

Planning Obligations/CIL Compliance Statement

Development: Knoll House Hotel Ferry Road Studland Swanage BH19 3AH

Redevelopment of existing hotel to provide new tourist accommodation including: 30 hotel bedrooms, apartment and villa accommodation and associated leisure and dining facilities.

Planning Reference: P/FUL/2022/06840

Appeal Reference: APP/D1265/W/24/3348224

Paragraph 54 of the Framework and Regulation 122 of the Community Infrastructure Levy Regulations 2011 (as amended) set tests in respect of planning obligations. Obligations should only be sought where they meet the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

This CIL compliance statement provides justification for any obligation being sought under the associated regulations and relevant development plan policies.

The proposed planning obligations are:

1. Travel Plan
2. Shuttle Bus
3. Dog Occupancy Controls
4. Use Restrictions

Community Infrastructure Levy (CIL) For clarification and the avoidance of doubt, the development proposal constitutes CIL liable development and is chargeable on the C1 and C3 land uses within the Purbeck Community Infrastructure Levy Charging Schedule (adopted 5th June 2014).

The CIL receipts will serve to mitigate the impact of development on the following protected habitats:

- Dorset Heathlands - Interim Air Quality Strategy
- Dorset Heathlands – Recreation impact
- Poole Harbour - Recreation impact

The proposed holiday occupancy restriction means that C3 uses are not required to support affordable housing, education and health provision – obligations which would have been sought through the Adopted Purbeck Local Plan 2024.

The following table explains how the above planning obligations comply with the three tests set in paragraph 54 of the Framework.

Planning Obligation	Test 1 – Necessity	Test 2 – Directly related to the proposed development	Test 3 – Fair and reasonable in terms of scale and kind
Travel plan	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.	Travel plan to be bespoke to the needs and circumstances of the development.	Undertake monitoring of travel activities for a period of 5 years after occupation to ensure travel plan is effective in mitigating the impacts of development on the local highway network and surroundings.
Shuttle Bus	<p>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.</p> <p>The development has limited existing bus service operating in the area, with employees expected to travel from a largely dispersed rural location to travel to work.</p>	The shuttle bus is a bespoke measure to meet the needs and circumstances of the development. The shuttle bus serves to support travel of local employees to and from the premises. Undertake regular monitoring to understand relevance and need.	Undertake monitoring of travel activities for a period of 5 years after occupation to ensure the shuttle service is effective in mitigating the impacts of development on the local highway network and surroundings.

Planning Obligation	Test 1 – Necessity	Test 2 – Directly related to the proposed development	Test 3 – Fair and reasonable in terms of scale and kind
Dog Occupancy Controls	Given that the proposal is within 400m of protected heathland SAC, SPA and Ramsar site. This obligation serves to control the number of dogs on-site and entering open countryside, to mitigate the impact on protected birds.	Given the proximity of the proposal to protected heathland SAC, SPA and Ramsar sites.	Given the proximity of the proposal to protected heathland SAC, SPA and Ramsar sites.
Use Restrictions	To control the impacts arising from different uses within the development. For example, protecting the development from permanent residential occupation and the associated impacts that arise.	The use restriction will be placed on the development.	The development is located in a sensitive location. Use restrictions ensure the development remains acceptable in planning terms.