

Application Number: 25/10649 Full Planning Permission

Site: SHOREFIELD COUNTRY PARK, SHOREFIELD ROAD,
MILFORD-ON-SEA SO41 0LH

Development: Change of 12 touring caravan pitches to 12 static caravan pitches, alongside the relocation of ten static caravan pitches within the site

Applicant: Shorefield Holidays Limited

Agent: Ken Parke Planning Consultants

Target Date: 13/10/2025

Case Officer: Vivienne Baxter

Officer Recommendation: Service Manager - Grant

Reason for Referral to Committee: Parish Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Green Belt
- 3) Impact on the character and appearance of the area
- 4) Impact on the residential amenities of the area
- 5) Highway matters including parking
- 6) Ecology and habitat mitigation matters

2 SITE DESCRIPTION

The site, formed from two parcels of land, lies within the countryside and Green Belt on the western edge of the village of Milford on Sea. It is part of an established holiday park (totalling 3.5ha) which extends predominantly to the north. Immediately south of the site and between the two separate parcels of land are privately owned residential properties. The south-western boundary of much of the site is a mature hedge forming the boundary with arable farmland.

The larger parcel of land (A) is approximately 1.8ha. It includes several static caravans and tarmaced roads together with ancillary facilities such as bin stores and areas of decking associated with the individual plots.

The smaller parcel of land (B), is approximately 0.36ha, and is separated from the access track by a post and rail fence and gate. There is a hardcore track through this area leading to another part of the holiday park to the east. Whilst the access track adjacent to this area is outside of the site area, it is privately owned by the applicant up to its junction with West Road.

3 PROPOSED DEVELOPMENT

The proposal entails the relocation of 10 static caravans from Area A to Area B and the provision of 12 static caravans within Area A, an increase of 12 pitches across

the site. An informal layout of Area B has been provided although it is not specified which caravans would be relocated.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
25/10025 Resiting of ten static caravans (Lawful Development Certificate that permission is not required for proposal)	28/02/2025	Was Lawful	Decided
24/10800 Siting of 12 touring caravan pitches (Lawful Use Certificate for a proposed use or operation)	09/10/2024	Was Lawful	Decided
XX/LYB/00011/1/CARA Caravan site	25/11/1964	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Emerging Local Plan

On February 4th 2026 Cabinet approved a report that recommended that this Council starts the public consultation stage into the Regulation 18 version of the new Local Plan. This Regulation 18 version of the Plan will represent an early point in the plan-making process. Consultation is being undertaken between 6th February until 20 March 2026. At this stage, the National Planning Policy Framework (NPPF) paragraph 48 advises that only limited weight can be afforded to emerging plan policies when determining planning applications, as the weight given depends on the stage of preparation, the extent of any unresolved objections, and the degree of consistency with the NPPF. Given that the Regulation 18 draft is at the initial consultation stage and has not progressed to examination, it cannot be considered to carry significant material weight. Accordingly, while the emerging Local Plan is a material consideration in decision making and may provide helpful context, decisions should continue to be primarily guided by the adopted development plan unless other material considerations indicate otherwise.

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
 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 IMPL1: Developer Contributions
 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

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity
 DM13: Tourism and visitor facilities

Core Strategy

CS19: Tourism

Supplementary Planning Guidance And Documents

SPD - Mitigation Strategy for European Sites

Neighbourhood Plan

N/A

National Planning Policy Framework

NPPF Ch. 6 - Building a strong, competitive economy

NPPF Ch.13 - Protecting Green Belt land

NPPF Ch 15 - Conserving and enhancing the natural environment

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Milford On Sea Parish Council, The Old Clock House

PAR 4: We recommend REFUSAL

The Parish Council do not support this proposal as it consists of a loss of much needed touring sites. Touring sites need to be protected.

The Parish Council question if there is a legal requirement to supply touring sites in this location to balance the already existing large number of static sites in this location.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Forestry England

Comment only regarding ancient woodland, veteran trees and biodiversity

Ecologist

No objection subject to conditions

Environmental Health (Pollution)

No objection based on noise concern.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- light pollution from any associated street or patio lights
- loss of privacy
- noise from guests, pressure washers and grass cutters

- Common land has been cleared of vegetation.
- increased traffic
- adverse impact on tranquil nature of area
- negative impact on landscape and views from B3058
- additional water run-off and impact on ecosystem
- loss of biodiversity and disruption to wildlife
- previous extension of Shorefield had a detrimental impact on local residents
- development is getting closer to the village.
- proposals conflict with Conservation Awards awarded to Shorefield
- stress to residents having caravans on three sides of property.
- tree screens don't work for 6 months of the year
- Shorefields have no consideration for local residents
- there is a footpath across Area B
- concern about lack of notification of the previous LDC
- contrary to policies ENV4 and STR3
- Shorefield have failed to install adequate screening in the past
- there is no need for additional caravans
- Milford on Sea Development Plan states there should be no expansion to the existing site.
- the site includes vacant plots.
- money should be spent on improving the tired facilities.
- would result in a dwelling being surrounded by the park.

For: 0

Against: 10

10 PLANNING ASSESSMENT

Introduction

In October 2024, a Lawful Development Certificate (LDC) was issued for the provision of 12 touring caravan pitches within Area A (Ref 24/10800). This was in view of the implemented 1964 permission for a caravan site, condition 2 of which specified *"The setting aside of a part of the site to provide accommodation for touring caravans; this accommodation to comprise 15% of the total number of vans on the site"*. Whilst the touring pitches have not been implemented, the applicant is able to provide these 12 additional touring pitches within Area A without the need to relocate any existing pitches within this area.

The re siting of 10 static caravan pitches from Area A to Area B was considered lawful under a separate LDC issued in February 2025 (Ref 25/10025). This was in view of the proposed use of the land (Area B) not constituting a material change of use. The applicant therefore has consent to relocate 10 static pitches from Area A to Area B without the need for planning permission.

As such, there is a fallback position should permission be refused. The two lawful development certificates issued in 2024 and 2025 would allow for the provision of 12 touring caravan pitches within Area A and the relocation of 10 static caravans to Area B. The only difference between what could be provided and what is proposed is that the additional 12 pitches would be for static rather than touring caravans.

Principle of Development

Saved Policy CS19 of the Core Strategy is generally supportive of the local tourism industry where it maintains and enhances existing tourist facilities, relieves tourist pressures on the New Forest National Park and enhances the visitor appeal of coastal environments and settlements of Milford on Sea (amongst other places).

Policy DM13 of the Local Plan Part 2 allows for the provision of visitor accommodation outside of built-up areas where it is:

- part of a farm diversification project or through the conversion of existing buildings in accordance with Policy DM22; or
- to extend an existing hotel or guest house, to improve its operating efficiency or to maintain the viability of the business, and where any physical extension is of a scale and design which does not have an unacceptable impact directly or indirectly on the character and setting of the building or the surrounding area; or
- to relocate an existing camping or caravan site to a less sensitive location, thereby reducing the impact on nature conservation interests and the local environment; or
- to enable environmental improvements to be made at an existing holiday park, camping or caravan site; or
- to up-grade ancillary facilities at an existing holiday park, camping or caravan site, or visitor attraction, provided this does not materially increase the overall impact of the development.

Whilst the majority of these criteria do not apply in this instance, part of the proposal relates to the relocation of pitches, although this would be to allow space to provide the additional pitches rather than for the purposes of reducing the impact of the site on nature conservation interests. The proposal would therefore be contrary to Policy DM13 and the proposal represents a departure to the Development Plan.

Although part of the development plan, both of these policies are now quite dated and national planning policy within the NPPF has been published since their adoption.

Paragraph 88 of the NPPF states that planning '*decisions should enable sustainable rural tourism and leisure development which respect the character of the countryside*'. Paragraph 89 recognises that sites to meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements and sites that are physically well-related to existing settlements should be encouraged.

This being the case, it is considered that the proposal complies with more recent policy in view of its proximity to the built up area of Milford on Sea approximately 132m away to the south although consideration is still required with regard to impact of the proposal on the countryside which is considered below.

Whilst the proposal is strictly contrary to Policy DM13 of the Local Plan Part 2, it is considered that the proposal is not in conflict with more recent, national policy. Further, the additional pitches can be provided without the need for planning permission and Area B can be used for 10 static pitches without the need for permission.

South West Hampshire Green Belt

Policy ENV2 of Local Plan Part 1 requires development within the Green Belt to be determined in accordance with national policy. Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) *buildings for agriculture and forestry;*

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, 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 that 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); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Of these, part g) allows for the limited infilling of previously developed land. Clearly Area A is previously developed land and whilst Area B does not presently accommodate any buildings, it is associated with the wider holiday park. The definition of previously developed land in the NPPF states:

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed).

Whilst it is accepted that caravans are not considered to be permanent structures, the associated works such as access roads, bin store enclosures and communal buildings further afield within the holiday complex would be. On this basis, the proposal is considered to comply with part g) and is not contrary to national Green Belt policy in the NPPF. In terms of the impact of the proposal on the openness of

the Green Belt, it is acknowledged that there would be some impact in respect of Area B although this parcel of land is sited between existing residential properties and has a backdrop of trees. The 10 pitches within this area could also be implemented regardless of this application. As such, the overall impact of the proposal on the Green Belt is acceptable.

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

Policy ENV3 of the Local Plan Part 1 requires development to be sympathetic to its environment and context, respecting and enhancing local distinctiveness.

Area A of the application site contains approximately 70 mobile homes at present, all of which are serviced by tarmac roads, with grassed areas and decking for use by occupants of the units. They have allocated parking spaces and there is hedge and tree planting between and around some units. The area also includes a small parking area for tree houses within the adjacent part of the holiday park to the north. The south western boundary to this area is a mature hedge which separates the holiday park from adjoining arable farmland. As such, there are limited public views into this part of the site. The existing pitches are small scale, single storey static caravans, finished in a cream colour with grey roof. They are not prominent from public vantage points.

Whilst the submitted plans are not specific as to where the additional units would go, the supporting documentation states that the 10 units to be re-sited in Area B would be from within Area A. This would facilitate more space to accommodate the 12 new static pitches, resulting in just 2 additional pitches within Area A. The proposal to increase the number of units within this area by two would have a limited impact on the character of the area and its landscape setting.

Area B is presently a small paddock surrounded by mature trees to the north and east, a tarmaced pedestrian access into the holiday park, also shared as a vehicular access to the dwelling, Windward to the south west with further dwellings to the south. The access is separated from Area B by post and rail fencing with a gated vehicular access and as such, the area is more visible from the adjoining land, albeit privately owned.

Concerns have been raised with regard to the clearance of vegetation which has occurred in Area B in recent months although there are no designations which would prevent such clearance. Contrary to some local views, the land is not designated as Common Land and there are no public rights of way through the site although it is understood that the landowner has historically allowed the public to walk through this area which links different sections of the wider holiday park with West Road.

In considering the visual impact of the proposals for Area B the planning history needs to be considered. The Lawful Development Certificate (25/10025 February 2025) allows for the provision of 10 static caravans within this area but does not allow for any controls over landscaping. Whilst the provision of 10 static units within Area B would have an impact on the character of the area this would not be materially different from what could lawfully be provided on the site. In addition, as this is a planning application, there is scope to seek appropriate mitigation which could include conditions requiring landscape planting to ensure that the appearance of this area reflects the adjacent parts of the holiday park.

On this basis, securing the units in this location through the current planning application would be an enhancement of the extant position due to the ability to secure mitigation measures through planning conditions. As such, subject to the imposition of an appropriately worded condition requiring details of landscaping,

including the siting of the proposed units, the proposal is considered to be sympathetic to the immediate local context and so would comply with Policy ENV3.

Residential amenity

Policy ENV3 of Local Plan Part 1 requires development to avoid unacceptable effects on residential amenity through visual intrusion, overlooking, shading, noise and light pollution.

There are several residential properties which back on to the wider holiday park. Most of these dwellings have had little change in terms of the siting of pitches over many years. The park has however, expanded to the southern edge with the provision of additional pitches between The Bucklers and properties at the northern extent of West Road. These pitches are in excess of 20m from the front of the West Road properties and in view of the length of the rear gardens to these dwellings, the proposed relocated pitches would be at least 35m from the northern elevations of these dwellings.

Windward has been adjacent to several pitches in Area A along its north western boundary for many years and the proposal would result in further pitches adjacent to the south eastern boundary. This boundary comprises short sections of fence, interspersed with mature conifer hedging in excess of 2m in height. There is also a substantial outbuilding situated in the rear garden to this boundary with the property's drive running along the boundary to the outbuilding.

As single storey structures, the proposed new units are unlikely to have any harmful impact on the privacy currently enjoyed by the existing dwellings adjacent to the site and would not give rise to any significant shading or overbearing impact in view of the mature boundary vegetation between the site and residential gardens. The proposal does not include any additional external lighting within the site.

In view of the additional 12 pitches, mainly within Area B, it is accepted that there could be some increased in the current level of noise and disturbance to those properties adjacent to the site. However, as the relocation of 10 units into Area B could be implemented without planning permission (under the LDC reference 25/10025), it would be difficult to refuse the application on the grounds of increased noise and disturbance and resultant harmful impact on residential amenity. Environmental Health has considered the proposal and has not raised any objection to the scheme given the fallback position.

The proposal would not increase harm to residential properties over and above the lawful position and would therefore comply with Policy ENV3 of the Local Plan Part 1.

Highway safety, access and parking

Policy ENV3 (iv) and CCC2 of the Local Plan Part 1 requires development to integrate sufficient car parking spaces in a manner that would not impact on the character and quality of the area, or highway and pedestrian safety, and to prioritise the provision of safe and convenient pedestrian access within developments.

The proposal does not involve any alterations to existing access points onto the public highway. Whilst it is physically possible for vehicles to drive through Area A onto the access used by Windward and through to Area B and West Road to the south, there is a gate which restricts this with pedestrian access only allowed from Area A at its junction with Windward. In order to ensure continued pedestrian safety and minimise potential conflicts, it is considered appropriate to maintain this

restriction, requiring visitors to the proposed pitches to access the units through the holiday park and to the eastern side of Area B. This would also minimise conflict between holiday makers and domestic trips along this part of the private access road.

Subject to an appropriately worded condition, the proposal complies with Policy ENV3 (iv) and CCC2 of the Local Plan Part 1.

Ecology

Policy DM2 of the Local Plan Part 2 requires development proposals to incorporate features to encourage biodiversity and retain, where possible, features of nature conservation value within the site. Biodiversity net gain (BNG) is a mandatory requirement for this site in view of the provision of additional hardsurfacing exceeding 25m².

The application has been supported with an ecological appraisal which identifies a variety of habitats within the site although none are considered to be significant in view of the small size and nature of the development. The BNG metric has indicated that an additional 1.8 habitat units and 0.12 hedgerow units are required in order to achieve a BNG of 10%. This will require the purchase of units from a local habitat bank should it not be possible to provide them on the site.

The submitted report is detailed in relation to protected species and it is noted that the site offers limited habitat for the majority of the species identified (including bats, badgers and great crested newts). Precautionary working methods including the cutting of vegetation and removal of rubble and log piles are identified within the appraisal and should be incorporated into a Construction Environmental Management Plan to be submitted and agreed prior to the commencement of development. It is further recommended that ecological enhancements are secured prior to works commencing and implemented before occupation. Planning conditions are recommended to secure these matters.

Subject to these conditions, the proposal is considered to comply with Policy DM2 of the Local Plan Part 2.

Habitat Mitigation and off-site recreational impact

Habitat Mitigation

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 is working towards the completion of a Section 106 legal agreement, which would secure the required habitat mitigation contribution. This agreement will be completed before any planning decision is issued.

There is no requirement for the proposed use to contribute towards air quality monitoring.

Nitrate neutrality and impact on Solent SAC and SPAs

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 permission.

Developer Contributions

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

- Habitat Mitigation
- Bird Aware Solent

11 OTHER MATTERS

The Parish Council's concern over the loss of touring pitches is noted. However, permission for the touring pitches was granted in the 1960s as part of a wider application including permanent pitches, yet it was not implemented. The LDC determined under application 24/10800 confirmed that it would be lawful for these pitches to be implemented should the landowner choose to do so.

In this instance, the landowner has chosen to request permission for the touring pitches to be permanent static ones and as such, there is no loss of touring pitches.

12 CONCLUSION / PLANNING BALANCE

The planning history for this part of the wider holiday park clearly demonstrates that 10 new static pitches can be provided within Area B, relocated from Area A. Within Area A, 12 touring pitches can lawfully be provided. The proposal would result in the 10 relocated pitches in Area B and the provision of 12 static pitches in Area A. Both situations result in 12 additional pitches albeit one for touring (the LDC) and one for static pitches (the current planning application).

Whilst the proposal is strictly contrary to Policy DM13 of the Local Plan Part 2, it is considered that the proposal is not in conflict with more recent, national policy. Furthermore, the additional pitches in Area A and the static pitches in Area B can be used without the need for planning permission which makes this conflict acceptable in policy terms.

The proposal would not have any greater impact on the countryside or openness of the Green Belt when compared to the lawful use of the site, nor would it give rise to

unacceptable impacts on the residential amenities of those living nearby or highway safety than what could lawfully operate on site.

By determining a planning application, it is possible to include conditions in order to minimise the impact of the new pitches on the ecology of the area and ensure that appropriate landscaping enhancements are made, thus offering a benefit over the lawful position which could be implemented.

Permission is therefore recommended subject to the completion of a S.106 Agreement to secure the necessary habitat mitigation contributions.

13 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- i. The completion of a planning obligation entered into by way of a Section 106 Agreement or Unilateral Undertaking to secure:
 - New Forest Habitat Mitigation contributions; and
 - Bird aware contributions
- ii. The imposition of the Conditions and any additional / amended conditions or variation to the Heads of Terms as deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions

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:

11 C - The Wildernesse site location plan
16 A - The Wildernesse general layout plan - existing
17A - The Wildernesse general layout - proposed

Preliminary Ecological Appraisal dated January 2026
Biodiversity Net Gain Assessment dated January 2026
Planning Statement dated June 2025.

Reason: To ensure satisfactory provision of the development.

3. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:
- a) the existing trees and shrubs which have been agreed to be retained;
 - b) a specification for new planting (species, size, spacing and location);
 - c) areas for hard surfacing, including the location of all relocated and new pitches, access provisions and parking areas and the materials to be used;
 - d) other means of enclosure;
 - e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply 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. Prior to commencement of development, an Ecological Enhancement Schedule (such as: [Ecological Enhancement Schedule - New Forest District Council](#)) supported by a plan showing the location of the agreed enhancement measure(s) shall be submitted to and approved in writing by the Local Planning Authority.

Prior to occupation, evidence shall be submitted to confirm installation of the agreed features, for example:

- A photographic record, and/or
- A signed statement by a suitably qualified ecologist.

The approved ecological enhancements to thereafter be retained in perpetuity.

Reason: To ensure biodiversity enhancements are delivered on the site in accordance with Local Plan Policy DM2 of the Local Plan Part 2 for the New Forest outside of the National Park

5. No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, the following:
- a) Risk assessment of potentially damaging construction activities,
 - b) Identification of “biodiversity protection zones”,
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements),
 - d) The location and timing of sensitive works to avoid harm to biodiversity features,

- e) The times during construction when specialist ecologists need to be on site to oversee works,
- f) Responsible persons and lines of communication,
- g) The role and responsibilities of an ecological clerk of works (ECoW)/similarly competent person,
- h) Use of protective fences, exclusion barriers and warning signs,
- i) Details of site waste management and material storage, and
- j) Monitoring and compliance arrangements.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that construction activities are managed in a way that protects the environment, biodiversity, and the amenity of the surrounding area, in accordance with Policy DM2 of the New Forest District Local Plan Part 2 and the National Planning Policy Framework.

6. 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.

7. Vehicular access to Area B for those staying in the accommodation hereby permitted within that area shall be from the eastern side of Area B only.

Reason: To avoid conflict with pedestrian traffic along the private access road between West Road and Area A and in accordance with Policy ENV3 and CCC2 of the Local Plan Part 1 for the New Forest outside of the National Park

8. The static caravans hereby permitted shall not be used or occupied between January 6th and the last day in February.

Reason: To ensure the site remains a holiday facility in line with the rest of the Shorefield complex and not permanent accommodation.

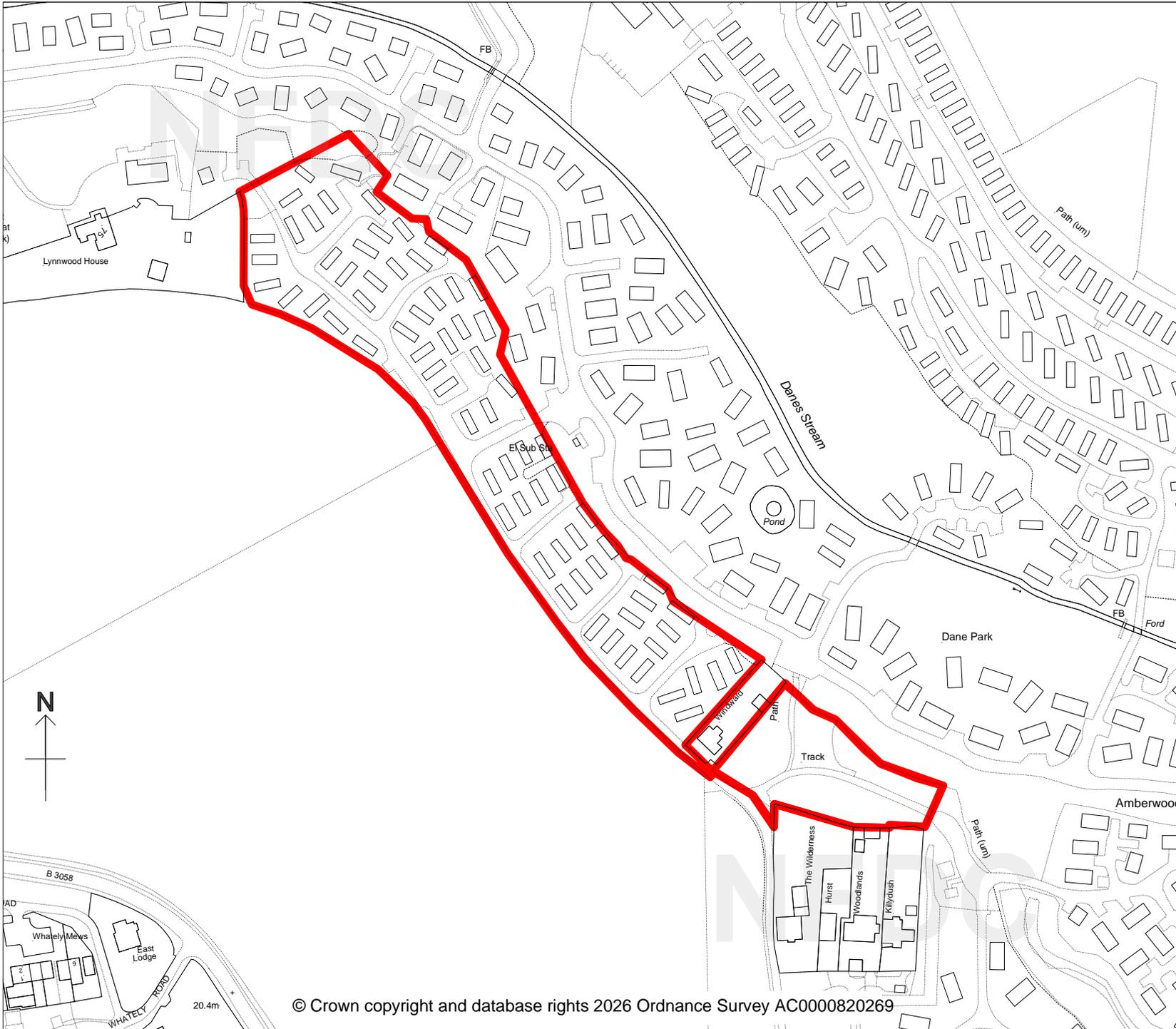
9. Any trees or plants within the approved landscaping scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply 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.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

March 2026

Shorefield Country Park
 Shorefield Road
 Milford on Sea
 25/10649

Scale 1:2500

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