

**P/17/1050/D3**

FAREHAM BOROUGH COUNCIL

**SARISBURY**

AGENT: CEMETERY  
DEVELOPMENT SERVICES

EXTENSION TO EXISTING HOLLY HILL CEMETERY.

HOLLY HILL CEMETERY BARNES LANE SARISBURY GREEN SOUTHAMPTON SO31  
7BH

***Report By***

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***Site Description***

The application site is located on the western side of Barnes Lane adjacent to the existing Holly Hill Car Park and Cemetery. The car parking forms the southern boundary of the site, with Holly Hill Woodland Park located to the west of the site and on the southern side of the car park. The eastern boundary comprises the public toilets with Barnes Lane beyond and the northern boundary is formed partly by the existing cemetery and the rear garden of 123 Barnes Lane.

The site itself, formerly covered in mature trees, self-seeded saplings and shrubs has been largely cleared as part of the management of the area, although several of the larger mature trees within the site and around the periphery have been retained to form part of the cemetery setting.

***Description of Proposal***

This application seeks the change of use of the land from its existing woodland to a formal cemetery to provide additional capacity at the existing Holly Hill Cemetery. The scheme includes the creation of 323 burial plots, 20 small burial plots and 447 cremation plots, together with formal paths and planting, including a new hedgerow planted on the southern and eastern boundaries adjacent to the car park and Barnes Lane.

The application has been supported with detailed Ecological Surveys, Tree Reports, Contaminated Land Assessment and Flood and Drainage Strategy.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS14 - Development Outside Settlements

CS17 - High Quality Design

CS21 - Protection and Provision of Open Space

**Development Sites and Policies**

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP5 - Protecting and enhancing the historic environment

DSP13 - Nature Conservation

***Representations***

Two respondents from the same address (123 Barnes Lane) have raised objections to the

scheme due to potential impact the scheme would have on the use of their well within their garden and the loss and impact of the trees on the boundary of their property.

### **Consultations**

#### INTERNAL

Trees: No objections to the proposals

Environmental Health (Contaminated Land): No objection.

Environmental Health (Ground Water): Concern has been raised regarding the suitability of a well on the site of the neighbouring property (123 Barnes Lane) to be used as potable (drinking) water due to the existing condition of the well. Any testing of the water quality is likely to be variable due to the open nature of the well, and it was therefore advised that the well water should be not used for human consumption.

Highways: No objection.

#### EXTERNAL

Ecology: No objection, subject to conditions.

HCC Lead Local Flood Authority: General principles of the surface water drainage proposals are acceptable. Additional information was requested.

Further information was provided and Hampshire County Council raised no further comments on the additional information.

Environment Agency: Initially no objection was raised by the Environment Agency, however, after the existence of the well at 123 Barnes Lane was identified, further clarification was sought. It was not possible to obtain this information and therefore no further comments from the Environment Agency have been received.

### **Planning Considerations - Key Issues**

The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- Principle of the development;
- Impact on the Character and Appearance of the area;
- Drainage and Surface Water Disposal;
- Impact on the Well at 123 Barnes Lane;
- Trees;
- Ecology.

Principle of the development:

The site is located within the defined countryside, adjacent to the urban area of the Western Wards (Sarisbury). The site also lies within the designated Historic Park and Garden associated with Holly Hill/Sarisbury Court. The existing Holly Hill Cemetery and Woodland Park are designated Open Spaces within the Adopted Local Plan, although the application site falls outside this designation. The change of use to a Cemetery would ensure the longer term protection of the site as an area of open space and contribute to maintaining the setting of the Woodland Park and provide a new focal entrance point to the cemetery from the car park.

### Impact on the Character and Appearance of the Area:

As stated above, the site is located within the open countryside and within a designated Historic Park and Garden. The application site area formed a wooded boundary to the existing car park, but does not fall within the open space designation of the main Woodland Park area located to the south and west of the site. The southern boundary of the proposed cemetery, adjacent to the car park would be formalised with hedging, with a number of the mature high quality trees on the site maintained to create a parkland setting for the proposed cemetery grounds. Additionally, new entrance walls result in the formalisation of the space, with maintained boundary planting and maintained grounds which would provide an improvement in the setting of the existing Cemetery, improving its link and connection to the car park without impacting on the wider woodland setting. The area plays no significant part in the historic setting of Sarisbury Court (demolished in the 1920s) or Holly Hill Mansion (a locally listed building).

### Drainage and Surface Water Disposal:

The application has been supported by a detailed Sustainable Urban Drainage Strategy (SuDS) Design and Flood Risk Assessment Statement, together with an assessment of the land drainage and groundwater levels on the site and surrounding area. Hampshire County Council, as the Lead Local Flood Authority were consulted and supported the principle of the extension of the cemetery, subject to implementation of the SUDS proposal. However, additional information was requested by HCC before they would formally raise no objection to the scheme.

Following the receipt of additional information, HCC were re-consulted and raised no further comments on the information provided. Therefore, subject to FBC implementing a long-term maintenance strategy for the SuDS, it is considered that the land would be appropriately drained, and not have a detrimental impact on the site or surrounding areas groundwater levels.

### Impact on the Well at 123 Barnes Lane:

Approximately 90m to the north of the site lies a well within the curtilage of the adjacent residential property at 123 Barnes Lane. The owners of the property have objected to the application due to the potential impact the cemetery extension could have on their use of the well for potable (drinking) water. The well is currently approximately 20m away from the existing cemetery, which forms the western boundary of 123 Barnes Lane. No site visit of the well has been possible, and therefore Environmental Health have only been able to assess the condition of the well from photographs provided by the neighbours. This assessment raised a number of concerns regarding the suitability of the well to be used for potable water, and their conclusion was that it would not be a suitable source of potable water. In addition, the applicant has provided additional information regarding the direction of flow of groundwater in the area (which appears to run north - south). It is therefore considered that the proposed extension of the cemetery along the southern boundary of 123 Barnes Lane, would not have an impact on the water in the well.

### Trees:

At present, the site is largely covered by trees, and forms the northern wooded boundary of the Holly Hill Cemetery and Woodland Park car park. The majority of the under-croft planting and smaller trees have been removed. The application proposes to retain a number of the large mature trees as part of creating the setting of the cemetery extension, and the application includes a detailed planting schedule highlighting that a number of new, peripheral trees would be planted, together with some more formal landscaping.

A third party objection relating to the loss of the trees has been raised by the occupiers of 123 Barnes Lane. Whilst the majority of the trees close to their boundary are proposed to be felled, a number of further trees lie within their boundary which would not be affected by the proposal. Additionally, their house lies over 70m away to the north. No objection to the loss of the trees has been raised by the Council's Tree Officer.

#### Ecology:

The application has been supported by a detailed Ecological Survey. Some concern was raised regarding the loss of biodiversity on the site, but agreement regarding improvements that could be made to the adjacent Local Nature Reserve, which lies with the ownership of the Borough Council would acceptably mitigate against this impact. It is therefore considered that the proposed loss of trees and other vegetation on the site would not have a harmful impact on biodiversity of the area, particularly as the majority of the under-croft vegetation comprised rhododendron, which are not considered to be high quality species for biodiversity.

#### Conclusion:

Having regard to the above, and following receipt of additional information regarding the potential impact of the proposed cemetery extension on biodiversity and on the well at 123 Barnes Lane, it is considered that the levels of harm would not be significant.

Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

#### **Recommendation**

PERMISSION, subject to the following conditions:

1. The development shall begin before the expiration of three years following the date of this decision.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Site Location Plan (Drawing: CDS\_FRM\_HHC\_02\_00);
- b) Layout Plan (Drawing: CDS\_FRM\_HHC\_01 Rev 12);
- c) Drainage Plan (Drawing: CDS\_FRM\_HHC\_04 Rev 01);
- d) Planting Proposals (Drawing: CDS\_FRM\_HHC\_05 Rev 3);
- e) Planting Schedules (Drawing: CDS\_FRM\_HHC\_06 Rev 2);
- f) Planting and Tree Protection Proposals (CDS\_FRM\_HHC\_07 Rev 4);
- g) Site Survey (Drawing: DTS070616-3V4);

REASON: To avoid any doubt over what has been permitted.

3. Prior to commencement a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the measures that will be implemented to avoid and minimise impacts to the adjacent Holly Hill Woodland Park Local Nature Reserve and Winnard's and Cawte's Copses Site of Importance for Nature Conservation (SINC) including pollution prevention measures, lighting controls and avoidance of encroachment of machinery and materials. Thereafter, the works shall be carried out in accordance with the approved plans

REASON: In order to avoid impacts to features of ecological interest.

4. The development hereby permitted shall be undertaken in full compliance with the Sustainable Urban Drainage System Design as set out on drawing CDS\_FRM\_HHC\_04 Rev 01, SUDS Design and FRA Statement, dated May 2017 and SUDS & Flood Risk Assessment - addendum to report, dated October 2017 (both prepared by Cemetery Development Services), and implemented before the commencement of the landscaping scheme.

REASON: To ensure the site is adequately drained.

5. The development hereby permitted shall be undertaken in full compliance with the Landscaping Proposals set out on drawings CDS\_FRM\_HHC\_05 Rev 3, CDS\_FRM\_HHC\_06 Rev 2 and CDS\_FRM\_HHC\_07 Rev 4. The landscaping scheme shall be implemented before the development is brought into use. Any trees or plants which, within a period of five years from the first planting are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

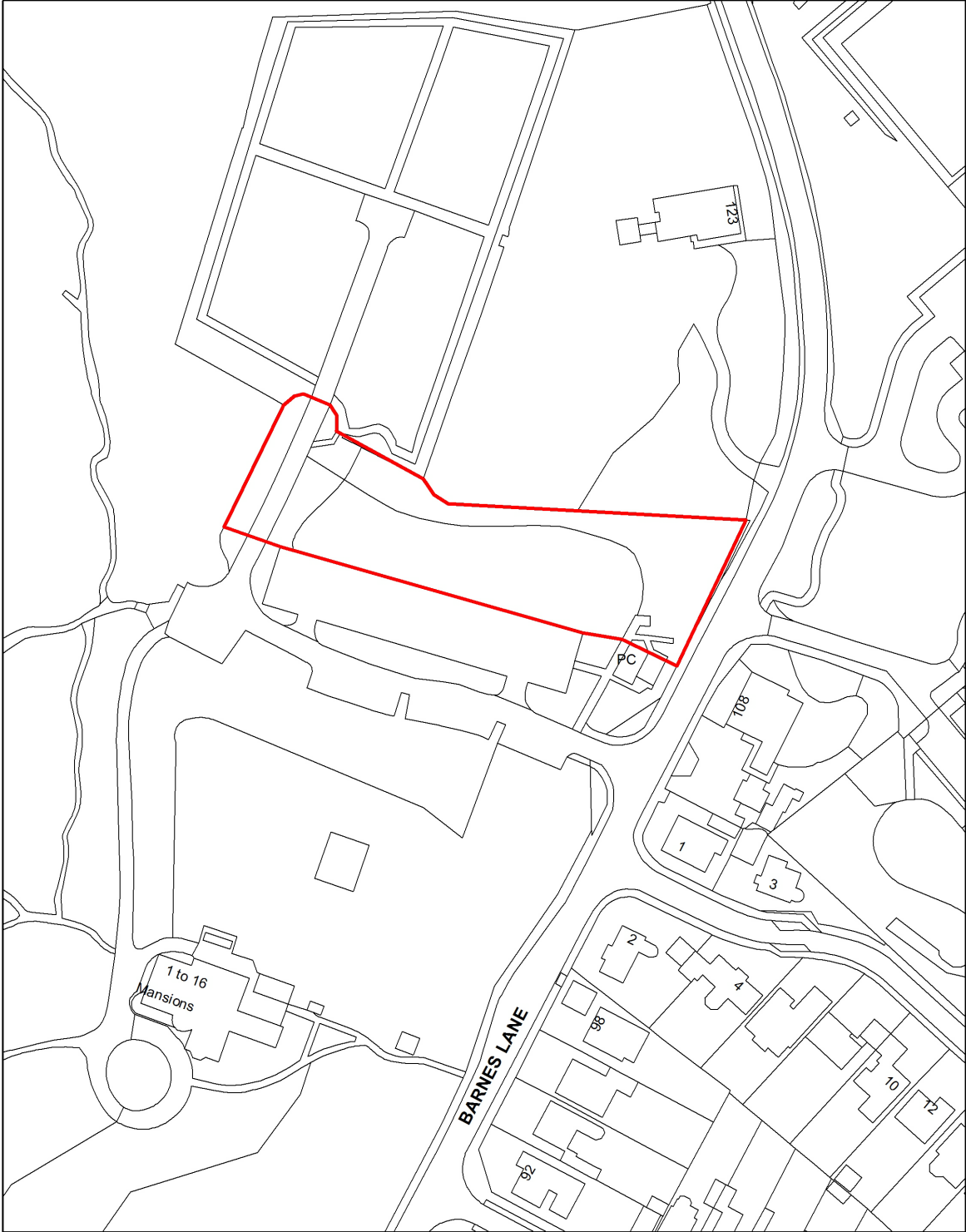
REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

### ***Background Papers***

[this should always include the background file and any related applications or other documents]

# FAREHAM

BOROUGH COUNCIL



Holly Hill Cemetery  
Scale: 1:1,250



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