

**Application No: 21/01048/VAR Variation / Removal of Condition**

**Site:** Fawley Quarry, Calshot Road, Calshot, Southampton, SO45 1BB

**Proposal:** Application to vary conditions 1, 2, 5 and 17 of planning permission 18/00437 to facilitate revised restoration scheme

**Applicant:** Mr Chewter

**Case Officer:** Natalie Walter

**Parish:** FAWLEY

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

- SP1 Supporting sustainable development
- DP2 General development principles
- SP5 Nature conservation sites of international importance
- SP6 The natural environment
- SP7 Landscape character
- DP8 Safeguarding and improving water resources
- SP15 Tranquillity
- SP16 The historic and built environment
- SP17 Local distinctiveness
- DP18 Design principles
- SP26 Land adjacent to the former Fawley Power Station
- 3 Protection of habitats and species
- 4 Protection of the designated landscape
- 7 Conserving the historic environment and heritage assets
- 8 Protection of soils
- 9 Restoration of Minerals and Waste Developments
- 10 Protecting public health, safety and amenity
- 11 Flood risk and prevention
- 12 Managing traffic

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

## **5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment  
Sec 17 - Facilitating the sustainable use of minerals

## **6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Fawley Parish Council: Recommend refusal and consider further information should be provided on the need for this revised restoration scheme.

## **8. CONSULTEES**

- 8.1 Archaeologist: No objection subject to conditions to secure a Written Scheme of Investigation, post investigation assessment and appropriate provision for analysis, publication and dissemination of results and archive deposition.
- 8.2 Landscape Officer: Support subject to modification (February 2022). Comments subsequently largely addressed in response from applicant.
- 8.3 Hampshire County Council Flood and Water Management: No objection. Note that the application is for the restoration of an existing quarry including planting and development of ponds. The development proposals do not include any increases in impermeable area and the existing drainage system will be maintained.
- 8.4 Environmental Protection (NFDC) No objection with regard to noise and air quality subject to conditions 4, 12, 13, 14 and 15 of permission 18/00437 remaining in effect. In relation to contamination, a Construction Environmental Management Plan is required to manage environmental impacts during construction and to ensure that any unexpected finds can be managed/mitigated. Endorse the restoration of the quarry with imported clean and uncontaminated natural soils and subsoil. This would be covered by the Materials Management Plan.
- 8.5 Ecologist: No objection subject to details of Construction Environmental Management Plan and Landscape and Ecology Management Plan being the subject of condition and which should include details of ecological design, monitoring and feedback and consultation to enable target habitats to be achieved.

- 8.6 Tree Officer: No objection. There are no direct implications for any important amenity trees with this application and no objection on trees grounds.
- 8.7 New Forest District Council - Development Control: No objection. Comments made in relation to the land affected by the applications for the former Fawley Power Station site (NFDC application reference: 19/10581 and NPA application reference: 19/00365). Note that the proposed restoration plans, by and large, reflect the green infrastructure and mitigation proposals that are associated with the power station redevelopment. Draw attention to the proposed phasing.
- 8.8 Environment Agency: No objection. Following the applicant's update document (21 March 2022), agree to the rewording of condition 5 to reference "clean and uncontaminated soils, subsoils and stones" and removal of the references in the proposed variation to Definition of Waste: Code of Practice.

## **9. REPRESENTATIONS**

- 9.1 One objection received on the following grounds:
- Cannot support the extension of the working life of the quarry until 2031.
  - Original permission was granted on appeal and there have been delays and extensions at every stage of the quarry's life.
  - Appreciates that there have been unanticipated setbacks to operation but objects to more years of traffic, noise and dust.
  - No objection to variation of condition 2 to allow restoration works to cease by 2031 and supports the restoration scheme.
- 9.2 One representation of comment received from Fawley Waterside Limited:
- Detailed discussions with the quarry operator have taken place prior to the submission of the application to ensure consistency with the Fawley Waterside parameter plans and phasing requirements.
  - The application is consistent with the approved design and phasing principles for Fawley Waterside.
  - The quarry application facilitates the reuse of the land to the east and west of the B3053.
  - There will be a need to approve further landscape details for the development parcel to the east of the B3053 through the reserved matters applications that will follow the grant of outline planning permission for the Fawley Waterside development.
  - Confirm that the raised banks will not include chalk materials.
  - Consider that acceptable gradients can be achieved for future footpaths.

- Continuing discussions are taking place with the operator to ensure that the restored land is available in step with the construction by Fawley Waterside.

## 10. RELEVANT HISTORY

- 10.1 Temporary and restricted access points; gates; works to bund (21/00607) approved on 25 March 2022.
- 10.2 Temporary open storage of wind turbine blades (Use Class B8) (21/00098) approved on 5 May 2021
- 10.3 Application for Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for temporary open storage of wind turbine blades (Class B8) until 31 December 2022 (20/00755) EIA not required on 21 December 2020
- 10.4 Outline application for land within the New Forest National Park Authority comprising the removal of structures on the quarry site and provision of 120 new homes, 1000 square metres of new civic space including provision for Early Years Learning (Use Class D1), 200 square metres of drinking establishments (Use Class A4), a two form entry primary school, flood defences / sea wall, public open space and habitat enhancement of existing land, hard and soft landscaping, Suitable Alternative Natural Greenspace, a saline lagoon, tidal creek, reconfiguration of the existing access and creation of a new access from the B3053 and access road through the site, associated infrastructure and engineering works (access to be considered) (AMENDED DESCRIPTION AND AMENDED PLANS) (1900365) committee resolution to approve on 28 July 2020 subject to legal agreement.
- 10.5 Application for Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for Fawley Quarry restoration (20/00375) scoping response given on 16 July 2020.
- 10.6 Application for Screening Opinion under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for importation of soils to improve restoration and regularise surrounding ground levels (19/00055) EIA required on 11 February 2019.
- 10.7 Application to vary conditions 2, 5 and 17 of planning permission 18/00437 to allow revised restoration scheme (18/00756) withdrawn on 19 December 2018.
- 10.8 Application for a Certificate of Lawful Development for Proposed implementation of sand and gravel extraction in phase II in accordance with application NFDC/MIN/91/48794- Appeal reference: APP/1700/A/94/246467 (18/00540) certificated issued (lawful) on 04 October 2018.

- 10.9 Application to vary condition 5 of planning permission 18/00140 to allow the restricted importation of sands and gravels (18/00437) approved on 4 September 2018.
- 10.10 Application to vary condition 2 of planning permission 18/00140 to allow revised working scheme for sand and gravel extraction (18/00140) granted on 11 May 2018.
- 10.11 Request for scoping opinion for the demolition and redevelopment of Fawley Power Station and the development of surrounding land to create a new 1,530 home community with 90,000 sq m of new commercial and employment space (Use Classes A1, A2, A3, A4, B1, B2, B8, C1, D1 and D2); refurbishment of the Power Station Chimney; enlargement of the dock and creation of a canal within part of the turbine hall basement; refurbishment of the remainder of the turbine hall basement to create a 2,100 space car park; a boat stack; a two form entry primary school; public open space and habitat enhancement of existing land; Suitable Alternative Natural Green Space; a saline lagoon; reconfiguration of the existing access and creation of a new access from B3053; and associated engineering and landscaping works (17/00975) scoping opinion issued on 17 January 2018.
- 10.12 Application to vary conditions 1 (timescale), 2 (Scheme of working), 4 (hours of working), 11 (plant details) and 20 (restoration scheme) of application 07/92181 (13/98825) approved on 21 November 2013.
- 10.13 Revised restoration scheme pursuant to Condition 20 of Permission 07/92181(12/97680) approved on 24 September 2012.
- 10.14 Variation of condition (3) on APP/21700/A/94/246467 to alter the order of phasing and to create a replacement silt bed in phase W10 (Amended description) (07/92181) approved on 26 June 2008.
- 10.15 Extension to sand and gravel site (48796) (our reference: 91/48794) refused by HCC on 22 June 1994. Subsequent appeal (reference APP/21700/A/94/246467) allowed on 31 January 1996.

## **11. ASSESSMENT**

- 11.1 Fawley Quarry lies 1.5km south east of Fawley and the application site comprises circa 56 hectares. The site lies on both sides of the B3053 and is bound by Fawley Power Station to the east, agricultural land to the north and south with residential properties bordering the site along Badminston Drove. Listed buildings are located at Badminston Farm to the north and Ower Farm to the south.

11.2 The site is the subject of an extant planning permission (application reference: 18/00437) for the extraction of sand and gravel which expires on 14 January 2027. This application seeks consent for the variation of the following conditions:

Condition 1 (timing of works and restoration);  
Condition 2 (phasing of restoration);  
Condition 5 (source of materials for restoration); and  
Condition 17 (details of restoration scheme).

### **Background to the Proposal**

11.3 Planning permission 18/00437 followed several consents to vary the original 1996 appeal permission. Condition 1 of planning permission 18/00437 requires development (other than aftercare requirements) to cease on or before 14 January 2027 and the site to be restored within a further six months. Condition 2 sets out phasing requirements for the proposed extraction and restoration. Condition 5 restricts the source of materials from outside the site to sands and gravels from Hythe Quarry or marine dredged sands and gravels. Condition 17 provides details of the proposed restoration.

### **Application Proposal**

11.4 The current application proposes to vary planning permission 18/00437 as follows:

- Condition 1- an extension of the time period for development (other than aftercare requirements) to 31 December 2031.
- Condition 2- amendment to the proposed phasing of works with restoration works to cease by 31 December 2031.
- Condition 5- amendment to allow the import of clean and uncontaminated soils, subsoils and stones.
- Condition 17- restoration of the site in accordance with amended details.

11.5 The application has been accompanied by an environmental statement.

11.6 The key issues in this case are:

- The need for the proposed variation of conditions;
- The impact on the landscape;
- Ecological impacts;
- Heritage impacts;
- Highway considerations;
- The impact on neighbouring amenity; and
- The relationship with the proposed development at Fawley Power Station (planning application reference: 19/00365 and concurrent NFDC application reference: 19/10581).

## Need for Variation of Conditions

- 11.7 The quarry produces two types of mineral: an upper seam of sand and gravel used to make construction aggregates and a lower seam of "industrial" sand which is used as bedding sand for agricultural purposes. There is no restriction in historic consents on the depth of mineral workings. The double deposit of minerals causes difficulties in achieving an efficient progressive restoration scheme due to the depth of the lower seam compared to the upper seam and the differing extraction rates. Whilst the working scheme has been amended in previous consents, the imbalance in working the two deposits remains. Planning permission 18/00437 allowed the importation of some material to address this. However, it has become apparent that further material is required to practically implement the restoration, irrespective of the design of the proposed restoration scheme. The materials would comprise clean and uncontaminated soils, subsoils and stones and a Materials Management Plan is proposed by the applicant, which would be updated every two years. Materials imported by road would utilise existing inbound truck movements to the quarry. The applicant has indicated that potential one third of the material required would be brought in by barge.
- 11.8 The applicant has explored alternatives to the proposed variation of conditions. The "do nothing" option would result in a very poor restoration with slab-sided and unsafe water bodies as suitable soils cannot currently be brought onto site. The option of importation of soils to deliver the approved restoration scheme has been considered but discounted due to the significant resultant water body. An enhanced restoration scheme is put forward which would include shallower water bodies and a suitable balance between water bodies, landscape and ecology. It would also have the benefit of aligning with the proposals for the Fawley Waterside development [SANG and habitat compensation and enhancement areas].
- 11.9 In relation to the need for additional time for working and restoring the quarry, the applicant has put forward that the additional period will allow the operator to catch up with what would otherwise have been the same operations which have been slowed due to the pandemic, economic factors, the nature of the mineral working as outlined above and the need for preparation of an environmental statement. The need for additional time to ensure an enhanced restoration scheme is accepted. The amended phasing would allow delivery of restoration in a manner which would also ensure the delivery of the requirements of the Fawley Waterside development as it would allow quicker delivery on the eastern side of the site.
- 11.10 In relation to the proposed further importation of material, the Environment Agency has no objection subject to restriction to clean and uncontaminated soils, subsoils and stones. NFDC

Environmental Protection endorse this and the submission of a Materials Management Plan and Construction Environmental Management Plan, which would be secured by condition.

- 11.11 Section 17 of the NPPF states that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings and energy and goods that the country needs. It sets out that, when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. Mineral planning authorities should also ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety; cumulative effects are taken into account; and any unavoidable noise and dust emissions are controlled, mitigated or removed at source with appropriate noise limits for extraction in proximity to noise sensitive properties. Restoration and aftercare should be provided for at the earliest opportunity, to be carried out to high environmental standards. Policy 9 of Hampshire Minerals and Waste Local Plan requires restoration of minerals and waste developments to be in keeping with the character and setting of the local area and to contribute to the delivery of local objectives for habitats, biodiversity or community use which are consistent with the development plan. Overall, the principle of the proposed variation to conditions would accord with the NPPF and Policy 9 and is accepted subject to conditions and to consideration of the other impacts set out below.

### **Impact on the Landscape**

- 11.12 The proposed revised restoration scheme aligns with that proposed within planning application 19/00365. Clarifications and amendments have been provided in relation to the proposed materials to be imported (chalk would not be used) and the proposed landscape features as requested by the Authority's Landscape Officer. The revised restoration scheme would provide a high quality landscape within the National Park which would also provide environmental enhancements through the nature conservation areas in accordance with Policy SP7. The proposals would allow the provision of SANG through planning application 19/00365. A Landscape and Environmental Management Plan (LEMP) is proposed within the environmental statement as part of the long-term management strategy for the habitats and this would be conditioned.

### **Ecological Impacts**

- 11.13 The impact of the proposal on ecology has been assessed through the environmental statement and shadow habitat regulations assessment. The proposed revised restoration scheme aligns with that contained within planning application reference: 19/00365 and will bring ecological benefits. The Authority's Ecologist has been consulted and has emphasized the



need for monitoring and professional ecological input to guide the restoration stages to ensure iterative approaches to micro-design and implementation to ensure the target condition and habitats are achieved. There is no objection on ecological grounds subject to the securing of a Construction Environmental Management Plan (CEMP) and LEMP which should include details of ecological design, monitoring and feedback and consultation to enable target habitats to be achieved.

### **Heritage Impacts**

- 11.14 The impact of the proposal on the listed buildings at Ower Farm and Badminton Farm has been assessed in the environmental statement. The proposed revised restoration scheme aligns with that contained within planning application 19/00365. It is assessed that the proposed restoration scheme would have no change to the significance of Ower House and a minor beneficial impact on the setting of Badminton Farm.

In respect of the impact on archaeology, the environmental statement identifies an area referred to as an archaeological conservation zone which was an exclusion zone with high archaeological potential. The Authority's Archaeologist endorses the proposed mitigation measures set out and has no objection subject conditions to agree an iterative programme of archaeological work. The proposals would therefore accord with Policy SP16 of the adopted Local Plan.

### **Highway Considerations**

- 11.15 The proposals would not increase the overall number of vehicle movements required in order to complete the quarry operations in the extant permission and restore the landscape. However, the vehicle movements would take place over an extended time period (five years). The applicant has indicated that there is an average of 38 truck movements per day (Monday to Saturday). The applicant has also indicated that 30% of the material required to restore the quarry is anticipated to be transported via barge and this could therefore reduce vehicle movements. Hampshire Country Council as Highway Authority has been consulted and has no objection. There is no objection to the proposals on highway grounds.

### **Impact on Neighbouring Amenity**

- 11.16 An objection has been received from a neighbour to the proposed extended period for quarry working. Whilst it is recognised that there would be an additional impact during this period, this would be mitigated through the re-imposition of planning conditions in relation to noise, dust control and measures contained in the CEMP.

## **Relationship with Applications for Fawley Power Station**

- 11.17 Consideration has been given to the relationship of the proposals to planning applications for the redevelopment of the Fawley Power Station site (reference: 19/00365 and NFDC reference: 19/10581). New Forest District Council and Fawley Waterside Limited have been consulted. The application is broadly consistent with the approved design and phasing details for the Fawley Power Station site and there would be a need to approve further landscape details for the development parcel to the east of the B3053 through the expected reserved matters applications that would follow any outline planning permission for the former power station redevelopment.

### **Other**

- 11.18 The environmental statement has also assessed the impact of the proposal on water quality. The potential for anthropogenic pollution to groundwater will reduce with the restoration of the scheme and the completion of quarrying. The importation of restoration material will be controlled through the Material Management Plan. It is expected that the planned restoration will have no adverse impact on groundwater quality with the implementation of the Material Management Plan.
- 11.19 It is appropriate and necessary to review the other conditions attached to planning permission 18/00437 in order to ensure that they are fit for purpose and up to date with correction where and additional conditions where necessary. This has been undertaken as part of the recommendation.

### **Conclusion**

- 11.20 The principle of the proposed variation to conditions would accord with the NPPF and Policy 9 of the Hampshire Minerals and Waste Local Plan. The proposed revised restoration scheme aligns with that proposed within planning application 19/00365 and would provide a high quality landscape with ecological benefits. There is no objection to the proposals on highway grounds and mitigation measures in relation to noise, dust control, impacts on ecology and to control the quality of imported material would be conditioned. Permission is recommended subject to conditions.

## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

1. The development hereby permitted other than the remaining aftercare requirements of condition 19 of this permission, shall

cease on or before the 31 December 2031 and the site shall also be restored in accordance with the scheme approved under condition 17 of this permission by 31 December 2031 or such longer period as the Mineral Planning Authority may approve in writing.

Reason: In the interest of local amenity.

2. No extraction shall take place except in accordance with the approved drawings: 0920/PO/1 v11 and 3.4 P13094-L-7002 unless otherwise approved in writing by the Mineral Planning Authority.

For the avoidance of doubt:

No extraction/excavation of material (including the removal of topsoil and overburden) from area E (Stage 3) shall take place until extraction/excavation from areas C and D have ceased and restoration works have commenced.

No extraction/excavation of industrial sand from the lower seam in area B (Stage 3) shall take place until extraction/excavation from area A has ceased and restoration works have commenced.

No extraction/excavation of industrial sand from the lower seam in area F (Stage 4) shall take place until extraction/excavation of the remainder of the site has ceased and the restoration works have commenced and areas C, D and the area of old silt ponds have been fully restored.

Reason: In the interests of local amenity.

3. Not later than six months from the cessation of all extraction, or such other date as the Mineral Planning Authority may agree in writing that they are no longer required in connection with this planning permission (which is ever is the sooner), all plant and machinery, foundations, hardstandings and access roads no longer required in connection with the working, restoration or future use of the site as a quarry, shall be removed from the site and the land restored in accordance with condition 17 of this permission.

Reason: In the interest of local amenity.

4. Unless otherwise agreed in writing with the Mineral Planning Authority, no operations authorised or required by this permission, except for the movement and loading of HGV's, shall be carried out and plant shall not be operated other than during the following hours: between 07:00 and 18:00 hours Mondays to Fridays; and 07:00 and 13:00 hours on Saturdays.

Outside of these permitted hours only the movement and loading

of HGV's in the operational/stockpiling area as shown on drawing nos: 0920/CO/2 v5 and 0920/PO/1 v11, shall take place between the following hours: 06:00 - 07:00 and 18:00 - 19:00 Mondays to Fridays and 06:30 - 07:00 on Saturdays.

No operations shall take place on Sundays or recognised public holidays.

Reason: In the interests of local amenity.

5. No materials from sources outside the site [other than sands and gravels from Hythe Quarry (as identified on drawing RC1 b) and marine dredged sands and gravels (as landed on the adjacent wharf as identified on drawing RC1 b), shall be imported to the site for processing, sorting, sale, backfilling or use in the plant hereby approved other than cement for the batching plant, or clean and uncontaminated natural soils, subsoils and stones for restoration purposes, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: In the interests of local amenity.

6. Any above ground oil/chemical storage tank/container and associated pipework shall be sited and bunded in a manner so as to retain any spillage.

Reason: In the interest of local amenity.

7. The Dust Monitoring and Control Scheme approved on 24 November 1999 shall be implemented for the duration of the development unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: In the interests of local amenity.

8. No mineral extraction shall take place within five metres of any tree or tree group or within the crown spread whichever is the greater or within five metres of any hedgerow. No soil storage shall take place under the crown canopy of any tree or tree group or within two metres of any hedgerow.

Reasons: In the interests of local amenity.

9. Within the approved restoration (condition 17) and aftercare (condition 19) schemes, any trees or plants which die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season by others of similar size and species unless otherwise agreed in writing with the Authority.

Reason: In the interests of local amenity.

10. Any gates provided on the main access road shall be set back a minimum distance of 15 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of local amenity and highway safety.

11. All plant machinery shall be silenced at all times in accordance with the manufacturers' recommendations.

Reason: In the interests of local amenity.

12. For soil stripping, bund formation and restoration, which are temporary operations, the noise levels shall not exceed 70 dB(A) LAeq 1 hour Free Field as measured at the nearest boundary to the site of any noise sensitive property. Such temporary operations which exceed the normal noise criterion shall be limited to a period of 8 weeks in any twelve month period. The Authority shall be notified in writing within one week of such operations commencing.

Reason: In the interests of local amenity.

13. The Equivalent Continuous Noise Level LA eq 1 hour Free Field at the nearest boundary to the site of each of the noise sensitive properties listed below shall not exceed the following noise levels due to operations on the site between the hours of 07:00 - 19:00 Monday to Friday and 07:00 - 13:00 on Saturdays:

Badminton Farm	50 dB(A) LAeq 1 hour
Badminton Cottages	50 dB(A) LAeq 1 hour
Fields Heath Cottage	50 dB(A) LAeq 1 hour
Engineering Workshop	55 dB(A) LAeq 1 hour
Wildcroft	46 dB(A) LAeq 1 hour
The Cottage	48 dB(A) LAeq 1 hour
Fernside	48 dB(A) LAeq 1 hour
Foresters Cottage	47 dB(A) LAeq 1 hour
Ower House	50 dB(A) LAeq 1 hour
Ower Farm	52 dB(A) LAeq 1 hour
Holloway	52dB(A) LAeq 1 hour
The Moorings	55dB(A) LAeq 1 hour

Reason: In the interest of local amenity.

14. The Equivalent Continuous Noise Level LA eq 1 hour Free Field at the nearest boundary of the nearest noise sensitive properties to the site shall not exceed 42 dB LAeq 1 hour (free field) between the hours of 06:00 and 07:00 Mondays to Fridays and 06:30 and 07:00 on Saturdays.

Reason: In the interest of local amenity.

15. The Noise Monitoring Regime approved on 24 November 1999 shall be implemented for the duration of the development. The results shall be maintained for the life of the development and made available to the Minerals Planning Authority on request.

Reason: In the interests of local amenity.

16. A. No demolition/development shall take place/commence until an iterative programme of archaeological work has been agreed, in line with that proposed in section 9.6 of the Environmental Statement (Volume 1 - Main Text) and additional recommendation stated above, including a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority in writing. 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.
- B. No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C. 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 (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In the interests of archaeology.

17. The site shall be restored in accordance with restoration scheme 3.4 P13094-L-7002 unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: To secure satisfactory restoration of the site.

18. Unless otherwise agreed in writing by the Mineral Planning Authority, restoration shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in Chapter 12 of the Environmental Statement. The measures shall be implemented and retained at the site in perpetuity.

Reason: To ensure an acceptable impact upon ecology and biodiversity and in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

19. Within 6 months of the date of this permission, an aftercare scheme shall be submitted to and approved in writing by the Mineral Planning Authority. The aftercare scheme shall include the steps necessary to maintain each phase/ area of the land restored under condition 17 to the required standard. Aftercare of each restored phase/area shall take place for a period of 5 years and only in accordance with the approved aftercare scheme.

Reason: To secure satisfactory restoration of the site.

20. Prior to the importation of any clean and uncontaminated natural soils, subsoils and stones for restoration purposes and within 3 months of the date of this decision, a Materials Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority.

Restoration shall take place only in accordance with the approved Materials Management Plan.

Reason: To secure satisfactory restoration of the site.

21. Within 3 months of the date of this decision, an updated Construction Environmental Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority.

Development shall take place only in accordance with the approved Construction Environmental Management Plan.

Reason: In the interests of amenity and to ensure an acceptable impact on ecology.

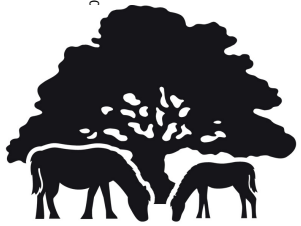
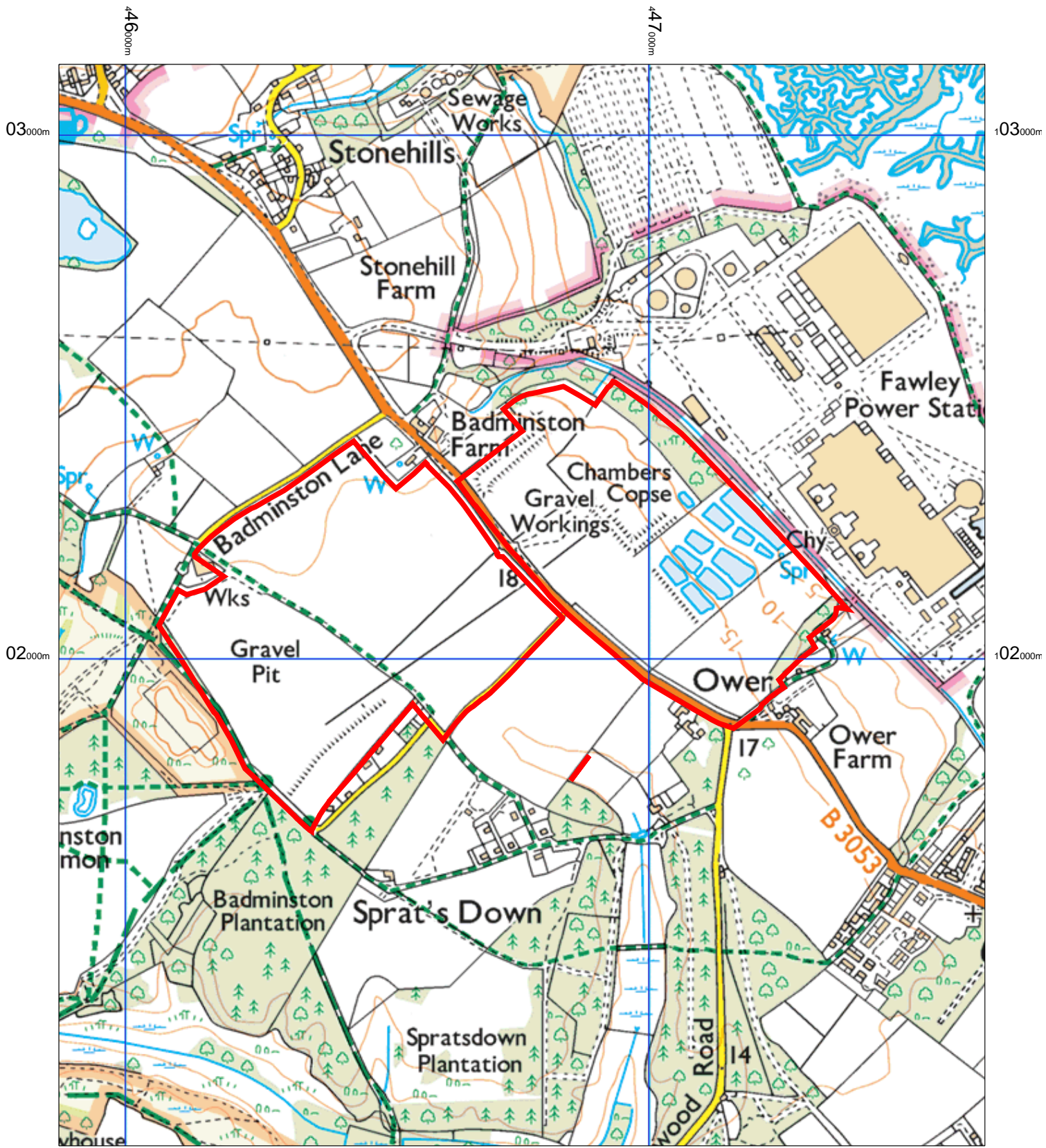
22. Within 3 months of the date of this decision, a Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority. The Plan shall include details of the proposed final levels of the restoration scheme and details of a long-term management strategy for managing the habitats on site including ecological design, monitoring and feedback.

Development shall take place only in accordance with the approved Plan.

Reason: To secure satisfactory restoration of the site.

23. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the Mineral Planning Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 08/06/2022

Ref: 21/01048

Scale: 1:10000

© Crown copyright and database rights 2022 Ordnance Survey 100014703

