

Planning Statement of Common Ground

ISSUE

KNOLL HOUSE HOTEL, STUDLAND

LPA: Dorset Council

Appellant: Kingfisher Resorts Ltd

Signed on behalf of the Appellant	Signed on behalf of the Council
Benjamin Read Black Box Planning	Gemma Fitzpatrick
Ben Read	

Section 78 Appeal

Appeal Ref: TBC

LPA Ref: P/FUL/2022/06840

December 2024

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1 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared jointly by Black Box Planning on behalf of Kingfisher Resorts Ltd (the Appellant) and Dorset Council (the LPA) to assist the Inspector in the determination of this appeal. It will identify those matters which are agreed and those key issues which remain in dispute pursuant to Section 13 of the PINS Procedural Guidance (28 May 2024).
- 1.2 The SoCG relates to a planning appeal made under Section 78 of the Town and Country Planning Act 1990 following a refusal of planning permission (ref: P/FUL/2022/06840) made by Dorset Council (DC).
- 1.3 The refusal of planning permission (**CD3.45**) was in respect of a full planning application submitted by Kingfisher Resorts Ltd for the redevelopment of Knoll House Hotel, Ferry Road, Studland, BH19 3AH. The description of the development the subject of the appeal is as follows:

‘Redevelopment of existing hotel to provide new tourist accommodation including: 30 bedroom hotel, apartments and villa accommodation, associated leisure & dining facilities’

- 1.4 The description of development was as per the submitted application forms and formal acknowledgement letter (**CD3.48**). Whilst changes were made to the proposal to reduce the number of units, it did not affect the description.

PLANNING HISTORY

- 1.5 A short section of the relevant planning history is included below.
- 1.6 EA1/2017/0002 - EIA Screening Opinion - Redevelopment of Knoll House to include the partial demolition of the existing hotel building & the erection of a new hotel extension to include 30 rooms, 38 apartments, 25 villas & ancillary leisure facilities & associated car parking, servicing & landscaping.
- 1.7 EA1/2018/0005 - EIA Screening Opinion - Redevelopment of Knoll House to include the partial demolition of the existing hotel building & the erection of a new hotel extension to include 30 rooms, 38 apartments, 25 villas & ancillary leisure facilities & associated car parking, servicing & landscaping.
- 1.8 EA2/2018/0001 - EIA Scoping Opinion - Redevelopment of Knoll House to include the partial demolition of the existing hotel building & the erection of a new hotel extension to include 30 rooms, 38 apartments, 25 villas & ancillary leisure.
- 1.9 PAP/2017/0101- Pre-app advice. Early engagement was undertaken in joint meeting between the District Council planning and design officer and the then County Council highway officer, the Dorset AONB Landscape Officer and Natural England.
- 1.10 6/2018/0566 - Redevelopment of existing hotel to provide new tourist accommodation including 30-bedroom hotel, apartments & villa accommodation, associated leisure & dining facilities – Refused on 9th February 2022.
- 1.11 August 2022 – Submission of pre-application enquiry relating to revised proposals.

2 Matters Not in Dispute

DESCRIPTION OF THE SITE

- 2.1 The site is situated at approximately central Grid Reference SZ 03078 832941. Covering just under 2ha, the hotel Site was constructed in the early 1900s and subsequently became a hotel in 1931. The hotel grounds extend beyond the application red line boundary of the existing developed site. The grounds include a small golf course with tennis courts to the east of Ferry Road, and woodland to the west and north.
- 2.2 The land currently used by the Hotel beyond the red line, as shown on the site location plan (CD1.1) is leased from the National Trust. The provisions of the lease include a statutory right to renew, which is currently being discussed between Kingfisher and the Trust. Kingfisher has, and continues, to manage this area of land.
- 2.3 Vehicular access is currently from Ferry Road, which connects Studland Village with the Shell Bay Ferry Terminal, approximately 2.5miles north of the Site.
- 2.4 Since construction of the original component of Knoll House, the hotel has been the subject of piecemeal extensions. Today, there are approximately 30 buildings scattered across the site. Many are in poor condition. There is also a large amount of gravel and hard standing, which includes provision of parking for approximately 86no. cars.
- 2.5 The buildings are predominately white rendered and prominent from some points in the surrounding area. Whilst the Knoll House of old has invoked happy memories for many, some parts are in a poor condition.
- 2.6 The existing hotel comprises 106no. guest bedrooms and 57no. staff accommodation units.
- 2.7 The facilities also include indoor and outdoor swimming pools, restaurant and lounges.
- 2.8 The existing hotel and buildings have a developed footprint amounting to 4,817sqm whilst the total area of gravel and hardstanding measures 8,283sqm, which includes areas of surface car parking and service areas.
- 2.9 Existing buildings include single and two storey structures.
- 2.10 The site has one Tree Preservation Order (Dorset Council TPO 484). It comprises two Individual trees, a Group and an Area of trees. The Area (A1) comprises pine trees to the front of the Hotel (East), adjacent to Ferry Road. The Group (G1) standing on the Western boundary comprise two Sweet Chestnuts and the Individuals comprise (T1) an Oak, standing on the Southern boundary and T2, a Sweet Chestnut standing on the Northern boundary. The trees are proposed by the Appellant for retention, with the exception of the most easterly Sweet Chestnut with the Group G1 (T73 of the Focus Tree Report).

DESIGNATIONS

- 2.11 The site and the whole of the southern part of Purbeck is within a designated National Landscape 'Dorset Area of Outstanding Natural Beauty' (AONB).
- 2.12 The site is located in close proximity to the Purbeck Heaths National Nature Reserve (NNR), Dorset Heathlands Special Protection Area (SPA), Ramsar Site (also designated as Studland

& Godlingston Heath Site of Special Scientific Interest (SSSI)), Dorset Heaths (Purbeck and Wareham) and Studland Dunes Special Area of Conservation (SAC) and Poole Harbour SPA, Ramsar and SSSI.

- 2.13 The site lies within the Purbeck Heritage Coast which is an area of international importance.
- 2.14 The entirety of the appeal site is located within Flood Zone 1, the lowest probability of flooding.

DEVELOPMENT PLAN

- 2.15 The Adopted Development Plan comprises the Purbeck Local Plan 2018-2034 (**CD4.3**). The plan was formally adopted on 18th July 2024 following the submission of this appeal. This replaces the Purbeck Local Plan Part 1 (adopted 13 November 2012) referenced in the Reasons for Refusal. Full weight should be placed on the adopted policies in the Purbeck Local Plan 2018-2034.
- 2.16 The policies in the Purbeck Local Plan Part 1 (adopted 13 November 2012) have been superseded by the policies shown in Table 1.

Table 1: Comparative Policy Table

Purbeck Local Plan Part 1 Planning for Purbeck’s Future (Adopted November 2012)	Purbeck Local Plan (2018-2034) (Adopted July 2024)
Policy CO ‘Countryside’	Partly Replaced by Policy I7 ‘Community Facilities and Services’ and Policy H8 ‘Small Sites next to Existing Settlements’
Policy BIO ‘Biodiversity and Geodiversity’	Policy E10 ‘Biodiversity and Geodiversity’
Policy DH ‘Dorset Heaths International Designations’	Policy E7 ‘Conservation of Protected Sites’ Policy E8 ‘Dorset Heathlands’
Policy PH ‘Poole Harbour’	Policy E9 ‘Poole Harbour’
Policy GI ‘Green Infrastructure, Recreation and Sports Facilities’	Replaced by Policy I3 ‘Green Infrastructure, Trees and Hedgerows’ and Policy I4 ‘Recreation, Sport and Open Space’
Policy FR ‘Flood Risk’	Policy E4 ‘Assessing Flood Risk’
Policy D ‘Design’	Policy E12 ‘Design’
Policy LHH ‘Landscape, Historic Environment and Heritage’	Replaced by Policy E1 ‘Landscape’ and Policy E2 ‘Historic Environment’

Policy TA 'Tourist Accommodation and Attractions'	Policy EE4 'Supporting Vibrant and Attractive Tourism'
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PROPOSAL

- 2.17 It is agreed that the proposal comprises the following:
- Demolition of existing buildings on the site excluding some limited parts of the central façade of the original hotel building;
 - 30 new hotel bedrooms and a restaurant;
 - 18no. apartments;
 - 26no. villas;
 - New leisure facilities including a new spa and swimming pool;
 - Landscaping;
 - Green roofs to enhance biodiversity and carbon sequestration;
 - A community heating system;
 - 75 car parking spaces;
 - 36 cycle spaces; and
 - Retention of existing access from Ferry Road;
- 2.18 Please refer to the Existing Site Block Plan (**CD1.2**) and the Proposed Site Block Plan (**CD1.16**).
- 2.19 The total GIA of the proposals is 15,013sq m. Excluding the floorspace of the proposed car parking areas, but including basements, the total Gross Internal Area (GIA) of the proposal is 12,797 sqm.
- 2.20 The existing hotel GIA is 6,050sqm.
- 2.21 The GIA of the First Application was 14,385sqm.
- 2.22 It is agreed that all accommodation in the resort will be operated by a single operator.

HERITAGE

- 2.23 There are no unacceptable impacts arising in respect of designated and non-designated heritage assets, as such this matter does not form part of the reasons for refusal.

HIGHWAYS AND TRANSPORTATION

- 2.24 There is no objection from the Local Highways Authority.
- 2.25 Matters relating to vehicular access and parking quantum are agreed.
- 2.26 The provisions set out within the Framework Travel Plan are acceptable and will be secured by way of a suitable planning obligation, including provisions relating to the staff bus.

OVERNIGHT CAPACITY

- 2.27 Two approaches to calculating capacity have been put forward, as follows:

- An assessment by the Appellant of existing and proposed bed spaces; and
- A calculation of capacity having regard to the Dorset Heathlands (using an occupancy rate of 1.65 people per bedroom/apartment and 2.42 people per villa)

2.28 The figures pertaining to both approaches are not in dispute.

Table 2: Capacity Comparison

	Existing	The First Application	The Second Application, October 22 (CD List 5(b))	The Second Application Amendments, July 2023 (CD List 5(c))
No. of keys	163 (106 Guest and 57 Staff)	93 (30n hotel and 63 apartments/villas)	78 (30no hotel and 48 villas/apartments)	74 (30no hotel and 44no villas/apartments)
BEDSPACE COMPARISON				
No. of staff living on site	66	0	0	0
No. of guests	273	324	296	280
Total	339	324	296	280
Difference vs existing	0	-15	-43	-59
DORSET HEATHLANDS SPD COMPARISON				
Overnight Capacity	269	170		142
Difference vs Existing	0	-99		-127

AMENITY

2.29 There are no unacceptable impacts upon neighbouring amenity and as such this matter does not form part of the reasons for refusal.

USE CLASS

- 2.30 The Appellant has proposed two options for controlling use within the Unilateral Undertaking. The first includes a restriction of the whole development to a use falling within the provisions of C1 of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) ("Option 1"). The second includes a mix of C1 and holiday accommodation ("Option 2"). The holiday accommodation restriction refers to the Villa Accommodation (as defined within the UU, including villas and apartments).
- 2.31 It is agreed that Market Housing in this location would be unacceptable. With the restrictions in the most recent draft of the UU it is agreed that the Appellant is not seeking to propose Market Housing.
- 2.32 Option 2 as described in the current draft of the UU is a restricted C3 use.
- 2.33 Option 2, if tied to the operation of the hotel, would be no different to a C1 use.

BIODIVERSITY AND IMPACT ON HEATHLANDS

- 2.34 It has been demonstrated that an acceptable lighting strategy can be achieved, and therefore subject to a suitably worded condition, there will be no unacceptable impact on biodiversity and therefore no conflict with Policy E10,
- 2.35 It is agreed that if Option 1 in the UU is accepted by the Inspector that there would no unacceptable impacts on Dorset Heathlands.

DRAINAGE

- 2.36 It is agreed that subject to a suitable Grampian condition that the proposed drainage scheme would be acceptable and there would be no conflict with policy E5.

ECONOMIC BENEFITS

- 2.37 The economic benefits of the proposal are significant.

3 Matters in Dispute

USE CLASS

- 3.1 That the principle of restricted C3 Use is unacceptable on the site. It is not agreed whether or not the Application Form requires amendment.
- 3.2 That there are sufficient controls tying the operation of the Holiday Accommodation referred to in Option 2 to the rest of the resort operation.

LANDSCAPE

- 3.3 That the proposal constitutes 'major development' for the purposes of considering the acceptability of the development within the National Landscape (AONB) in the context of NPPF Paragraph 182 and 183.
- 3.4 That the proposal, by virtue of its scale, form and mass and design, would have an unacceptable impact on the National Landscape.
- 3.5 That the proposal, by virtue of its scale, form and mass and design, would have an unacceptable impact on the Purbeck Heritage Coast.
- 3.6 That there is insufficient information to conclude that an acceptable landscaping scheme can be secured as part of the proposal.
- 3.7 The accuracy and completeness of scheme information and visualisations submitted with the application are disputed and is insufficient to fully understand the landscape and visual effects of the proposals.
- 3.8 The type of landscape and visual effects arising from the proposal (i.e whether beneficial or adverse) is disputed.
- 3.9 Whether all existing trees shown for retention on the application drawings would survive the pressures of construction works and operational requirements of the resort.
- 3.10 The effectiveness of the submitted landscape strategy in mitigating landscape and visual effects of the proposals is disputed.
- 3.11 Whether the proposals constitute high quality design is disputed.
- 3.12 Whether the proposal conserves and enhances the landscape and scenic beauty of the National Landscape is disputed.
- 3.13 Whether the proposal positively integrates with its surroundings for the purposes of Local Plan Policy E12
- 3.14 Whether the proposed development complies with national and local policy relating to landscape and design.

DESIGNATED SITES

- 3.15 That the proposal (if Option 2 is adopted by the Inspector) will have an adverse impact on the Dorset Heathlands by virtue of increased recreational activity.
- 3.16 The detailed issues in dispute in relation to the Dorset Heathlands are set out in the HRA SoCG.
- 3.17 The proposal will have an adverse impact on Poole Harbour by virtue of increased recreational activity if option2 is adopted by the Inspector

DESIGN

- 3.18 It is disputed that the design is appropriate for the site by reason of its scale, form and massing.

TREES

- 3.19 It is disputed that the trees shown for retention in the Appellant’s AIA submitted presents a realistic or likely scenario given the proximity of proposed demolition, construction and engineering operations.

DEVELOPMENT PLAN

- 3.20 The proposals conflict with Local Plan Policies E1, E7, E8 and E12 that the proposal conflicts with the development plan as a whole.
- 3.21 Whether there are material considerations which outweigh any conflict with the development plan as a whole.
- 3.22 The weight to be attached to the following benefits/adverse impacts are in dispute.

Benefit	Appellants Weight	Councils Weight
Economic Impacts	Substantial	Significant
Sustainable Travel Improvement	Significant	Moderate
Landscape	Moderate	None
Design/Replacement Building	Significant	None
Beneficial Effects for Dorset Heathlands resulting from a reduction in occupancy	Substantial	None

Beneficial Effects for Dorset Heathlands and nature conservation generally through enhancement measures.	Significant	None
BNG	Significant	Limited
Impact on Dorset Tourism	Significant	Significant

Adverse Impacts	Appellants Weight	Councils Weight
Design & Character of the Area		Significant
Designated Sites		Significant
Landscape		Significant
Trees		Significant
Lighting		Moderate
Temporary Construction Impacts	Moderate	Moderate

4 Conditions

FIRST DRAFT CONDITIONS CIRCULATED BY LPA ON 4TH DECEMBER 2024

1. Three year commencement

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)

2. Develop in accordance with approved plans

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

Site - Location Plan	AWW 4561- SI-10001 P02
Site - Block Plan - Existing	AWW 4561- SI-10002 P01
Site - demolition plan	AWW 4561- SI-12000 P01
Hotel & ancillary - demolition elevations	AWW 4561- SI-12001 P01
Site – demolition and proposed overlay	AWW 4561- SI-12002 P02
Site – Proposed block plan	AWW 4561-SI-20004 P03
Site – car park boundary sections	AWW 4561-SI-35002 P03
Site – Restaurant pod	AWW 4561-SI-20020 P01
Villas- Lower Ground & Ground floor	AWW 4561-T1- 10001 P05
Villas- First & Second floor	AWW 4561-T1- 10002 P04
Villas- Roof	AWW 4561-T1- 10003 P02
Villas- 3 bed villa elevations	AWW 4561-T1- 30000 P03
Villas- 2 bed villa elevations	AWW 4561-T1- 30001 P03
Villas- Section AA & BB	AWW 4561-T1- 35000 P02
Spa- Lower Ground	AWW 4561-T2- 10001 P04
Spa- Ground	AWW 4561-T2- 10002 P05
Spa - Roof	AWW 4561-T2-10003 P04
Spa- elevations	AWW 4561-T2- 30000 P04
Spa - Section AA & BB	AWW 4561-T2- 35000 P02
Hotel- Second Floor	AWW 4561-T3- 10005 P05
Landscape Strategy	KHH001
Site - Lower Ground - Proposed	AWW 4561-SI-20001 P09
Site - Ground Floor - Proposed	AWW 4561-SI-20002 P011
Site – Roof/ landscape - Proposed	AWW 4561-SI-20003 P07
Site - Extended site sections	AWW 4561-SI-35000 P06
Site - Extended site sections sheet 2	AWW 4561-SI-35001 P04
Hotel- Basement	AWW 4561-T3- 10001 P06
Hotel- Lower Ground	AWW 4561-T3- 10002 P06
Hotel- Ground and Upper Ground	AWW 4561-T3- 10003 P07
Hotel- First Floor	AWW 4561-T3- 10004 P07

Hotel- Roof	AWW 4561-T3- 10006 P06
Hotel- Elevations	AWW 4561-T3- 30001 P07
Hotel– Section AA & DD	AWW 4561-T3- 30002 P05

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the Local Planning Authority.

3. Pre commencement - Phasing condition

Prior to the commencement of the development, hereby approved, a plan indicating the phasing of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Each phase shall be substantially completed before the next successive phase of the development is commenced.

Reason: To avoid excessive disruption to the local surrounding area and to ensure that the nearby trees are sufficiently protected during the course of the development.

4. Pre-commencement - Materials and design quality

Prior to the commencement of the development, hereby approved, a detailed schedule, specification and samples of all external materials and finishes including windows, external doors, roof coverings and cladding to be used on the approved buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as approved thereafter.

Reason: To ensure that the materials and design quality of the buildings and structures are appropriate to the setting, and to protect the character and appearance of the Dorset National Landscape.

5. Pre commencement - Site levels, excavations and earthworks

Prior to the commencement of the development details of proposed site levels, finished floor levels of all buildings and hard surfaces and all excavations and earthworks including cut-and-fill, made-up ground and temporary storage of excavated materials shall be submitted to and approved in writing by the local planning authority. The impact of such activities in relation to the protection of existing and proposed trees, both within the site area and the adjoining land, must also be clearly detailed. The excavations/earthworks shall be implemented in accordance with the approved plans.

Reason: To ensure that existing trees and woodland on and off the site are not adversely impacted by the excavations/earthworks and that the proposed levels are appropriate in relation to the surroundings.

6. Pre commencement - Tree protection

Prior to the commencement of any ground works or demolition works, a revised Tree Protection Plan (TPP) for trees on/adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority. The TPP should follow

the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule, details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

The tree protection fencing shall be erected and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason: To safeguard the health and safety of trees during demolition and building operations.

7. Pre commencement - Construction Method Statement, Trees

Notwithstanding details already submitted with the application, prior to the commencement of the development, a construction method statement and the final foundation design for all retaining walls/structures have been submitted to and approved in writing by the Local Planning Authority. The retaining walls shall then be erected as per the approved documents and this condition shall not be discharged until an arboricultural supervision statement is submitted to and approved in writing by the Local Planning Authority on completion of erection.

The Tree Protection Plan should clearly indicate on a dimensioned plan superimposed on the building layout plan

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

8. Pre-commencement - Tree Implication Assessment Statement

Prior to the commencement of the development, hereby approved, and notwithstanding details already submitted with the application, Tree Implication Assessment Statement submitted by FOCUS EC Ref: 1122 dated Oct 2022 no development start on site until an Arboricultural Method Statement (AMS) and detailed Tree Protection Plan (TPP) at a scale no smaller than 1:200, which is to be in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved AMS and TPP.

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

9. Pre-commencement site meeting – Trees

Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the approved Arboricultural Report. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.

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

10. Pre commencement – services and Trees

Prior to commencement of works (including site clearance and any other preparatory works) a plan showing all service routes, including the position of soakaways shall be submitted and agreed with the LPA. All service shall be located out of the identified Tree Root Protection Area (RPA) for retained trees as shown on agreed Tree Protection Plan on and adjacent to the site.

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

11. Pre commencement - Hard and soft Landscaping

Prior to the commencement of the development, hereby approved, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include where relevant:

- i. existing and proposed levels;
- ii. existing and proposed above and below ground services (e.g. drainage, power, communications cables, pipelines, indicating lines, manholes, supports).
- iii. means of enclosure, including all free standing/retaining walls, fencing, railings and balustrades;
- iv. car parking layouts including EV charging stations;
- v. other vehicle and pedestrian access and circulation areas;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs etc);
- vii. hard surfacing materials;
- viii. planting plans, plant schedules and a planting specification which includes any landscape and or biodiversity mitigation planting, and which also includes details of post planting aftercare.

The hard and soft landscaping shall be implemented in accordance with the approved plans. All planting, seeding and turfing shall be carried out in the first

planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. If any tree, shrub or other plant is removed, uprooted, destroyed or dies within 5 years of planting, another of the same species and size shall be replanted in the first available planting season.

Reason: To ensure satisfactory landscaping of the development, and to protect the character and appearance of the Dorset National Landscape.

12. Pre commencement - Green roofs and green walls

Prior to the commencement of the development, hereby approved, details of all green roofs and walls shall be submitted to and approved in writing by the Local Planning Authority. These details shall include construction details and specification and details of the proposed plants/planting including maintenance. The green roofs and walls shall be constructed in accordance with the approved plans, and evidence that the green roofs/walls have been installed in accordance with the plans submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

The green roofs/walls shall be appropriately maintained thereafter. If any planting is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) within 5 years of planting, it shall be replaced as soon as is practicable with planting of the same type/species. No substitutions or alternatives shall be planted without the written consent of the Local Planning Authority.

Reason: To ensure that the green roofs/walls are adequately constructed and maintained, and that their appearance is appropriate to the character and appearance of the Dorset National Landscape.

13. Pre commencement - Landscape management plan

Prior to the commencement of any development a Landscape Management Plan shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscaped areas. The management of these areas shall be implemented in accordance with the approved plan, and no variations shall be made without the written consent of the Local Planning Authority.

Reason: To ensure that the landscaping/mitigation planting is appropriately managed and maintained and to protect the character and appearance of the Dorset National Landscape.

14. Pre commencement - Landscape and Ecological Management Plan (LEMP)

Prior to the commencement of the development, hereby approved, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) provisions for new sheltering/hibernation opportunities for Slow Worm and other common species of reptile.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

15. Pre-commencement - Grampian Drainage Condition.

Prior to the commencement of development, details of all off-site works to facilitate discharge of surface water to the ditch on the western side of the B3351 (Ferry Road) shall have been submitted to and agreed in writing by the local planning authority. Such details shall include any relevant consent from landowners and other interested parties for the works to be undertaken and for discharge to the ditch, including detailed design and planning consent for the construction of the required headwall and other engineering operations as may be necessary to facilitate the drainage of the site.

Reason: To ensure that surface water from the site is adequately managed without giving rise increased risk of flooding off site.

16. Pre commencement - Surface Water

Prior to the commencement of the development, hereby approved, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how

surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details prior to the first use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat amenity.

17. Pre commencement – drainage management

Prior to the commencement of the development, hereby approved, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

18. Pre commencement - Conservation

Prior to the commencement of the development, hereby approved, a programme of historic building recording (Level 2) of at least the original central core of the building, in accordance with an agreed Written Scheme of Investigation, is to be submitted and approved in writing by the Local Planning Authority. The record will be required to engage with sources for the historical associations of the building. Thereafter the record is to be deposited with the Dorset HER and any other agreed archival repository.

Reason: To ensure an accurate historical record is maintained and to provide an accurate recording of the existing building which has some historical significance to the surrounding area.

19. Pre Commencement - Construction Ecological Management Plan (CEMP) (Noise and Dust)

Prior to the commencement of the development, hereby approved, a Construction Environment Management Plan (CEMP) or equivalent method statement should

be submitted and approved in writing by the local planning authority. This shall assess the impact of likely noise, vibration, dust and other pollution, and suggest mitigation and control strategies to protect nearby residents.

Reason: to protect nearby residents from noise, vibration, dust and other pollution during construction

20. Pre commencement CEMP (Biodiversity)

Prior to the commencement of the development, hereby approved, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include 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 present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs

The CEMP must also incorporate recommendations from the approved **Biodiversity Plan dated xx** which include, but are not limited to:

- a) A detailed method statement to describe habitat manipulation in-situ translocation of Slow Worm and other common species of reptile, in any areas of suitable habitat for these species.

b) Measures to ensure a precautionary approach with regard to Badgers, informed by an update Badger survey prior to commencement of any ground works.

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

21. Electric vehicle charging scheme to be submitted.

Prior to the construction of any part of the development above damp proof course level a scheme showing full details of the number and location of charging points for plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development (along with a timetable for their provision), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and timetable.

Reason: To ensure that adequate provision is made to enable users of development to be able to charge their plug-in and ultra-low emission vehicles.

22. Pre-installation - Boundary treatments

Prior to the installation of any proposed means of enclosure, boundary walls and fences to the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be implemented in accordance with the approved details and retained as approved thereafter.

Reason: To ensure that the boundary treatments are appropriate to the setting, and to protect the character and appearance of the Dorset National Landscape.

23. Pre-installation - Architectural details

Prior to their installation, detailed drawings showing in elevation at an appropriate scale (for example 1:5, 1:10 or 1:20) windows, doors, balconies, terraces and architectural detailing around any proposed window and door fenestrations are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as approved thereafter.

Reason: To ensure that the architectural detail of the buildings is satisfactory, and to protect the character and appearance of the Dorset National Landscape.

24. Pre-installation - External lighting (subject to further information being received. If information not received then condition can be removed)

Prior to the installation of any external lighting, a detailed external lighting strategy which reflects the need to avoid harm to protected species and to minimise light spill shall be submitted to and approved in writing by the Local Planning Authority. The strategy should address all aspects of lighting that will be introduced, including:

- i. the extent of areas to be illuminated including lux levels;
- ii. the types of lighting that will be used;
- iii. the specification for all light fixtures including measures to prevent light spillage.

The lighting shall be implemented in accordance with the approved strategy. External lighting that is not detailed within the lighting strategy must not be installed within the site area at a later date without the written consent of the Local Planning Authority.

Reason: In the interests of biodiversity and to protect the character and appearance of Dorset National Landscape, with specific regard to its dark night skies and undeveloped rural character.

25. Prior to First Use - Turning/manoeuvring and parking construction as submitted.

Prior to the first use of the development, hereby approved, the turning/manoeuvring and parking shown on the submitted plans must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

26. Prior to First Use - Travel Plan to be implemented.

Prior to the first use of the development, hereby approved, the submitted Travel Plan must be implemented and operational.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

27. Prior to First Use - Cycle parking scheme to be submitted.

Prior to the first use of the development, hereby approved, a scheme showing precise details of the proposed cycle parking facilities shall be submitted to and

approved in writing by the Local Planning Authority. The approved scheme must be constructed before the development is first occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

28. Prior to First Use - Parking and Parking Management

Prior to the first use of the development, hereby approved, space shall have been laid out for a maximum of 75 parking spaces. An appropriate car park management strategy shall also be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

29. Prior to First Use and Ongoing - Visitor Information Packs

Prior to the first use of the development, hereby approved, visitor Information Packs shall be produced that would include information on local recreation including both destination for visits in the area to offer residents a choice of places to go, identification of the alternative circular walk available to guests, the sensitivities of local and designated sites and steps visitors can take to conserve the designated sites and wildlife for future generations while enjoying it themselves. These shall be made available to all visitors of the proposed development thereafter.

Reason: To ensure that the internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

30. Ongoing - Use Restriction

The premises shall be used for C1 Use and for no other purpose (including any other purposes in Class C1 of the Schedule of the Town and Country (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument and re-enacting that Order with or without modification). No part of the accommodation shall be occupied by an individual or group for a continuous period exceeding 11 months.

Reason: To ensure that the Internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

31. Ongoing - Spa usage restriction.

The proposed spa facilities shall be used only by members only who either live in BH19 or are guests of the proposed hotel. The developer shall maintain a register of members and occupants which shall be made available at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that the Internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

32. Restaurant usage restriction

The proposed restaurant facilities shall be used only by guests of the hotel, members and/or guests using the spa facilities or residents whose permanent home is within the BH19 postcode area.

Reason: To ensure that the Internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

33. Ongoing - Biodiversity Plan

The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, **dated** xx, must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and
- ii) evidence of compliance, including photographic evidence, in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development

shall subsequently be implemented entirely in accordance with the approved Biodiversity Plan and thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

34. Ongoing - Second Homes occupancy condition (If the proposal is considered C3 use)

The villas and apartments hereby approved shall only be occupied by persons as their sole or principal residence and verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of their reasonable request.

Reason: To ensure that the approved properties are not used as second homes in accordance with policy H14 of the Purbeck Local Plan in the interests of the sustainability of local communities and meeting local housing need.

Note: For the purposes of the Second Homes condition, the Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord.

Evidence of compliance with this condition could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner

35. Ongoing – Register of Occupants (If the proposal is considered C1 use)

The proposed villas and apartments hereby approved shall be occupied for holiday purposes only; shall not be occupied as a person's sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the caravan(s) and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that the approved villas and apartments are not used for unauthorised permanent residential occupation.

Informative Notes

1. Wessex Water: Surface water

There must be no surface water or land drainage connections to the public foul sewer either directly or indirectly. Upon redevelopment of the hotel site any existing cross connections should be redirected to separate systems

2. Swimming Pool

Wessex Water have advised that no surface water runoff, groundwater or land drainage will be accepted into the foul sewer either directly or indirectly.

Water in swimming pools contains chlorine and should be drained to a foul sewer. Wessex Water must be notified of any swimming pools being drained by emailing sewer.protection@wessexwater.co.uk.

A maximum flow rate of 1 l/s is usually suitable, but we will impose conditions regarding the time of day and frequency (overnight drainage is usually required).

Details of the spa facilities such as hot tubs and pools and the regime for discharging non-domestic flows to the public foul sewer must be agreed with Wessex Water and significant volumes and frequency may be subject to non-domestic charging arrangements for commercial use.

3. Means of escape

The applicant is advised to Ensure means of escape is not compromised or any inner rooms and B-5 access for fire brigade is satisfactory

4. Rights of Way

The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on the above path then a Temporary Path Closure Order must be obtained. This can be applied for through this office but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

For the s106?

Woodland management plan, including felling and restocking

Prior to the commencement of any development a detailed Woodland Management Plan, including any felling and associated replanting of existing trees within the woodland surrounding the site shall be submitted to and approved in writing by the Local Planning Authority. Detail should include but not limited to the following:

- i.details of the proposed works envisioned including the locations of individual trees and their species, a method statement including how other trees will be protected, and a works programme;
- ii.details of why the works are necessary;
- iii.details of the proposed replanting of replacement trees; and
- iv.details of how the visual screening of the development site will be maintained during and following the completion of the works in the woodland.

The above must be agreed by the Local Planning Authority before any felling and restocking can be implemented. Where such work is subject to procedures contained within the Forestry Regulations, the applicant must seek expressed consent from the Local Planning Authority for the proposals prior to submitting any plans or applications to the Forestry Commission (or equivalent organisation). No variations shall be made without the written consent of the Local Planning Authority.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of the trees and woodland on land that surrounds the site, in order to conserve and enhance the screening of the site and protect the character and appearance of the Dorset National Landscape.

**DRAFT CONDITIONS WITH LPA AND APPELLANT COMMENTS, 9TH
DECEMBER 2024**

36. Three year commencement

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)

37. Develop in accordance with approved plans

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

Site - Location Plan	AWW 4561- SI-10001 P02
Site - Block Plan - Existing	AWW 4561- SI-10002 P01
Site - demolition plan	AWW 4561- SI-12000 P01
Hotel & ancillary - demolition elevations	AWW 4561- SI-12001 P01
Site – demolition and proposed overlay	AWW 4561- SI-12002 P02
Site – Proposed block plan	AWW 4561-SI-20004 P03
Site – car park boundary sections	AWW 4561-SI-35002 P03
Site – Restaurant pod	AWW 4561-SI-20020 P01
Villas- Lower Ground & Ground floor	AWW 4561-T1- 10001 P05
Villas- First & Second floor	AWW 4561-T1- 10002 P04
Villas- Roof	AWW 4561-T1- 10003 P02
Villas- 3 bed villa elevations	AWW 4561-T1- 30000 P03
Villas- 2 bed villa elevations	AWW 4561-T1- 30001 P03
Villas- Section AA & BB	AWW 4561-T1- 35000 P02
Spa- Lower Ground	AWW 4561-T2- 10001 P04
Spa- Ground	AWW 4561-T2- 10002 P05
Spa - Roof	AWW 4561-T2-10003 P04
Spa- elevations	AWW 4561-T2- 30000 P04
Spa - Section AA & BB	AWW 4561-T2- 30001 P02
Hotel- Second Floor	AWW 4561-T3- 10005 P05
Landscape Strategy	KHH001
Site - Lower Ground - Proposed	AWW 4561-SI-20001 P09
Site - Ground Floor - Proposed	AWW 4561-SI-20002 P011
Site – Roof/ landscape - Proposed	AWW 4561-SI-20003 P07
Site - Extended site sections	AWW 4561-SI-35000 P06
Site - Extended site sections sheet 2	AWW 4561-SI-35001 P04
Hotel- Basement	AWW 4561-T3- 10001 P06
Hotel- Lower Ground	AWW 4561-T3- 10002 P06
Hotel- Ground and Upper Ground	AWW 4561-T3- 10003 P07
Hotel- First Floor	AWW 4561-T3- 10004 P07
Hotel- Roof	AWW 4561-T3- 10006 P06
Hotel- Elevations	AWW 4561-T3- 30001 P07

Hotel– Section AA & DD

AWW 4561-T3- 30002 P05

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the Local Planning Authority.

38. Pre commencement - Phasing condition

Prior to the commencement of the development, hereby approved, a plan indicating the phasing of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Each phase shall be substantially completed before the next successive phase of the development is commenced.

Reason: To avoid excessive disruption to the local surrounding area and to ensure that the nearby trees are sufficiently protected during the course of the development.

39. Pre-commencement - Materials and design quality

Prior to the commencement of the development, hereby approved, a detailed schedule, specification and samples of all external materials and finishes including windows, external doors, roof coverings and cladding to be used on the approved buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as approved thereafter.

Reason: To ensure that the materials and design quality of the buildings and structures are appropriate to the setting, and to protect the character and appearance of the Dorset National Landscape.

40. Pre commencement - Site levels, excavations and earthworks

Prior to the commencement of the development details of proposed site levels, finished floor levels of all buildings and hard surfaces and all excavations and earthworks including cut-and-fill, made-up ground and temporary storage of excavated materials shall be submitted to and approved in writing by the local planning authority. The impact of such activities in relation to the protection of existing and proposed trees, both within the site area and the adjoining land, must also be clearly detailed. The excavations/earthworks shall be implemented in accordance with the approved plans.

Reason: To ensure that existing trees and woodland on and off the site are not adversely impacted by the excavations/earthworks and that the proposed levels are appropriate in relation to the surroundings.

41. Pre commencement - Tree protection

Prior to the commencement of any ground works or demolition works, a revised Tree Protection Plan (TPP) for trees on/adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly

indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule, details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

The tree protection fencing shall be erected and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason: To safeguard the health and safety of trees during demolition and building operations.

42. Pre commencement - Construction Method Statement, Trees

Notwithstanding details already submitted with the application, prior to the commencement of the development, a construction method statement and the final foundation design for all retaining walls/structures shall be submitted to and approved in writing by the Local Planning Authority. The retaining walls shall then be erected as per the approved documents and this condition shall not be discharged until an arboricultural supervision statement is submitted to and approved in writing by the Local Planning Authority on completion of erection.

The Tree Protection Plan should clearly indicate on a dimensioned plan superimposed on the building layout plan

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

43. Pre-commencement - Tree Implication Assessment Statement

Prior to the commencement of the development, hereby approved, and notwithstanding the Arboricultural Impact Assessment submitted by FOCUS EC Ref: 1122 dated November 2024, no development shall start on site until an Arboricultural Method Statement (AMS) and detailed Tree Protection Plan (TPP) at a scale no smaller than 1:200, which is to be in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved AMS and TPP.

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

44. Pre-commencement site meeting – Trees

Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the approved Arboricultural Report. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.

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

45. Pre commencement – services and Trees

Prior to commencement of the development hereby approved (including site clearance and any other preparatory works) a plan showing all service routes, including the position of soakaways shall be submitted and agreed with the LPA. All service shall be located out of the identified Tree Root Protection Area (RPA) for retained trees as shown on agreed Tree Protection Plan on and adjacent to the site.

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

46. Pre commencement - Hard and soft Landscaping

Prior to the commencement of the development, hereby approved, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include where relevant:

- ii. existing and proposed levels;
- iii. existing and proposed above and below ground services (e.g. drainage, power, communications cables, pipelines, indicating lines, manholes, supports).
- iv. means of enclosure, including all free standing/retaining walls, fencing, railings and balustrades;
- v. car parking layouts including EV charging stations;
- vi. other vehicle and pedestrian access and circulation areas;
- vii. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs etc);
- viii. hard surfacing materials;
- ix. planting plans, plant schedules and a planting specification which includes any landscape and or biodiversity mitigation planting, and which also includes details of post planting aftercare.

The hard and soft landscaping shall be implemented in accordance with the approved plans. All planting, seeding and turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the

completion of the development, whichever is the sooner. If any tree, shrub or other plant is removed, uprooted, destroyed or dies within 5 years of planting, another of the same species and size shall be replanted in the first available planting season.

Reason: To ensure satisfactory landscaping of the development, and to protect the character and appearance of the Dorset National Landscape.

47. Pre commencement - Green roofs and green walls

Prior to the commencement of the development, hereby approved, details of all green roofs and walls shall be submitted to and approved in writing by the Local Planning Authority. These details shall include construction details and specification and details of the proposed plants/planting including maintenance. The green roofs and walls shall be constructed in accordance with the approved plans, and evidence that the green roofs/walls have been installed in accordance with the plans submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

The green roofs/walls shall be appropriately maintained thereafter. If any planting is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) within 5 years of planting, it shall be replaced as soon as is practicable with planting of the same type/species. No substitutions or alternatives shall be planted without the written consent of the Local Planning Authority.

Reason: To ensure that the green roofs/walls are adequately constructed and maintained, and that their appearance is appropriate to the character and appearance of the Dorset National Landscape.

48. Pre commencement - Landscape management plan

Prior to the commencement of any development hereby approved a Landscape Management Plan shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscaped areas. The management of these areas shall be implemented in accordance with the approved plan, and no variations shall be made without the written consent of the Local Planning Authority.

Reason: To ensure that the landscaping/mitigation planting is appropriately managed and maintained and to protect the character and appearance of the Dorset National Landscape.

49. Pre commencement - Landscape and Ecological Management Plan (LEMP)

Prior to the commencement of the development, hereby approved, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The LEMP shall cover the land edged

blue and red, as outlines on drawing no: AWW 4561- SI-10001 P02. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Details of the proposed restoration of land, including planting of trees, following removal of hardstanding and maintenance structures.
- c) Details of the management of existing habitats within the woodland.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) provisions for new sheltering/hibernation opportunities for Slow Worm and other common species of reptile.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

50. Pre-commencement - Grampian Drainage Condition.

Prior to the commencement of development hereby approved, details of all off-site works to facilitate discharge of surface water to the ditch on the western side of the B3351 (Ferry Road) shall be submitted to and agreed in writing by the local planning authority. Such details shall include any relevant consent from landowners for the works to be undertaken and for discharge to the ditch, including detailed design and planning consent for the construction of the required headwall and other engineering operations as may be necessary to facilitate the drainage of the site.

Reason: To ensure that surface water from the site is adequately managed without giving rise increased risk of flooding off site.

51. Pre commencement - Surface Water

Prior to the commencement of the development, hereby approved, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details prior to the first use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat amenity.

52. Pre commencement – drainage management

Prior to the commencement of the development, hereby approved, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

53. Pre commencement - Conservation

Prior to the commencement of the development, hereby approved, a programme of historic building recording (Level 2) of at least the original central core of the building, in accordance with an agreed Written Scheme of Investigation, is to be submitted and approved in writing by the Local Planning Authority. The record will be required to engage with sources for the historical associations of the building. Thereafter the record is to be deposited with the Dorset HER and any other agreed archival repository.

Reason: To ensure an accurate historical record is maintained and to provide an accurate recording of the existing building which has some historical significance to the surrounding area.

54. Pre Commencement - Construction Ecological Management Plan (CEMP) (Noise and Dust)

Prior to the commencement of the development, hereby approved, a Construction Environment Management Plan (CEMP) or equivalent method statement shall be submitted and approved in writing by the local planning authority. This shall assess the impact of likely noise, vibration, dust and other pollution, and suggest mitigation and control strategies to protect nearby residents. The development shall be constructed in accordance with the approved CEMP.

Reason: to protect nearby residents from noise, vibration, dust and other pollution during construction

55. Pre commencement CEMP (Biodiversity)

Prior to the commencement of the development, hereby approved, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include 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 present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs

The CEMP must also incorporate recommendations from the approved **Biodiversity Plan dated xx** which include, but are not limited to:

a) A detailed method statement to describe habitat manipulation in-situ translocation of Slow Worm and other common species of reptile, in any areas of suitable habitat for these species.

b) Measures to ensure a precautionary approach with regard to Badgers, informed by an update Badger survey prior to commencement of any ground works.

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

56. Electric vehicle charging scheme to be submitted.

Prior to the construction of any part of the development hereby approved above damp proof course level a scheme showing full details of the number and location of charging points for plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development (along with a timetable for their provision), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and timetable.

Reason: To ensure that adequate provision is made to enable users of development to be able to charge their plug-in and ultra-low emission vehicles.

57. Pre-installation - Boundary treatments

Prior to the installation of any proposed means of enclosure, boundary walls and fences to the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be implemented in accordance with the approved details and retained as approved thereafter.

Reason: To ensure that the boundary treatments are appropriate to the setting, and to protect the character and appearance of the Dorset National Landscape.

58. Pre-installation - Architectural details

Prior to their installation, detailed drawings showing in elevation at an appropriate scale (for example 1:5, 1:10 or 1:20) windows, doors, balconies, terraces and architectural detailing around any proposed window and door fenestrations are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as approved thereafter.

Reason: To ensure that the architectural detail of the buildings is satisfactory, and to protect the character and appearance of the Dorset National Landscape.

59. Pre-installation - External lighting (

Prior to the installation of any external lighting as part of the development hereby approved, a detailed external lighting strategy which reflects the need to avoid harm to protected species and to minimise light spill shall be submitted to and approved in writing by the Local Planning Authority. The strategy should address all aspects of lighting that will be introduced, including:

- ii. the extent of areas to be illuminated including lux levels;
- iii. the types of lighting that will be used;
- iv. the specification for all light fixtures including measures to prevent light spillage.

The lighting shall be implemented in accordance with the approved strategy. External lighting that is not detailed within the lighting strategy must not be installed within the site area at a later date without the written consent of the Local Planning Authority.

Reason: In the interests of biodiversity and to protect the character and appearance of Dorset National Landscape, with specific regard to its dark night skies and undeveloped rural character.

60. Prior to First Use - Turning/manoeuvring and parking construction as submitted.

Prior to the first use of the development, hereby approved, the turning/manoeuvring and parking shown on the submitted plans must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

61. Prior to First Use - Travel Plan to be implemented.

Prior to the first use of the development, hereby approved, the submitted Travel Plan must be implemented and operational.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

62. Prior to First Use - Cycle parking scheme to be submitted.

Prior to the first use of the development, hereby approved, a scheme showing precise details of the proposed cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be constructed before the development is first occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

63. Prior to First Use - Parking and Parking Management

Prior to the first use of the development, hereby approved, space shall have been laid out for a maximum of 75 parking spaces. An appropriate car park management strategy shall also be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

64. Prior to First Use and Ongoing - Visitor Information Packs

Prior to the first use of the development, hereby approved, visitor Information Packs shall be produced that would include information on local recreation including both destination for visits in the area to offer residents a choice of places to go, identification of the alternative circular walk available to guests, the sensitivities of local and designated sites and steps visitors can take to conserve the designated sites and wildlife for future generations while enjoying it themselves. These shall be made available to all visitors of the proposed development thereafter.

Reason: To ensure that the internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

65. Ongoing - Use Restriction

The premises shall be used for C1 Use and for no other purpose (including any other purposes in Class C1 of the Schedule of the Town and Country (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument and re-enacting that Order with or without modification). No part of the accommodation shall be occupied by an individual or group for a continuous period exceeding 11 months.

Reason: To ensure that the Internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

66. Ongoing - Spa usage restriction.

The proposed spa facilities shall be used only by members who either live in BH19 or are guests of the proposed development. The developer shall maintain a register of members and occupants which shall be made available at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that the Internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

67. Ongoing - Biodiversity Plan

The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, **dated** xx, must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and
- ii) evidence of compliance, including photographic evidence, in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved Biodiversity Plan and thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

68. Ongoing - Second Homes occupancy condition (If the proposal is considered C3 use)

69. Ongoing – Register of Occupants (If the proposal is considered C1 use)

The proposed villas and apartments hereby approved shall be occupied for holiday purposes only; shall not be occupied as a person's sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the caravan(s) and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that the approved villas and apartments are not used for unauthorised permanent residential occupation.

Informative Notes

1. Wessex Water: Surface water

There must be no surface water or land drainage connections to the public foul sewer either directly or indirectly. Upon redevelopment of the hotel site any existing cross connections should be redirected to separate systems

2. Swimming Pool

Wessex Water have advised that no surface water runoff, groundwater or land drainage will be accepted into the foul sewer either directly or indirectly.

Water in swimming pools contains chlorine and should be drained to a foul sewer. Wessex Water must be notified of any swimming pools being drained by emailing sewer.protection@wessexwater.co.uk.

A maximum flow rate of 1 l/s is usually suitable, but we will impose conditions regarding the time of day and frequency (overnight drainage is usually required).

Details of the spa facilities such as hot tubs and pools and the regime for discharging non-domestic flows to the public foul sewer must be agreed with Wessex Water and significant volumes and frequency may be subject to non-domestic charging arrangements for commercial use.

3. Means of escape

The applicant is advised to Ensure means of escape is not compromised or any inner rooms and B-5 access for fire brigade is satisfactory

4. Rights of Way

The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on the above path then a Temporary Path Closure Order must be obtained. This can be applied for through this office but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

For the s106?

Woodland management plan, including felling and restocking

Prior to the commencement of any development a detailed Woodland Management Plan, including any felling and associated replanting of existing trees within the woodland surrounding the site shall be submitted to and approved in writing by the Local Planning Authority. Detail should include but not limited to the following:

- ii. details of the proposed works envisioned including the locations of individual trees and their species, a method statement including how other trees will be protected, and a works programme;
- iii. details of why the works are necessary;
- iv. details of the proposed replanting of replacement trees; and
- v. details of how the visual screening of the development site will be maintained during and following the completion of the works in the woodland.

The above must be agreed by the Local Planning Authority before any felling and restocking can be implemented. Where such work is subject to procedures contained within the Forestry Regulations, the applicant must seek expressed

consent from the Local Planning Authority for the proposals prior to submitting any plans or applications to the Forestry Commission (or equivalent organisation). No variations shall be made without the written consent of the Local Planning Authority.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of the trees and woodland on land that surrounds the site, in order to conserve and enhance the screening of the site and protect the character and appearance of the Dorset National Landscape.