

Application Number: 23/11094 Full Planning Permission
Site: OAKHAVEN HOSPICE, LOWER PENNINGTON LANE,
PENNINGTON, LYMINGTON SO41 8ZZ
Development: Redevelopment of the single-storey in-patient unit (IPU)
building to form a new two-and-a-half storey IPU building with
ancillary staff facilities and office space; construct two-storey
education pavilion to replace the existing sheds
Applicant: The Oakhaven Trust
Agent: Savills
Target Date: 03/01/2024
Case Officer: John Fanning
Officer Recommendation: Grant Subject to Conditions
**Reason for Referral
to Committee:** Green Belt Policy interpretation.

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Green belt
- 3) Character and amenity
- 4) Highways and access
- 5) Trees
- 6) Ecology
- 7) Habitat mitigation

2 SITE DESCRIPTION

The Oakhaven Hospice is located just outside of the defined built-up area and within the designated Green Belt. The site is accessed off Lower Pennington Lane. The site comprises a number of buildings and has been extended and altered a number of times over the years, increasing the intensity of built form within the plot.

The site is bounded to the west by Lower Pennington Lane, with the Green Belt designation extending in that direction. To the south there is an area of open countryside that lies within the remit of the New Forest National Park Authority. The land to the north and west is currently open or in use as a commercial nursery but has been allocated under Policy Strategic Site 6 for residential redevelopment and is currently subject to an application for 82 dwellings (application reference 22/11424).

There are two vehicular access points to the site off Lower Pennington Lane: one to the north solely serving the application site and one to the south providing shared access to the nursery.

3 PROPOSED DEVELOPMENT

The application proposes the redevelopment of the existing in-patient unit (IPU) building with a new, larger in-patient unit building that would provide additional care and ancillary staff facilities. The proposed new building has been described as a 'two and a half' storey structure in the description of development. In practice, the new building would have three floors, with the floor space at second-floor level being facilitated by dormers and an additional link element between gables within the roof space.

Additionally, it is proposed to demolish a set of existing single-storey buildings and construct a new two-storey detached building to provide additional staff and education facilities.

4 PLANNING HISTORY

22/11424 - Erection of up to 82 No. Dwellings, including Access, Highways Works, Public Open Space (POS), Alternative Natural Recreational Greenspace (ANRG), Landscaping and Drainage Attenuation (Outline Application with details of Access and Layout only) - under consideration

20/10924 - Extension to existing hospice building - granted - 10/11/2020

16/11466 - Additional parking - granted - 08/02/2017

13/11000 - 2 double stacked portable cabins; external staircase - granted temporary planning permission - 23/10/2013

13/10647 - Single-storey extension - granted - 25/07/2013

13/10161 - Two-storey building used as wellness/resource centre; demolition of house & bungalow - 21/05/2013

11/97213 - Temporary siting of a portable cabin - granted temporary planning permission - 02/08/2011

11/97118 - Gravel parking & turning area - granted - 01/11/2011

10/95825 - Single-storey extension to inpatient unit; single-storey extension to existing patient unit; glazed enclosed walk way - granted - 10/09/2010

09/94162 - 27 lighting bollards to carpark - granted - 24/09/2009

09/93884 - Temporary siting of 8 portacabins - granted temporary planning permission - 21/05/2009

08/91929 - Single-storey in-patient unit; two-storey education building; single-storey extension to existing in-patient unit; glazed enclosed walkway; demolition of existing building; additional parking & associated external works - granted - 20/05/2008

05/83736 - External fire escape - granted - 14/03/2005

03/77028 - Covered link between buildings - granted - 09/07/2003

00/68311 - Part change of use to hospice day centre with offices (retain existing residential unit) - granted - 24/03/2000

99/68078 - Additions, alterations and roof alterations to provide additional accommodation - granted 16/02/2000

97/62521 - Ground floor extn/roof alts to form rooms in roof/int'l alts - granted - 09/03/1998

96/59772 - Construct dormer & addn of external staircase to first floor - granted - 07/10/1996

93/53268 - Single-storey addition - granted 17/06/94

89/41670 - Erect 5-bed day centre hospice for short stay relief care - granted 30/10/89

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC1: Safe and healthy communities

Policy CCC2: Safe and sustainable travel

Policy ECON1: Employment land and development

Policy ECON2: Retention of employment sites and consideration of alternative uses

Policy ENV2: The South West Hampshire Green Belt

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy HOU1: Housing type, size, tenure and choice

Policy HOU3: Residential accommodation for older people

Policy STR1: Achieving Sustainable Development

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

Policy STR8: Community services, Infrastructure and facilities

Adjacent: Strategic Site 6: Land to the east of Lower Pennington Lane, Lymington

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

DM9: Green Infrastructure linkages

DM20: Residential development in the countryside

DM22: Employment development in the countryside

DM23: Shops, services and community facilities in rural areas

Supplementary Planning Guidance And Documents

SPD - Parking Standards

SPD - Lymington Local Distinctiveness

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Green Belt

6 PARISH / TOWN COUNCIL COMMENTS

Lymington & Pennington Town Council:

Recommend Permission but would accept a delegated decision

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

HCC Rights of Way

No objection subject to a condition to ensure footpath is protected and kept clear during construction

Ecologist

No objection subject to condition to secure mitigation and enhancement measures recommended by ecology report.

HCC Highways

No objection subject to a condition to secure a Construction Traffic Management Plan to control vehicular activity during construction.

NFDC Tree Team

No objection subject to a suitable condition to protect trees during construction.

Natural England

No objection

9 REPRESENTATIONS RECEIVED

One letter of representation was received.

- Supportive of development at hospice
- Should ensure appropriate travel planning is in place to minimise additional traffic generation in surrounding area.

10 PLANNING ASSESSMENT

Principle of development

The site is located in a sensitive countryside area outside the settlement boundary of Lymington, where planning policies are typically much more restrictive than within the built-up area.

Policies STR1 and STR3 of the Local Plan encourage the provision of sustainable development and identify that new development opportunities should typically be identified within the existing built-up area, both as a means of protecting existing countryside locations and to ensure that development has the necessary supporting infrastructure to ensure its successful integration within the local area and community.

The application consists of two main elements – a three-storey redevelopment of the existing in-patient unit (IPU) building (replacing an existing single-storey building) in the south-eastern corner of the site; and the demolition of a single-storey storage structure on the eastern boundary of the site and its replacement with a new two-storey building.

The three-storey building would include replacement care accommodation at ground floor level, providing 6 bed spaces (a net gain of 2 from 4 rooms in the existing building), with the first and second floors providing additional office space and staffing facilities. The building would link into an existing building on its north side.

The proposed two-storey building would largely provide storage space at ground floor level, to replace the existing storage space to be demolished, and educational/training facilities would be provided at first floor level to provide on-site training capacity for staff.

Policy HOU3 of the Local Plan is supportive of care home development (Use Class C2) on sites in existing care home use where there is an identifiable local need. It is considered that this policy is applicable to Oakhaven Hospice and that the proposed additional accommodation would meet an identified care need that would be consistent with this policy. Policy DM20 provides more specific guidance for the provision for more general residential accommodation within rural settings, seeking to limit additional residential accommodation within rural areas outside of certain specific exemptions. However, hospice care is considered to represent a very particular type of residential care accommodation, with the site having been historically established in this location specifically to take advantage of the surrounding tranquil environment. As such, Policy DM20 is considered to have only limited relevance to the proposed development.

Policy STR8 is considered to be more relevant. This is supportive of the provision of education, health, social and other community services that are located to be accessible to all sectors of the community. It is considered the proposed development would be fully consistent with this policy.

The existing use also functions as an important employer within the local area. The proposal primarily supports the expansion of the existing secondary staff facilities within the site, designed to support and enhance the existing staffing facilities which act as an ancillary element of the care function of the site. Policies ECON1, ECON2 and DM22 support the provision and retention of employment uses within the district, although with caveats in relation to rural sites to ensure there is no harm to the rural character of the area.

In applying these various policies to Oakhaven Hospice, it is considered that the different elements of the proposed development would be acceptable in principle, given the established nature and character of the site. However, this is subject to a consideration of the impact of the development on the wider landscape (which is assessed in more detail below). Furthermore, it is noted that the site is situated within the defined Green Belt which offers a higher degree of protection in this regard, and this must therefore be considered separately.

Green Belt

The site lies within the defined Green Belt. Policy ENV2 of the Local Plan stresses the importance of protecting Green Belt designated land against further encroachment of built form in order to protect the wider countryside and prevent sprawl of development into open areas of countryside.

Chapter 13 of the NPPF explores the relevant Green Belt protections and provisions in more detail, outlining the importance of restricting development within defined Green Belt areas, which have been identified for their long-term protection. Paragraphs 152-156 outline how proposals within a Green Belt should be considered and assessed. Specifically, it is noted that the normal presumption in favour of sustainable development should be applied differently within Green Belt designated land, where 'inappropriate development' is noted as being harmful to the Green Belt. Generally speaking, the construction of new buildings within the Green Belt is considered to be inappropriate development outside of certain specific exemptions, which include:

- A) Buildings for agriculture or forestry
- B) The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it
- C) The extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building
- D) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces
- E) Limited infilling in villages
- F) Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)
- G) Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would:
 - Not have a greater impact on the openness of the Green Belt than the existing development
 - Not cause substantial harm to the openness of the Green Belt, where development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority

In terms of the current application, it is considered that c), d) and g) are the potentially relevant criteria.

With regard to exemption c) it is noted that the proposed redevelopment of the existing IPU building would see the replacement of an existing single-storey structure with a three-storey building with an increased footprint. It is not considered that the proposal could be considered to represent a minor extension to an existing building. Indeed, it is considered that the significant size of the proposed building would go well beyond what would potentially be appropriate development on this ground - i.e. a proportionate extension to the original building. It is not considered that exemption c) would be relevant to the education building as it represents the demolition and construction of a new building rather than the extension or alteration of a new building.

With regard to exemption d), the existing outbuilding to be replaced is a smaller single-storey storage structure and the replacement education building is a much larger two-storey structure. It is considered that the replacement education building would be materially larger than the existing buildings and, as such, this exemption would not apply. The IPU building would replace an existing single-storey building with a new three-storey structure, which again would be materially larger.

With regard to exemption g), while the site does feature a number of separate buildings and previously extended building form, it is considered that the proposed development would still be substantial in scale and would have a greater impact on the visual openness of the site within the context of the Green Belt designation. On this basis, it is not considered that this exemption would apply.

With regard to the considerations laid out above, it is considered that the proposal would represent inappropriate development within the Green Belt. Paragraph 152 of the NPPF identifies that inappropriate development should not be approved 'except in very special circumstances'.

In this case, it is important to recognise that the existing hospice facility is a valuable community facility which provides an important care function within the local area for which there are limited alternative facilities. The extended 'IPU' building would provide additional staffing and care facilities as part of an increase in the existing facilities and function of the site, which is considered to be fully justified. Meanwhile, the proposed 'educational' building would provide additional on-site training capacity. Previous permissions on the site have allowed for training capacity elsewhere on the site, and the applicant has advised these services will be rationalised into the new building to allow for more flexible use elsewhere on site. The applicant has stressed the importance of providing a flexible on-site training service, given they need to provide a wider range of palliative care functions, including for staff based out of the site who offer care at home.

While the additional training facilities would fall somewhat outside of the original scope of the hospice function of the site, it is recognised that the site provides an important function within the local community and that it needs to be able to evolve to meet modern-day needs. The hospice needs to operate (increasingly) as part of a more holistic service providing a wider variety of functions outside of immediate primary care.

As such, the proposed development would be an important element in the continuation of the existing hospice use, which is recognised as a unique and essential facility within the local area. On this basis, it is considered that there do exist 'very special circumstances' which justify the development in terms of the specific nature of the existing use of the site and its continued operation. Therefore, the proposal is considered to be consistent with paragraphs 152-154 of the NPPF.

Character and amenity

Policy ENV3 of the Local Plan seeks to ensure that new developments are of a high quality design and appropriate to the local context.

The site as a whole currently features a relatively open and verdant character. Policy ENV4 seeks to ensure that developments retain or enhance existing landscape features in order to protect green infrastructure within the district. The site has undergone a number of developments over the years and currently features a number of buildings within the north-eastern section of the site around a central open area, with the south-western side of the site and the Lower Pennington Lane frontage remaining primarily undeveloped. The proposal broadly continues

this trend, with the new two-storey building partially enclosing one side of the open courtyard area, while the three-storey IPU building would increase the overall massing and projection of development to the south.

The three-storey IPU building would represent an increase in the massing of development in this part of the site, given the existing building here is only single-storey in scale. Specifically, the existing building has an eaves height of 2.8m which is set between 7m and 11m off the boundary to the site to the east, rising to a maximum height of 5.4m set 10-15m off the boundary (increasing in set back towards the southern end of the building). In contrast, the new IPU building would have an eaves height of 6.85m with a similar proximity to the site boundary, with a maximum height of 10.25m, set 9.5m-14.5m off the boundary to the east. The built form of the proposed new IPU building would include twin gable ends to the north and south and would include a flat roofed section between the gables, in addition to a dormer and lift shaft element projecting from the roof form.

As such, the new IPU building would be greater in scale than existing buildings on the site and of a somewhat different design. However, on balance, and with reference to the policies outlined above, it is not considered that this would be harmful within the existing site context. The site already contains a mix of differing built forms and has been substantially developed from the original buildings on the plot. While the proposed IPU building would result in a substantial increase in massing, the building itself would remain set back from the boundaries of the site within a mature landscaped setting. As such, it is considered the building would integrate acceptably with existing buildings on site.

There is some visual screening of the main part of the site from the south by existing trees, but given the size of the buildings and the gap in screening to provide vehicular access to the parking area, there would be visibility of the new proposed structures from parts of the land to the south. The site is predominantly open to the east and the structures would be clearly visible from this aspect.

Consequently, the new IPU building would be visible from some viewpoints within the New Forest National Park which flanks the southern boundary of the site. However, the building would only be appreciated from a fairly limited range of viewpoints, and given that a predominantly verdant frontage onto the National Park would be retained, it is not felt the new IPU building, which would be viewed within a context of the other hospice buildings, would cause material harm to the special qualities of the New Forest National Park.

Overall, it is considered that the site is large enough to accommodate the proposed new IPU building, and that this part of the proposal would not have a harmful impact on the appearance of the site and its rural surroundings.

The new IPU building has been designed to limit the outlook there would be at first floor level and above on the eastern elevation to restrict potential overlooking of the neighbouring site. It is considered that this, combined with the set back, would be sufficient to mitigate potential concerns regarding overlooking. While the proposal would increase the massing of development, it is considered that the set back would be sufficient to ensure there would be no adverse impact on the amenities of adjacent development.

The proposed new two-storey education building would be lower than the new IPU building, and would integrate comfortably with the surrounding scale of development within the plot. The building has been designed with only high-level windows on its eastern elevation (without any direct outlook) and would primarily feature a blank elevation at two-storey level in close proximity to the site's boundary. The building

would be 5.9m high in immediate proximity to the boundary, rising to a height of 7.8m set back by an additional 1.4m. This would impact on the visual character of the site when viewed from the east, but the screening provided by the building would assist in maintaining the privacy of the hospice from this aspect. The impact on the existing adjacent nursery is considered to be relatively minor. As outlined above, the adjacent site is being considered for redevelopment. However, it is considered that the adjacent site is large enough that the proposed new education building would not be prejudicial to the development of the neighbouring plot, which retains capacity and sufficient set back to ensure a satisfactory visual relationship between the 2 sites.

Overall, subject to suitable conditions to control the materials and final appearance of the new buildings, it is not considered that the proposal would result in a harmful impact upon the character of the surrounding area or the amenities of neighbouring occupiers. While the proposed development would be visible in the context of the adjacent National Park landscape, it is considered that the proposal represents a good quality of design and would not be materially harmful to the special character and qualities of the National Park. With regard to the issues outlined above, it is considered that the proposal complies with the requirements outlined in Policies ENV3, ENV4, and DM22.

Highways and access

With regard to policies ECON1, DM22, ENV3 and CCC2, it is considered important that the site retains suitable transport capacity to meet the access needs of the proposed development.

The existing site has two separate accesses, one to the north serving solely the hospice with some associated parking. A separate access to the south provides access to both the hospice and existing nursery, with further associated parking for the hospice. The two accesses are not linked for vehicular traffic.

The applicant has provided a breakdown of the existing parking provision on the site, with an identified 90 spaces. As part of a proposed reconfiguration of the site associated with the development, the applicant is proposing to lose some spaces and re-provide elsewhere within the site to maintain the existing parking provision. The application form identifies 150 full time equivalent staff employed. The applicant has advised there are typically 55 staff and 11 volunteers working on-site at any given time (66 total), with levels fluctuating based on fundraising or educational events or externally based staff attending on-site meetings, with other staff being based off site. The Council does not have a defined parking standard for hospice uses, and it is accepted that the specific nature of the use is likely to result in a more bespoke site specific assessment of appropriate provision. It is noted that public access to the site by foot or public transport is poor, given the lack of a pedestrian footpath along Lower Pennington Lane and the position of the site outside of the defined built-up area without immediate proximity to a bus stop. It is therefore expected that the majority of visitors to the site will come by car.

The proposed development would provide an improvement in supporting services and facilities associated with the existing use, with a more limited intensification of the care use associated with the site. However, in terms of transportation impacts, the greatest additional impact / pressure on existing site capacity would likely be as a result of the provision of two dedicated 'teaching spaces' providing 2x20 seated rooms. It is considered that the addition of 40 additional vehicles attending the site would have the potential to cause issues given the existing parking capacity on site. In principle, though, it is considered that the hospice should be in a position to manage this impact given that training events will take place on an organised basis,

with an opportunity to control and manage how participants access the site. On this basis, a condition should be imposed to secure an appropriate management plan to control this aspect of the development.

A public footpath runs across the southern boundary of the site, and a condition is recommended to ensure that this access is retained and protected during any construction works.

Subject to the above considerations and recommended conditions, it is considered that the proposed development complies with the restrictions and criteria laid out in policies ECON1, DM22, ENV3 and CCC2.

Trees

Policy ENV4 of the Local Plan seeks to protect landscape character and features. In this case, the site as a whole includes extensive tree cover. Specifically, there are a number of protected trees, mostly to the southern and northern sections of the site and along the western boundary fronting onto Lower Pennington Lane. With regard to the comments of the Council's Tree Officer, it is considered that the scheme of protection laid out by the applicant is sufficient to mitigate the potential harm to protected trees and, subject to a suitable condition, it is not considered that the proposed works would be harmful to the on-site trees. The proposal is therefore considered to be consistent with Policy ENV4 of the Local Plan.

Ecology

It is noted that the application was submitted with a Biodiversity Net Gain metric which identified a net gain of 10.48%. Central government has introduced a mandatory biodiversity net gain requirement which requires developers to secure a 10% net gain for all applications submitted after 2nd April 2024. In the case of the current application, it was submitted prior to the specific mandatory requirement to comply with the net gain. As such, it is not considered reasonable to impose further conditions in this regard.

While the proposal does not trigger the mandatory Biodiversity Net Gain requirements, policies ENV3 and ENV4 seek to secure an integrated approach to ecological gain as part of wider features of development within sites to provide a balanced approach to development within the district. The application was submitted with a suite of other biodiversity enhancement measures which have been considered and accepted by the Council's Ecologist, and a condition is recommended to secure those elements.

Habitat Mitigation and off-site recreational impact

a) Recreational impact

An Appropriate Assessment has been undertaken as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of the Habitat Regulations and conservation objectives arising from recreational impacts on the European sites. The written justification to Policy ENV1 states that institutional care uses are not considered likely to generate recreational impacts on international nature conservation sites; consequently, no mitigation is sought in this respect.

b) Air Quality

Following adoption of the Local Plan in July 2020 an air quality monitoring contribution is required by Policy ENV1, to be secured via S.106 or unilateral undertaking for residential development resulting in a net gain of self-contained accommodation. However, the proposal is not for self-contained accommodation and the written justification to Policy ENV1 states that institutional care uses are not considered likely to generate impacts on international nature conservation sites; consequently, no mitigation is sought in this respect.

c) Nitrate neutrality and impact on Solent SAC and SPAs

The written justification to Policy ENV1 identifies that care uses may generate water quality impacts. In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been undertaken in such cases as to the impact of additional overnight accommodation on protected sites within the wider Solent area. Typically, if such an assessment finds there to be harm, a condition would be required to secure appropriate mitigation of this impact.

However, In this case, the applicant has presented an argument that the occupiers of the hospice are drawn from within the nutrient catchment area and that their existing residences would not typically be reoccupied during their stay within the hospice, resulting in no net gain in impact. The existing hospice use is unique within the context of the nearby area, and there is only a minor increase in bed space capacity within the context of the existing use. Natural England have been consulted on the proposal and have not identified a harmful impact associated with the use.

On the basis of the above, it is not considered that the proposal would have a harmful impact on designated sites in the Solent through additional nutrient impacts. As such, no mitigation is sought in this respect.

11 CONCLUSION / PLANNING BALANCE

The site falls within the identified Green Belt which is protected both by national policy (Chapter 13 of the NPPF) and local plan policy (ENV2). For the reasons outlined above, it is considered that a set of very special circumstances do exist which justify what would otherwise be inappropriate development within the Green Belt.

The proposed development lies outside of the defined built-up area, but it is considered that the proposal would be beneficial in providing improved facilities for an important and unique care facility within the district, which is considered to be consistent with the Council's policies on community facilities within the district (STR8).

It is considered that the proposed development would integrate acceptably into the existing site and the wider surroundings and could be provided without adversely affecting residential amenities, highway safety, trees, ecological interests or the special qualities of the adjacent New Forest National Park. In these respects, the proposal would comply with policies ENV3, ENV4 and CCC2 of the Local Plan.

On the basis of the above, it is considered that subject to suitable conditions the proposal would comply with relevant local and national policies. As such, it is recommended that the application be granted subject to conditions.

13 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:

(Design & Access Statement) Dated: September 2023, Received: 08.11.23

Drg No: 6157-WLA-ZZ-XX-DR-A-0310 Rev B (Existing location and block plan) Dated: 08.11.23, Received: 08.11.23

Drg No: 6157-WLA-ZZ-XX-DR-A-0311 Rev B (Existing site plan) Dated: 08.11.23, Received: 08.11.23

Drg No: 6157-WLA-ZZ-XX-DR-A-0510 Rev B (Proposed location and block plan) Dated: 08.11.23, Received: 08.11.23

Drg No: 6157-WLA-ZZ-XX-DR-A-0511 Rev B (Proposed site plan) Dated: 08.11.23, Received: 08.11.23

Drg No: 6157-WLA-B1-XX-DR-A-0731 Rev C (Proposed elevation - Education building East) Dated: 09.01.24, Received: 17.01.24

Drg No: 6157-WLA-02-XX-DR-A-0722 Rev A (Proposed roof plan - Education building) Dated: 30.10.23, Received: 08.11.23

Drg No: 6157-WLA-B1-XX-DR-A-0730 (Proposed elevation - Education building North) Received: 08.11.23

Drg No: 6157-WLA-B1-XX-DR-A-0732 Rev A (Proposed elevation - Education building South) Dated: 30.10.23, Received: 08.11.23

Drg No: 6157-WLA-B1-XX-DR-A-0733 Rev A (Proposed elevation - Education building West) Dated: 30.10.23, Received: 08.11.23

Drg No: 15228-6 (Tree protection plan) Received: 08.11.23

Drg No: 6157-WLA-IP-GF-DR-A-0420 Rev A (Existing floor plan and elevation) Received: 08.11.23

Drg No: 6157-WLA-IP-GF-DR-A-0520 Rev A (Proposed ground floor plan - IPU building) Received: 08.11.23

Drg No: 6157-WLA-IP-01-DR-A-0521 Rev A (Proposed first floor plan - IPU building) Received: 08.11.23

Drg No: 6157-WLA-ZZ-02-DR-A-0522 Rev A (Proposed second floor plan - IPU building) Received: 08.11.23

Drg No: 6157-WLA-ZZ-03-DR-A-0523 Rev A (Proposed roof plan - IPU building) Received: 08.11.23

Drg No: 6157-WLA-ZZ-00-DR-A-0530 Rev A (Proposed elevation - IPU building North) Received: 08.11.23

Drg No: 6157-WLA-ZZ-00-DR-A-0531 Rev A (Proposed elevation - IPU building East) Received: 08.11.23

Drg No: 6157-WLA-ZZ-00-DR-A-0532 Rev A (Proposed elevation - IPU building South) Received: 08.11.23

Drg No: 6157-WLA-ZZ-00-DR-A-0533 Rev A (Proposed elevation - IPU building West) Received: 08.11.23
Drg No: 6157-WLA-ZZ-00-DR-A-0534 Rev A (Proposed wide elevations) Received: 08.11.23
Drg No: 6157-WLA-ZZ-00-DR-A-0540 Rev A (Sectional drawing - IPU building) Received: 08.11.23
Drg No: 6157-WLA-ZZ-00-DR-A-0541 Rev A (Sectional drawing - IPU building) Received: 08.11.23
Drg No: 6157-WLA-IP-GF-DR-A-0620 Rev A (Existing floor plans and elevations) Received: 08.11.23
Drg No: 6157-WLA-02-XX-DR-A-0720 (Proposed ground floor plan - Education building) Received: 08.11.23
Drg No: 6157-WLA-02-XX-DR-A-0721 (Proposed first floor plan - Education building) Received: 08.11.23
Drg No: 6157-WLA-B1-XX-DR-A-0740 (Sections - Education building) Received: 08.11.23
Drg No: 200 (Drainage) Received: 08.11.23
Drg No: 15228-AIA-051023-LF (Arboricultural Impact Appraisal and Method Statement) Dated: 05.10.23, Received: 08.11.23
(Ecology and biodiversity net gain assessment (BNGA) report) Dated: 13.09.23, Received: 08.11.23
Drg No: 6157-WLA-ZZ-XX-DR-A-0312 (Existing and proposed parking layout) Received: 17.01.24

Reason: To ensure satisfactory provision of the development.

3. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of number of construction vehicles visiting the site; provision to be made for contractors' parking, construction traffic access, the turning of delivery vehicles and lorry routing, as well as provisions for removing mud from vehicles and a programme or works have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted commences and retained and complied with throughout the duration of construction.

Reason: In the interest of highways safety.

4. Before development commences above damp proof course level, samples 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 development within the surrounding rural context and adjacent National Park.

5. Prior to the occupation of the education building hereby approved, a site specific transport management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include a management strategy in relation to transport associated with the use of the staff training element of the proposed use and shall include details of on-site staff and visitor management on training days and procedures to encourage car sharing. The development shall thereafter operate in full accordance with the approved details.

Reason: To ensure that the proposal does not prove harmful to the amenity of the surrounding area and surrounding occupiers in terms of disruptive vehicle parking.

6. The development hereby permitted shall not be occupied until the spaces shown on Drg No. 6157-WLA-ZZ-XX-DR-A-0312 for the parking of motor vehicles have been provided. These spaces shall thereafter be retained for their intended purpose at all times.

Reason: To ensure adequate parking provision is provided.

7. No vehicles, machinery, equipment, materials, spoil, skips, scaffolding or anything else associated with the works, use or operation of the development shall be left on or adjacent to Lymington and Pennington Footpath 82 as to cause obstruction, hindrance or hazard to its legitimate users.

Reason: To ensure the public right of way is maintained during development.

8. The development shall be implemented in accordance with the details outlined in section 5 of the 'Ecology & Biodiversity Net Gain Assessment (BNGA) Report' (dated 13.09.2023) unless otherwise first agreed in writing with the Local Planning Authority; and the biodiversity enhancements described in Paragraph 5.12 of the BNGA Report shall be provided before the extended IPU building is first occupied.

Reason: To safeguard biodiversity and protected species in the interests of the wider character and amenity of the site and surrounding area.

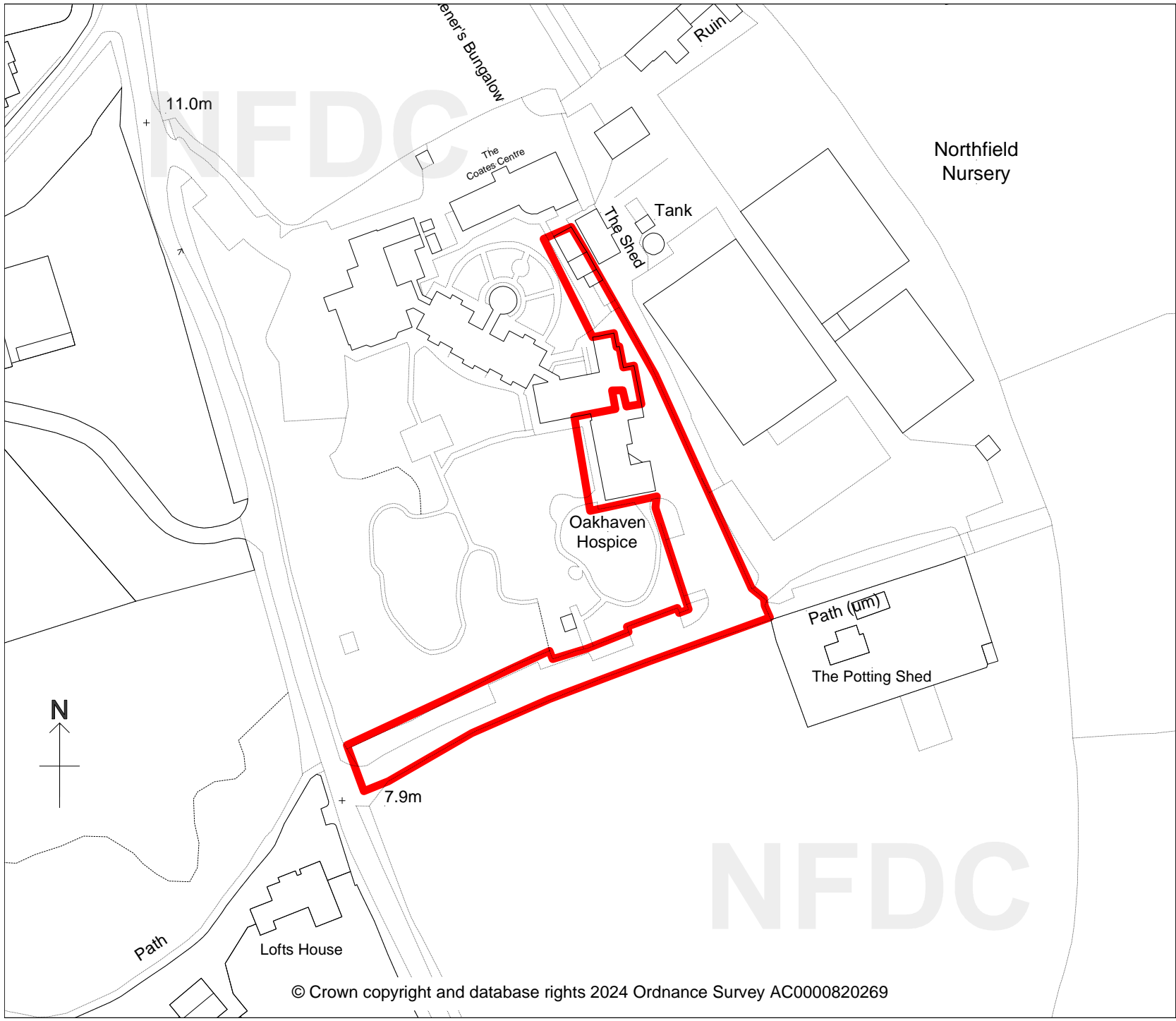
9. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arboricultural Impact Assessment and Method Statement (dated 05.10.23) reference 15228-AIA-051023-LF and Tree Protection Plan 15228-6.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

Further Information:

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PLANNING COMMITTEE

June 2024

Oakhaven Hospice
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Penington
23/11094

Scale 1:1363

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