

Application Number: 20/11474 Full Planning Permission

Site: SOUTH LAWN HOTEL, LYMINGTON ROAD, MILFORD-ON-SEA
SO41 0RF

Development: Proposed extension to provide 24 bedrooms, associated
landscaping and replacement manager's flat

Applicant: S L Hotels Ltd

Agent: Benchmark Development Planning Ltd

Target Date: 23/03/2021

Case Officer: James Gilfillan

Extension Date: 19/07/2021

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Planning history
- 2) Impact on the South West Hampshire Green Belt
- 3) Impact on the character and appearance of the existing building, the site and area.
- 4) Impact on heritage assets
- 5) Benefits and balancing

This application is brought to committee by the Chief Planning Officer because of the planning history and finely balanced recommendation

2 SITE DESCRIPTION

The site is on the west side of Lymington Road, just outside the north edge of the defined Milford-on-sea built up area. It is opposite Milford-on-Sea Primary school. It is located adjacent to the junction with Newlands Manor Drive, that extends along the south boundary of the application site. Access to the site is from Lymington Road.

The site is occupied by a 2 storey, 26 bedroom hotel, with ancillary staff accommodation, function suite, restaurant and bar, which is open to the public. The design of the building is half timbered mock Tudor appearance, with the first floor largely within the roof form. The building is set back from the roadside, behind a large graveled car park.

There are numerous large mature trees across the site and grassed lawns, resulting in a dominance of landscape setting. Open fields and paddocks surround the site. Houses are under construction around the school opposite.

Newlands Manor Drive provides access to the Grade II listed Newlands Manor, which sits in its own parkland with other listed structures within, considered to be a group. The Gothic style Manor has been subdivided in to 13 individual residential units. Slightly further west is Barnes Manor House, also Grade II listed.

The site is in the South West Hampshire Green Belt, land immediately to the south of the site, is allocated for residential development as SS7 'Land North of Manor Road'.

3 PROPOSED DEVELOPMENT

Proposed 2 storey extension to provide 24 hotel bedrooms, associated landscaping and erect roof extension to provide a manager's flat (2-bed). Increase car park by 48 spaces, landscape and bin store.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/10841 Second-floor (roof) extension to provide 18 bedrooms; 48 car parking spaces; associated landscaping; detached building to accommodate waste recycling	09/10/2019	Granted Subject to Conditions	Decided
19/10011 Stable block; slurry, tack room and hay store	12/03/2019	Granted Subject to Conditions	Decided
06/88772 Repair/alteration of driveway bridge (Application for Listed Building Consent)	20/11/2006	Granted Subject to Conditions	Decided
03/77204 Function suite with staff bedrooms above; groundsman store and additional parking	16/04/2003	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR6: Sustainable economic growth

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV2: The South West Hampshire Green Belt

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy CCC2: Safe and sustainable travel

Policy IMPL1: Developer Contributions

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM3: Mitigation of impacts on European nature conservation sites

DM13: Tourism and visitor facilities

New Forest District Council Core Strategy 2009 Saved Policies

CS19: Tourism

CS21: Rural Economy

Supplementary Planning Guidance And Documents

SPD - Parking Standards

SPD - Mitigation for recreational impacts on New Forest habitats

Relevant Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning and Compulsory Purchase Act 2004

Relevant Advice

NPPF

Constraints

SSSI IRZ Wind and Solar Energy

SSSI IRZ Water Supply

SSSI IRZ Waste

SSSI IRZ Air Pollution

SSSI IRZ All Consultations

Aerodrome Safeguarding Zone

Plan Area

SSSI IRZ Combustion

SSSI IRZ Rural Non Residential

SSSI IRZ Minerals Oil and Gas

SSSI IRZ Compost

SSSI IRZ Discharges

SSSI IRZ Infrastructure

Tree Preservation Order: 39/G13

Plan Policy Designations

Green Belt

Countryside

CS10(o): The spatial strategy

CS21: Rural Economy

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council

PAR 3: We recommend PERMISSION.

The Parish Council welcomes the additional visitor accommodation this proposal will afford and the subsequent benefits of this to the local community as a whole in terms of employment opportunities and contribution to the local economy.

In addition, whilst recognising the timber-clad agricultural-style extension should eventually sit well in its surroundings, planting and adjacent landscaping takes place to soften its appearance as soon as possible.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Hampshire CC Highways: No objection to the use of the existing access, but requests a Transport Assessment and travel plan are prepared.

Hampshire Fire & Rescue Service: no objection.

SGN: comments only

SSE: comments only

9 REPRESENTATIONS RECEIVED

Letters of representation have been received:

For: 7

Against: 5

Objecting:

Conflicts with the openness of the Green Belt and would be a disproportionate addition over the original building. Very Special Circumstances do not exist to outweigh such harm.

Substantial harm to the setting and significance of the heritage asset at Newlands Manor.

The proposed design fails to complement the existing hotel, its block like appearance would be out of character.

Loss of open space, ecology and heritage.

Increased vehicle movements along Lymington Road. Newlands Manor Road should not provide vehicle access. Additional use of the access would be dangerous due to other accesses and bend in the road.

Too much development for a small community like Milford on Sea.

Pandemic is not justification for allowing this application.

Supporting:

Increase in hotel bedroom accommodation is positive for the tourism economy and tourism spend in local businesses in the area.

Increase in jobs available locally and safeguard the viability of the site.

The position of extension would preserve the character of the area. Very Special Circumstances should apply, the amount of land being used for the development is a small percentage of the overall site area.

Preserves the asset for community use.

Good design that contrasts positively with the appearance of the existing building.

Deliverable solution that enables the hotel to operate whilst construction is being undertaken.

Go New Forest CIC: Support investment in the tourism industry and the positive contribution of the existing hotel to the community in Milford-on-sea.

10 PLANNING ASSESSMENT

The scheme proposes to erect a 2 storey extension to the rear, west, elevation of the hotel, to provide an additional 24 bedrooms. 2 floors of 12 rooms, with central corridor in a very traditional hotel layout out. It would be linked to the existing hotel by a 2 storey link that would include an additional staircase and a lift, result in the loss of a bedroom on the first floor, but link to the existing reception on the ground floor. The existing ground floor managers flat would be converted to an office or similar ancillary space. A new managers flat would be provided on the flat roof of the existing hotel.

The extension would extend on to a section of the communal grounds and landscaped embankment at the rear of the site, which would be remodelled. The scheme includes increases and revisions to the layout of the car park and manoeuvring areas .

Planning history

In 2019 planning permission was granted to erect an extension on the roof of the existing hotel to provide 18 additional bedrooms, in a continuation of the pitched roof design approach of the top floor of the existing hotel. It included alterations to the grounds and parking, much as proposed with this current application.

Despite being inappropriate development in the Green Belt and therefore harmful, that scheme was approved, after concluding that Very Special Circumstances (VSC) outweighed the harm. The VSC were based on the not insignificant contribution the extension would make to the viability of the hotel, the benefits for employment on site and additional spend in the local economy from customers, generating significant economic benefits.

Furthermore the hotel is already established in this green belt location and it would not be possible, or practical, to relocate the hotel to a non green belt location. The applicant did undertake a sequential search of alternative sites to demonstrate relocation was not an option locally.

That consent remains extant, however in justifying the current proposals the applicant has indicated that delivery of that scheme would have significant challenges for the viability of the hotel due to the conflict of constructing it on top of the existing building whilst trying to continue operation, especially after the lost revenue of the past 18 months (Covid 19).

Impact on the South West Hampshire Green Belt

Since the previous application was determined the Council has adopted its Local Plan Part 1: Planning Strategy. Policy ENV2 of that plan does not change the approach to planning applications within the Green Belt from that previously considered, referring considerations to the approach set out in the National Planning Policy Framework (para's 143-147).

Adoption of the local plan has reviewed the boundary of the Green Belt. Whilst land to the south of the site has been removed from the Green Belt to allow allocation of a strategic housing site, the application site is still within the Green Belt.

Similar to the previous application, the proposal would be inappropriate development that would, by definition, be harmful to the Green Belt.

Due to its size and proposed use, it would not fall within any of the categories of development listed at NPPF para. 145 or 146, that are exceptions to the presumption against development in the Green Belt.

Furthermore it would conflict with the purposes of including land in the Green Belt, in this case safeguarding the countryside from encroachment and urbanisation. Whilst the previous scheme retained the existing footprint it significantly altered the scale and bulk of the original building, adding a large extension to its roof. This scheme would add an extension to the side of the building in a contrasting design, in an attempt to preserve the dominance of the original building as the predominant feature of the built form on site. The extension would however result in greater plot coverage to the detriment of openness.

The scheme would also include some roof top development, which would also contrast with the existing building and whilst relatively small in scale is part of the proposals and would not be considered in isolation.

The applicant has supported their application with a statement to the effect that VSC should apply and set out the grounds on which they should be based. Which are largely based on the conclusions of the LPA in supporting the previous application.

The planning balance below considers if sufficient VSC exist to out weigh the harm to the openness of the Green Belt, by way of inappropriateness and any other harm arising from the scheme.

Design, site layout and impact on local character and appearance of area

As a result of being within the Green Belt, the character of the area is largely rural, with a low density, spacious layout and large distances between pockets of built form. Allocation of land to the south of the site for housing (Local Plan SS7) and erection of houses around Milford School opposite the site will inevitably change that character.

The scheme proposes a 2 storey rear extension, with a recessed and narrower link between the extension and the existing hotel. The design of the extension would contrast dramatically with that of the existing hotel, taking its agricultural setting as an influence for the barn like form and appearance.

The contemporary interpretation of a barn building is an entirely reasonable approach. The simple elevations, with minimal articulation, simple roof line and arrangement of windows would be complemented by the vertical timber finish and would be successfully subservient to the greater detailing, articulation and palette of materials on the existing hotel.

Due to its position and narrow link element, the existing south west corner of the hotel adjacent to the main entrance would still be appreciated as the existing corner with the extension read as a separate element beyond that, in views across the site from Lyndhurst Road, preserving the form of the existing building.

The double ridge roof form of the proposed extension would not be any higher than the existing roof and would stop short of intersecting with the existing roof. The link element would have a flat roof also below the existing ridge contributing to the subservience of the extension.

This, in addition to its siting to the rear of the site, screened in many views by the mature landscape and the existing building, would preserve the predominance of the existing hotel and its prominent position as a individual building along Lyndhurst Road

The joining link would be directly from the reception area and would include a lift, which the building doesn't currently benefit from. It would result in the loss of the managers flat, converted to ancillary staff office space. The link would extend up to the first floor and intersect with the existing roof. Whilst that would break the existing eaves and roof slope, due to its position at the rear and the extent of dormers on the existing building, that would not harm the appearance of the existing building.

A new managers flat would be formed on the flat roof on the top of the existing hotel. A much smaller and lower structure than the extant approval, it would be set in from the sloping roof, but would still be visible above them. This addition would not sit as comfortably on the building as the new rearward hotel extension, however the extent of its impact would no be significant and the right approach to materials could ensure it blends with the building around it.

Panoramic views across the site to the open fields at the rear are possible from a narrow range of vantage points along Lyndhurst Road. These views would be largely lost due to the position of the extension. However due to the recessed and set back position of the extension, the open aspect across the site and dominance of mature landscape would be preserved. Furthermore those views are glimpses and not a fundamental characteristic of the site.

The scheme would preserve the character and appearance of the existing hotel and the spacious setting.

Landscape impact and trees

The site is framed by mature trees along side boundaries and viewed through attractive distinctive trees and hedges across its frontage. Many of those trees are covered by TPO's.

The position of the extension is sufficiently far from the important trees, not only those protected, but others that contribute to the landscape setting, in order to prevent direct harm to their canopy and root zones.

It would be entirely reasonable and appropriate to expect a construction management plan to include tree protection fencing to protect those important trees during construction, to avoid accidental damage and storage of equipment and materials close to trees, this could be secured by condition.

The position of the proposed extension would result in revisions to the embankment at the rear of the building and remove some of the landscape gardens, however these are managed aspects of the landscape setting and could be easily replicated.

Revisions to the parking layout would increase the area of graveled surface in front of the building, resulting in the loss of grassed lawns, which is disappointing. However, compared with the extant scheme, it avoids parking vehicles at the rear of the building, a layout that would have a greater detrimental impact on the overall landscape character of the site than the impact of the additional extent of changes at the front of the site proposed with this application.

Listed Buildings

Newlands Manor is the closest heritage asset to the application site, it is Grade II listed and sits in a parkland setting, with listed structures within. East Gate Lodge and Round Lodge to the north east and Barnes Manor House are also Grade II listed and historically linked to the parkland of Newlands Manor.

S.66 of the Listed Buildings and Conservation Areas Act requires the decision maker to pay special regard to the desirability of preserving the building or its setting in its decision making. Para 193 of the NPPF requires great weight is given to the conservation of a heritage asset when considering the impact of a development on the significance of a designated heritage asset. Adopted policy DM1 reflects this later requirement of the NPPF.

According to the listing description the significance of Newlands Manor would appear to be the Gothic design, detailing and materials of the building itself, although its parkland setting clearly contributes to an appreciation of its historic significance. That parkland was broken up in the 1950's when parts of it were sold off, however the development process should seek to better reveal the significance of heritage assets.

There is no direct impact on any of the listed or potentially curtilage listed buildings and structures in the retained parkland setting of Newlands Manor. There is no visual inter relationship between Newlands Manor and the hotel, due to the respective siting and intervening mature landscape. The hotel is visible from the southern edge of the parkland retained with Newlands Manor, however those views would still be across open fields, that were likely part of the original parkland. The simple act of viewing a proposal does not render it harmful however, and the general concept of the views out from the parkland would be preserved.

The small erosion of open space on the site and restriction of some views into the open fields at the rear and across those fields from the parkland would have a very minor impact on the significance of the historic setting of Newlands Manor. The southern access drive would retain its tree lined approach to the Manor.

It is considered that the fields to the rear of the hotel make a very minor contribution to the significance of Newlands Manor, therefore the scale of harm arising from the development is very minor. In accordance with NPPF para 196 and DM1, this less than substantial harm could be outweighed by public benefits arising from the development. Such benefits and balancing is assessed below.

Highway safety, access and parking

The previous scheme was found to be entirely acceptable in respect of preserving highway safety and meeting the parking and access needs of the development.

This application increases parking on site to 105 spaces, the same as the extant scheme. As the scheme is making up for a shortfall associated with the existing restaurant and function suite currently existing, it is considered that the additional 6 bedrooms (over the extant consent), with no reciprocal increase in parking on site, would not give rise to a significantly greater increase in use, movements or parking requirements that would conflict with highway or pedestrian safety in the area.

This revised scheme does not propose any parking to the rear of the hotel, nor use of an access from Newlands Manor Road, reducing manoeuvring past the main entrance to the hotel, reducing potential conflicts on site, preserving the existing arrangement.

Hampshire CC as Local Highway Authority have requested a Transport Assessment is provided to analyse the existing traffic conditions and consider the impact of the proposed. No such assessment was required for the extant scheme. It is considered disproportionate for the scale of the scheme under consideration, especially given the fall back position. Furthermore it is not considered that a Travel Plan is proportionate for the scale of the development, nor was one required by the extant consent.

Residential amenity

Due to the design and siting of the proposals and intervening landscape, the amenity, privacy and outlook of the neighbour, at South Lawn Lodge, to the south of the site, would be preserved.

The applicant is likely to be very aware of the need for an efficient construction process, incurring minimal impact on the amenity of guests and visitors to the hotel and the operation of the existing hotel. The design of the structure is likely to support off site construction, however in any event it shouldn't result in a long build period requiring construction hours to be restricted, or imposition of a condition to secure details of site management.

Ecology

The scheme would have very little impact on bio-diversity due to the existing use of the area of the site to be developed. Preservation of the trees around the site and mature landscape would preserve the majority of the features of significant ecological value. That lost largely being mown lawns and the small managed garden would have minor ecological value.

A condition could readily secure a scheme to achieve bio-diversity net gain in accordance with the councils interim guidance.

Furthermore, due to the lack of sensitive habitats near the site, it is not considered proportionate or reasonable to require preparation of a Construction Environmental Management Plan.

Habitat Mitigation

As a scheme proposing overnight accommodation, it is likely to give rise to recreational use of the sensitive habitats in the New Forest and Solent, resulting in harm.

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant has indicated a willingness to enter into a Section 106 legal agreement, which secures the required habitat mitigation contribution.

Air Quality

To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. The applicant has indicated a willingness to make the required contribution by entering in to a S.106 agreement.

Nitrate neutrality and impact on Solent SAC and SPAs

Furthermore the scheme would also give rise to increased discharge of waste water to sewage treatment works, which increases the volume of nitrates being released in to the sensitive habitats in the Solent.

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent

Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied. In accordance with the Council Position Statement agreed on 4th September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition has been agreed with the applicant and is attached to this recommendation.

Other Benefits

Saved policy CS19 of the New Forest District Core Strategy 2009 seeks to support the local tourism industry and at para. 7.6.6 indicates "Visitors staying in serviced accommodation, such as hotels and guest houses, spend on average three times as much as those staying in self-catering accommodation and more than seven times the amount spent by day visitors".

Local Plan part 2 'Sites and DM policies' recognises at para 2.89 that "Tourism is an important part of the local economy within the district".

The scheme proposes investment in an existing hotel which the applicants indicate would support the vitality and viability of the hotel. It is clear from this and the previous application that the hotel has operated successfully for a number of years despite its relatively small size. The proposed increase in size would not fundamentally change the character of the hotel, but would enable it to better meet the needs of its own function suite, attract more visitors to the area and would invest in the long term retention of existing services and facilities.

There would be economic benefits during construction and jobs created on site once operational. Furthermore there would be increased visitors to the site and area, likely to spend in the local economy. Hotel accommodation would be available all year as opposed to the seasonal fluctuations on camping and caravan sites.

It would also have benefit for local supply chains that serve the hotel.

The site has social benefits for the community as a meeting place and through continued public use of the bar and restaurant services.

Heritage balance

As identified earlier in this report there are clear economic and social benefits arising from the scheme, including preservation of the character and appearance of the area. Based on the extent of harm identified to the significance of the designated heritage assets, the less than substantial harm would be outweighed by the public benefits identified.

Green Belt balance

The proposed development would be inappropriate development in the Green Belt, harmful to its openness. The proposed application is directly related to the existing hotel use and could not be provided elsewhere as this is the site of the hotel. It has significant economic benefits, both on site and in the local economy and is a sector that the development plan supports as an important part of the local economy. NPPF para.80 requires decision makers to apply significant weight to the need to

support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The benefits of the extant 18 room extension were considered to amount to Very Special Circumstances. In accordance with NPPF para.144, it is considered that the benefits of this 24 bed extension also amount to Very Special Circumstances, to outweigh the harm to openness, despite the nature of the scheme extending the footprint of the building.

Planning Balance

Public benefits outweigh the minor harm to heritage assets and Very Special Circumstances exist to outweigh the harm to the openness of the Green Belt by way of inappropriateness.

The economic benefits identified here were sufficient to amount to Very Special Circumstances in respect of the extant scheme and there is no reason to reach a different conclusion here. The proposed scheme would have a greater impact on openness, however it would better respect the prominence of the existing building, its contrasting design would sit comfortably in the landscape and subservient to the more detailed elevations of the existing building, preserving the character and appearance of the site.

Developer Contributions

As part of the development, the following will/has been secured via a Section 106 agreement:

Heads of terms

- Mitigation for recreation impacts on New Forest habitats;
- Mitigation for recreational impacts on Solent habitats;
- Monitoring of Air Quality in the New Forest.

A condition would be imposed to secure nitrate neutrality in the Solent arising from increased nitrates being emitted from Waste Water Treatment Works.

11 CONCLUSION

The scheme has significant economic benefits, environmental benefits and social benefits, that would preserve the character and appearance of the site and area, heritage assets, residential amenity and highway safety, it would therefore deliver a sustainable development and is recommended for approval.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

Location Plan Ref:1002-PL rev A received 30/12/20
Site Layout Plan Ref:2001-PL rev C received 11/06/21
Proposed Site plan (Colour) Ref:2002-PL rev C received 11/06/21

Proposed Ground Floor Plan Ref:3001-PL rev C received 11/06/21
Proposed First Floor Plan Ref:3002-PL rev C received 11/06/21
Proposed Second Floor Plan Ref:3003-PL rev C received 11/06/21
Proposed Managers Flat Plans and Elevations Ref:3004-PL received 11/06/21
Proposed Roof Plan Ref:3501-PL received 11/06/21
Proposed Roof plan detail Ref:3502-PL received 11/06/21
Proposed Elevations (1of2) ref:4001-PL rev D received 11/06/21
Proposed Elevations (2of2) ref:4002-PL rev D received 11/06/21
Proposed Section Ref:5001-PL received 11/06/21
Proposed East elevation section Ref:5002-PL received 11/06/21

Reason: To ensure satisfactory provision of the development.

3. Before development commences (including site clearance, demolition and any other preparatory works) a scheme for the protection of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a method statement detailing timing of events, all changes of existing surfaces and plans showing the protective fencing or other measures required for the avoidance of damage to retained trees all in accordance with BS 5837 (2012) "Trees in Relation to Construction Recommendations". Such fencing shall be erected prior to any other site operation and at least 24 hours notice shall be given to the Local Planning Authority that it has been erected. The tree protection measures installed shall be maintained and retained for the full duration of the works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the fencing without the prior written agreement with the Local Planning Authority.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. Before development commences, details of the means of sustainably disposing of surface water from the site, including long term management and maintenance regimes, shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details and the management and maintenance undertaken as agreed.

Reason: In order to ensure that the drainage arrangements are appropriate and 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 and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

5. The development hereby permitted shall not be occupied until:

A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;

A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

6. Before their use, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

7. The development hereby permitted shall not be occupied until the parking spaces, including the electric vehicle charging points and manoeuvring areas shown on the approved plans have been provided. They shall be kept clear for use by the hotel staff and visitors thereafter.

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.

8. Details of measures, including maintenance and planting schedules, to support bio-diversity gain in accordance with the Councils 'Ecology & Bio-diversity Net Gain' interim advice note shall be submitted to and approved in writing. The agreed measures shall be implemented prior to commencement of use and thereafter retained.

Reason: In the interests of achieving Bio-diversity net gain as required by the NPPF and in accordance with DM2 of the New Forest District Local Plan Part 2: Sites and Development Management Policies 2014.

9. Safe, secure and sheltered cycle storage shall be provided on site for use by visitors, guests and staff, details and plans of which shall be submitted and approved in writing by the LPA and implemented prior to first occupation of the extension hereby approved and thereafter retained.

Reason: In the interests of supporting sustainable forms of transport and reducing reliance on the private car and in accordance with STR1 of the New Forest District Council Local Plan Part 1 : Planning Strategy 2020.

Further Information:

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NFDC

14.9



New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

July 2021

SOUTH LAWN HOTEL
LYMINGTON ROAD
MILFORD-ON-SEA SO41 0RF
20/11474

South Lawn Hotel

South Lawn
Lodge

15.2m



NFDC

Scale 1:1250

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