

Application No: 20/00718/FULL Full Application

Site: Lyndhurst Park Hotel, 78 High Street, Lyndhurst, SO43 7NL

Proposal: Part demolition of existing hotel and conversion of retained element to C3 residential and erection of a mixed-use development comprising a total of 79 dwellings and three commercial units (Class E), with associated landscaping, access and parking

Applicant: Burry and Knight Ltd

Case Officer: Clare Ings

Parish: LYNDHURST

1. REASON FOR COMMITTEE CONSIDERATION

Significant local interest

2. DEVELOPMENT PLAN DESIGNATION

Special Protection Area
Conservation Area
Tree Preservation Order
Site of Special Scientific Interest

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP4 Spatial strategy
SP5 Nature conservation sites of international importance
SP6 The natural environment
SP7 Landscape character
SP16 The historic and built environment
SP17 Local distinctiveness
SP19 New residential development in the National Park
SP24 Land at the Lyndhurst Park Hotel, Lyndhurst
SP43 Existing employment sites
DP2 General development principles
DP18 Design principles
DP44 Redevelopment of existing employment sites

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 5 - Delivering a sufficient supply of homes
Sec 11 - Making effective use of land

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Lyndhurst Parish Council: Recommend permission, but would accept the decision reached by NFNPA Officers under delegated powers for the following reasons:

- when considered as a whole rather than as individual issues, the proposed development offered many positives for the residents of Lyndhurst
- well designed, taking cues from prominent existing village properties to inform the styles and finishes proposed for the various blocks
- retention of the historic elements of the old hotel, together with the proposed sympathetic repatriation of some original design features, is to be applauded and was considered to complement the street scene upon entering the village from the East
- the number of dwellings was considered reasonable when account is taken of the wording of policy SP24 of the local plan, which suggests 'around 50 dwellings alongside retention of the historic elements of the existing building'

Ashurst and Colbury Parish Council: Object on the following grounds:

- the number of dwellings far exceeded the number stated in the NFNPA policy SP28 (58% increase) - this would set an alarming precedent of raising the number of dwellings specified by the local plan on designated sites within the forest.
- detrimental impact on traffic in the local area.
- the site is a gateway site into the village, the scale and density of development appears inappropriate and is an overdevelopment of the site.
- there is insufficient parking provision on site given the number of proposed units and this would put pressure on the immediate area, including the free parking at Bolton's Bench

8. CONSULTEES

- 8.1 Ecologist: No objection, subject to conditions. Comment:
- appropriate information has been submitted to address issue of on site protected species
 - additional information has been submitted to address concerns over impact on adjoining designated sites
 - legal agreement can assist in managing site to mitigate against fly tipping and pet predation

- appropriate to secure contributions towards strategic recreational management scheme
- conditions will be needed to address issue of nutrients

- 8.2 Natural England: Welcomes the further information provided within the updated HRA to address earlier concerns. The additional information provided includes :
- undertaking to control pet ownership and fly tipping concerns through a legal agreement/ covenant
 - commitment to contribute £277,438 towards recreational mitigation strategy – this should be used to undertake measures on the area directly impacted by the proposed development
 - on site grounds to be sufficiently attractive to encourage residents to remain on site
 - no direct access into the open Forest (a further amended site plan has addressed this issue and removed the path providing direct access)
- 8.3 Tree Officer: Objection. Comment:
- The proposed development, by virtue of its excessive scale, layout and lack of useable open space, would result in the direct loss of a number of trees with public amenity value which would significantly harm the overall existing verdant character of the site.
 - There is particular concern with the six units (Blocks E, F and G) to the rear (south) of the site and the foreseeable undue pressure to fell or reduce protected trees due to the shading, overbearing presence and nuisance from falling debris from trees will contribute to unacceptable habitable accommodation and amenity space.
- 8.4 Highway Authority (HCC): Comment following further information:
- happy with relocation of bus stop to avoid obstruction in visibility splays
 - details of swept path analysis of refuse vehicles now provided
 - concerned over the shortfall of car parking and potential impact on adjoining Forestry England car parks
- 8.5 Environmental Protection (NFDC): No objection, subject to conditions for:
- the submission of a construction environmental management plan to include details of dust suppression facilities for charging electric vehicles
- 8.6 New Forest District Council - Development Control: Comment: care should be taken during construction to ensure there is no obstruction or encroachment upon the access road to Appletree

Court (NFDC Council Offices)

- 8.7 Planning Policy Officer: Support - the proposals generally accord with Policy SP24 in the Local Plan and would enable this important brownfield site to be positively redeveloped.
- The site is allocated in the statutory development plan for the National Park and is also on the Authority's Brownfield Register. National planning policy supports making effective use of brownfield development sites.
 - Policy SP24 does not set a ceiling on the quantum of development and the policy wording was amended following independent Examination to provide a degree of flexibility. There are acknowledged viability issues with developing the site and the overall site density of less than 50 dwellings per hectare is not excessive.
 - The Local Plan and supporting evidence base acknowledge that this brownfield site could only support more limited on-site affordable housing provision than the greenfield allocations in the Plan where there are no demolition costs, the Existing Use Value is lower, and there is no requirement to retain and enhance existing assets. The Government's Vacant Building Credit means affordable housing can only be sought on the net increase in floorspace. The level of affordable housing proposed (10%) is acceptable.
- 8.8 Building Design & Conservation Area Officer: No objection subject to conditions. Comment:
- scheme will work in this important edge of settlement location
 - frontage buildings re-introduce the alignment of buildings to the street together with the retention of the angled articulation of the hotel building
 - the design reflects the local vernacular style and materials
 - remodelling of the frontage acknowledges the Conan Doyle architecture
- 8.9 Landscape Officer: No objection, following the submission of revised landscape plans, subject to conditions relating to:
- details of hard landscape materials and features
 - all external lighting, both numbers and brightness details of all boundary treatment, including the boundary treatment for Blocks E, F and G
- 8.10 The Victorian Society: Objection: loss of a significant portion of hotel designed by Arthur Conan Doyle, especially that element of architecture symbolising Spiritualism
- 8.11 National Park Access Ranger: No objection.
- 8.12 Historic England: No objection

- 8.13 Ancient Monuments Society: Objection:
- loss of one third of historic Arthur Conan Doyle designed building
 - proposal exceeds the suggested number of residential units
- 8.14 Verderers of the New Forest: Raise concerns over the following:
- additional recreational pressures on the Forest as no children's play area shown
 - increased dog fouling, litter (garden waste)
 - insufficient parking
 - should not include any direct access to the Forest

9. REPRESENTATIONS

- 9.1 19 representations received in support:
- would result in the loss of an eyesore
 - provide an opportunity for local employment and housing
 - good design, sensibly proportioned and a sympathetic use of the original part of the hotel
 - would introduce commercial units to the east end of the High Street
 - improvement on previous schemes
 - asset to Lyndhurst
- 9.2 63 representations received objecting:
- loss of a significant historic portion of the original hotel designed by Arthur Conan Doyle which should be preserved
 - loss of the significance of the Spiritualist architecture of the building
 - too tall causing overshadowing of High Street and adding to air pollution
 - loss of tourism use
 - development would be out of character to Lyndhurst
 - number of dwellings proposed exceed the policy leading to overdevelopment of the site
 - design of the Mansard roof undermines the historic design and it unsympathetic
 - detrimental to location, building heritage and community
 - urban development in rural locality
 - too many flats, should contain more town houses
 - no need for the commercial units
 - poor design and cramped layout
 - lack of parking, and should be allocated
 - lack of affordable dwellings
 - loss of trees is unacceptable
 - adverse impact Bolton's Bench through increased recreational pressures
 - won't enhance area
- 9.3 20 comments received:

- concern over car lights shining into Rufus Court
- impact on traffic and parking in the area
- may become second homes
- should contain some hotel accommodation
- impact on facilities such as surgery
- increased in people using Bolton's Bench
- should contain more family homes

- 9.4 Friends of the New Forest comment as follows:
- redevelopment of the site is desirable
 - should not exceed the allocation in terms of number of units set out in SP24 as would lead to recreational pressures on National Park
 - should not be any relaxation in parking standards
 - some units should be used for short timer lets
 - need to open space within the development
 - need for affordable housing

10. RELEVANT HISTORY

- 10.1 Creation of 75 age restricted residential units integrated with communal, wellness and support facilities; 15no. affordable dwellings; associated car and cycle parking; landscaping; refuse store; sub station; alteration of existing vehicular and pedestrian access; demolition of existing hotel and buildings (17/00732) refused on 12 December 2017. Subsequent appeal withdrawn 24 December 2018.
- 10.2 Creation of 74 age restricted residential units integrated with communal, wellness and support facilities; 12 no holiday lets; associated car and cycle parking; landscaping; refuse store; substation; alteration of existing vehicular and pedestrian access; demolition of existing hotel and buildings (16/01000) refused on 15 February 2017

11. ASSESSMENT

- 11.1 The application site is some 1.6ha, lying at the junction of the High Street and Beaulieu Road. It is roughly rectangular in shape, and comprises a hotel building (vacant since 2015) at its northern end and wooded grounds within which lies a swimming pool and tennis court, long since abandoned. The original building dates from the early 1800s and was built as a private country house, known as Glasshayes, but it was subsequently extended in Victorian times, and remodelled by Sir Arthur Conan Doyle in 1912 when it was used as a hotel. Later additions from the 1970s and 1980s extended the building further to the west and these have flat roofs. The former hotel building, which is of white render, is between 3 and 4 storeys high. A central rear portion of the building collapsed in 2020. To the front of the building is an area of car parking (tarmac), but the majority of the site comprises

open grounds with areas of mature vegetation. The east, south and west boundaries are all formed by mature tall trees and dense rhododendron and laurel understorey.

11.2 To the west of the application site is the High Street with three storey terraces on the south side comprising commercial units on the ground floor and offices/residential above, and lower buildings on the north side. Immediately opposite is a looser-knit form of development, including a small listed building (B&B). To the south are the District Council's offices (Appletree Court), whilst to the east is the iconic 'Bolton's Bench' - an area of rising land with the open Forest beyond (SSSI, SPA, SAC, Ramsar). The site lies outside the defined village boundary for Lyndhurst and within the Lyndhurst Conservation Area. Furthermore, its location at the eastern entrance into Lyndhurst makes it immediately visible and highly prominent to all visitors, such that it is a landmark location.

11.3 The site was allocated in the New Forest Local Plan (policy SP24) for redevelopment for around 50 dwellings alongside the retention of the historic elements of the former hotel building, subject to a number of criteria. The proposal is for the partial demolition of the former hotel and the conversion of the retained element for residential use, and the erection of further residential blocks resulting in a development of 79 dwellings. Three commercial units would also be provided. There would also be associated parking, a new access and associated landscaping. The built form of the development would comprise seven separate blocks as follows:

Block A which would front the High Street closest to the existing shops and premises. This would be three storeys with accommodation in the roof space, and would consist of three retail units, bike and bin storage and 30 one and two-bed units ranging in size between 50sqm and 96sqm. The materials would be red brick, some painted off-white, a mix of plain clay tile and natural slate roofs, with features such as bays, projecting gables and dormers.

Block B which would also front the High Street. This would be two storeys with accommodation in the roof space and would consist of 12 two-bed units of between 70 to 100sqm. This would be angled and would have facing materials of red brick (again some painted off-white) with either plain clay tiles or natural slate roofs.

Block C is the conversion of the historic part of the hotel. It would re-introduce previous architectural features such as the crenellations and introduce a mansard roof. It would be converted into seven two and three-bed units of between 72 and 100sqm.

Block D would extend at right angles into the site and would have accommodation on three floors. There would be a mixed palette of materials including red brick, painted reconstituted stone with

roofs of plain clay tiles and slate. Gables and half timbering would be featured. It would consist of 24 two-bed units, ranging in size between 78 and 100sqm.

Blocks E, F and G would comprise three pairs of three-bed two storey town houses and would lie at the south of the site. They would all be 99sqm and would have external materials of red brick under a plain clay tile roof.

Parking for 115 cars is proposed with that along the western boundary within open car ports.

- 11.4 Consideration of the proposal shall be made against the various criteria of policy SP24.

Principle and quantum of development

- 11.5 The site is allocated for “*around 50 dwellings*” in the Local Plan alongside the retention of the historic elements of the existing building. This application is for 79 residential units which represents a lower quantum of development than in previous applications refused in February 2017 (86 units in total) and December 2017 (90 dwellings). As part of the Local Plan-making process and the independent Examination held by the Government-appointed Inspectors in 2018/19, it was emphasised that the site capacities in the Local Plan were not to be considered as absolute minimum or maximum limits; and at the application stage a more detailed assessment could justify a variation, and this is particularly so in this case, where there is scope for a larger development footprint than the existing hotel building and where built heritage benefits are being sought.
- 11.6 National planning policy supports making effective use of brownfield development sites and requires planning authorities to promote the effective use of land in meeting the need for homes and other uses; including policies to accommodate needs in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. The site of the former Lyndhurst Park Hotel is on the Authority’s Brownfield Register, and on a brownfield site with acknowledged viability issues – including site clearance costs, a high Existing Use Value and the need to deliver wider benefits for the New Forest’s built heritage through the retention of part of the existing building – it is recognised that this higher quantum of development would be justified. The overall site development density equates to just under 50 dwellings per hectare and this would not be considered excessive. By way of comparison, ‘The Boltons’ redevelopment on Gosport Lane in Lyndhurst (which has previously received a New Forest National Park Building Design Award) equates to circa 100 dwellings per hectare and demonstrates that higher density development can be successfully incorporated into the core of the village.

Retention of the historic elements of the hotel

- 11.7 This element represents a significant departure from the previous schemes which proposed the total loss of the hotel building. A portion therefore forms part of the proposal, but concern has been raised by third parties that more of the historic element should be retained, and this is based on evidence from a drawing attributed to Sir Arthur Conan Doyle and his link with Spiritualism in Architecture, which envisaged the four sections of the frontage of the building as 'Life', 'Death', 'Afterlife' and 'Higher Spiritual Place' represented by the pseudo turret. However, the frontage has been substantially altered since 1912, such that the effect of the "steps" has been lost and the turret and crenellations have been removed. The third section is now lower than the second section.
- 11.8 The proposed scheme would represent a significant way to meet the criteria of the local plan, and would retain the majority of historic elements of the existing hotel building, particularly the principal elevations to the east, including the majority of the stepped elements relating to spiritualism. The proposals would involve the substantial re-modelling of the principal eastern frontage to recreate the elevation from 1912, reintroducing the crenellations, key features which are acknowledged as being of importance in relation to the Conan Doyle connection. It should be noted that Historic England has been asked to consider listing the building and, following further assessment, has declined to do so.

Design and scale of the development

- 11.9 This follows much of the advice provided during pre-application discussions, and would create a scheme which would be sympathetic for this important location in the village. The proposed frontage buildings to the High Street reintroduce the alignment of buildings to the street to this part of the Conservation Area, and this is supported, particularly in retaining the angled articulation of the building footprint along the former line of the hotel. The central apartment block would be broken up with detailing to reflect the local vernacular of the Arts and Crafts styles seen on other local buildings. This element is welcomed and considered would be more sympathetic to the general local vernacular of the Arts and Crafts period. The varying gabled treatments, mock timber and articulations are also considered acceptable. The design of the three semi-detached cottages is considered acceptable and this element has been redesigned following earlier advice. Policy DP18 of the Local Plan (Design Principles) advocates the highest levels of design in all new development, ensuring that development is contextually appropriate and would not harm the landscape setting, making it accessible, enhancing the local character and would be environmentally sustainable. These elements are considered to

be met within this scheme.

- 11.10 The current building appears as an anomaly within the village, being finished in white render and of a much greater size and scale than the shops and cottages, which characterise the village. Much of Lyndhurst dates from the Victorian and Arts and Crafts period, with clay roofs, red bricks, decorative hanging tiles, and mock Tudor timber detailing. The attractive steep gabled roofs of the development would be of clay tiles or slate, and the proposed palette of materials would reflect the local characteristics of the village. The proposals are therefore considered to be of less than substantial harm to the character of the Lyndhurst Conservation Area and the Lyndhurst Park Hotel and are acceptable.

Trees and landscaping

- 11.11 There is a concern that a significant number of trees would be lost from the site as a result of the development; in particular those towards the south of the site and which would be affected by the three blocks of town houses. In addition, there is concern that owing to the orientation of the gardens for these houses, and the proposed retention of the southern tree-lined boundary, there would be considerable overshadowing of the gardens which could result in future pressure to fell and significantly prune these trees. Other pressure to fell other individual trees would come from parking. However, whilst the development would undoubtedly cause the loss of trees, a significant proportion of the tree cover and many of specimen trees would be retained. The loss of tree cover has to be balanced against the appropriateness of the development as a whole, and it is considered that the balance would be met with the current proposal. The overall characteristic of the site would still be one of a largely wooded site on the edge of the village of Lyndhurst. None of the trees along the south boundary would be located within private gardens, and all would therefore be subject to an over-arching management company; thus the pressure to fell is considered to be less of an issue. As the site lies within a conservation area, permission would also be required to either prune or fell further trees.
- 11.12 Linked with the issue of trees is that of landscaping and considerable negotiation has taken place with the aim of securing an appropriate landscape master plan which would ensure that boundary treatment to help retain the soft edge of the site with the open forest beyond would be retained. External lighting would be important, and it is acknowledged that this should be kept to a minimum especially due to the sensitive location of the site. Conditions to ensure that the appropriate form of landscaping is provided and retained are therefore recommended.

Affordable housing and viability

- 11.13 In terms of affordable housing provision, it should be emphasised

that the policy wording for policy SP24 is different than the similar wording used for Local Plan greenfield site allocations. The policy and supporting evidence base acknowledge that the site is unlikely to support a significant level of affordable housing due to viability considerations. In addition, the Government's Vacant Building Credit is relevant to this case. National policy provides an incentive for brownfield development on sites containing vacant buildings, such as the former Lyndhurst Park Hotel site. Paragraph 64 of the NPPF (2021) confirms that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing required should be reduced by a proportionate amount. Footnote 30 to the Framework and the NPPG guidance on 'Planning Obligations' provide more detail on the Government's 'vacant building credit'.

- 11.14 The existing floorspace of the vacant hotel building amounts to circa 4,835m² and the floorspace of the proposed new development amounts to 8,076m². Therefore the existing Lyndhurst Park Hotel building floorspace amounts to 60% of the total floor area of the application proposals. The application proposes a net increase in total floorspace of 40% which would equate to 32 dwellings. The 50% affordable housing target, having regard to the Vacant Building Credit for the Lyndhurst Park Hotel site, would therefore be 20% (16 dwellings) of the overall quantum of development (79 dwellings). However, the applicant is proposing 10% affordable housing in the form of shared ownership housing (8 dwellings). Viability evidence has been submitted and independently verified by the Valuation Office Agency. It has concluded, based on the site's value, the other Local Plan policy criterion and the constraints within the site (a clear site devoid of important trees and a historic building could deliver a higher density of development and therefore more affordable units) that the proposal cannot realistically provide any affordable units, and therefore the provision of eight affordable dwellings (just over 10%) would be acceptable.

Impact on ecology

- 11.15 There are two aspects to the consideration of the ecological impacts: on the site itself and the impact on the adjoining designated sites - as stated in paragraph 11.2 above, the site directly adjoins the open Forest which is a designated as SSSI, SPA, SAC and Ramsar site. In respect of the site itself, since the application was submitted further surveys have been undertaken, identifying protected species such as reptiles, nesting birds and the presence of a badger sett. This additional survey work is broadly in accordance with and reflects national standards, techniques and survey guidelines, and the compensation and mitigation proposed is likely to be acceptable avoiding any direct harm. Conditions are included in the recommendation below to ensure that mitigation and enhancement is fully provided.

- 11.16 The ecology report also establishes the presence of bat species associated with the building to be demolished. As the proposal would result in the destruction of several identified roosts, and also other features of high bat potential, the Authority must engage with the tests of the Habitats Regulations. The first test relates to overriding public importance and compliance with policy, and it is considered that this test has been met. The second test is that there must be no satisfactory alternative, including the option of not undertaking the development. The former hotel building is now in a very poor condition, as evidenced by the partial collapse and, other than the historic element, is in need of removal. In the long term it would require replacing and as such the development is also considered to be in accordance with this test.
- 11.17 The third test relates to the maintenance of conservation status of the populations of protected species. The scale and importance of the roosts impacted mean that their loss is likely to be capable of being compensated. Suggestions as to how the maintenance of the species can be protected have been suggested and are suitable, and this can be ensured through an appropriate condition. It is also likely that a Protected Species Licence would be obtained and that this also would secure appropriate compensation.
- 11.18 The impact on the adjoining designated sites would be as a result of nutrient impacts, increased recreational impacts and other issues such as cat predation and dumping of garden waste. As the site would be controlled by a management company, the two latter concerns would be fully addressed, and appropriate legal agreements, which have been referred to in the Ecology report, should be secured.
- 11.19 It should be noted that the site has had a previous use as an hotel, and has also been allocated for residential use in the local plan; thus the impact on nutrient impacts and visitor pressure has already been addressed through the local plan process. The main concern is therefore with the additional 29 units proposed and this impact. Mitigation in the form of financial contributions has been offered by the applicant and it is suggested that this could be ring-fenced to be directed to the adjoining area, together with the removal of direct access from the site and information boards and residents information packs, and these can be secured with a legal agreement.
- 11.20 Likewise, a Grampian style condition would be recommended to secure a level of contribution towards mitigating harm from nitrates. The applicant has submitted a nutrient budget, and also has advised that they are actively pursuing a new scheme with the Isle of Wight in respect of obtaining appropriate credits.

Transport, parking and air quality

- 11.21 The Highways Authority (HA) raised a few concerns with regard to visibility splays and insufficient space for refuse vehicles. To avoid the visibility splay for the main (new) entrance into the site being occasionally blocked by stationary buses at the bus stop, amended plans have been submitted which show the relocation of the bus stop to the east, outside the visibility splays. The HA has also suggested that the main access into the site should be widened to allow the standard refuse vehicles to enter the site without blocking it. However, a significant bell-mouth into the new development would be considered inappropriate to both the layout and design of the development, and also visually within the High Street. There are provisions in the Manual for Streets to allow for a reduced size, especially where roads are likely to have low speeds, which would be the case with the proposed development. Minor changes are also to the existing bell-mouth to reduce its impact.
- 11.22 The development comprises a mix of one, two and three bed units, together with three commercial units. Based on the parking standards within Annex 2 of the Local Plan, the provision for car parking does fall short of the overall requirement. The standards require 147 spaces, and 115 are proposed. However, a reduced number can be considered acceptable in certain circumstances, for example where there is access to public transport. There is a bus stop in very close proximity to the development and, in addition, Lyndhurst has a full compliment of shops and other facilities within easy walking distance, such that a reduction in parking provision could be accommodated. A significant amount of cycle parking is also proposed and, as this is not an age-restricted scheme, it would be deemed acceptable. No bespoke parking would be provided for the commercial units which are considered an extension to the High Street facilities.
- 11.23 The air quality assessment uses relevant guidance and notes the Air Quality Management Area (AQMA) in Lyndhurst High Street for the likely exceedance of the annual mean nitrogen dioxide air quality objective. However, detailed assessment of the impact of the proposed development on the AQMA is not required due to the traffic data advising fewer than 50 vehicles a day from the development are projected to travel through Lyndhurst, with the majority of the traffic generated from the site (179AADT) travelling on other routes out of and into Lyndhurst. Furthermore, as the monitored nitrogen dioxide concentrations within the current AQMA have reduced significantly over the past 8 years and whilst the AQMA remains, the impact of the traffic from the proposed development on the AQMA is considered likely to be negligible.
- 11.24 The air quality assessment refers to the intention of the developer to install electric charging points for 10% of the development. Whilst such a scheme is encouraged it would be expected that a

higher percentage of electric charge points could be installed at the development which would encourage further uptake of electric vehicles particularly considering the likelihood that petrol and diesel vehicles will be phased out of production in the near future. A condition is therefore recommended to be added.

Impact on adjoining properties

- 11.25 Some concern has been expressed that the development of Block A close to the back edge of the pavements would result in overshadowing of the proposed opposite to an unacceptable degree. Given the orientation of the proposed development, due south of the High Street, the presence of the existing three storey terrace to the west, and the set back of the development on the north side of the High Street, it is not considered that there would be any undue impact loss of sunlight or daylight.

Conclusion

- 11.26 To conclude:
- this is an important housing site allocation in the Authority's adopted Local Plan which was endorsed by the independent Planning Inspectors in 2019
 - the site is a significant brownfield resource and national policy encourages the re-use of such sites to meet local needs
 - compared to previously refused applications on the same site, this proposal has a lower quantum of overall development and importantly retains historic elements of the existing building
 - the proposals also include 8 affordable dwellings for local people and this level of provision has been independently verified on viability grounds
 - Historic England has considered several requests to nationally list the building, but on each occasion have declined to do so
 - it would comply with the policies of the Local Plan

Permission is therefore recommended subject to a number of conditions, and also requiring the applicant to enter into a S106 agreement to:

- Secure the provision and location of affordable housing. Affordable housing (8 Shared Ownership flats) will be provided and be available for occupation prior to the sale of 75% of the open market units.
- Secure the relocation of the bus stop to be available for use, prior to the occupation of the 79th dwelling.
- Secure, prior to the occupation of the development, ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and Ramsar sites. Such mitigation shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation will take the form of a financial contributions (£277,438) in accordance with the Authority's Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note. The level of such

contribution shall be agreed prior to the commencement of development and shall inform the phasing/ delivery of the development and also prioritise where it should be spent.

- Secure the provision of a management company who will be responsible for controlling cat and dog ownership, ensuring that there is no fly tipping, providing interpretation boards and residents packs.
- Prior to the commencement of development, agree a phasing programme for construction and occupation of the development shall be submitted to and in writing by the National Park Authority.

12. RECOMMENDATION

Subject to the applicant and the National Park Authority first entering into a S106 agreement, then delegate to Executive Director (Strategy and Planning) to Grant Permission subject to the following Conditions:

Condition(s)

- 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 Development shall only be carried out in accordance with:

Drawing nos: 19349-BT3, 2228/1H, 2228/2G, 1642-DFL-LSD-001 Rev D, 9256/100 Rev N, 9256/101 Rev C, 9256/102 Rev B, 9256/103 Rev C, 9256/104 Rev C, 9256/105 Rev B, 9256/106 Rev B, 9256/107 Rev B, 9256/108 Rev B, 9256/109 Rev D, 9256/110 Rev B, 9256/111 Rev C, 9256/112 Rev C, 9256/113 Rev D, 9256/114 Rev D, 9256/115 Rev B, 9256/116 Rev B, 9256/117 Rev B, 9256/123.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority. All facing works to the former historic hotel should be carried out using natural materials, including lime, lime plaster and timber.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 No windows shall be installed until the following details have been submitted to, and approved in writing by the New Forest National Park Authority.

a) Details of all fenestration – at 1:20 elevation for all units and for 1:10 for the former hotel with 1:10 sections, including the proposed colour of windows and doors.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and appearance of the buildings and the conservation area in accordance with Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 All materials used in making good the historic building should be carefully carried out to match the original detailing, and details should be submitted to and approved in writing by the National Park Authority.

Development shall only take place in accordance with those approved details.

Reason: To protect the character historic interest of the building in accordance with Policies DP2, DP18, SP16 and SP17 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 Acoustic mitigation shall be provided to the proposed residential properties as outlined in Table 5-2 in section 5 and Figure H in Appendix H of the Noise Impact Assessment carried out by WSP PROJECT NO. 70066062, dated November 2020.

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 The combined noise rating level of plant and equipment on the site shall not exceed the background level (LA90) as defined as 51 dB Daytime (07:00-23:00 hrs) and 30dB Night-time (23:00-07:00 hrs) at 3.5m from the facade of any residential premises in

accordance with BS4142:2014.

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 8 Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the National Park Authority. The CEMP shall include the following details:
- Development contacts, roles and responsibilities
 - Public communication strategy, including a complaints procedure
 - Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust
 - Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation
 - Use of fences and barriers to protect adjacent land, properties, footpaths and highways
 - Details of parking and traffic management measures
 - Pest control

Reason: In the interest of the amenity of the surrounding neighbouring properties in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 9 No external lighting (to include balcony lighting) shall be installed anywhere on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Any lighting installed at the hereby approved development shall not exceed the following maximum values of vertical illuminance at the facade of any residential premises in accordance with Environmental Zone E2: 5 lux pre-curfew (07:00- 23:00hrs) and 1 lux post-curfew (23:00- 07:00hrs).

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 10 Prior to occupation of any of the proposed development, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in perpetuity.

Reason: To ensure that the development would not adversely

harm the air quality of the High Street in accordance with policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 11 Landscaping of the site shall be implemented solely in accordance with Drwg Nos: 2228/1H and 2228/2G. Notwithstanding the approval of those plans, within three months of the date of this decision, precise details of the soft landscaping and the areas for hard surfacing and the materials to be used shall be submitted to and approved in writing the National Park Authority.

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

Reason: To safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 12 The trees/hedges 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 statement (Arboricultural Assessment and Method Statement ref: 19349-AA2-PB dated 16 November 2020).

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the New Forest National Park Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 14 Prior to the commencement of development (including site and scrub clearance), measures for ecological mitigation and enhancement (including timescales for implementing these

measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report (AECOM Ltd Ecological Impact Assessment June 2021) approved as part of this planning application and shall include:

Final details in respect of badger sett closures and management of operations to ensure direct harm does not occur

Location and ongoing provision of artificial features including swifts bricks, bat features and other bird nesting opportunities

Provision of details to demonstrate delivery of sufficient measures to meet biodiversity net gain for loss of habitats, utilising Defra metrics 3.0

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 15 The 60th dwelling of the development hereby permitted shall not be occupied until:

a) 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;

b) 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

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

The development shall be carried out in accordance with and subject to the above details.

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. To ensure that the proposal may

proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy DP8 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 16 The development hereby permitted shall not be occupied until the arrangements for car and bicycle parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

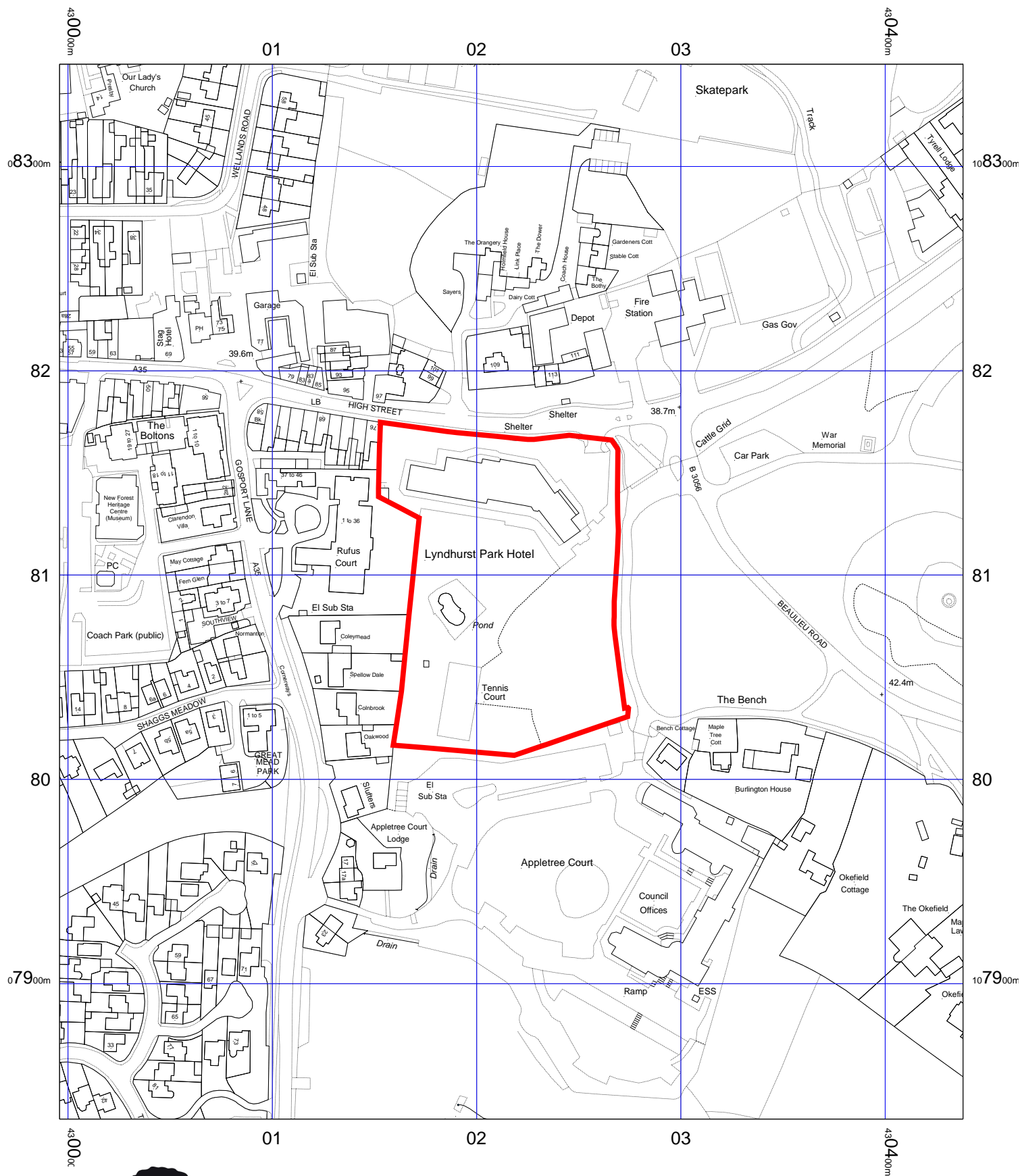
Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

- 17 Notwithstanding the provisions of the Town & Country Planning General Development Order nothing over 600mm in height shall be placed or permitted to remain on the land shaded green on the approved plan.

Reason: In the interest of highway safety and to comply with Policy SP55 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019). and Section 9 of the National Planning Policy Framework.

Informative(s):

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



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