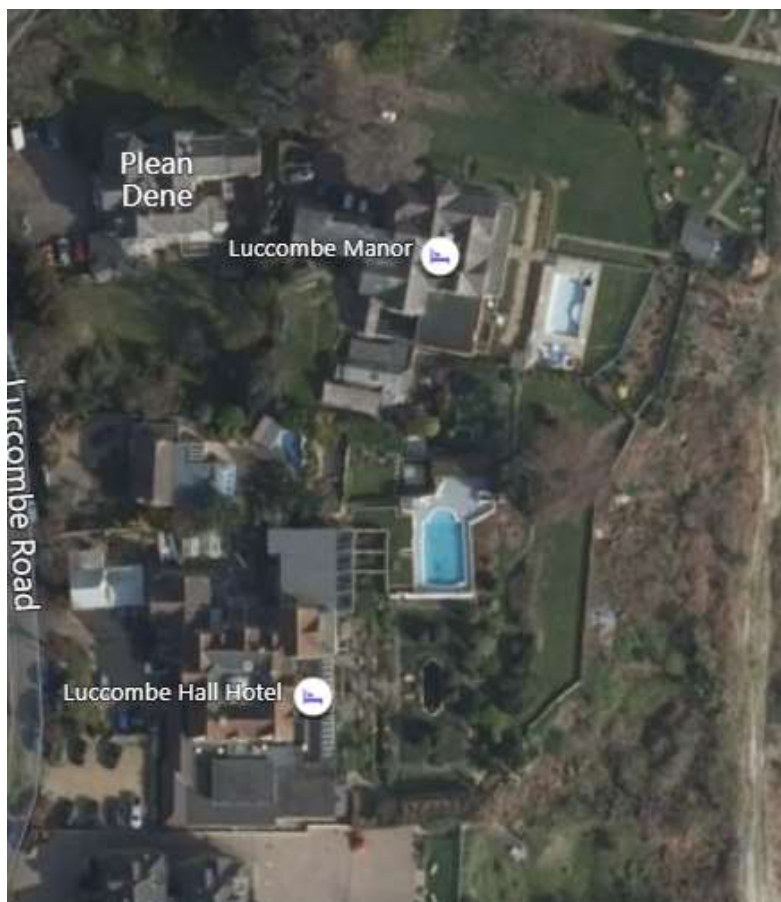




DESIGN & ACCESS & HERITAGE STATEMENT

- for -

Proposed extension at Luccombe Manor, Luccombe, Isle of Wight



Nov 2021

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ADDENDUM November 2023

.0 Pre application service was applied for on 19/01/23, and a meeting on site took place on Monday 27th of March. The following advice was given by Stuart Van Cuylenburg & Ann Braid.

“Dear Steven

I write following our pre-application site meeting last Monday, 27 March 2023.

You will be aware of the history below:

[21/02405/FUL](#): Proposed three storey extension to provide 15 bedrooms (net increase of 13 bedrooms): refused 30/11/22.

[P/00105/19](#): Proposed 15 bedroom extension: refused 10 May 2019.

Size, scale design and appearance

In terms of the extension, the main issue has been its size, design and appearance in relation to the original Victorian part of the hotel. The LPA considers that previous design attempts have not been sympathetic to the original architecture and proportions of the hotel building, would detract from it, and would not harmonise with it. Officers understand from our discussions that the hotel has a model that works well, and that this corresponds to a uniform layout that translates into a regimented appearance. There may need to be some flexibility in terms of format, fenestration and balcony provision to find an acceptable solution to further extend this hotel in a manner that would respect the existing property, as well as the spacious character of this area.

Looking at the latest plans submitted with 21/02405/FUL, the extension is too long and high, would dominate and compete within the existing building, would sit proud of it, and has wider and more modern proportions, floor levels, and materials out of keeping with the existing building.

We discussed potentially remodelling the existing two storey extension to provide a break and visual gap between the Victorian part of the hotel and any extension. Ideally a glazed link between the original building and any extension would be better, as this would allow for a clean break between the original building and the extension.

A more considered approach to an extension is needed that responds to the period architecture, and produces a proportionate and subordinate in scale design solution. Materials need to be suitable for this coastal location, to reduce need for maintenance, as well as tie in and complement the host building.

We discussed the design approach taken at Priory Manor Hotel – see P/00964/18, however I would caution that this was replacing the old hotel, and worked by having a dominant three storey building, with a link detached two storey building. To replicate such an approach here, the extension would

need to be two storey, subordinate in scale to the three storey villa. This approach also works by replicating more traditional proportions and detailing, as well as using traditional materials.

It is important here that any extension has a coherent, balanced and ordered appearance, that fenestration has a hierarchy, reducing in scale up through the elevations, and that the massing is broken up with projecting elements/features – this could be bays, balconies, recessed windows, detailing etc that give life/articulation to the elevations.

The rear and side elevations also need as much thought, as these will be visible to visitors/guests and neighbouring property occupiers. Where there may be privacy/intervisibility issues with neighbours, blind windows, screening and use of obscure-glazing and high-level openings may help reduce/mitigate impacts and protect neighbouring amenity.

The previous designs have been very much led by incorporating the existing two storey extension, and this does cause an issue, as this extension is also not a particularly harmonious addition, but is seen as a subordinate and clearly later addition to the original building.

The current pre-application advice request is not supported with any revised design proposals. We agreed on-site that if you wish to, you can submit to the planning service some revised plans and we will comment on these as part of this request for advice.

As we explained at our meeting, the planning service is supportive of your wish to improve on your existing hotel accommodation and business, however it is not convinced with past attempts that the design approach would meet the various policy tests in terms of high quality design, complementary of the surrounding area, and maintaining a high level of amenity for occupiers of the site, as well as neighbouring properties.

The site is visible from the coastal path, and so the visual impact/effect of any development proposal should also be considered from here, so that any extension would not result in a cramped appearance, or over dominate the host building.

Parking

We discussed concerns raised by third parties regarding car parking, and so any further planning application should demonstrate that sufficient parking to serve the hotel and any additional bedrooms would be available within the site to meet the requirements of the council's parking guidelines SPD.

Ecology, biodiversity and trees

An revised proposal should also be supported by updated tree assessment and tree protection plan/method statement, as well as an updated ecological assessment considering potential for impacts to protected species (bats and nesting birds). It would also be advisable for you to submit a [biodiversity net gain](#) (BNG) calculation with any updated ecological assessment to demonstrate how a biodiversity net gain would be achieved through development. BNG will become a mandatory requirement for all development proposals in the near future. BNG calculation should follow the most up-to-date Natural England/Defra BNG metric.

It will also need to be demonstrated that the development would not add to existing nutrient burdens in the Solent – see the council's [Position Statement](#).

The easiest way to do this is to confirm that wastewater would be disposed of via the existing public sewer network served by Southern Water's Sandown Wastewater Treatment Works.

Relevant policy

[Island Plan Core Strategy](#) – see policies DM2, DM12 and DM17

National Planning Policy Framework

See also the following [Supplementary Planning Documents](#)

- *Guidelines for Parking Provision as Part of New Developments*
- *Guidelines for Recycling and Refuse Storage in New Developments*

Information requirements

The following information will need to be provided with a revised planning application:

- *Location plan – showing the site outlined in red, adjoining land in applicant's ownership in blue, at least two named roads, and a north point*
- *Block plan – showing extension footprint*
- *Existing and proposed elevations, roof plan and floor plans*
- *Tree survey and assessment in accordance with BS5837*
- *Updated ecological assessment and biodiversity net gain assessment*
- *Plan showing existing/proposed on-site car parking*

All plans should be drawn to a recognised metric scale and include a scale bar.

I hope the above advice is of assistance to you. If you have any queries, or wish to discuss any of the above, please do get in touch.

Kind regards

Stuart

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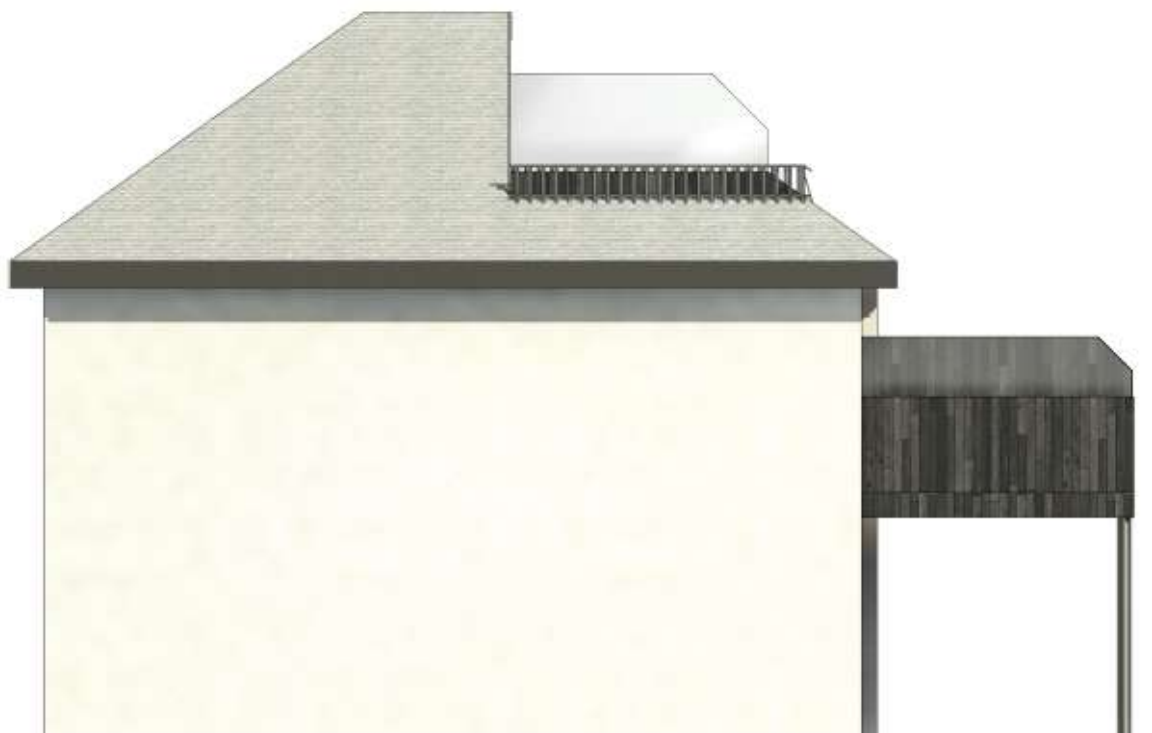
0.2 Following on from the pre-application advice, a revised proposal was submitted to the Isle of Wight Planning Department to address the concerns raised above, whilst ensuring the proposal was economically viable for Luccombe Manor to address the concerns of providing sufficient provision for future patrons. Please find below revision B of the design that was sought to address these concerns.



① Front Elevation
1:50



⑤ -3D1



② Left Elevation
1 : 50

0.3 Revision B takes into account the comments received by the Local Planning Authority by including a glazed visual break & reduction in floors with the addition of a roof terrace to the first floor bedrooms to make use of the vista's available across the English Channel. This would provide higher levels of accommodation, which would promote tourism in the local area, and allow for a bespoke hotel experience.

0.4 In terms of the external design, the proposal put forward would be in-keeping with the natural surrounding area, following the form & placements of balconies that are found at Luccombe Hall. The fenestration would also be of matching appearance to that of Luccombe Hall, which is supported by planning application P/00081/18, approved 05th April 2018.

0.5 To ensure no overlooking onto neighbouring plots, windows and doors have been omitted from the side & rear elevation, and to ensure no encroachment or overlooking on 6 Luccombe Road's view. The proposed roof was designed in such a way that the views available from plot 6 were retained as best as reasonably practicable. This would also offer a

layer of privacy & protection to future patrons. The overall ridge height had also been reduced by 2.3m from the previous scheme to ensure that the proposed development would be subservient to Luccombe Manor.

0.6 the following revised plans were submitted to the Local Planning Authority on 26th June 2023, where a response was received on 04th August 2023, which is as follows:

“As you know the previous application was refused for a single reason:

-
- 1. The proposal, by reason of its position, size, design, and external appearance, would be a visually dominant and intrusive addition that would have a serious adverse impact on the character and appearance of the existing building and surrounding area contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.*
-

Following our discussion on site and Stuart's response, you have provided the drawings listed above. I do not have a site plan, but it seems to me that the position of the extension would be the same and it would extend as far to the south as the refused proposal.

From our site visit and from the explanation you provided this could be acceptable, given that you operate the hotel to the south alongside Luccombe Manor.

However, it would be necessary to ensure that the size and design of the extension would not dominate the site, its neighbours or original building. This is somewhat difficult to assess as there is no drawing of the extension in context. It appears from the plans that it is intended to extend across in line with the existing extension, which sits forward of the principal elevation of the original house

I accept that there is a glazed conservatory on the front of the Manor, but I am concerned that if the extension would sit forward of the elevation, it would continue to look overly dominant. This would be made worse by the inclusion of such deep balconies which would be reduced in depth. Ideally the extension should be set back so that the original house remains the key feature of the site.

We have previously advised the extension would need to be two-storey and subordinate in scale to the three-storey villa, with more traditional proportions and detailing, as well as using traditional materials. The ridge height would need to be subservient to the original building but again this is not possible to assess without plans of the proposal in context.

You have included a roof terrace to serve four of the first-floor rooms. This would increase the visual impact of the extension as it would read as a second storey. I would advise that this element should be omitted from the scheme, as the first-floor rooms would already have balconies.

The use of dark cladding to break up the elevation would be likely to be acceptable, however artificial cladding is not recommended as it is not a traditional material, it has a harsh appearance and does not mellow with time. Treated timber would be preferred. The use of render may be acceptable and would clearly delineate the old and new buildings. The roofing material has not been specified but is assumed to be slate to match the main building.

From my recollection the soffits windows and barge boards on the main house are white. I am not sure why dark joinery finishes have been specified on the extension? As regards the windows, we have previously advised that it is important that any extension has a coherent, balanced and ordered appearance, that fenestration has a hierarchy, reducing in scale up through the elevations. The upper floor fenestration as shown, would be as large as that of the ground floor and you should consider reducing the width of the upper floor glazing."

0.7 Taking into account the above advice received by the Local Planning Authority, a third revision has been carried out to address the further concerns raised above. The revised plans have been lodged with this application, and looks to address these concerns by:

0.8 The revised plans have completely omitted the third floor / roof terrace as per the advice above, allowing for a hipped roof which is terminated to a flat roof to ensure the proposal remains subservient to the host dwelling. The ridge height has been reduced further down to 6.76m, where the previous proposal showed a ridge height of 8.46m, and the previously submitted proposal ridge height was shown as 10.7m, seeing a total reduction of 3.94m.

0.9 Following on from discussions with the client, the original intention to replace the existing extension to Luccombe Manor was not financially viable for the introduction of only 2 rooms to this footprint, and because of this, the extension is to be retained as much as reasonably practicable, with the inclusion of new French doors in place of the existing fenestration; balconies to the first floor to be in-keeping with the approved plan at Luccombe Hall; and creation of 3 x bedrooms to the ground floor, replacing the existing lobby.

0.10 to ensure the proposed extension is subservient to the host dwelling, the build-line has been stepped back by 450mm as per the advice gained from the Local Planning Authority. The external finishing details also include treated natural horizontal timber cladding to break up the large swathes of render, and to allow for a 'visual break' across sections of the extension. The fenestration see's reduction in size & proportion on the first floor to meet the advice gained above.

0.11 Lastly, the proposal put forward is within the absolute minimum limit to make the proposed development financially viable, where any further reductions in size & rooms available would not make the development economically profitable.

SP4 – Tourism

0.12 the proposal is fully in line with the aspirations set out in the Island Core Strategy policies below:

5.156 The overall vision for the Island is to maximise the benefits of a sustainable tourism industry to the benefit of the Island economy as a whole.

The proposal is fully in-line with the aspirations set out in this policy by providing high quality accommodation to an already leading hotel establishment on the Isle of Wight, with accolades such as Wightlink Woof Award – Winner of best dog friendly accommodation & finalists for Isle of Wight Red Funnel Awards for Best Place for Dogs & Luccombe Hall received accolades for Isle of Wight Red Funnel Awards 2022 – Winner of Best Hotel Experience & are finalists in Isle of Wight Red Funnel Awards for Best Hotel Experience; and finalist in the IW Chamber Awards for best Tourism business, with a trip advisor score of 4.5 stars out of five, covered by one thousand three hundred and thirteen reviews (from date of entry).

5.157 The Island caters for a wide range of different visitor markets and therefore needs a diverse range of types and quality of accommodation, attractions and facilities to satisfy all of those market demands and maintain its place as a premier UK visitor destination.

The proposal is fully in-line with the aspirations set out in this policy by including 2 separate types of accommodation within the proposed extension. Luccombe Manor as it stands offers 3 separate accommodation rooms, which are as follows: Standard Room, Seaview Room & lastly Chine Court Luxury Apartments. This is increased further via Luccombe Manor's sister site, Luccombe Hall, which offers six different accommodations, such as a Standard Room; Sea-facing with balcony room; Executive suite with balcony; Superior Sea-facing room with balcony; Superior Garden room with hot tub and lastly family rooms.

5.158 The aspiration for the Island, however, is to improve its economic prosperity by increasing the proportion of high end/high value visitors to the Island over the whole year. This will require an increase in the overall quality of the tourism offer in terms of accommodation, eating out opportunities, events, attractions and related leisure activities.

The proposal sets out to create high end & high value accommodation for patrons to Luccombe Manor. This is already evident by the levels of accommodation provided as existing; and should promote confidence to the local community & authority that the proposed development would follow the same characteristics and high end value which you would expect at Luccombe Manor. Due to these points; it is viewed that the proposal set out is fully in line with the aspirations set out by this policy.

5.159 As set out elsewhere in the Core Strategy, and in many other publications about the Island, the Island has high quality built and natural environments. It is these assets that the Council believes should be at the heart of the tourism offer on the Island. Such assets include open countryside enjoyed for its beauty and opportunities for recreation, historic places which provide a sense of place and a chance to step back in time; and the Island's coastline which provides opportunities for water-based recreation including the harbours and marinas, some of which host premier yachting events such as Cowes Week and the Old Gaffers at Yarmouth which generates significant income for the Island. Proposals should demonstrate how the historic and natural environments have been utilised, without compromising their integrity and how they have informed the proposal.

The proposal put forward promotes the Island's coastline and provides opportunities to future patrons to deliver a view & site which is unlikely to be found anywhere else on the Isle of Wight or throughout England by boasting a vista across the English Channel and across Sandown Bay & Shanklin Chine. The proposal promotes these vista's by allowing for balconies to the first floor accommodations, and respect has been paid to ensure the proposal remains subservient to the host dwelling; whilst allowing for a more modern approach which ties into the later additions Luccombe Hall's architectural approach.

5.160 The tourism offer on the Island has changed over the years and this is reflected in the range of tourism destinations and accommodation. There are a number of sites across the Island where the tourism use has ceased or are now unsuitable to continue in their current form. The Council will support proposals for such locations that reinstate tourism and leisure uses as part of wider mixed-use schemes that are in conformity with the rest of the Core Strategy. Redevelopment or conversion proposals for residential use will be considered in accordance with policy SP4 with evidence of marketing for a period of at

least 12 months.

The proposal put forward looks to rejuvenate and revitalise the existing extension to Luccombe Manor, to ensure that the accommodation provided is to the highest quality, and brought into the 21st century.

5.161 Whilst the tourism sector performs strongly during the spring and summer, this is not sustained throughout the year. This needs to be addressed through the provision of facilities that provide a high quality tourism offer throughout the year, rather than just at peak times. Proposals should include anticipated opening times of the tourism facility (be it destination or accommodation) and the Council will consider the use of planning conditions to ensure that this occurs.

The proposal put forward allows for high quality tourism through the year, with provisions to utilise both Luccombe Hall's & Luccombe Manor's services in tandem (which includes hot tubs; indoor & outdoor swimming pools; recreational areas; in-house catering; and within short travelling distances to Shanklin Chine & The Old Village) the hotel promotes all year use; and this can be furthered by the need for expansion within the current economic climate.

5.169 The impact of tourism on the Isle of Wight is extensive. Tourism is worth over half a billion pounds per annum to the Island's economy and it currently generates over £360 million of direct tourism expenditure, £25 million from visiting yachts and a further £150 million through the multiplier effect on suppliers and income induced spending. It also supports over 20% of jobs on the Island

The proposal is fully in-line with the aspirations set out in this policy by providing 13 new rooms to an already established hotel; and by providing seven to nine full time job positions, with provision to re-open the evening dinner restaurant at Luccombe Manor, which was subsequently closed in 2018.

5.174 The presumption is to retain bed spaces across the Island as a whole. The main target is to increase the overall quality of the offer to the visitor to allow the Island to attract a greater number of high value visitors. These actions, taken together, should serve to protect and improve the overall economic viability of the Isle of Wight.

The proposal is fully in-line with the aspirations set out in this policy by increasing the total accommodation available at Luccombe Hall; whilst providing high quality design & internal finishes to attract a greater number of high value visitors.

1.0 PREFACE AND INTRODUCTION

- 1.1 The following statement has been prepared in support of a full planning application for an extension to Luccombe Manor which will contain 15 x Family Hotel Rooms. Luccombe Manor is located just outside of the boundary for Conservation area: 09, where the grounds within Luccombe Manor & Hall fall under an Key Regeneration Area Settlement Boundary – The Bay & is also within a Tree Preservation Order.
- 1.2 This Statement provides an overview and supports this proposal, detailing the appropriate local and national policies, and the reasons why planning approval should be given.

2.0 SITE DESCRIPTION & BACKGROUND HISTORY

1. The development site which is the subject of this application is Luccombe Manor, Popham Road, Luccombe, Isle of Wight
2. The property is located within an Key Regeneration Area Settlement Boundary – The Bay & is also within a Tree Preservation Order.
3. The property as it stands has been subject to numerous extensions, where all extensions are subservient to the main dwelling of Victorian/Edwardian descent. The current use of the property is as a hotel franchise, which is openly run alongside Luccombe Hall.
4. The property boasts a large landscape that surrounds the main building, where to the east of the plot is the cliff edge, giving an exceptional vista of Shanklin's beach. Surrounding the site is a mixed perimeter of mature tree's & hedge-lines which contributes to the traditional character found at Luccombe Manor.
5. The northern side of the property (adjacent to Popham Road) is currently being utilised as the main car-park for Luccombe Manor, where the main entrance is an gravel drive,
6. The Eastern side of the plot houses the external grounds for Luccombe Manor, which contains a swimming pool, large grassland parcels and a garden walk which links Luccombe Hall to the coastal path which is currently out of access. To the far eastern side of the plot a large swathe of hedge-line and tree's surround the cliff edge.
7. To the southern side of the plot is Luccombe Hall, and to the western side of the plot is Plean Dene, and Luccombe Road.

3.0 DESIGN & ACCESS/ HERITAGE STATEMENT

1. The proposal which has been put forward envisages an extension which houses 15 new hotel rooms to meet the increased demand on the tourist industry since local holidays have boomed as a result of COVID 19.
2. As it stands the current extension accommodates 3 x hotel rooms, an recreational area, office & seating area with views looking over the English Channel. Access into the existing extension is through the main bar from the lobby.
3. Externally, the proposal envisages the use timber cladding to ensure it doesn't detract from the traditional build of Luccombe Manor. The fenestration is aligned in such a way to pay respect to the Edwardian design of Luccombe Manor, and although the bays have not been replicated this is to take advantage of the vista's across the English Channel by allowing spacious balconies to allow for a higher end experience at Luccombe Manor.
4. An extra floor has been proposed to the existing extension to reduce the juxtaposition between the new extension & the main building, and to allow for a more natural flow internally to ensure that the extension doesn't seem 'tacked-on' to the original building.

Access

Access to the site is to remain as existing

Parking

Parking to the site is to be extended easterly off from the main carpark of Luccombe manor.

The proposed parking will allow for 18 additional parking spaces, where the finish to the carpark is to be protective rubber mesh with grass planted between.

4.0 PLANNING STATEMENT

Local Planning Policies

1. The adoption of the Island Plan Core Strategy has clearly indicated that the Local Planning Authority has given a strong regard to the aims and aspirations of previous national policies together with Eco Island, the Island's Sustainable Community Strategy. The policies contained suggest that the primary driver is to ensure that sustainability is a key driving force behind every proposed development, regardless of size, scale and type of application.
2. Having reviewed the Island Plan Core Strategy, I suggest that the following policies are considered most relevant when determining this application:

SP1, Spatial Strategy –

The Council will, in principle and in line with its overarching approach to economic led regeneration and national policy, support development on appropriate land within or immediately adjacent the defined settlement boundaries of the Key Regeneration Areas,

Smaller Regeneration Areas and Rural Service Centres and will prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the development proposed.

Unless a specific local need is identified, development proposals outside of, or not immediately adjacent to the following defined settlements will not be supported.

Key Regeneration Areas:

Medina Valley (Newport, Cowes and East Cowes)

Ryde

The Bay (Sandown, Shanklin and Lake)

Smaller Regeneration Areas:

West Wight (Freshwater and Totland)

Ventnor

Rural Service Centres:

Arreton

Bembridge

Brading

Brighstone

Godshill

Niton

Rookley

St Helens

Wootton

Wroxall

Yarmouth

Appropriate land is considered to be deliverable within, and immediately adjacent, the settlement boundaries of the Key Regeneration Areas and Smaller Regeneration Areas.

For Rural Service Centres, proposals for greenfield and/or non-previously developed land within or immediately adjacent to settlement boundaries will need to demonstrate that deliverable previously developed land is not available and an identified local need will be met.

In all cases development on non-previously developed land will need to clearly demonstrate how it will enhance the character and context of the local area, and the Council will prepare a Design Principles SPD to provide guidance on how development can achieve this.

Outside of defined settlements, proposals for tourism related development will be supported in accordance with Policy SP4.

Proposals that contribute to delivering development set out in SP2, SP3 and SP4 will need to demonstrate how, in line with the Habitat Regulations, there will be no significant impact on the integrity of European designated sites.

The proposal if fully in line with the aspirations of SP1

SP4 Tourism

The Council will support sustainable growth in high quality tourism and proposals that increase the quality of existing tourism destinations and accommodation across the Island. To reflect the special tourism offer of the Isle of Wight, proposals for tourism related development should utilise the unique characteristics of the historic and natural environments, without compromising their integrity. The Council also wishes to see the Island become an all year round tourism destination, which develops green and new niche tourism products, and development proposals should reflect this.

Tourism-related development proposals should maintain a mix of tourism accommodation that offer a range of styles, types and quality of provision and make use of current or former tourism sites wherever possible.

The proposal is fully in line with the aspirations of SP4.

SP5 Environment

The Council will support proposals that protect, conserve and/or enhance the Island's natural and historic environments. All development proposals will be expected to take account of the environmental capacity of an area to accommodate new development and, where appropriate and practicable, to contribute to environmental conservation and enhancement.

Development proposals will be expected to protect the integrity of international, national and local designations, enhance their features of interest wherever possible, and respond to the emerging evidence from the Solent Disturbance and Mitigation Project.

Habitats important to the biodiversity of the Island will be protected in accordance with the following hierarchy of nature conservation designations:

(i) International – Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites;

(ii) National – Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR);

(iii) Local – Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above.

The Council will identify and manage an accessible network of connected and multifunctional open spaces that covers the Island through the preparation of a Green Infrastructure Strategy Supplementary Planning Document. This will be the way in which the Council will identify appropriate levels of mitigation associated with development proposals as well as provide opportunities to enhance and increase the coverage and connectivity and multifunctionality of the Island's GI network.

Development that has a demonstrable adverse impact on the Island's natural, historic and built environments should be avoided.

In order to conserve and enhance the quality of the natural environment, the Council will regularly review existing SINC. As a result of this process, some boundary changes will be proposed and some new SINC will be brought forward.

The Council will support proposals that positively conserve and enhance the special character of the Island's historic and built environments. Development that has an adverse impact on the Island's historic and built environments should be avoided. All development proposals will be expected to demonstrate how they have taken into account the historic and built environment.

In order to conserve and enhance the quality of the built and historic environment, the Council will continue to undertake Conservation Area Appraisals to identify the potential for new conservation areas, undertaken reviews of existing conservation areas and develop Conservation Area Management Plans. As a result of this process, some boundary changes will be proposed and some new conservation areas will be brought forward.

The Council will expect development proposals to reduce the overall and local risk of flooding on the Island. Therefore it will implement a flood risk management hierarchy of assess – avoid – substitute – control – mitigate. It will also maintain an up-to-date classification of flood zones, taking into account climate change and the most recent information.

The proposal is fully in line with the aspirations of this policy.

DM2 Design Quality for New Development

The Council will support proposals for high quality and inclusive design to protect, conserve and enhance our existing environment whilst allowing change to take place. A robust design process with the use of skilled designers and pre-application discussions will be promoted.

Relevant information according to the site's size, location and context will be required in order for the Council to determine planning applications properly and quickly. All new development should respond to a clear understanding of physical, social, economic,

environmental and policy context.

Development proposals will be expected to:

- 1. Provide an attractive, functional, accessible, safe and adaptable built environment with a sense of place.**
- 2. Optimise the potential of the site but have regard to existing constraints such as adjacent buildings, topography, views, water courses, hedges, trees, wildlife corridors or other features which significantly contribute to the character of the area.**
- 3. Be appropriately landscaped to provide an attractive setting for the development that integrates with the surroundings.**
- 4. Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas.**
- 5. Minimise the consumption of natural resources and the production of waste or pollution.**

Development proposals which preserve or enhance a Heritage Asset or the setting of a Heritage Asset will be supported.

5. CONCLUSION

1. The proposal which has been put forward reflects the need for more Tourism, which is currently one of the largest sectors on the Isle of Wight. Luccombe Manor is currently a very attractive option to visit the Isle of Wight and the new proposal only reflects the need for expansion to meet the current demand. This in turn will increase the staff at Luccombe Manor, giving locals an opportunity to learn and grow within the hospitality & tourism sector.

If there is any further information that is required, I trust that you will contact the agent.

Robbie North