



Mrs Ballinger  
Cemetery Development Services Ltd  
Capability House  
Building 31  
Wrest Park  
Silsoe, Bedford  
MK45 4HR

Application Number: **16/00599**

08 December 2016

### **TOWN AND COUNTRY PLANNING ACT 1990**

Applicant: Mr Jones, New Forest District Council

Date of Application: 13 July 2016

**THE NEW FOREST NATIONAL PARK AUTHORITY** as the Local Planning Authority  
**GRANTS PLANNING PERMISSION SUBJECT TO CONDITIONS** for the following development:

**Development** Use of land as burial ground and associated development

**Site** Land Adjoining St Georges Church, Tristan Close, Calshot,  
Southampton, SO45 1BN

This decision has been taken in respect of the following plans:

Drawing nos: CDS\_NFC\_CAL\_01 REV 01, CDS\_NFC\_CAL\_02 REV 04,  
CDS\_NFC\_CAL\_03 REV 00, CDS\_NFC\_CAL\_04 REV 03  
15439-BT2 and Visibility Splays

#### **Subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Development shall only be carried out in accordance with drawing numbers:  
CDS\_NFC\_CAL\_01 REV 01, CDS\_NFC\_CAL\_02 REV 04,

**New Forest National Park Authority**  
LYMINGTON TOWN HALL, AVENUE ROAD, LYMINGTON SO41 9ZG  
Telephone 01590 646600 Fax 01590 646666

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CDS\_NFC\_CAL\_03 REV 00, CDS\_NFC\_CAL\_04 REV 03 15439-BT2 and Visibility Splays. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

3. Prior to the commencement of development (including site and scrub clearance), a management plan for the phasing of the site together with measures for ecological mitigation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application - Sedgehill Ecology Services Extended Phase 1 Habitat Survey.

Reason: To safeguard protected species in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

4. No demolition or development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme investigation which has been submitted by the applicant and first approved in writing by the New Forest National Park Authority. The scheme shall include an assessment of significance and research questions; and:
  - 1.The programme and methodology of site investigation and recording
  - 2.The programme for post investigation assessment
  - 3.Provision to be made for analysis of the site investigation and recording
  - 4.Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - 5.Provision to be made for archive deposition of the analysis and records of the site investigation
  - 6.Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policies DP1 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

5. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

6. No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park 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) to include strengthening of the existing screening between the application site and Tristan Close;
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (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 safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works 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.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

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

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

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

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

Reason: To protect the amenities of the area in accordance with Policies DP1, CP2 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

10. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement - Barrell tree Consultancy Arboricultural Assessment & Method Statement dated 19th July 2016.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

#### **Notes to applicant:**

1. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, Orders or Regulations made under such Acts.

#### **Informative(s):**

1. The Authority has considered the application in relation to its adopted Core Strategy, the National Planning Policy Framework and any other relevant

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material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is compliant and does not harm the character and appearance or amenities of the area.

Date: 08 December 2016

A handwritten signature in black ink, appearing to read 'Steve Avery', with a stylized, cursive script.

Steve Avery  
Executive Director (Strategy & Planning)

## NOTES TO APPLICANTS / AGENTS

### Fees for discharge of planning conditions

- The fee chargeable in relation to submissions for any consent, agreement or approval required by a planning condition is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions you are seeking approval for.**
- A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents.
- You may wish to use the standard form to accompany your submission or set out your requests in writing clearly identifying the relevant planning application and condition(s) which you seek approval for.

### Non Material Amendments

- Central Government has introduced a new application form for the submission of Non Material Amendments to approved plans. From 1 October 2009 all submissions must be on the correct application form. (Forms & guidance notes are available on the Authority's website [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)).
- The fee chargeable is £195 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

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## Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so:

within **12 weeks** of the date of this notice for minor commercial applications  
(typically only apply to an application to alter the shopfront of an A1, A2, A3, A4, or A5 property) **otherwise;**  
within **6 months** of the date of this notice for all other types of application.

If the application relates to a matter that is the subject of an enforcement investigation the Authority's Enforcement team will contact you again as different timescales are likely to be appropriate.

- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- If an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

## Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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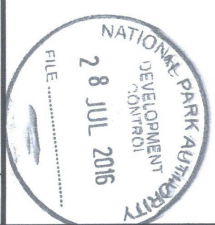
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**Drawing Notes**

-  OWNERSHIP BOUNDARY
-  APPLICATION BOUNDARY



01	25.07.16	Issued drawing, Title Block	PC
REV	DATE	DESCRIPTION	BY

Client  
**NEW FOREST  
DISTRICT COUNCIL**

Project  
**CALSHOT CEMETERY**

TITLE  
**LOCATION PLAN**

**CDSL**  
Capability House  
Building 31  
West Park  
Slisoe  
Bedfordshire  
MK45 4HR

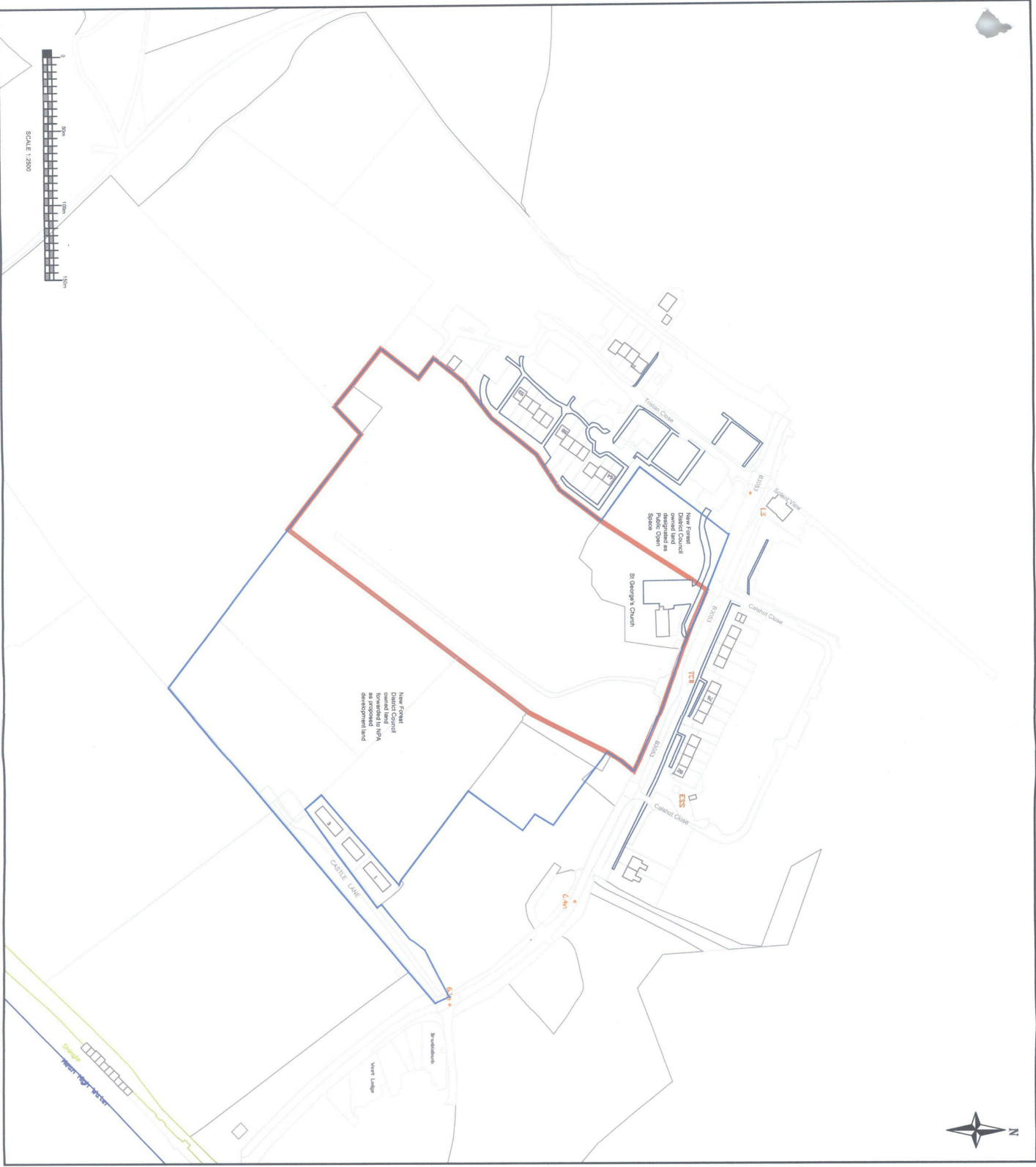
 Cemetry  
Development  
Services

Tel: 01525 864387 email: info@cem-dev.co.uk  
web: www.cem-dev.co.uk

Drawn by: PC Approved by: JJS Drawing Status: Issued

Scale 1:2500 @ A3 Sheet 1 of 1 Date: DEC 2015

Drawing No: **CDS\_NFC\_CAL\_01** Rev: **01**







Information	
	APPLICATION BOUNDARY
	PHASE 1
	PHASE 2
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Drawing Information	
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PROJECT	
CALSHOT CEMETERY	
NEW FOREST DISTRICT COUNCIL	
CLIENT	
CDSL	
Capability House	
Building 31	
West Park	
Slieve	
Bridfordshire	
MK45 4NR	
7th: 01525 864387	
email: info@cdsl.co.uk	
web: www.cdsl.co.uk	
Drawn by: JLS	
Approved by: JLS	
Scale: 1:500 @ A1	
Sheet: 1 of 1	
Date: DEC 2015	
CDSL_NFC_CAL_02	
Rev: 04	