

Nicola Treeby
Project Manager

Application	F/23/95844
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Wednesday 22 January 2025

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/23/95844

In pursuance of their powers under the above Act and in accordance with your application received on Friday 18 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Use of agricultural land as Suitable Alternative Natural Greenspace (SANG) for recreational purposes, with associated access, paths, landscaping, infrastructure and other works; and use of cemetery extension car park for SANG parking (amended description)
Site:	LAND AT STOKE PARK FARM, BISHOPSTOKE, EASTLEIGH, SO50 6DW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan – 23036-CO-LP-0-03-REV-4; Site Boundary – 23036-CO-LP-0-02-REV-7; Site Plan – 23036-CO-LP-1-01-REV-9 ; Site Plan (North) – 23036-CO-LP-1-02-REV-9 ; Site Plan (South) – 23036-CO-LP-1-03-REV-9 ; Site Plan (West) – 23036-CO-LP-1-04-REV-9. Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 Prior to the operational commencement of works full details of
 - a) signage (including that for Sewall Drive and the car park)
 - b) bins
 - c) seating
 - d) public art
 - e) fencing and gates
 - f) cycle parking, including at bridleway entrances
 - g) footpath construction
 - h) lighting
 - i) car park layout (including 4 disabled spaces)
 - j) measures to prevent anti-social behaviourshall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and these provisions retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a high-quality design in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 4 The proposed SANG visitor parking east of Sewall Drive as shown on drawing Site Plan – 23036-CO-LP-1-01-REV-9 as “Existing Car Park” and no other SANG visitor parking shall be provided for the lifetime of the development. This car parking provision shall be available for SANG use between the hours of 0730 and 2000 on any day. Reason: To ensure appropriate visitor parking provision in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 5 The SANG site (including the car park) shall be managed throughout the lifetime of its use in accordance with a SANG Management Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the use commencing. This shall include the provisions of the Transport Assessment B06275-CLK-XX-XX-RP-TA-002 – 24 April 2024, Landscape and Ecological Management Plan September 2023 and Heritage Assessment – AN0723_1 – April 2024. Reason: To protect amenity, archaeology and biodiversity in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).
- 6 No development shall commence at the site until a fully detailed scheme of landscaping proposals including a specification, ground preparation details, a timetable for the implementation of all landscaping works (included graded buffer zones for woodland and watercourses) and a programme for its management and maintenance have been submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the submitted Landscape and Ecological Management Plan, September 2023 and the timetable shall include advance planting and phased planting as part of the scheme to be agreed.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 7 The landscaping scheme approved under condition 6 shall be implemented in accordance with the approved details within the first available planting season following implementation of the development and completed in accordance with the approved timetable. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard 8545:2014. Any trees or plants that, within a period of ten years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter. Reason: In the interests of the biodiversity and visual amenity of the locality and to safeguard the amenities of neighbouring residents having regard to policies DM1 and DM11 of the Eastleigh Borough Local Plan (2022).
- 8 Prior to the commencement of operational use of the development, a Landscape Ecological Management and Monitoring Plan (LEMMP) for habitat mitigation/enhancements and landscaping shall be submitted and approved in writing by the Local Planning Authority. The submitted LEMMP shall include detail in accordance with the Landscape Ecological Impact Ecological Impact Assessment Report and Appendices (ref BR0813/EcIA/B, March 2024), and the Landscape and Ecology Management Plan (EBLA, September 2023) and ensure the approved Biodiversity Net Gain on site is provided and maintained. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure biodiversity enhancement and suitable management on site. In the interests of the visual amenity of the locality and biodiversity on site in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan.
- 9 Site clearance and construction works that could result in harm or disturbance to species listed on Schedule 2 of the Conservation of Habitats and Species Regulations, 2017 (as amended) or their breeding sites or resting places, shall not in any circumstances commence unless the local planning authority has been provided with either:
 - i. a licence issued by [the relevant licensing body] pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;
 - ii. written confirmation from Natural England or accredited ecologist that the operation does not require such a licence.
 - iii. The works must be undertaken strictly in accordance with the methods, conditions and limitations of the licence granted.Reason: to protect biodiversity and comply with Policy DM11 of the Eastleigh Borough Local Plan.

- 10 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.
Reason: To prevent harm to breeding birds.
- 11 No development shall begin until details of any surface water drainage for the site have been submitted and approved in writing by the Local Planning Authority. The approved works shall be fully implemented in accordance with the agreed details and timetable.
Reason: To ensure suitable drainage on site in accordance with Policy DM6 of the Eastleigh Borough Local Plan.
- 12 The development shall accord with the arboricultural report reference 15845_R01a_JP. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 13 The development hereby approved shall accord in full to the submitted Stoke Park Farm SANG Construction Environmental Management Plan Strategy dated 13 July 2024 (unless otherwise agreed in writing by the Local Planning Authority).
Reason: To limit the impact the development has on the amenity of the locality and the surrounding environment.
- 14 No vehicles, machinery, equipment, materials, waste or anything else associated with the works hereby proposed shall be parked, stored or positioned on or near to Public Rights of Way so as to cause an obstruction, hinderance or hazard to the public, who retain the right to use the PROW at all times. Reason: To protect the public right of way and its users.
- 15 No construction vehicle movements to/from the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays and not at all on Sundays or Public or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with Policy DM1 of the Eastleigh Borough Local Plan.
- 16 A contaminated land watching brief shall be followed at all times during construction works and confirmation of this shall be submitted to the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the LPA. Where a remediation

scheme is required by the LPA, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the LPA. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Reason: To minimize the risk from land contamination in accordance with Policy DM9 of the Eastleigh Borough Local Plan.

- 17 Details of any soils to be imported to site (if any) to make up topsoil or subsoil shall be submitted to and approved in writing by the Local Planning Authority. Reason: To prevent pollution in accordance with Policy DM9 of the Eastleigh Borough Local Plan.

Notes to Applicant:

- a) This planning permission does not convey the right to implement the development without other required permissions or access rights.
- b) In accordance with the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes