along with relevant plans and particulars to explain the proposed development, and fee [Planning Application fees](#). Only one copy of the form and information is required and you will be notified as to the decision within 28 days.

**If there is any doubt as to the nature or extent of the amendment the Council will ask for a new planning application to be submitted.** The issue is that the amendment proposed is so minor in its nature that there is no material change which has no adverse affect on adjoining properties, visual quality or the character of the area. No informal opinions can now be given and any such requests will be returned.

Post decision amendments will not be the subject of publicity, including notification to neighbours. Relevant drawings and the decision will be displayed on the website.

October 2009



## BIO-DIVERSITY NET GAIN:

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition:

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
  - a. the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024; or
  - b. the application for the original planning permission\* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
  - a. Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
    - i) the application for planning permission was made before 2 April 2024;
    - ii) planning permission is granted which has effect before 2 April 2024; or
    - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates\* was exempt by virtue of (i) or (ii).
  - b. Development below the de-minimis threshold, meaning development which:
    - i. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
    - ii. impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
  - c. Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
  - d. Development of a biodiversity gain site, meaning development which is undertaken solely

or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

- e. Self and Custom Build Development, meaning development which:
  - i) consists of no more than 9 dwellings;
  - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
  - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- f. Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

\* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

#### Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

#### Variation of or removal of condition applications made under section 73 of the Town and Country Planning Act

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

#### Phased Developments

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

## Application for a premises licence to be granted under the Licensing Act 2003

### PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form, please read the guidance notes at the end of the form. If you are completing this form by hand, please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We **Tesco Stores Limited**

*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

#### Part 1 – Premises details

<b>Postal address of premises or, if none, ordnance survey map reference or description</b>			
Tesco Express, Former Milford Motors, 20 Keyhaven Road, Lymington, SO41 0QY			
Post town	Lymington	Postcode	SO41 0QY
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ 15,750	

#### Part 2 - Applicant details

Please state whether you are applying for a premises licence as

**Please tick as appropriate**

- |  |                                     |                             |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals *                    | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *               |                                     |                             |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability)   | <input type="checkbox"/>            | please complete section (B) |
| iii as an unincorporated association or              | <input type="checkbox"/>            | please complete section (B) |
| iv other (for example a statutory corporation)       | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club                                 | <input type="checkbox"/>            | please complete section (B) |
| d) a charity   | <input type="checkbox"/>            | please complete section (B) |
| e) the proprietor of an educational establishment    | <input type="checkbox"/>            | please complete section (B) |

- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

We are carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a  
 statutory function or   
 a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)


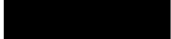

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/>	Please tick yes	
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
<b>Tesco Stores Limited</b>
Address

Registered number (where applicable)
<b>00519500</b>
Description of applicant (for example, partnership, company, unincorporated association etc.)
<b>Private Limited Company</b>
Telephone number (if any)

E-mail address (optional)


**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)

Retail premises (supermarket) selling a range of goods and services. This includes the sale of alcohol for consumption off the premises. Sales of alcohol for consumption off the premises are made from the supermarket sales floor as shown on the enclosed plan.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A
-----

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (If ticking yes, fill in box H)

**Provision of late-night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

A

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)					
Mon								
Tue								
Wed						<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur								
Fri						<b><u>Non-standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat								
Sun								

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)			
Mon						
Tue						
Wed						
Thur						
Fri						
Sat						
Sun						
			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)			
			<b><u>Non-standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)			

Indoor sporting events Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Wed			
Thur			<b><u>Non-standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)					
Mon								
Tue								
Wed						<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur								
Fri						<b><u>Non-standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat								
Sun								

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non-standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)					
Mon								
Tue								
Wed						<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Thur								
Fri						<b><u>Non-standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat								
Sun								

G

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)					
Mon								
Tue								
Wed						<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur								
Fri						<b><u>Non-standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat								
Sun								

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non-standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

I

<b>Late-night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late-night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)					
Mon	23:00	00:00						
Tue	23:00	00:00						
Wed	23:00	00:00				<b><u>State any seasonal variations for the provision of late-night refreshment</u></b> (please read guidance note 5)		
Thur	23:00	00:00						
			<b><u>Non-standard timings. Where you intend to use the premises for the provision of late-night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)					
Fri	23:00	00:00						
Sat	23:00	00:00						
Sun	23:00	00:00						

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	06:00	00:00			
Tue	06:00	00:00			
Wed	06:00	00:00			
Thur	06:00	00:00			
Fri	06:00	00:00			
Sat	06:00	00:00			
Sun	06:00	00:00			
			<b>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

<b>Name</b> Mr. Steven Nicholas Andrzejuk	
<b>Date of birth</b>	1983
<b>Address</b>  	
<b>Postcode</b>	
<b>Personal licence number (if known)</b> 	
<b>Issuing licensing authority (if known)</b> North Herts District Council	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

N/a

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon	06:00	00:00	<u>Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Tue	06:00	00:00	
Wed	06:00	00:00	
Thur	06:00	00:00	
Fri	06:00	00:00	
Sat	06:00	00:00	
Sun	06:00	00:00	

## M

Describe the steps you intend to take to promote the four licensing objectives:

### **a) General – all four licensing objectives (b, c, d, and e) (please read guidance note 10)**

Tesco is a large national operator with a range of head office and local support. The company has devised policies, procedures, systems, and training to ensure that they sell alcohol in a responsible manner.

There is a detailed programme which ensures that comprehensive training is provided to employees having regard to their role and the responsibilities and such training is regularly reviewed, and records kept.

### **b) The prevention of crime and disorder**

We will have a digital CCTV system that covers the premises, including the main area which will be used for display of alcohol. Images will be retained for 31 days.

A member of the management team will be on the premises all the time the store is open. This colleague will have responsibility for the premises and will be the initial point of contact for any issues that may arise.

### **c) Public safety**

The premises licence holder is fully aware of its responsibilities under a range of health and safety related legislation and has policies and procedures in place to be confident of complying with the relevant obligations which arise.

### **d) The prevention of public nuisance**

The company has a “good neighbour” ethos which seeks to ensure that the premises plays an active part in the local community.

### **e) The protection of children from harm**

The premises will operate a Think 25 policy. The checkouts will be programmed to prompt the customer assistant when an alcohol product is scanned at the checkout to follow the Think 25 policy.

All colleagues will receive training in relation to the underlying law and Tesco policy, systems, and procedures. This training will be documented, and refresher training will be provided on a regular basis.

**Checklist:**

**Please tick to indicate agreement**


- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> <li>• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	
Date	30/03/2026
Capacity	<b>Ms. Hardish Purewal – Licensing Manager</b> <b>Duly authorised agent, for and on behalf of Tesco Stores Limited</b>

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

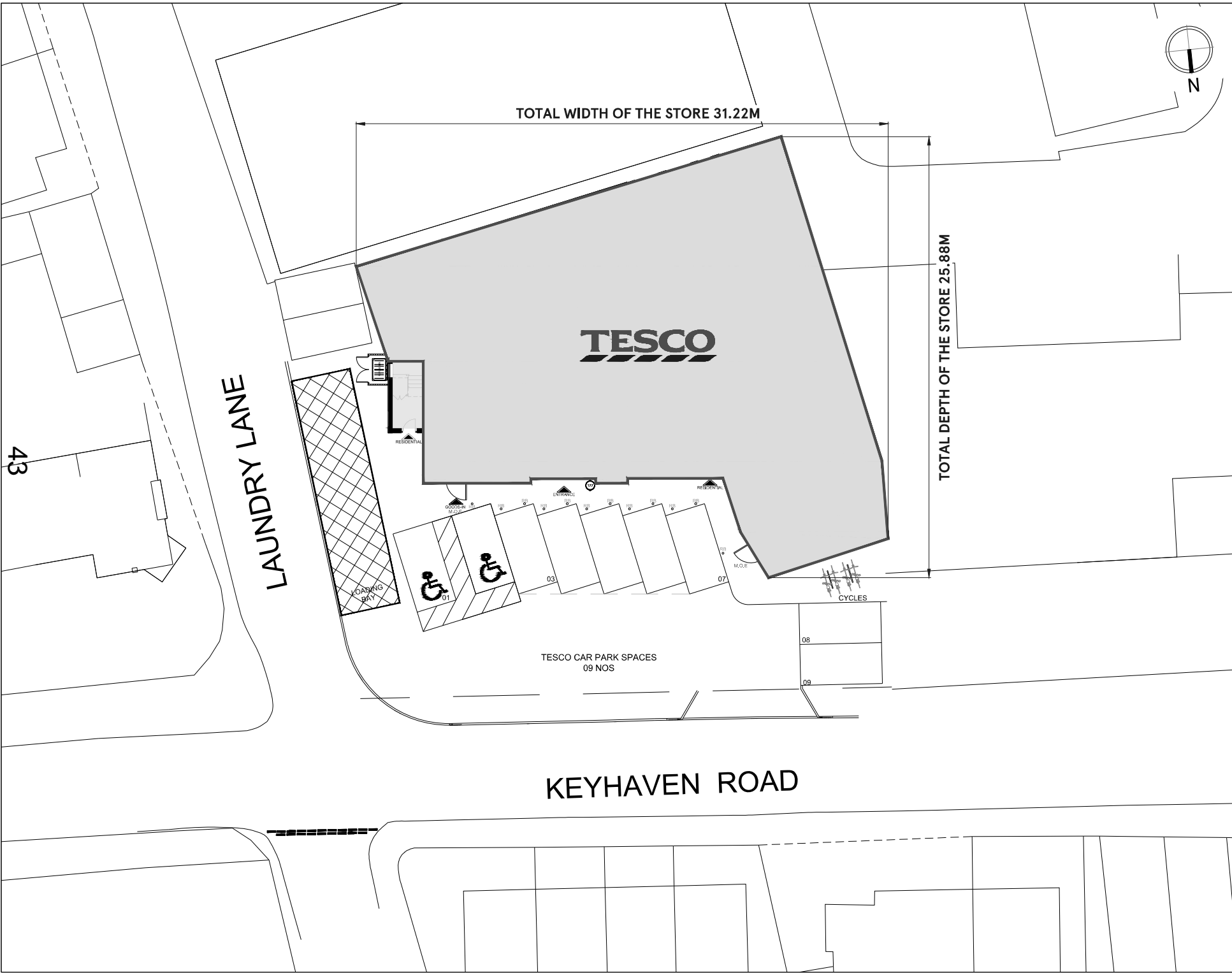
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

**Tesco Licensing Team,  
Shire Park, Kestrel Way,**

Post town	<b>Welwyn Garden City</b>	Postcode	<b>AL7 1GA</b>
-----------	---------------------------	----------	----------------

Telephone number (if any)	██████████
---------------------------	------------

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)  
**Licensing.Team@tesco.com**



REV	DATE	AMENDMENTS
<b>APPENDIX 3</b>		

ADDRESS: MILFORD AUTOS,  
KEYHAVEN ROAD,  
LYMINGTON, HAMPSHIRE,  
SO41 0QY UNITED KINGDOM

- FIRE DETECTION LEGEND**
- SOUNDER
  - VISUAL INDICATOR (BEACON)
  - 6KG 27A FOAM & 2KG CO2 EXTINGUISHERS
  - AREA COVERED BY SMOKE DETECTIONS
  - BREAK GLASS CALL POINT

RED LINE MEANING: The red line denotes the area of the premises to be licensed space

PROJECT:  
2936\_MILFORD ON SEA, KEYHAVEN ROAD

DESCRIPTION  
PROPOSED SITE  
BWS LICENSE LAYOUT

DRAWING NO. 2936pgPLANAPPROVED#BWSPLAN

PHASE	3 & 4	ISSUE	##

SYSTEM ID. No. 2936pgPLANAPPROVED#BWSPLAN

SCALE	DATE
NTS@A3	18.02.2026

FEASIBILITY MANAGER	JACK DAVIES
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TBS PLANNER	PRIYANKA V
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**TESCO**

**FEASIBILITY PLANNING**  
STORE PLANNING DEPARTMENT  
PROPERTY SERVICES

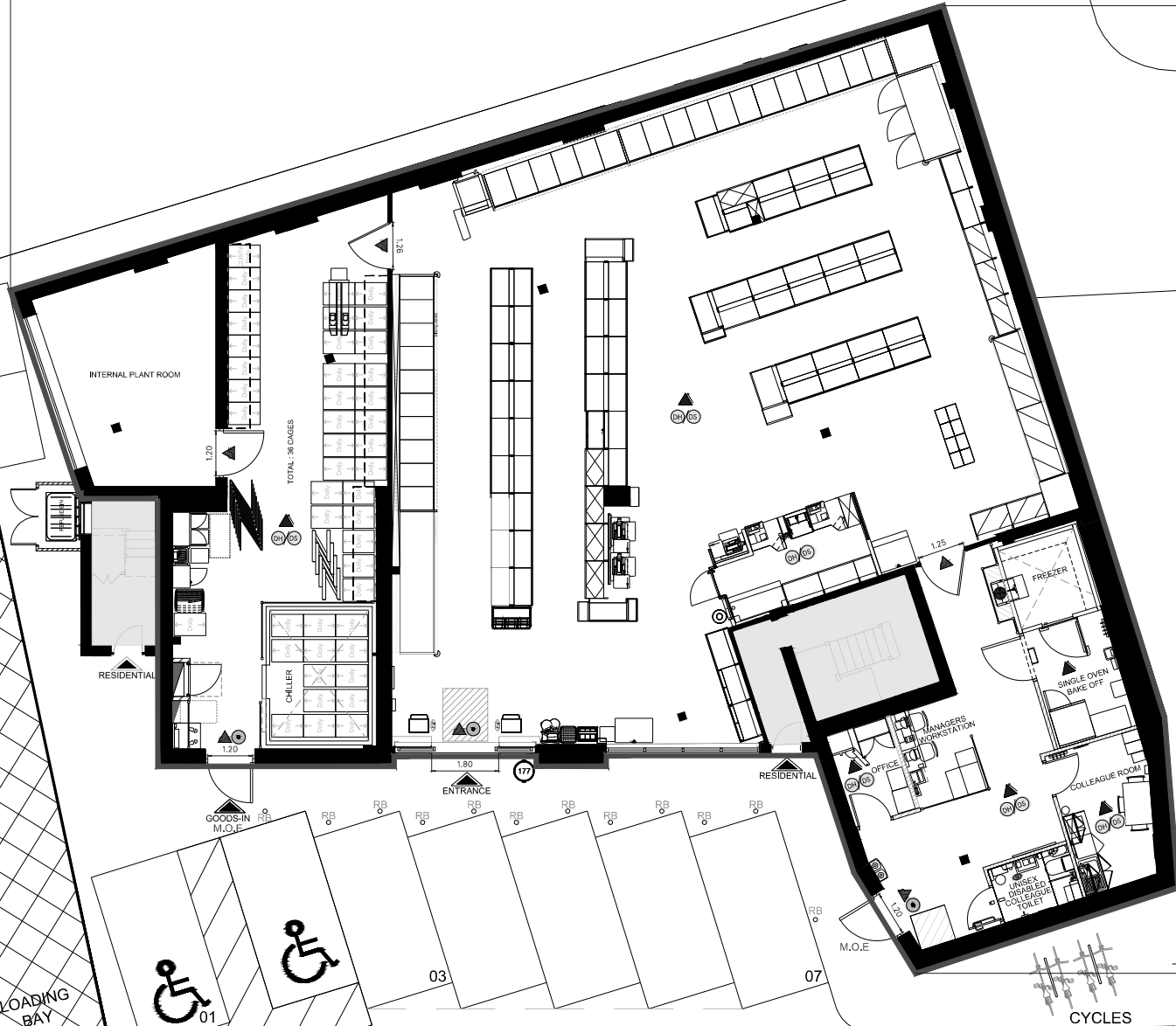
HIGHWOODS BUILDING, KESTRAL WAY  
WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1QB UK  
TELEPHONE : 01707 395150

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LAUNDRY LANE 44

TOTAL WIDTH OF THE STORE 31.22M

TOTAL DEPTH OF THE STORE 25.88M



REV	DATE	AMENDMENTS

ADDRESS: MILFORD AUTOS,  
KEYHAVEN ROAD,  
LYMINGTON, HAMPSHIRE,  
SO41 0QY UNITED KINGDOM

FIRE DETECTION LEGEND

	SOUNDER
	VISUAL INDICATOR (BEACON)
	6KG 27A FOAM & 2KG CO2 EXTINGUISHERS
	AREA COVERED BY SMOKE DETECTIONS
	BREAK GLASS CALL POINT

RED LINE MEANING: The red line denotes the area of the premises to be licensed space

PROJECT:  
2936\_MILFORD ON SEA, KEYHAVEN ROAD

DESCRIPTION  
PROPOSED RETAIL  
BWS LICENSE LAYOUT

DRAWING NO. 2936rBPLANAAPPROVED# #BWSPLAN  
PHASE 3 & 4 ISSUE ##

SYSTEM ID. No. 2936rBPLANAAPPROVED# #BWSPLAN  
2936rBPLANAAPPROVED# #BWSPLAN

SCALE 1:125@A3 DATE 18.02.2026

FEASIBILITY MANAGER JACK DAVIES

TBS PLANNER PRIYANKA V

**TESCO**  
FEASIBILITY PLANNING  
STORE PLANNING DEPARTMENT  
PROPERTY SERVICES  
HIGHWOODS BUILDING, KESTRAL WAY  
WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 7QB UK  
TELEPHONE : 01707 395150

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1. Houses opposite Tesco site.



## 2. The Tesco site (April 2026)



**3. Tesco site showing old pub next door**



**4. Residential property, to the left of Tesco site. Photograph taken from opposite site.**



**5. Side of Tesco site, opposite photograph. Photograph shows small business premises at the rear**



**6. Junction opposite Tesco site, leading to residential properties.**



**Christa Ferguson**

**From:** Niamh Morrison [REDACTED]  
**Sent:** 27 April 2026 12:16  
**To:** Licensing e-mail address  
**Subject:** RE: Application: Grant of Premises Licence [REDACTED] Tesco Express  
**Attachments:** License App for Tesco.pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)  
 Dear Licensing Team,

Thank you for notifying Milford-on-Sea Parish Council on Premises Licence Application Ref: [REDACTED] Tesco Express, 20 Keyhaven Road, Milford-on-Sea, SO41 0QQY.

The parish council wish to make the following representation, please see attached and below:

**Ref:** [REDACTED]

**Premises:** Tesco Express, 20 Keyhaven Road, Milford-on-Sea, SO41 0QY

**Proposal:** Grant of ta premises licence for the sale of alcohol for consumption off the premise, Monday to Sunday, 06:00hrs to 24:00hrs

Milford-on-Sea Parish Council wish to make the following representation for this application:

It was noted that comparable convenience stores on the licensed premises register have opening hours and license to sell alcohol between the hours of 8:00am and 23:00pm, therefore the Milford-on-Sea Parish Council recommend that this application be amended to reflect what has already been granted. This application should be granted the equivalent opening hours of One Stop, 49 High Street, Milford-on-Sea and Tesco Express Pennington, both with a closing time of 23:00pm.

I would be most grateful if you could advise me please on the time frames for a decision date and if you can please advise me/send a decision notice to me once this has been made.

Kind Regards,  
 Niamh Morrison  
 Planning and Assistant Clerk

Milford-on-Sea Parish Council

01590 644410

Milford-on-Sea Parish Council  
 The Old Clock House  
 22 High Street  
 Milford-on-Sea  
 SO41 0QD

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**From:** [licensing@nfdc.gov.uk](mailto:licensing@nfdc.gov.uk) <[licensing@nfdc.gov.uk](mailto:licensing@nfdc.gov.uk)>

**Sent:** 01 April 2026 16:51

**To:** Clerk [REDACTED]

**Subject:** Application: Grant of Premises Licence (S17) Ref: [REDACTED] - Tesco Express

**Caution:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please see attached for your kind attention.

Licensing Services

New Forest District Council

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# MILFORD-ON-SEA PARISH COUNCIL



The Old Clock House, 22 High Street, Milford-on-Sea,  
Hampshire SO41 0QD

27<sup>th</sup> April, 2026

Dear Licencing Team,

The Milford-on-Sea Parish Council have been made aware of a Licencing Application and would like to make the following representation.

Ref: [REDACTED]

**Premises:** Tesco Express, 20 Keyhaven Road, Milford-on-Sea, SO41 0QY

**Proposal:** Grant of ta premises licence for the sale of alcohol for consumption off the premise, Monday to Sunday, 06:00hrs to 24:00hrs

Milford-on-Sea Parish Council wish to make the following representation for this application:

It was noted that comparable convenience stores on the licensed premises register have opening hours and license to sell alcohol between the hours of 8:00am and 23:00pm, therefore the Milford-on-Sea Parish Council recommend that this application be amended to reflect what has already been granted. This application should be granted the equivalent opening hours of One Stop, 49 High Street, Milford-on-Sea and Tesco Express Pennington, both with a closing time of 23:00pm.

Yours sincerely,

Planning Clerk on behalf of Milford-on-Sea Parish Council

## Christa Ferguson

---

**From:** Pamela Radford [REDACTED]  
**Sent:** 26 April 2026 14:30  
**To:** Licensing e-mail address  
**Subject:** Application for new premises licence by Tesco Stores

You don't often get email from [REDACTED] [learn why this is important](#)  
Application by Tesco Stores at 20 Keyhaven Road, Milford on Sea, SO41 0QY

The application for planning permission to establish this store was widely opposed in the village, over 600 representations were made but greed triumphed. Many representations pointed out the nuisance on several grounds to surrounding residents as this is a residential area of the village. The extended opening hours, 6am to 11pm, were a prime concern. This application for even longer hours just adds insult to injury for local residents and I strongly object to this current application.

In addition, the notice posted on our road and the application in the New Forest site do not tally. The notice posted on the road states  
"The provision of late night refreshment (indoors) on the following days: Monday to Sunday 23.00 to 00.00.  
The sale by retail of alcohol for consumption off the premises on the following days Monday to Sunday 23.00 to 00.00"

The wording on the application on the New Forest site is  
"Grant of a premises licence for the sale of alcohol for consumption off the premises, Monday to Sunday, 06.00 to 24.00hrs. Opening hours the same."  
There is no mention of provision of late night refreshment indoors.  
As we understand it, the opening hours agreed by the planning committee are 6am to 11pm, which is bad enough for us local residents, and an extension of these hours should surely need further consideration by the planning authority. This appears to be an application to extend opening hours not just an application for a licence.

Mrs Pamela Radford  
[REDACTED]

## Christa Ferguson

---

**From:** Mark Scobie [REDACTED]  
**Sent:** 14 April 2026 16:34  
**To:** Licensing e-mail address  
**Cc:** Planning  
**Subject:** Tesco Stores Ltd, 20 Keyhaven Road, Milford on Sea, SO41 0QY. Planning Approval: 25/10398

Dear NFDC Licensing

I am emailing with regard to the recent application in respect of the above. As owners of the immediately neighbouring residential property, 16 Keyhaven Road we strongly object to the proposal to grant both opening hours and licensing hours from 6am until midnight, 7 days per week. The premises is surrounded by residential properties and there were several hundred objections to the development being brought forward. A consistent theme by many objectors was linked to late night noise and disturbance. Accordingly, the following Condition 15 was applied to the Planning Approval:

*15. No activity shall take place on the site in connection with the approved ground floor use other than between the hours of 0600 and 2300.*

*Reason: To safeguard the amenities of nearby residential properties in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.*

Accordingly, to comply with the above Condition, the Opening Hours should be restricted to 6am until 11pm maximum. In addition, we would suggest that the Licensing Hours should be further restricted to perhaps 10am until 9pm to avoid noise and anti-social behaviour at unreasonable hours.

Regards

**Mark Scobie | Director | Stoneriver Projects Ltd**

Mobile: [REDACTED] Email: [REDACTED]



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