

Application Number: 19/11249 Reserved Matters

Site: LAND OFF, STEM LANE & GREAT WOAR COPSE,
NEW MILTON BH25 5ND

Development: Single chapel crematorium; parking; landscaping (Details of appearance, landscaping, layout & scale, development granted by Outline Permission 16/10780)

Applicant: Westerleigh Group

Target Date: 02/01/2020

1 SUMMARY OF THE MAIN ISSUES

The following are considered to be the main issues to be taken into account when determining this approval of reserved matters application. These, and all other relevant considerations, are set out and considered in Section 11 of this report after which a conclusion on the planning balance is reached.

- 1) Appearance and scale
- 2) Layout and Landscaping
- 3) Air quality
- 4) Noise and light emissions
- 5) Residential Amenity Impacts
- 6) Safe operation of the local highway network
- 7) Tree Impacts
- 8) Site Drainage
- 9) Other Matters

This matter is before Committee at the discretion of the Chief Planning Officer.

2 THE SITE

The site is located to the west of New Milton. The land comprises agricultural land with intervening hedgerows and trees in a woodland setting, extending to approximately 4.69 hectares. The site itself is completely bound by mature hedgerows and woodland and lies within the countryside outside the built up area. It is within designated Green Belt and setting of the New Forest National Park. The site is not allocated. Immediately to the south and east of the site is a Site of Important Nature Conservation (Great Woar Copse), also an Ancient Woodland.

3 THE PROPOSED DEVELOPMENT

The application is made for the approval of reserved matters relating to appearance, landscaping, layout and scale, following approval of outline planning permission under ref. 16/10780 in October 2016 for a single chapel crematorium and access. The outline permission was granted subject to conditions related to the reserved matters, biodiversity enhancement, landscaping, implementation of access arrangement, noise restrictions, lighting restrictions and restrictive conditions in relation to the use and hours of operation. The principle of a single chapel crematorium and its access, directly from a newly formed point off Stem Lane, has therefore been established by the outline approval.

An Environmental Impact Assessment screening opinion was undertaken under ref 16/10546 in conjunction with this outline scheme and concluded that although the project fell within Schedule 2, paragraph 11(b) of the 2011 Regulations it was not considered to be EIA development.

The reserved matters proposal shows the crematorium over the footprint of the structure indicated by the outline approval. The crematorium building would be of contemporary appearance finished in brick, a standing seam metal roof and grey metal cladding. Formally laid out gardens would be located to the north and a car parking area and a less formal parkland setting to the west. The proposal is supported by full plans and supporting information.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
16/10780 Single chapel crematorium; parking; landscaping (Outline application with details only of access)	11/10/2016	Granted Subject to Conditions	Decided
16/10546 Crematorium (Screening Opinion)	12/05/2016	EIA not required	Decided

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Core Strategy

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

CS5: Safe and healthy communities

Local Plan Part 2 Sites and Development Management Development Plan Document

NPPF1: National Planning Policy Framework – Presumption in favour of sustainable development

DM2: Nature conservation, biodiversity and geodiversity

The Emerging Local Plan

Policy 1 Achieving sustainable development

Policy 9 Nature conservation, biodiversity and geodiversity

Policy 13 Design quality and local distinctiveness

Policy 14 Landscape character and quality

Supplementary Planning Guidance And Documents

SPD - Parking Standards

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Advice

NPPF Chap 12: Achieving well designed places

NPPF Chap 13: Protecting Green Belt land

NPPF Chap 15: Conserving and enhancing the natural environment.

7 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council - Acceptable (Delegated).

8 COUNCILLOR COMMENTS

No Comments Received

9 CONSULTEE COMMENTS

The following is a summary of the representations received:

Environmental Health (Pollution - Air Quality) - In response to the updated air quality assessment report the following comments are offered:

- It is noted that the number of cremation services and hours of operation have been conditioned with the previous application 16/10780.
- The air quality assessment has been updated to take into account;
 - An updated stack height of 7m
 - Emissions within the assessment are based on the requirements of an operators Permit which will be required for the plant to operate. The Council will issue the Permit, regularly inspect and regulate the site in accordance with the operators Permit.
 - Operational use is based on the conditions agreed with the previous application 16/10780
- The applicant has advised the operational hours and actual emissions (based on similar sites they operate) are likely to be less than those modelled within the air quality assessment, therefore the air quality assessment represents a worst case scenario.

The model is appropriately undertaken and the predicted outcomes accepted – *'in terms of the impacts on human health, emissions from the proposed cremator plant will lead to negligible increases in pollutant concentrations at nearby existing properties or within the crematorium grounds.'* As such no objection is raised to the application in terms of air quality. Should details of the application change in terms of stack heights or emissions it is likely a further air quality assessment would be required.

With regard to the impact upon air quality from traffic accessing the site, air quality was addressed with the original application (ie pollutants from the additional numbers of vehicles) and the traffic figures were not high enough to justify an air quality assessment.

Environmental Health (Pollution - Noise and Light) - The submitted Noise Impact Assessment, noise measurement calculations and report findings can be relied upon. Noise from vehicles accessing the site would not result in noise issues at residential properties considering the traffic already accessing Stem Lane is the

nearby main route in the locality. The applicant has advised that no work activities involved with grounds maintenance would take place beyond the normal and expected opening hours.

The lighting information provided demonstrates that the lighting scheme will not cause undue loss of amenity to the nearest light sensitive residents. The lighting scheme will need to be followed in its entirety. It would be prudent to fully assess the lighting at night to ensure the correct installation parameters have been met.

Southern Water - No objections. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse. All other comments in our response dated 29/06/2016 remain unchanged and valid.

HCC Highways - The proposed access point, access arrangement and the impact of development traffic upon the local highway network have already been approved in principle during the previous outline application process. The following comments therefore are only related to the proposed detail design i.e. site layout. Having reviewed the site layout plan, the Highway Authority is satisfied that there would be no impact upon the operation or safety of the local highway network and recommend no objection, subject to Construction Traffic Management Plan, car parking and cycle parking conditions.

New Forest Ecologist - The ecology report and proposals for biodiversity mitigation and enhancement are acceptable and provided works proceed in accordance with the prescriptions and details in the report, no objections are raised. Also gives informatives on wetland area.

HCC Drainage - The additional information has addressed our concerns regarding Surface Water Management and Local Flood Risk. Therefore, the County Council as the Lead Local Flood Authority has no objection to the proposals. Also give informatives.

NFDC Tree Team - Request updated information on various aspects of the submitted tree information. subject to receipt of the requisite information, no objection to the proposed development, subject to conditions in respect of tree protection and replacement.

NFDC Environmental Design (Urban & Landscape) - Previous comments have been responded to positively, taking the majority of points as revisions to the submitted plans, and leaving remaining issues to be dealt with by condition. A number of oaks should be added to the woodland block adjacent to the access to compensate for the potential loss of T1,2 and 5 and provide successional high canopy tree cover. No objection, subject to landscape conditions to cover details of the pond, a management plan and additional planting and ancillary structures.

NFDC Conservation - The site as shown appears dominated by parking and access, which weakens the envisaged parkland context. The building sits centrally within the proposed parkland and one wonders if this makes best use of the site in exploiting the parkland feel and character. It feels like functional requirements erode and dominate the overall concept for the building and landscape. The design concept shows a frontage colonnade sat upon plain brick pillars. Some window and door arrangements sit uncomfortably in certain elevations and there does not appear to be a common theme in their design. The rear/east elevation has an unfortunate service entrance appearance and the light tower shows its construction detail to this elevation. While one recognises that not

all elevations can be a frontage the more functional elements of the structure could be much better designed. Removal of the large roof cowl may help to simplify the structure and create a much lighter building in the context of its parkland.

Environmental Health (Contaminated Land) - No objection.

New Forest National Park Authority - Comments will be reported

Comments in full are available on website.

10 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Ten representations have been received objecting to the proposal for the following reasons:

- Air quality will be degraded
- Harmful impact on highway safety
- Parking provision (110 cars) is excessive
- Traffic congestion
- Alternative sites need to be considered
- Adverse visual impact
- Green Belt harm
- Harm to the setting of the National Park
- Noise impact from additional vehicles
- A locational requirement for the facility has not been demonstrated
- Additional planting is required to screen the proposal
- The crematorium boundary is set within Great Woor Copse to shield mourners from walkers

Fourteen representations have been received in support of the proposal for the following reasons:

- It is needed by the local community
- Reduces the need to travel further afield
- Creates job opportunities

11 OFFICER COMMENTS

Introduction

The application is made for the reserved matters (appearance, landscaping, layout and scale), following approval of outline planning permission under ref. 16/10780 for a single chapel crematorium and access. The outline permission was granted subject to conditions related to the reserved matters, biodiversity enhancement, landscaping, implementation of access arrangement, noise restrictions, lighting restrictions and restrictive conditions in relation to the use and hours of operation. The principle of a single chapel crematorium and its point of access, directly from a newly formed point off Stem Lane, has therefore been established by the outline approval and therefore the material issues only relate to appearance, landscape, layout and scale

Relevant Considerations

Appearance and scale

The reserved matters proposal shows the crematorium over the footprint of the structure indicated by the outline approval. The crematorium building would be of contemporary appearance finished in brick, a standing seam metal roof and grey metal cladding.

The building would be of relatively modest scale, relative to its proposed curtilage. Formally laid out gardens would be located to the north and a car parking area which will take the form of a parkland setting to the west. The roads and parking areas are commensurate with its intended use as a crematorium.

While some comment has been made at the central position of the building and whether it makes the best use of the parkland setting, the position is as indicated by the outline approval in 2016 and is considered to be acceptable. The design concept shows a frontage colonnade on brick pillars, with recessed fenestration arrangements beyond. The colonnade is a functional requirement of the building, wrapping around the two ceremonial elevations, to provide cover for mourners, while providing a sense of transition between inside and out. The cowl/lantern was an indicative feature of the outline approval these have been reduced in scale as part of the reserved matters. It is a functional feature to highlight the building entrance and provide natural light to the building interior. Some minor alterations were made to the facade and parapet walling in response to comments received, but the design and appearance of the building follows its function and is similar to other such structures implemented by the applicant nationwide. Overall, the design and appearance of the building is acceptable and in compliance with the relevant provisions of Policies CS2 and 13.

Layout and Landscaping

The crematorium building would be located towards the eastern extent of the site, with formally laid out gardens to the north and a car parking area and a less formal parkland setting to the west. The applicant has submitted a landscape appraisal, design and access statement and amended landscape plans seeking to address concerns raised

The proposed development would undoubtedly change the character and appearance of this site with the provision of a building, access road, car parking area and landscaping. However, this was part of the assessment in the grant of outline planning permission the, the existing landscape features that include mature trees and vegetation assist in ensuring the future development will site well in the landscape. There are no private views of the site that would be considered significant (such as views from private homes/gardens). It is considered that the design and materials of the building and ancillary features are acceptable, which would be enhanced through implementation of the proposed landscaping The proposal would not impact significantly or harmfully upon the character of the area or setting of the National Park, in compliance with the relevant provisions of Policies CS2 and CS10.

Air quality

The nature of the development proposed would involve emission of the products of combustion and representations have been received raising this as a concern. While the matter of air quality was addressed at the outline stage, the applicant has submitted a revised air quality report to address the reduced cremator stack height (to 7m from 15m). It is noted that the number of cremation services (eight) and hours of operation (09:00 to 17:00) are conditioned by the outline approval.

The Environmental Health Section have reviewed the air quality report and conclude that the reduced stack height would function effectively and that the operational use is based on the conditions agreed by the outline approval, the model is appropriately undertaken and the predicted outcomes accepted – *‘in terms of the impacts on human health, emissions from the proposed cremator plant will lead to negligible increases in pollutant concentrations at nearby existing properties or within the crematorium grounds.’* Consequently, no objection is raised by the Environmental Health Section in terms of air quality and its impact on human health. It is noted that emissions within the assessment are based on the requirements of an operators Permit which will be required for the plant to operate. The Council will review the Permit, regularly inspect and regulate the site in accordance with the operators Permit.

With regards to the impact upon air quality from traffic accessing the site, air quality was addressed by the outline application (ie pollutants from the additional numbers of vehicles) and the traffic figures were not high enough to trigger the need for an air quality assessment.

Noise and Light Emissions

Notwithstanding the fact that the outline permission is subject to conditions 10 and 11 which specify the levels of noise and light emission, the applicant has submitted further information in respect of lighting and noise. The Environmental Health Section have reviewed the reports and in the case of noise; state that the noise measurement, calculation and report findings can be relied upon. The lighting report and drawing show that the lighting scheme will not cause undue loss of amenity to the nearest light sensitive residents. However, the lighting scheme will need to follow in its entirety and the use of the specific lamps set to the correct height and positioned to the correct angles will need to be followed to the exact parameters as set out within the information provided. It would be prudent to fully assess the lighting at night to ensure the correct installation parameters have been met.

With regards to noise from vehicles accessing the site, it is not considered that this would result in noise issues at residential properties in comparison to the traffic already accessing Stem Lane, which is a main route into the town, including the town's largest industrial estate at Queensway.

Residential Amenity Impacts

The site is set at a sufficient distant from any residential properties to avoid any direct adverse effect on residential amenities by reason of visual intrusion, overlooking or shading. Concerns regarding air quality and noise have been addressed by the sections above. Critically, it is confirmed that there are no residential property is within 210m of the proposed location of the flue, where Section 5 of the Cremation Act 1902 requires that: 'no crematorium shall be constructed nearer to any dwellinghouse than two hundred yards' (183m). No part of the crematorium building would be within 200m of any dwelling. The impacts of the proposal comply with the amenity related provisions of Policy CS2 of the Core Strategy.

Safe operation of the local highway network

The proposed access arrangements to the site were approved by the outline planning permission. However, the County Highway Authority have commented on the detailed design and are satisfied that there would be no impact upon the

operation or safety of the local highway network, subject to Construction Traffic Management Plan and car and cycle parking conditions.

The application states that 110 car parking spaces would be provided and it is queried whether this number is necessary. In this respect it is likely that funerals will overlap resulting in a average requirement for 28 spaces (14 vehicles per service). However, some funerals will undoubtedly be better attended than others, so an over-provision is necessary for those occasions.

The Highway Authority have also commented on suggestions raised by notified parties to the reserved matters proposal, that the impact to the local highway network was not correctly assessed at the outline stage. They explain that the methodology used at the outline stage to assess the potential traffic generated by a new development compares the trip rates estimated by the developer against the trip rates from the computer program - TRICS (Trip Rate Information Computer System) Database. Unfortunately, there is no trip rate data for crematoria land use, so the developer was required to estimate trips by extrapolation from traffic surveys on existing sites with same land use. The developer estimated the traffic using data from comparable crematoria, which they operate around the country. Given that the survey data presented was logical and with no evidence to the contrary, the proposal was considered reasonable and acceptable. Having reviewed the highway comments made in respect of the outline application, it is still concluded that the proposal would not cause severe impact on the highway network.

It should be noted that the facility would be accessed directly from Stem Lane, a main route into the town, which currently serves the town's main industrial area and where traffic congestion is not an identified problem. It is also pointed out that there would be no more than eight daily services at the crematorium, which would be conducted throughout the day between 09:00 and 17:00. Traffic accessing the site would therefore predominantly be outside of peak periods and flowing at a steady rate throughout the day.

Tree Impacts

The proposed development entails removal of several trees to facilitate access to the site. The development would also be close to mature trees within Great Woar Copse to the south, which could be impacted by activity on the development site. The Tree Officer raises no objection, subject to conditions in respect of tree protection and replacement. They have requested updated information on various aspects of the submitted tree information, which the applicant has been requested to provide.

Ecological impacts

The submitted ecological survey and tree survey demonstrate the development would have no trans boundary impacts upon adjoining natural resources, notably Great Woar Copse SINC. The Council's Ecologist has assessed the ecology report and proposals for biodiversity mitigation and enhancement, considering them to be acceptable. Provided the works proceed in accordance with the prescriptions and details in the report, no objections are raised. A condition is recommended to ensure the biodiversity enhancements and mitigation are delivered.

Site Drainage

The submitted information has addressed the County Council's concerns regarding Surface Water Management and Local Flood Risk. A condition is recommended to ensure the development is implemented in accordance with

the agreed drainage details.

Where possible development proposals should include improvements to existing habitats, and/or creation of new areas of wildlife value for example ponds etc associated with sustainable drainage schemes. Given the location of the site in a rural landscape, and the amount of land available, a comprehensive approach to dealing with water on site could be achieved, meeting Policies CS2 and CS4, which state that all new buildings should be designed to meet sustainable building standards and utilise Sustainable Urban Drainage systems (SUDS) wherever feasible.

Other Matters

With regard to the comments of notified parties, which are not addressed above that alternative sites need to be considered, that a locational requirement for the facility has not been demonstrated or the Green Belt harm, these issues were all considered at the outline stage. At that stage it was acknowledged that the proposed development is inappropriate development within the Green Belt, although the applicant demonstrated the very special circumstances to warrant a departure from Green Belt Policy, including an assessment of alternative sites and a locational requirement for the development here. The principal of this development has been accepted on this site and furthermore there is nothing within the reserved matters application to indicate that a different conclusion should be arrived at.

The crematorium boundary is not set within Great Woar Copse, but additional planting is proposed within the site itself to shield mourners from walkers within the copse. Details of the additional planting are indicated on the Landscape Masterplan, which shows provision of a woodland edge planting mix to reinforce the southern boundary.

12 CONCLUSION ON THE PLANNING BALANCE

The proposed development would have no significant adverse impact upon the character and appearance of the area, air quality, adjoining amenity or nature conservation interests. The impact on the Green belt was a matter for the outline application and is not a matter that can be revised through an Approval of Reserve Matters application. There is support for the proposal, which would be of benefit to the community and provide a limited number of job opportunities. These matters weigh in favour of the proposal, which is recommended for approval.

13 OTHER CONSIDERATIONS

Crime and Disorder

None

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may

result to any third party.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimization and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

14. RECOMMENDATION

Grant Subject to Conditions

Reserved matters of appearance, landscaping, layout and scale, specified in condition 1 of outline permission reference number 16/10780 dated 10th October 2016.

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans and documents:
 - Drawing number 150949-STL-XX-00-DR-A-01004-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-01001-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-01002-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-01003-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-01005-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-02002-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-02003-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-02004-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-02005-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-03001-S1-P14
 - Drawing number 150949-STL-XX-ZZ-DR-A-V0001-S1-P14
 - Drawing number 770-LS-01 - Landscape Setting Plan
 - Drawing number 770-MP-01 Rev P - Landscape Masterplan
 - Drawing number 770-MP-02 Rev E - Landscape Masterplan (Entrance)
 - Drawing number 770-SW-01 Rev E - Detailed Structural PlantingPlan
 - Drawing number 770-SW-02 Rev D - Detailed Structural PlantingPlan
 - Drawing number 500 - Drainage Layout
 - Drawing number 501 Rev D - Drainage Layout
 - Drawing number 502 Rev C - Drainage Layout

- Drawing number 503 Rev C - Drainage Layout
- New Forest Crematorium Design and Access Statement by Stride Treglown (September 2019)
- Addendum to LVIA for New Forest Crematorium by Indigo (September 2019)
- Hard Materials Palette Sheet Rev B (September 2019)
- Phase 1 Preliminary Risk Assessment (Desk Study) for New Forest Crematorium by Clarkebond (March 2018)
- Phase 2 Ground Investigation for New Forest Crematorium by Clarkebond (June 2018)
- Groundsure 1 Phase 1 Desk Study by Clarkebond
- Arboricultural Impact Assessment by Treework Environmental Practice (September 2019)
- Ecological Mitigation and Management Plan (Final Document Revision 2) by ECOSA dated September 2019
- TECHNICAL NOTE; WB04771-CLK-XX-XX-TN-C-0002 (P02); dated: 20/12/2019,
- Flood Risk Assessment and Drainage Strategy; Report N: WB04771 - FR01; dated: 26/09/19
- Flood Risk Assessment V3 (Final) Parts 1-6 for New Forest Crematorium by Clarkebond (April 2018)
- DRAINAGE LAYOUT DRAWING SHEETS: 1, 2 & 3; Drawing No: 501, 502 & 503; dated: 03/2018 & 02/2019
- The New Milton External Lighting' dated 24th September 2019
- Drawing no. QD2836/E0001 Rev. P3 entitled 'External Lighting Proposals' dated July 2018 [Produced by QED Engineering Limited]
- Air Quality Assessment for New Milton Crematorium by Air Quality Consultants (August 2018)

Reason: To ensure satisfactory provision of the development.

2. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

3. The works hereby approved shall be undertaken in strict accordance with the Ecological Mitigation and Management Plan (Final Document Revision 2) by ECOSA dated September 2019, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species in accordance with Policy CS3 of the Local Plan for the New Forest District outside of the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2 : Sites and Development Management).

4. The development shall be implemented in accordance with the detailed drainage drawings and details on the proposed drainage system specified in TECHNICAL NOTE; WB04771-CLK-XX-XX-TN-C-0002 (P02); dated: 20/12/2019, Flood Risk Assessment and Drainage Strategy; Report N: WB04771 - FR01; dated: 26/09/19 and DRAINAGE LAYOUT DRAWING SHEETS: 1, 2 & 3; Drawing No: 501, 502 & 503; dated: 03/2018 & 02/2019. The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS6 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

5. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing, as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interest of Highway Safety

6. Before the occupation of any part of the development hereby approved, areas for turning and parking of motor vehicles, as shown on the approved plan shall be constructed and hard surfaced and thereafter retained, maintained and kept available for users of the development at all times.

Reason: In the interests of highway safety

7. Before commencement of development, details of the design of the cycle parking facility including the specification shall be submitted to and approved in writing by the Local Planning Authority. Before the occupation of any part of the development hereby approved, the cycle store shall be erected as shown on the approved plans and thereafter retained, maintained and kept available for users of the development at all times.

Reason: To promote sustainable mode of travel.

8. The lighting scheme for the development hereby approved shall be implemented fully in accordance with the New Milton External Lighting' dated 24th September 2019 and the drawing no. QD2836/E0001 Rev. P3 entitled 'External Lighting Proposals' dated July 2018 [Produced by QED Engineering Limited], unless the prior written approval of the Local Planning Authority is forthcoming.

Reason: To safeguard the amenities of the locality in relation to light pollution in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

9. Grounds maintenance (such as grass cutting and tree works) shall only be permitted between 09:00–17:00 Monday to Saturday. No such activity shall take place on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

10. No works or development shall take place until an Arboricultural Method Statement and an updated Tree Protection Plan specific to this scheme, has been submitted and approved in writing by the Local Planning Authority. The Tree Protection Plan and Arboricultural Method Statement shall be written in accordance with, and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction – recommendations. Nothing shall be stored or placed in any area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details until completion of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

11. No development or site clearance shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority:

- A plan showing the location of service routes, utilities including the position of soakaways and any pumping equipment;
- A plan showing the location of site compound and mixing areas;
- A plan showing the location of contractor parking;

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

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

12. No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars and without the written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the size and species, and shall be planted at such time, as specified by the Local Planning Authority.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

13. Before development commences, and notwithstanding the submitted plans, further details of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :
- (a) the existing trees and shrubs which have been agreed to be retained;
 - (b) a specification for new planting (species, size, spacing and location), including revisions to woodland planting at the access and a preferred species list for the memorial garden;
 - (c) details of the pond: its form, construction (including inlet and outlet headwalls) and planting;
 - (d) other means of enclosure, ancillary structures, gates, bin store and screens;
 - (e) a method and programme for its implementation and the means to provide for its future maintenance.

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

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy)

14. All external works (hard and soft landscape) shall be carried out in accordance with the approved plans and further details approved under condition 13 prior to occupation of the building for its intended purpose and maintained thereafter as built and subject to changes or additions (including signage) only if and as agreed in writing with the Local Planning Authority.

Reason: To ensure the achievement and long term retention of an appropriate quality of development and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

15. Before the development is occupied a management plan: to cover ultimate landscape design intentions, maintenance operations to achieve that vision and memorialisation strategy, shall be submitted for approval in writing by the Local Planning Authority. Thereafter, the development shall be managed only in accordance with the agreed details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

Further Information

Jim Bennett

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New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

March 2020

Item No: 2e
Land off Stem Lane
and Great Woor Copse
New Milton BH25 5ND
19/11249

Scale 1:2500

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

