

NOTICE OF MEETING

Meeting	Regulatory Committee
Date and Time	Wednesday, 24th January, 2018 at 10.00 am
Place	Council Chamber - HCC
Enquiries to	members.services@hants.gov.uk

John Coughlan CBE
Chief Executive
The Castle, Winchester SO23 8UJ

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the County Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Filming Protocol available on the County Council's website.

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence received.

2. DECLARATIONS OF INTEREST

All Members who believe they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore all Members with a Non-Pecuniary interest in a matter being considered at the meeting should consider whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, consider whether it is appropriate to leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with the Code.

3. MINUTES OF PREVIOUS MEETING (Pages 3 - 10)

To confirm the minutes of the previous meeting

4. DEPUTATIONS

To receive any deputations notified under Standing Order 12.

5. CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

6. RINGWOOD & FORDINGBRIDGE SKIP HIRE COURWOOD FARM COURT HILL SANDLEHEATH (Pages 11 - 38)

To consider a report of the Director of Economy, Transport and Environment regarding an application for variation of conditions 4, 7, 9 to allow retention of soil screener for external separation of soil and rubble; and to allow continuation of existing concrete panel fence); and retention of existing welfare units at Ringwood.

7. REVISIONS TO PLANNING APPLICATION VALIDATION GUIDANCE (Pages 39 - 88)

To consider a report of the Director of Economy, Transport and Environment regarding the revisions to the County Council's Planning Application Validation Guidance following a recent public consultation.

ABOUT THIS AGENDA:

On request, this agenda can be provided in alternative versions (such as large print, Braille or audio) and in alternative languages.

ABOUT THIS MEETING:

The press and public are welcome to attend the public sessions of the meeting. If you have any particular requirements, for example if you require wheelchair access, please contact members.services@hants.gov.uk for assistance.

County Councillors attending as appointed members of this Committee or by virtue of Standing Order 18.5; or with the concurrence of the Chairman in connection with their duties as members of the Council or as a local County Councillor qualify for travelling expenses.

Agenda Item 3

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at the castle, Winchester on Wednesday, 6th December, 2017

Chairman:

* Councillor Peter Latham

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| * Councillor Judith Grajewski | * Councillor Alexis McEvoy |
| Councillor Christopher Carter | * Councillor Russell Oppenheimer |
| * Councillor Charles Choudhary | * Councillor Stephen Philpott |
| * Councillor Mark Cooper | * Councillor Roger Price |
| Councillor Roland Dibbs | * Councillor Lance Quantrill |
| Councillor Jane Frankum | * Councillor David Simpson |
| Councillor Marge Harvey | |
| * Councillor Keith House | *Present |
| * Councillor Gary Hughes | |

29. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Carter, Dibbs, Frankum and Harvey.

30. DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

31. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed

32. DEPUTATIONS

The deputation process was explained to attendees. It was confirmed that there were six deputations for the meeting.

33. CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed that a Home to School Transport Appeal training session would take place following the meeting.

34. **BRYAN HIRST RECYCLING LTD BULLINGTON CROSS SUTTON SCOTNEY**

A). EXTENSION TO SITE TO PROVIDE CAR PARK (RETROSPECTIVE) AT BRYAN HIRST RECYCLING LTD, BULLINGTON CROSS, SUTTON SCOTNEY SO21 3FN (NO. 17/02238/CMAN)

B). VARIATION OF CONDITION 3 (HOURS OF OPERATION) OF PLANNING PERMISSION 11/01427/CMAN AT BRYAN HIRST RECYCLING LTD, BULLINGTON CROSS, SUTTON SCOTNEY SO21 3FN (NO. 17/02190/CMAN)

C). VARIATION OF CONDITION 3 (HOURS OF OPERATION) OF PLANNING PERMISSION 09/02530/CMAN AT BRYAN HIRST RECYCLING LTD, BULLINGTON CROSS, SUTTON SCOTNEY SO21 3FN (NO. 17/02192/CMAN)

(SITE REF: TV246)

Cllr Grajewski declared that in relation to agenda Item 6 the applicant bought equipment from a client of the company of which she is a director however there was no direct link whatsoever and as such she would be participating in the item.

The Committee considered a report from the Head of Strategic Planning (Item 6 in the Minute Book) regarding three planning applications relating to condition changes to extend the hours of use of the site and a proposal for an extension to the site to form a car park at Bryan Hirst Recycling in Bullington.

The officer introduced the item and confirmed the applications as well as the changes included in the update paper, which included reference in the report (paragraphs 1.4) to the Town & Country Planning (Environmental Impact Assessment) Regulations that should be to the new 2017 Regulations. Aerial and site photographs were shown to give the application further context, following a members' site visit on Monday 4 December.

The Committee received one deputation on this item. Rupert Wieloch spoke against the applications and claimed that there were properties closer to the site than stipulated in the officer presentation that would be affected by the proposals. The vegetation and trees removed was a habitat for dormice. Mr Wieloch stated that there was evidence of high stockpiles spilling over the fence into the surrounding woodland and noise from the site carrying quite a distance and being over 95 decibels. He also referred to weekend working, contrary to the current conditions, and felt that the site was dangerous, with no clear path marked for vehicles.

During questions of the deputation, it was clarified that the noise experienced from the site was that of metal being lifted and dropped onto stockpiles.

During questions of the officers, the following points were clarified:

- Complaints had been received regarding the site, which had been investigated.
- The Environmental Health officer had been consulted and had no concerns regarding the noise levels on site.

- Ecologist had not commented on the application as the vegetation had already been removed and there was nothing there left to assess, but previous inspections had not found any evidence of dormice.
- A Liaison Panel was not currently in existence.
- The tree removal did not require planning consent as the trees were not protected.
- The original condition regarding a tree planted bund was only regarding the boundary adjoining the A34, which had been complied with.
- There was some potential for planting to take place in the south-east corner of the site, but this would be looked at in more detail.
- It was unreasonable to request acoustic barriers at this stage as they were not part of the original application and many elements of the site activity were unchanged, with none of the new proposals affecting the existing processing taking place on site, which generate most of the noise.
- The nearest building pointed out by the deputation could not be confirmed as being residential.
- There had been no response from Highways England.

During debate, Members agreed that a Liaison Panel was important and would be of great benefit to all. This would be included as an Advice Note from the officers to the Applicant. Whilst some Members felt that the start time was too early, it was acknowledged that it was better than vehicles travelling through rush-hour. It was agreed that “Excluding Christmas Day, Boxing Day and New Years Day” be added to hours of working conditions.

RESOLVED:

The Head of Law and Governance was authorised to draw up a Section 106 Agreement to transfer the obligations relating to lorry routing in the existing Section 106 Agreement for planning permission 09/02530/CMAN and subject to all parties entering into the Section 106 Agreement with the County Council, it was AGREED that authority be delegated to the Director of Economy, Transport and Environment to grant:

- 1) Planning permission for extension to site to provide car park (Retrospective) (No. 17/02238/CMAN), subject to the conditions in Integral Appendix B.
- 2) Planning permission for variation of condition 3 (hours of operation) of planning permission 11/01427/CMAN (No. 17/02190/CMAN), subject to conditions in Integral Appendix B.
- 3) Planning permission for variation of condition 3 (hours of operation) of planning permission 09/02530/CMAN (No. 17/02192/CMAN), subject to conditions in Integral Appendix B.

Voting:

Favour: 12 (unanimous)

35. **DOWN END QUARRY DOWN END ROAD FAREHAM**

The Committee considered a report from the Head of Strategic Planning (Item 7 in the Minute Book) regarding an application for the continued use of the site for a range of waste related activities and the addition of wood processing, with shredding and screening, at Down End Quarry in Fareham.

The officer introduced the item, and it was confirmed that there was an amendment to Condition 11 as follows:

*Within three months of the date of the installation of a wood shredder in accordance with this permission, noise monitoring shall be undertaken to compare the effects of the development with the predicted impacts within the Wood Shredder Noise Assessment (dated 9 June 2017) submitted with the application. The scope and duration of the monitoring shall be agreed in writing with the Waste Planning Authority prior to implementation and the results of the monitoring shall be submitted to the Waste Planning Authority within one month of being carried out. If the results of the monitoring indicate that impacts are at or above Lowest Observable Adverse Effect Level (Noise Policy Statement for England, 2010) **then operation of the wood shredding process shall cease until such time as mitigation measures are undertaken to reduce the impact to below this level, in accordance with a mitigation scheme which has first been agreed in writing by the Waste Planning Authority. The approved measures shall be installed before operation of the wood shredding process recommences and shall be retained for the duration of the use.***

Reason: In the interests of public amenity and to ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

A correction to the reference to the Town & Country Planning (Environmental Impact Assessment) Regulations in paragraphs 1.4 and 4.8 was also reported.

A location plan was shown to Committee and the private haul road and SSSI were clearly marked. An aerial photograph showed the nearest properties. It was confirmed that wood shredding was being proposed as an additional activity at the site which would result in an increase of 15,000 tonnes of material being brought to the site, with an additional 20 HCV movements per day. Permanent permission for the site was being sought and the restoration of the site conditions remains as it was with the original application.

The Committee received one deputation on this item. Owen Dimond spoke on behalf of the applicant in support of the application. He told Committee that the applicant (Veolia) had many sites across Hampshire and that this was the primary site for wood waste and processing. Noise levels had never been an

issue due to the background noise from the M27 motorway being quite high, but there were 4 metre concrete walls and shutter doors proposed to keep processing noise to a minimum. The revised Condition 11 required further noise monitoring to assess compliance and if additional mitigation was required, then operations would cease until the noise levels were found to be suitable. The applicant preferred the use of this condition rather than a temporary permission due to the up front investment costs involved. Veolia had a record of high standards of operation.

During questions of the deputations, the following points were clarified:

- “lowest observable adverse effect level” meant that the noise level was below that of the background noise.
- Down End Farm generally used local drivers and vehicles so there was minimum risk of the wrong roads being used.
- Temporary permission would not be suitable due to the amount of investment required as part of the application

During questions of the officers, the following points were clarified:

- Additional use on existing activity requires Hampshire County Council to approve.
- No comments had been received from Fareham Borough Council regarding the Local Plan Policy.
- To cease an operation (as permitted by the proposed Condition 11) is a measure that has been used before by Hampshire County Council with other sites and provides additional safeguarding.

Some Members had concerns regarding the application being made permanent before the noise levels could be assessed. It was proposed and seconded that “the wood shredding process be permitted for a temporary period until 31 December 2019” to assess its impact. This was felt to be too strict and unnecessary by others Members of the Committee who believed that the proposed amended condition 11 gave the necessary assurance and was lost on a vote.

RESOLVED:

The Head of Law and Governance be authorised to draw up a Section 106 Agreement to transfer the obligations relating to lorry routing in the existing Section 106 Agreement for planning permission P/13/0593/CC and subject to all parties entering into the Section 106 Agreement with the County Council then authority be delegated to the Director of Economy, Transport and Environment to GRANT planning permission subject to the amendment to Condition 11 and the Conditions set out in Integral Appendix B.

Voting:

Favour: 12 (unanimous)

36. **APPLICATION FOR A DEFINITIVE MAP MODIFICATION ORDER TO RECORD PUBLIC FOOTPATHS AT ASHE HILL PARK ESTATE, OAKLEY**

The Committee considered a report from the Director of Culture, Communities and Business Services (Item 8 in the Minute Book) regarding an application for a Definitive Map Modification Order to record public footpaths at Ashe Hill Park Estate in Basingstoke.

The officer introduced the item and explained that despite there being many issues and concerns from local residents regarding the application, only matters of evidence could be considered in determining the application. A location plan was shown and the background and closures of the paths was explained to Committee. The plan showed the footpaths that had been closed in 2009, but the majority were free of permanent obstruction and had been since the 1960's. Over 120 people had been written to as part of the consultation process and responses had been received from those who wanted the paths to remain open along with those who wished them to remain closed.

Conflicting evidence had been received regarding the path marked U-V. On the one hand, the adjacent landowners had indicated that the paths had been blocked on a regular basis, but on the other hand the user evidence did not bear this out. Therefore, the recommendation in respect of this path was that an Order should be made to record it so that the conflicting evidence could be tested further at public inquiry.

The Committee received four depositions on this item. Chris Burrowes, a local resident told Members how the route U-V was not as wide as had been stated in the report, and had been blocked to prevent anti-social behaviour. Only one person had claimed to use the route regularly yet no one had ever been witnessed using the path. Mr Burrowes felt there were other more suitable paths that could be used as alternatives.

Dorothy Collard thanked the officer for the detailed report but also spoke in favour of path U-V remaining closed. She told Committee that blocking the path should be enough to deter people from using it, but had they known that a sign was required then they would have put one up. Many of the roads surrounding the paths were quiet culs-de-sac, and therefore it was not too much of an issue that there were no pavements. Ms Collard felt that the only route required was B1-Y-X-T-S, which had been upgraded.

Beverley Fenn addressed Committee on behalf of her Mother, Ethel Wilcox, who had lived in her property since the 1960's and sought to legally get path U-V blocked after an incident with dogs that had managed to get from the path into her garden. She and her husband had been advised to block the route for a day a year and had done so for 50 years. Those who tried to use the route soon after closure were told why the route had been blocked and Mrs Wilcox had not expected to have to provide further evidence regarding the closure. Anti social behaviour in the area had drastically decreased since the path had been blocked.

John Bonner, another local resident, told Committee how he had regularly used the route U-V, and had never known the path to be blocked, but accepted it didn't mean that it hadn't happened. Mr Bonner felt that using the road network on foot was dangerous and the paths were important, particularly with young

children and vulnerable people getting around and accessing the local shops and school.

During questions of the deputations, the following points were clarified:

- The fence lines were still visible where some had been removed from blocking paths
- Mr Bonner accepted that paths could have been blocked on occasion even if he had not witnessed it himself.
- Beverly Fenn could recollect the paths being blocked and assisting with it whilst growing up in the property.
- Path L-M was currently blocked.

During questions of the officer, the following points were clarified:

- The paths needed to be looked at collectively. It was not open to the County Council to pick and choose which paths were recorded as public because of the prejudicial effect on landowners. If the recommendation to make an order was not accepted, then the applicant could appeal, in which case the county council might nevertheless be directed to make an order.
- The routes that were blocked could arguably leave landowners open to a civil challenge by other residents of the estate, but this was not a matter in which the County Council could involve itself.

Committee debated the item and were sympathetic to the local residents who had attended to speak at the meeting. An amendment to the recommendation was proposed and seconded, namely that a Definitive Map Modification Order was not made in respect of footpath section U-V. The amendment was debated but defeated on a vote. Committee agreed that the evidence of witnesses and landowners should be cross examined further at an Inquiry.

RESOLVED:

- A) That a Definitive Map Modification Order be made to record the route shown between C-E-G-H-I as a public footpath with a width varying between 1.8 and 2.7 metres.
- B) That a Definitive Map Modification Order be made to record the route shown between E-F as a public footpath with a width of 2.4 metres.
- C) That a Definitive Map Modification Order be made to record the route shown between H-J-K-L-O as a public footpath with a width varying between 1.1 and 2.2 metres.
- D) That a Definitive Map Modification Order be made to record the route shown between L-M as a public footpath with a width of 2.3 metres.
- E) That a Definitive Map Modification Order be made to record the route shown between P1-R-R1-U as a public footpath with a width varying between 1.4 and 1.9 metres.
- F) That a Definitive Map Modification Order be made to record the route shown between Q-R as a public footpath with a width varying between 1.8 and 2.1 metres.
- G) That a Definitive Map Modification Order be made to record the route shown between N-O-U-V-C1-D1 as a public footpath with a width varying between 2.2 and 2.9 metres.

- H) That a Definitive Map Modification Order be made to record the route shown between A1-C1 as a public footpath with a width of 2.3 metres.
- I) That a Definitive Map Modification Order be made to record the route shown between Z-B1 as a public footpath with a width varying between 2.1 and 2.4 metres.
- J) That a Definitive Map Modification Order be made to record the route shown between T-V as a public footpath with a width varying between 1.7 and 2.1 metres.
- K) That a Definitive Map Modification Order be made to record the route shown between S-T-X-Y as a public footpath with a width varying between 2.1 and 2.4 metres.
- L) That a Definitive Map Modification Order be made to record the route shown between W-X as a public footpath with a width varying between 2.4 and 2.6 metres.
- M) That the application to record A-B-C as a public footpath be refused.
- N) That the application to record C-D as a public footpath be refused.

Voting:

Favour: 12 (unanimous)

Chairman, Cllr Peter Latham
24 January 2017

HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	24 January 2018
Title:	Variation of conditions 4, 7, 9 & 12 of planning permission 16/11117 (to increase vehicle movements; to allow retention of soil screener for external separation of soil and rubble; and to allow continuation of existing concrete panel fence); and retention of existing welfare units at Ringwood & Fordingbridge Skip Hire Courtwood Farm, Court Hill, SANDLEHEATH SP6 1QD (No. 17/10612) (Site Ref: NF262)
Applicant:	Ringwood and Fordingbridge Skip Hire
Report From:	Head of Strategic Planning

Contact name: Rob Storey

Tel: 01962 847981

Email: rob.storey@hants.gov.uk

1. Recommendation

1.1 That planning permission be REFUSED for the following reasons:

1. The development is not in accordance with Policies: 4 (Protection of the designated landscape) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (HMWP) (2013) as it would adversely impact on the tranquillity and noise environment of the area undermining the objectives of the AONB designation;
2. The development is not in accordance with Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) as it would have a significant adverse impact on residential amenity by reason of noise.
3. The development is not in accordance with Policy 12 (Managing traffic) of the HMWP (2013) and Policy DM22 (Employment development in the countryside) of the New Forest Sites and Development Management (part 2) (2014) as the scale of increase in HGV movements sought will have an adverse impact on the amenity and character of settlements through which these vehicles pass and it has not been demonstrated that the traffic generated by the proposal and the increase in vehicle movements will not cause severe highway safety and capacity impacts on the existing transport network;
4. The development is not in accordance with Policy 29 (Locations and sites for waste management) of the HMWP (2013) as it is not located in the locations identified for the development to provide recycling, recovery and/ or treatment of waste (pursuant to Policy 29(1)); the applicant has not demonstrated that the site has good transport

connections to sources of and/or markets for the type of waste being managed (pursuant to Policy 29 (3)); and a special need for that location and the suitability of the site has not been demonstrated (pursuant to Policy 29 (3)).

- 1.2 That authority be given to take appropriate enforcement action to bring the site into compliance with condition four, seven and nine of planning permission 16/11117.

2. Executive Summary

- 2.1 The planning application is for the variation of a number of planning conditions attached to planning permission 16/11117 to: retrospectively increase permitted HGV movements from 50 per week to 234 per week; retrospectively allow the external treatment of waste on site (soil screening) and to increase the designated external area within which waste may be stored; to allow the erection of a three metre high concrete panel fence along the north-western boundary of the site; and permission to regularise the placement of an additional welfare cabin on the site and surface part of the site with concrete pads.
- 2.2 This application is being considered by the Regulatory Committee as the applicant requested to make a deputation at the meeting in respect of the item.
- 2.3 Key issues raised are;
 - Whether the site has good transport connections to the sources of and/or markets for the type of waste being managed, and the applicant has demonstrated a special need for the site's location;
 - Impact on the character and tranquillity of the Cranborne Chase Area of Outstanding Natural Beauty and surrounding countryside and settlements;
 - Impact on residential amenity as a result of noise and dust arising from the operation; and
 - Impact on highway safety and capacity as a result of increase in number of HGV movements.
- 2.4 A committee site visit by Members took place on 4 September 2017 in advance of the proposal being considered by the Regulatory Committee.
- 2.5 The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
- 2.6 It is considered that:
 - the proposal would not be appropriately located, given the rural character of the area and distance/connections to the Primary/Strategic Road Network, for the scale of increase in HGV movements sought;

- the applicant has not demonstrated a special need for the particular location as opposed to relocating the activity to a more suitable location (with more suitable links to the Primary/Strategic Road Network) for such increase;
- the proposal would adversely impact on the tranquillity and noise environment of the area undermining the objectives of the AONB designation as well as having a significant adverse impact on residential amenity;
- the scale of increase in HGV movements sought will have an adverse impact on the amenity and character of settlements through which these vehicles pass and would be harmful to highway/pedestrian safety.

3. The Site

- 3.1 The site lies within south-west Hampshire, approximately 0.67 kilometres to the north-west of the village of Sandleheath and 3.1 kilometres to the west of the town of Fordingbridge. The development occupies approximately 0.32 hectares (3,200 square metres) of land within Courtwood Farm yard. The Courtwood Farm complex is occupied by a number of agricultural buildings and open yard storage areas. The applicant occupies a former agricultural building and area of land within the west part of Courtwood Farm.
- 3.2 Access to the site is from Court Hill; a C class road, through the existing Courtwood Farm yard and buildings. The nearest A road is the A338 Ringwood-Salisbury road which lies to the east of Fordingbridge, approximately four kilometres (2.2 miles) by road. Access to the A338 from the site is primarily (most directly) by way of C class road through the villages of Sandleheath and Ashford and the town of Fordingbridge (where Station Road meets the B3078 approximately 0.5 kilometres from the A338). The next closest A road is the A354 Salisbury-Blandford Forum road which lies to the north-west of the site, approximately nine kilometres (5.5 miles) by road via the villages of Damerham and Martin, or Rockbourne.
- 3.3 The site lies within the countryside within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The AONB designation extends to the north/north-west of the site encompassing the villages en route to the A354. The boundary of the AONB runs through the Courtwood Farm site approximately 75 metres to the south-east of the site, and was established when the AONB was designated in 1981. The boundary of the AONB was originally drawn at a 1:50,000 scale and excludes the nearest residential properties to the south-east of the site.
- 3.4 Lower Court Wood Site of Importance for Nature Conservation (SINC) borders the site to the north, west and south, with an area adjacent to the south designated as both SINC and Ancient/Semi-Natural Woodland. Land to the north-east the opposite side of Court Hill (Lower Breach Copse) is also designated as SINC and Ancient/Semi-Natural Woodland. The closest Public

Right of Way; footpath Damerham 4, lies within the AONB approximately 230 metres to the north-west of the site.

- 3.5 Grade II Listed Building The Old Ship lies 200 metres south-east of the site with access to Main Road (Court Hill changes to Main Road at this location). The building lies 20 metres from the edge of the highway at its closest point.
- 3.6 The nearest residential properties lie approximately 85 metres to the south-east of the site with further properties located on Tanners Lane; a small residential lane to the south-east, at a distance of approximately 130 metres. The nearest residential property to the north-west of the site lies at a distance of 570 metres.

4. Planning History

4.1 The planning history of the Site is as follows:

Application no.	Proposal	Decision	Date of decision
10/96151	Change of use of building to Material Recovery Facility and Use of Land for Storage of Skips	Granted	14/12/2010
11/97340	Application for portacabin for office use and container for welfare facilities and storage	Granted	25/07/2011
16/11117	Extension to material recovery facility to allow storage of waste, skips and parking of vehicles	Granted	08/11/2016
16/11544	Erection of a building on site to house a biomass boiler and ancillary equipment along with 3 x 50m ² drying bays for material storage	Withdrawn	02/02/2017

- 4.2 The site currently benefits from planning permission for the importation, sorting, treatment, storage and transfer of skip waste, including the storage of skips and parking of vehicles (16/11117). The permission requires all sorting or treatment of waste/materials to take place internally within the main building. This permission included the incorporation of the remaining third of the existing materials recycling building for waste management uses.
- 4.3 During the determination of planning permission 16/11117 the Waste Planning Authority queried whether the proposal was for an increase in the throughput of waste at the site. The applicant confirmed that they were not seeking an increase in the permitted throughput, therefore at the time it was not necessary to consider the impact of this in planning terms. The existing restriction on vehicle movements was subsequently carried forward to the new permission

- 4.4 External storage of waste in designated bays was permitted in November 2016. Prior to this date and since the original grant of permission for a waste use on the site, all waste deposition, sorting, treatment and storage was required to take place within the building.
- 4.5 The site is not a safeguarded site in the adopted Hampshire Minerals and Waste Plan (2013) nor benefits from automatic safeguarding as it has an annual throughput capacity of less than 50,000 tonnes.
- 4.6 A Lawful Development Certificate (existing use) was granted for a small area of adjacent land within the Courtwood Farm complex for light industrial use (servicing of bandsaw/saw blades for sawmills and joinery works) on 12 Jul 2000. A Lawful Development Certificate (existing use) for an area of land within Courtwood Farm was also granted in 2001 for use as a heavy goods vehicle operating centre. Details of the level of use recognised as lawful at that time are unavailable.

Monitoring & Enforcement

- 4.7 The formal enforcement history of the site is as follows:

Type	Reference	Concern	Date Received
Complaint	CMP/2016/0040	Excessive vehicle movements.	11 December 2016
Complaint	CMP/2017/0014	Vehicle movements in excess of that permitted.	16 February 2017
Complaint	CMP/2017/0032	Skip lorry entering site after permitted working hours.	31 March 2017

- 4.8 A monitoring visit was undertaken by the Waste Planning Authority on 13 December 2016. During this visit the following breaches of planning control were identified:
- HGV movements in excess of that permitted;
 - Treatment/processing of waste externally;
 - External storage of waste outside of locations permitted; and
 - Welfare cabins not benefiting from planning permission.
- 4.9 The operator was notified that the Waste Planning Authority had become aware of these breaches by letter dated 15 December 2016. A planning application was subsequently submitted by the operator on 20 April 2017 and this Decision Report relates to that application.

- 4.10 Details required by conditions five and six of planning permission 16/11117; relating to the submission of a Dust Management Plan and Premises Rodent Control Plan, were required to be submitted by 8 February 2017. These were submitted by the applicant on 11 October 2017 and approved by the Waste Planning Authority on 6 November 2017.

5. The Proposal

- 5.1 The planning application is for the variation of a number of planning conditions attached to planning permission 16/11117, to regularise the placement of an additional welfare cabin on the site and to allow changes to the surfacing of the site.
- 5.2 A previous iteration and the original version of this application (received on 20 April 2017), proposed a retrospective increase in the permitted number of Heavy Goods Vehicle movements (vehicles over 3.5 tonnes gross weight) to and from the site from 50 per week (25 in and 25 out) to 320 (160 in and 160 out) per week. Work was subsequently undertaken by Strategic Planning officers in order to take the application to the September 2017 Regulatory Committee meeting for a decision. Prior to the item making the September committee meeting the applicant notified Strategic Planning to advise that they wished to revise their application to seek retrospective planning permission for a lower number of weekly HGV movements.
- 5.3 The amended application, received on 7 December 2017, now seeks the following variations to the planning conditions:
- Retrospective change to increase the permitted number of Heavy Goods Vehicle movements (vehicles over 3.5 tonnes gross weight) to and from the site from 50 per week (25 in and 25 out) to 234 (117 in and 117 out) per week;
 - Retrospective change to allow the external treatment of waste on site (soil screening) and to increase the designated external area within which waste may be stored; and
 - Change to allow the erection of a three metre high concrete panel fence along the north-western boundary of the site (instead of a two metre high steel palisade fence).
- 5.4 The application is required to be considered as a whole. Permission may only therefore be granted or refused for all of the development/amendments sought and not individual elements of this, even though individually they might be considered acceptable.

Increase in HGV movements

- 5.5 Following identification of the site as being in breach of condition the applicant is seeking a retrospective amendment to condition four to allow an increase from 50 to 234 movements per week (average of 42/day over 5.5 days/week). This would constitute an increase of 184 weekly trips above the existing limit.

- 5.6 Condition four of planning permission 16/11117 originates from the primary planning permission for waste management use on the site (10/96151), granted in 2010, and states the following:
- ‘4. Heavy Goods Vehicles (vehicles over 3.5 tonnes gross weight) (HGV) movements to and from the site shall be restricted to 50 per week (25 in and 25 out). A daily record of HGVs entering and leaving the site shall be kept at the site and made available to the Waste Planning Authority on request.
- Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013)’.
- 5.7 The application is retrospective and the site is currently operating at and in excess of the level of movements sought by way of the application. The applicant’s Planning Statement states that ‘the applicant is currently operating at around 300 vehicle movements per week (*150 in and 150 out*), and has been doing so for some time’ and that ‘traffic movements have increased steadily since 2005’. The applicant states that to achieve the proposed number of movements that permission is sought for (234/week), they will invest in a larger ‘walking-floor’ type trailer for bulk removal of waste from the site. The walking-floor trailer provides significantly more volume (120 cubic metres) than their existing method of roll-on-roll-off (‘ro-ro’) container (37 cubic metres), allowing a consequential reduction in movements.
- 5.8 The applicant states that the site primarily serves a local catchment area comprising of Sandleheath, Damerham, Fordingbridge, Alderholt, Rockbourne, Whitsbury, Breamore, Ashford, Martin, Cranborne, Bickton, Harbridge, Somerley, Ringwood and Verwood. The applicant states that the site can and does accept contracts from further a field. The applicant’s trip distribution data shows that 81% of all HGV trips generated by the site travel east out of the site and through Fordingbridge (in the direction of the A338).
- 5.9 The application form accompanying planning permissions 10/96151 (2010) and 16/11117 (2016) stated that the annual waste throughput of the site was 3,225 tonnes. The application form accompanying the current planning application states that the site will now have an associated annual throughput of 16,000 tonnes. The applicant therefore proposes an increase in throughput at the site of 12,775 tonnes of waste per annum.
- 5.10 The applicant has offered to enter into a Section 106 legal agreement to require all HGVs to access and egress the site from the northern access to Courtwood Farm to reduce both noise and dust disturbance caused to residents of the nearest properties.

External treatment of waste (soil screening)

- 5.11 Following identification of the site as being in breach of conditions seven and nine of planning permission 16/11117, the applicant is seeking a retrospective amendment to the conditions to remove the restriction on the external treatment of waste and to increase the designated external area within which waste may be stored.

5.12 Condition seven of planning permission 16/11117 states the following:

‘7. All sorting or treatment of waste and/or materials shall take place within the building shown on drawing: ‘Block Plan’.

Reason: To prevent noise disturbance to the residents of the nearest houses in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013)’.

5.13 Condition nine of planning permission 16/11117 states the following:

‘9. There shall be no external sorting or treatment of waste and/or materials. External storage of waste or materials shall only take place in the hatched bays shown on drawing ‘Block Plan’.

Reason: To ensure the development is implemented as assessed and in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013)’.

5.14 The existing permitted layout of the site is shown on plan ‘RF Block Plan’, approved under planning permission 16/11117. The proposed new site layout is shown on plan ‘Site Layout’.

5.15 The soil screener is an item of plant that allows soil and rubble to be separated. Rubble is tipped into/onto the soil screener by excavator and processed into separate output streams by the machine. The application is retrospective and therefore the operator is already, and continues to, treat waste externally in the form of soil screening.

Fence

5.16 Planning permission is sought for an amendment to condition 12 to allow the erection of a three metre high concrete panel fence along the north-western boundary of the site.

5.17 Condition 12 of planning permission 16/11117 states the following:

‘12. A 2 metre high steel palisade fence shall be erected along the north-western and south-western boundaries of the site except for the section occupied by the building and rear of the concrete bays.

Reason: To prevent the encroachment of site activities into adjacent land and habitats and to ensure the development is in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013)’.

5.18 The proposed concrete panel fence will be a continuation of the existing panel fence (which forms the rear wall of the external bays) and will be the same height and appearance. The existing fence is galvanised and unpainted.

Welfare building & surfacing

5.19 The applicant is seeking retrospective planning permission for the placement of an additional welfare building on the site. Permission is sought for a WC/shower block measuring five metres in length, three metres in width and 2.25 metres in height. The building is coloured blue and yellow and is located adjacent to one of the internal vehicular accesses to the site.

5.20 In addition the application proposes the re-surfacing of trafficked areas of the yard with concrete pads in place of the existing compacted hardcore surface. The area under the proposed soil screener and stockpiles will be poured concrete. Surface water run-off from this area will drain into centrally located collecting tanks.

5.21 Working hours will remain as permitted: 07.00 - 18.00 Monday to Friday and 07.00 - 13.00 Saturday with no working on Sundays or recognised Public Holidays. A further condition precludes the transfer of waste or materials by plant or machinery from or to the external waste storage bays prior to 07.30 hours Monday-Friday and 08.00 hours on a Saturday.

6. Development Plan and Guidance

6.1 The following plans and associated policies are considered to be relevant to the proposal:

[National Planning Policy Framework \(2012\)](#) (NPPF)

6.2 The following paragraphs are relevant to this proposal:

- Paragraph 11: Determination in accordance with the development plan;
- Paragraph 14: Presumption in favour of sustainable development;
- Paragraph 17: Set of core land-use planning principles which should underpin decision-taking;
- Paragraph 19: Support of sustainable economic growth;
- Paragraph 34: Sustainable transport;
- Paragraph 109: Natural and local environment;
- Paragraph 115: National Parks, the Broads and AONBs;
- Paragraph 116: Major developments in AONBs; and
- Paragraph 118: Conserving and enhancing the natural environment.

[National Planning Policy for Waste \(2014\)](#) (NPPW)

6.3 The following paragraphs are relevant to the proposal:

- Paragraph 1: Delivery of sustainable development and resource efficiency; and
- Paragraph 7: Determining planning applications.

[National Waste Planning Practice Guidance](#) (NWPPG)

6.4 The following paragraphs are relevant to the proposal:

- Paragraph 0046 (Need); and
- Paragraph 0050: (Planning and regulation).

[National Planning Practice Guidance \(NPPG\)](#)

6.5 The following paragraphs are relevant to the proposal:

- Paragraph: 005 (Major development in National Parks and Areas of Outstanding Natural Beauty).

[Hampshire Minerals & Waste Plan \(2013\) \(HMWP\)](#)

6.6 The following policies are relevant to the proposal:

- Policy 1 (Sustainable minerals and waste development);
- Policy 3 (Protection of habitats and species);
- Policy 4 (Protection of the designated landscape);
- Policy 5 (Protection of the countryside);
- Policy 7 (Conserving the historic environment and heritage assets);
- Policy 10 (Protecting public health, safety and amenity);
- Policy 11 (Flood risk and prevention);
- Policy 12 (Managing traffic);
- Policy 13 (High-quality design of minerals and waste development);
- Policy 18 (Recycled and secondary aggregates development);
- Policy 25 (Sustainable waste management);
- Policy 27 (Capacity for waste management development); and
- Policy 29 (Locations and sites for waste management).

[New Forest Core Strategy \(2009\) \(part 1\) \(NFCS \(2009\)\)](#)

6.7 The following policies are relevant to the proposal:

- Policy CS21: Rural economy.

[New Forest Sites and Development Management \(Part 2\) \(2014\) \(NFSDM Pt 2 \(2014\)\)](#)

6.8 The following policies are relevant to the proposal:

- Policy DM22 (Employment development in the countryside).

6.9 [The Cranborne Chase AONB Management Plan \(2014-2019\)](#) is relevant to the proposal. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the Area of Outstanding Natural Beauty (AONB) and its Management Plan are material considerations in planning.

7. Consultations

7.1 **Councillor Heron** was notified.

7.2 **Sandleheath Parish Council** Very strongly recommends refusal. The proposal to reduce weekly movements from 300 to 234 still represents an increase of vehicle movements on narrow country roads and the centre of Fordingbridge of more than 350% over the original permitted level of 50 movements. The applicant intends to use 120 cubic meter trailers rather than the current 40 cubic yard ro-ro bins to move material off site. This may

mean fewer movements but impact of these much larger vehicles on the rural roads and Fordingbridge will be very significant.

Comparisons with previous users of the site, namely Ings and Mouland are largely irrelevant as those companies operated in a totally different way in terms of vehicle movements and were not responsible for continued noise and dust nuisance. The application states that this is a local business serving a local need, but that is not supported by the vehicle movement information provided. Over 80% of vehicle movements pass through Sandleheath and Fordingbridge Town Centre (Narrow and congested High Street). We take issue with the Planning Statement 3.0 Potential Impacts, that any reduction in vehicle movements would not materialise in terms of impact on the local area because significant HGV movement is generated by Sandleheath Industrial Estate. There is HGV movement to and from the Industrial Estate, but this is not significant. Many of the businesses on that site are small industrial or service providers using vans rather than HGV. Their operating patterns are staggered and often infrequent unlike the constant movement of skip hire vehicles. These comments reinforce previous statements made by Sandleheath Parish Council and residents that this location is totally inappropriate for a skip business of this type, particularly as it predominately services clients to the east and south of Fordingbridge. The rural roads around the village and the narrow high street through Fordingbridge are totally unsuitable for this volume of HGV traffic.

- 7.3 **Damerham Parish Council** The Parish Council is supportive of the effort by the applicant to meet concerns regarding reducing vehicle movements and noise from the site, and for the benefits of employing local people. However, there is some concern regarding the size of the vehicles needed in order to move the same amount of waste in fewer journeys, and the impact of the larger vehicles traveling through Fordingbridge and on the local rural roads.
- 7.4 **Fordingbridge Town Council** While the Council would welcome the reduction of HGVs travelling through the Town Centre, it is recognised that this is a successful local business providing local employment and business to the town and therefore support the application. Members requested that conditions are monitored in the future to ensure that the current proposed journeys are not exceeded.
- 7.5 **New Forest District Council** Was re-consulted. An updated consultation response is sought for an Update Report to committee. New Forest District Council strongly objected to the original iteration of the application.
- 7.6 **Cranborne Chase and West Wiltshire Downs AONB Officer** It should be noted that in all its responses to proposed operations at this site the AONB Partnership has been very concerned about vehicle movements and the importation of waste for treatment. Of specific relevance is the statement by this AONB's Partnership Panel on the 26th October 2016 that 'the principle that the nation's finest landscapes, which have the highest status of protection in relation to landscape and scenic beauty, are not places for the importation of waste for treatment, processing, or disposal'. It is, therefore, clear that any intensification of existing waste handling or treatment processes would be contrary to the position taken by this AONB's

Partnership Panel. Tranquillity is a particular attribute of this AONB, and activities that generate significant quantities of HGV transport and involve noisy processes and equipment impact adversely on that tranquillity. It is clear that this site impacts adversely on tranquillity through all of those items. The AONB Partnership has recently reaffirmed its attitude towards the importation of waste for treatment to sites within the AONB, and adverse impacts on tranquillity would conflict with the AONB Management Plan. This AONB is very concerned that a substantial waste treatment and transfer operation could be confirmed in a rural location, within one of the nation's finest landscapes, and adjacent to Ancient Woodland and a Site of Interest for Nature Conservation. Whilst the AONB recognises the need for welfare units for the existing workforce operating within the current level of approved activities, the proposed change in activities are between five and six fold greater. The intensification of activities that would result from the variations of the conditions is not acceptable. The AONB does, therefore, OBJECT to the relief of the conditions attached to previous permissions. It would not, however, object to the retention of welfare unit at the site.

- 7.7 **Highway Authority** Object to the proposal. The local highway network would be affected by the proposed permanent increase in vehicle movements with the potential increased risk to the safety of other highway users. It has not been demonstrated that the traffic generated by the proposal and the increase in vehicle movements will not cause severe highway safety and capacity impacts on the existing transport network.
- 7.8 **Environment Agency** Did not request these conditions to be attached to any planning permission granted for this development and therefore have no comments to make in terms of the suitability of their variation.
- 7.9 **Environmental Health New Forest** Advise that this application be refused based on the significant adverse impact from noise on the nearby noise sensitive properties.
- 7.10 **Natural England** Have no comment to make on the variation of conditions 4, 7, 9, and 12 and retention of existing welfare units.
- 7.11 **County Ecologist** Has no objection, however further clarification is requested in relation to the total area to be affected by the proposed fence works in order to assess any impact on Dormice prior to a decision being made.

8. Representations

- 8.1 Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
- 8.2 In complying with the requirements of the SCI, Hampshire County Council:
- Published a notice of the application in the [Hampshire Independent](#);
 - Placed notice of the application at the application site;

- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- Notified by letter all residential properties within 100 metres of the boundary of the site and further additional properties within the locality at officer's discretion.

8.3 Since re-submission of the application on 7 December 2017, a total of seven representations to the proposal have been received. All of these object to the proposal. The main areas of concern raised in the objections relate to the following issues:

- pedestrian and highway safety as a result of increased HGV movements and the use of larger vehicles, including conflict with the school bus stopping in Sandleheath;
- perceived distress, concern, fear or feeling of peril caused to pedestrians/road users due to the high incidence of skip/HGV movements along the Sandleheath road;
- noise impacts from site operations and HGV movements on nearby residential properties;
- effects on the character of the area and nearby settlements as a result of HGV movements;
- effects on the tranquillity of the area including within the AONB;
- dust impacts from site operations and HGV movements on nearby residential properties;
- increasingly aware and concerned about increased vehicle movements since 2014;
- no comparison between the minor vehicle movements associated with the previous use of the site by tenants (Mouland Haulage) who used an area within Courtwood Farm for storage of goods and machinery for distribution; and
- impact on Grade II Listed Building (The Old Ship) by way of HGV movements.

8.4 The above issues will be discussed and addressed primarily within the following commentary.

9. Commentary

Principle of the development

9.1 Policy 1 (Sustainable minerals and waste development) of the HMWP (2013) states that the Hampshire Authorities will take a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development contained in the NPPF.

- 9.2 Policy 27 (Capacity for waste management development) of the HMWP (2013) supports proposals that provide additional capacity for non-hazardous waste recycling through the use of existing waste management sites. Increasing the number of permitted HGV movements at the site will allow a potential increase in waste throughput, providing additional capacity. As set out above, the applicant states that the site will increase its throughput from 3,225 tonnes per annum to 16,000 tonnes per annum. The proposal would therefore be in accordance with Policy 27 (Capacity for waste management development) of the HMWP (2013).
- 9.3 Policy 25 (Sustainable waste management) of the HMWP (2013) states that all waste development should encourage waste to be managed at the highest achievable level within the waste hierarchy; reduce the amount of residual waste currently sent to landfill; and be located near to the sources of waste or markets for its use. The proposal would support the delivery of Policy 25 through increasing capacity for recycling and recovery of waste at the highest achievable level within the waste hierarchy, subsequently reducing the amount of residual waste sent to landfill.
- 9.4 Policy 29 (Locations and sites for waste management) of the HMWP (2013) is used to assess proposals for all types of waste development and sets the general approach to considering the location and sites for waste management facilities. Policy 29 supports waste management development on suitable sites in urban areas in north-east and south Hampshire and areas along the strategic road corridors as identified in the Key Diagram of the HMWP (2013). The site does not lie within either of these areas and therefore is required to meet Part 3 of Policy 29 instead. To be considered to meet Part 3 of Policy 29 applicants are required to demonstrate that a site will have good transport connections to the sources of and/or markets for the type of waste being managed, a special need for the location and additionally that the suitability of the site can be justified.
- 9.5 As set out in the description of the proposal, trip distribution data provided by the applicant shows that 81% of all HGV trips generated by the site travel east out of the site and through Fordingbridge (in the direction of the A338). Paragraph 6.198 of the HMWP (2013) states that all waste management has transport implications and transport impacts and these should be minimised by prioritising sites with good connections to the strategic road network. The development of waste facilities in areas along the strategic road corridors may provide opportunities to maximise the transport of waste, minimising potential impacts on local roads and the distance to the market. Paragraph 6.193 of the HMWP (2013) recognises that a range of local facilities will also be needed to serve rural areas, and states that the needs of these areas will generally be met by smaller, more community-based facilities.
- 9.6 It is not considered appropriate in planning terms to impose planning conditions restricting the free market movement of goods and/or materials, including the movement of waste, therefore the market area served by sites is unrestricted. The result being that waste may be imported to the site by way of HGV through the countryside/AONB and surrounding settlements from any distance. Indeed the applicant's Trip Distribution data

accompanying the application identifies that HGVs from the site travel as far north as Andover, south as Bournemouth, east as Southampton and west as Gillingham.

- 9.7 The original permission for waste management development at Courtwood Farm (10/96151) was granted on the basis that the operations would be of a small scale (25 vehicles into and 25 vehicles out of the site per week). The site is located on a C class road to the east of three settlements (villages of Sandleheath and Ashford and market town of Fordingbridge) through which the majority of its HGV traffic presently travels through to access the site. Whilst it is recognised that the existing site provides a smaller community-based facility, the site is not considered to be appropriately located, given the rural character of the area, for the scale of increase in HGV movements now sought. Neither is it considered that the applicant has demonstrated a special need for this particular location as opposed to relocating the activity to a more suitable location (with more suitable links to the Primary/Strategic Road Network) for such increase. The proposal is therefore, in principle, considered to be contrary to Policy 29 (Locations and sites for waste management) of the HMWP (2013). The further suitability of the site, as required by part 3 of Policy 29 will be assessed within the following commentary sections.
- 9.8 Policy DM22 (Employment development in the countryside) of the New Forest Sites and Development Management (part 2) (2014) states that rural employment/business development will be permitted where it results in local environmental benefits and is of an appropriate design, scale and appearance and not harmful to the rural character of the area by reason of visual impact, traffic and other activity generated impacts. The New Forest District Council Core Strategy Part 1 (2009) comprises part of the Development Plan for the area. The Core Strategy identifies Sandleheath as a defined village, where some limited development consistent with maintaining and enhancing its character will take place. Paragraph 5.73 of the New Forest District Local Plan Part 2: Sites and Development Management (2014) states that the Core Strategy makes no provision for new Greenfield employment land allocations at Fordingbridge, Ashford and Sandleheath. The strategy is to retain and make better use of existing employment sites and encourage business development, particularly within Fordingbridge town centre. Approximately one hectare of employment land at Sandleheath Industrial Estate (0.85 kilometres to the east of the site) already has planning permission and is available for development.
- 9.9 The New Forest Sites and Development Management (part 2) (2014) therefore allows proposals for rural economic development within the countryside subject to the effects of the proposal being compatible with the character of the rural area. The effects on character by reason of visual impact, traffic and other generated impacts will be discussed below.

Area of Outstanding Natural Beauty/Character of Area

- 9.10 Paragraph 115 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of

protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas’.

- 9.11 Policy 4 (Protection of the designated landscape) of the HMWP (2013) states that major waste development will not be permitted in the Cranborne Chase AONB, except in exceptional circumstances. The Plan states that in respect of this, consideration will be given to; the need for the development; and the impact of permitting or refusing the development upon the local economy; the cost and scope for meeting the need outside the designated area or meeting the need in some other way; and whether any detrimental effects on the environment and landscape can be satisfactorily mitigated. Policy 4 also states that small-scale waste management facilities for local needs should not be precluded from the AONBs, provided that they can be accommodated without undermining the objectives of the designation. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the area, now and for future generations.
- 9.12 Paragraph 4.33 of the HMWP (2013) states that the potential for significant impacts on the AONBs will be dependent on the individual characteristics of each case’. The HMWP (2013) continues that ‘waste development should reflect and where appropriate enhance the character of the surrounding landscape and natural beauty, wildlife and cultural heritage of the designated area’. The AONB Management Plan (2014-19) states that ‘in pursuing the primary purpose of its designation, account should be taken of the needs of rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of economic and social development that in themselves conserve and enhance the environment.
- 9.13 The site’s location on the edge of, but within, the Cranborne Chase AONB is recognised. The AONB Management Plan is therefore a material consideration for the purposes of the determination of this application. The comments and objection from the AONB detailed in the Consultations section above are noted. The AONB Partnership considers that significant HGV transport and noisy processes associated with the development would adversely impact upon the tranquillity of the AONB, and that adverse impacts on tranquillity would conflict with the AONB Management Plan and be contrary to the position in respect of waste management development taken by the AONB’s Partnership Panel.
- 9.14 The term tranquillity is defined in the glossary of the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA) (LI and IEMA 2013) as ‘a state of calm and quietude associated with peace, considered to be a significant asset of landscape’. The attribute is relatively subjective, formed from the combination of a number of physical factors, a primary one being ambient noise levels and their sources (natural/man-made). The AONB Management Plan (2014-19) states that tranquillity comprises important elements of the natural beauty of the AONB.
- 9.15 It is considered, in respect of the impacts on the AONB, that the development will have an adverse impact on the character and tranquillity of the locality, (including neighbouring settlements and highway routes), and

the nearest residential properties including those on Tanners Lane. Impacts on tranquillity will be further addressed in the commentary below. Though technically outside of the AONB designation (which was drawn at 1:50,000 scale), the nearest residential properties lie on its periphery, and therefore are sited on land that for planning purposes informally functions as a buffer to the AONB area within which planning decisions can impact upon the purposes of the AONB designation. Though the applicant's trip distribution figures show that at present 81% of HGV movements travel east through Fordingbridge, this may fluctuate or change. Significantly increasing the permitted number of HGV movements allowed to and from the site within the AONB would result in an adverse effect on the tranquillity of the AONB.

- 9.16 These impacts are not considered to be such that, when considering paragraph: 005 (Major development in National Parks and Areas of Outstanding Natural Beauty) of the Planning Practice Guidance, the site would be considered major development for the purposes of the consideration of Policy 4 (Protection of the designated landscape) of the HMWP (2013). The proposal is therefore not required to be tested against the exception criteria set out within Policy 4 for major development. The impacts identified above are however considered to undermine the objectives of the AONB designation and therefore, notwithstanding regard being had to the needs of rural industries and of the economic and social needs of local communities, the proposal is considered to be contrary to Policy 4 of the HMWP (2013).

Impact on residential amenity

- 9.17 Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between waste developments and other forms of development.
- 9.18 As part of the application the applicant submitted a Noise Impact Assessment. This report advises that noise rating level from the currently permitted activities is 19dB above the background level, and the number of movements as requested by the current application will result in 28dB above background level. In accordance with BS4142, a rating of +10dB or more above background is likely to be an indication of a significant adverse impact, depending on the context.
- 9.19 The Noise Assessment indicates that, as a result of the increase in HGV movements, handling of a greater quantity of waste at the site (derived from the increase in permitted HGV movements) and external screening activity, operational noise from the site would change from less than 10 minutes per hour currently permitted to 60 minutes per hour, a significant increase in the intensity of activities on the site.
- 9.20 The New Forest District Environmental Health Officer (EHO) was consulted on the application. They advise that, 'bearing in mind the very high noise levels in comparison to the background level, all reasonable steps must be

taken to ensure that noise levels are kept to a minimum, and do not exceed the existing +19 dB above the background level'. 'The Noise Impact Assessment puts forward a number of suggestions in order to minimise noise. The first list in section 6.3 of the report being good practice management issues that could be easily put in place. These will reduce noise levels to +25dB above background'. The EHO therefore recommends that the application be refused based on the significant adverse impact from noise on the nearby noise sensitive properties.

- 9.21 The Noise Assessment states that further noise mitigation measures have been investigated for practicality and weighed against the site layout and feasibility including site safety, however the majority of these are ultimately considered impractical and unfeasible. They do not therefore form part of the proposal put forward for consideration in this application.
- 9.22 It is considered that predicted noise levels arising from the operation would adversely impact on the tranquillity and noise environment of the area as well as being unacceptable in terms of impact on residential amenity. The proposal is therefore considered to be contrary to Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy DM22 (Employment development in the countryside) of the New Forest Sites and Development Management (part 2) (2014).
- 9.23 Comments regarding dust impacts arising from the activity at the site are noted. The site operates under an Environmental Permit granted by the Environment Agency. Dust emissions from the site will be regulated by the Environment Agency under this permit. The site is also required to operate in accordance with a Dust Management Plan approved in November 2017 under planning permission 16/11117. A substantial amount of windblown dust arising as a result of the use is caused by HGVs manoeuvring around the wider un-surfaced Courtwood Farm complex as they leave and return, outside of the site application boundary.

Highway safety, capacity and amenity impact

- 9.24 Policy 12 (Managing traffic) requires minerals and waste development to have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods of transportation. It also requires highway improvements to mitigate any significant adverse effects on highway safety, pedestrian safety, highway capacity and environment and amenity.
- 9.25 Comments have been received regarding the perceived distress, concern, fear or feeling of peril caused to pedestrians/road users due to the high incidence of skip/HGV movements along the Sandleheath road including the adverse impact on amenity and character of settlements through which these vehicles pass. These issues are more subjective considerations but still remain material considerations for the purposes of planning and the determination of this application.
- 9.26 The application was accompanied by transport information which provided information on the site access, visibility splays, highway capacity and accident data. Based on data identifying that 80% of HGVs associated with

the site travel through Fordingbridge, to assess the impact of the additional HGV trips on Fordingbridge High Street, Junction Turning Count data from 2013 has been provided. It is stated that the current number of HGVs travelling via Fordingbridge High Street per day equates to approximately one every four minutes. Out of this, should this application be permitted, 34 (20%) will be associated with the skip hire site. Therefore, a skip hire vehicle will, on average, travel via the high street approximately every 21 minutes over a 12 hour day.

- 9.27 A swept path analysis of skip vehicles using Court Hill and Fordingbridge High Street was undertaken. From the site access to the A338 junction in Fordingbridge 12 pinch points were identified through this tracking exercise with drawings of the vehicle swept path analysis in each location contained in Appendix C of the Highway Note in drawings 020.0275.001 and 002. To identify the likelihood of skip hire vehicles meeting on the highway, an analysis of hourly inbound and outbound trips from the site was undertaken. The applicant recorded the number of arrivals and departure over the course of a full week to identify the hourly profile of HGV trips generated by the site. Whilst the hourly profile of vehicles identified by these results indicates that there is a low likelihood of two skip hire vehicles meeting at one of the 12 places where vehicles would be unable to pass, the likelihood of a skip hire vehicle meeting another HGV or bus is not considered.
- 9.28 Personal Injury Accident (PIA) data has been further examined for the length of the route from the A338 east of Fordingbridge to the A354 via Sande Heath, Damerham and Martin. This indicates that over a five year period between 1 October 2012 and 30 September 2017 there were 21 accidents of which 19 were classified as "slight" and 2 as 'Serious'. One of the accidents involved a pedestrian on a footway being struck with the wing mirror of an HGV near the zebra crossing on Fordingbridge High Street. The reason is stated as being that the vehicle was close to the footway due to an oncoming unrecorded goods vehicle. There was also an accident involving a van striking a pedestrian with its wing mirror slightly further along the High Street. The Highway Authority are concerned that with the 12 identified pinch points along the route from the site through Fordingbridge and the narrowness of footways along parts of the route the incidence of pedestrians being hit by HGV wing mirrors may increase. The Highway Authority therefore consider that it has not been demonstrated that traffic generated by the proposal and the increase in HGV movements will not cause severe highway safety and capacity impacts on the existing transport network and object to the proposal on this basis.
- 9.29 As set out above, it is also considered that given the location of the facility and distance to the Strategic/Primary Route Network, the scale of increase in HGV movements sought will have an adverse impact on the amenity and character of settlements through which these vehicles pass. The proposal is consequently considered to be contrary to Policy 12 (Managing traffic) of the HMWP (2013).

Visual impact and landscape

- 9.30 Policy 13 (High-quality design of minerals and waste development) of the HMWP (2013) requires that waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape and Policy 10 (Protecting public health, safety and amenity) protects residents from significant adverse visual impact.
- 9.31 It is considered that based on the existing context of agricultural diversification and use of previously developed land, the physical amendments to the site such as the additional welfare cabin, change to fencing and surfacing will not have any adverse impact on visual amenity or landscape character. It is however considered that the increase in HGV movements will have an adverse impact on the landscape character of the area as identified above. The proposal is therefore considered to be contrary to Policy 13 (High-quality design of minerals and waste development) of the HMWP (2013).

Cultural and Archaeological Heritage

- 9.32 Policy 7 (Conserving the historic environment and heritage assets) requires minerals and waste development to protect and, wherever possible, enhance Hampshire's historic environment and heritage assets (designated and non designated), including their settings unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.
- 9.33 Comments have been made regarding concern about potential for impact on Grade II Listed Building (The Old Ship) as a result of HGV movements and these are noted. The structure of the property lies 20 metres from the edge of the highway at its closest point. It is not considered that the proposal will result in harm to the setting of the heritage asset. Further it is considered that the siting of the property adjacent to an existing adopted highway together with the setback of the property from the boundary of the highway, is sufficient that any impact arising from vehicular vibration would not be significant.

Ecology

- 9.34 Policy 3 (Protection of habitats and species) sets out a requirement for minerals and waste development to not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The policy sets out a list of sites, habitats and species which will be protected in accordance with the level of their relative importance. The policy states that development which is likely to have a significant adverse impact upon the identified sites, habitats and species will only be permitted where it is judged that the merits of the development outweigh any likely environmental damage. The policy also sets out a requirement for appropriate mitigation and compensation measures where development would cause harm to biodiversity interests.
- 9.35 The application is accompanied by an Ecological Assessment. This has been reviewed by the County Ecologist who considers that provided the recommendations the Ecological Assessment are adhered to, the proposal will not have an adverse impact on ecology. The resurfacing and drainage

measures proposed will ensure that any surface water run-off filters away from the south-western boundary towards a collecting tank. The County Ecologist has no objection, though further clarification is requested in relation to the total area to be affected by the proposed fence works in order to assess any impact on Dormice prior to a decision being made. This information has not yet been requested from the applicant in order to avoid the applicant incurring further cost, given the Officer's recommendation in respect of the proposal.

Conclusions

9.36 It is considered that:

- the proposal would not be appropriately located, given the rural character of the area and distance/connections to the Primary/Strategic Road Network, for the scale of increase in HGV movements sought;
- the applicant has not demonstrated a special need for the particular location as opposed to relocating the activity to a more suitable location (with more suitable links to the Primary/Strategic Road Network) for such increase;
- the proposal would adversely impact on the tranquillity and noise environment of the area undermining the objectives of the AONB designation as well as having a significant adverse impact on residential amenity; and
- the scale of increase in HGV movements sought will have an adverse impact on the amenity and character of settlements through which these vehicles pass and would be harmful to highway/pedestrian safety.

9.37 Therefore the proposal is considered to be contrary to:

- Policies: 4 (Protection of the designated landscape), 10 (Protecting public health, safety and amenity), 12 (Managing traffic), 13 (High-quality design of minerals and waste development), 29 (Locations and sites for waste management) of the HMWP (2013); and
- Policy DM22 (Employment development in the countryside) of the New Forest Sites and Development Management (part 2) (2014).

9.38 The proposal is considered to be acceptable in terms of Policies: 3 (Protection of habitats and species) and 7 (Conserving the historic environment and heritage assets) in that there are not considered to be any significant adverse impacts in terms of ecology and heritage.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendices B and C – Location Plans

Appendix D – Layout Plan

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=18189>

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No
OR	
This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because: The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

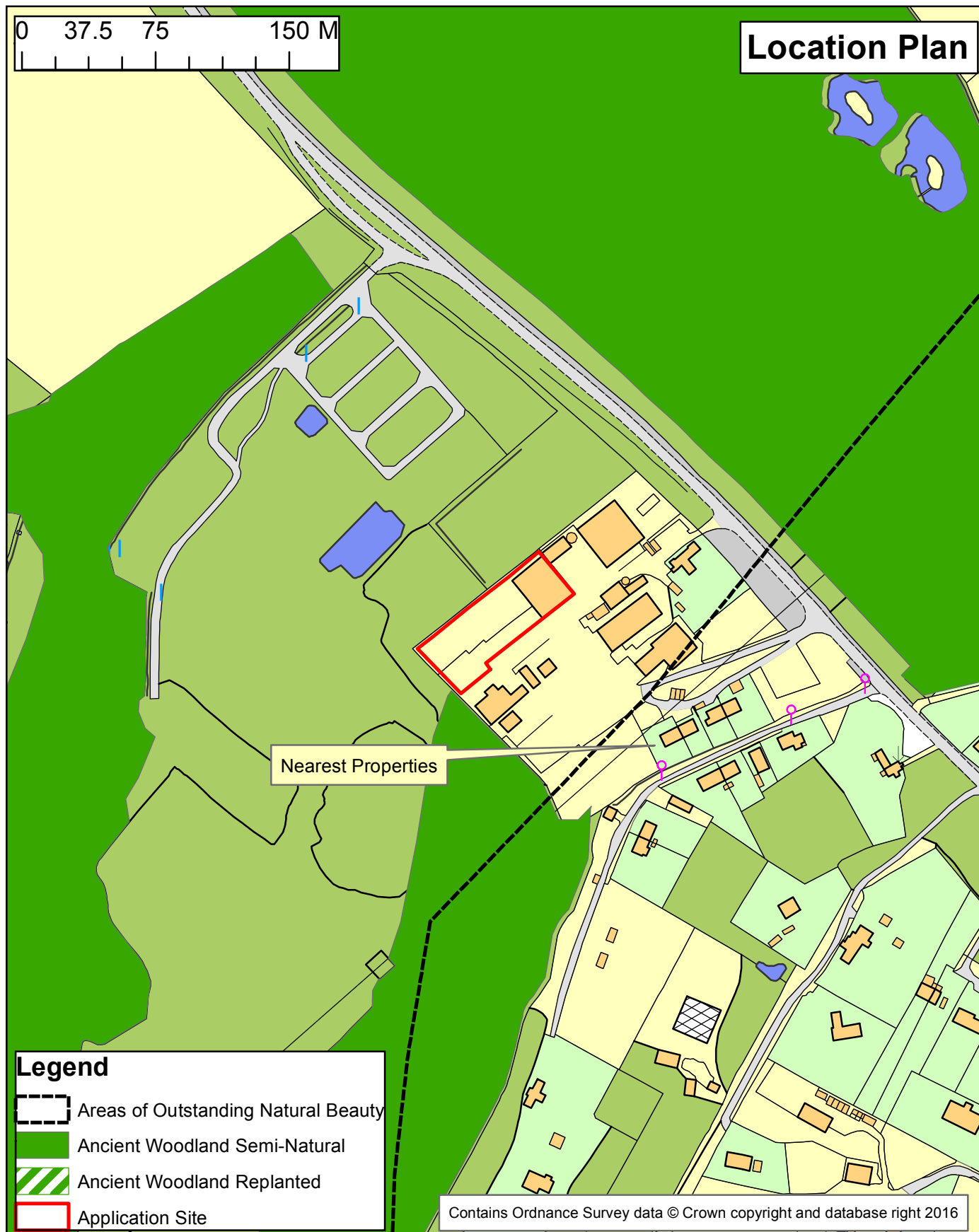
17/10612

Hampshire County Council

NF262

Ringwood & Fordingbridge Skip Hire
 Courtwood Farm, Court Hill, SANDLEHEATH
 SP6 1QD

(Variation of conditions 4, 7, 9 & 12 of
 planning permission 16/11117 (to increase
 vehicle movements; to allow retention of
 soil screener for external separation of soil
 and rubble; and to allow continuation of
 existing concrete panel fence); and
 retention of existing welfare units



TITLE: Variation of conditions 4, 7, 9 & 12 of planning permission 16/11117 (to increase vehicle movements; to allow retention of soil screener for external separation of soil and rubble; and to allow continuation of existing concrete panel fence); and retention of existing welfare units at Ringwood & Fordingbridge Skip Hire Courtwood Farm, Court Hill, SANDLEHEATH SP6 1QD

REGULATORY COMMITTEE

DATE 24 January 2018

1:3,000



Hampshire
County Council

Economy, Transport and Environment

APPLICATION NUMBER: 17/10612
SITE REFERENCE: NF262

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TITLE: Variation of conditions 4, 7, 9 & 12 of planning permission 16/1117 (to increase vehicle movements; to allow retention of soil screener for external separation of soil and rubble; and to allow continuation of existing concrete panel fence); and retention of existing welfare units at Ringwood & Fordingbridge Skip Hire Courtwood Farm, Court Hill, SANDLEHEATH SP6 1QD

APPLICATION NUMBER: 17/10612
SITE REFERENCE: NF262

REGULATORY COMMITTEE

DATE 24 January 2018

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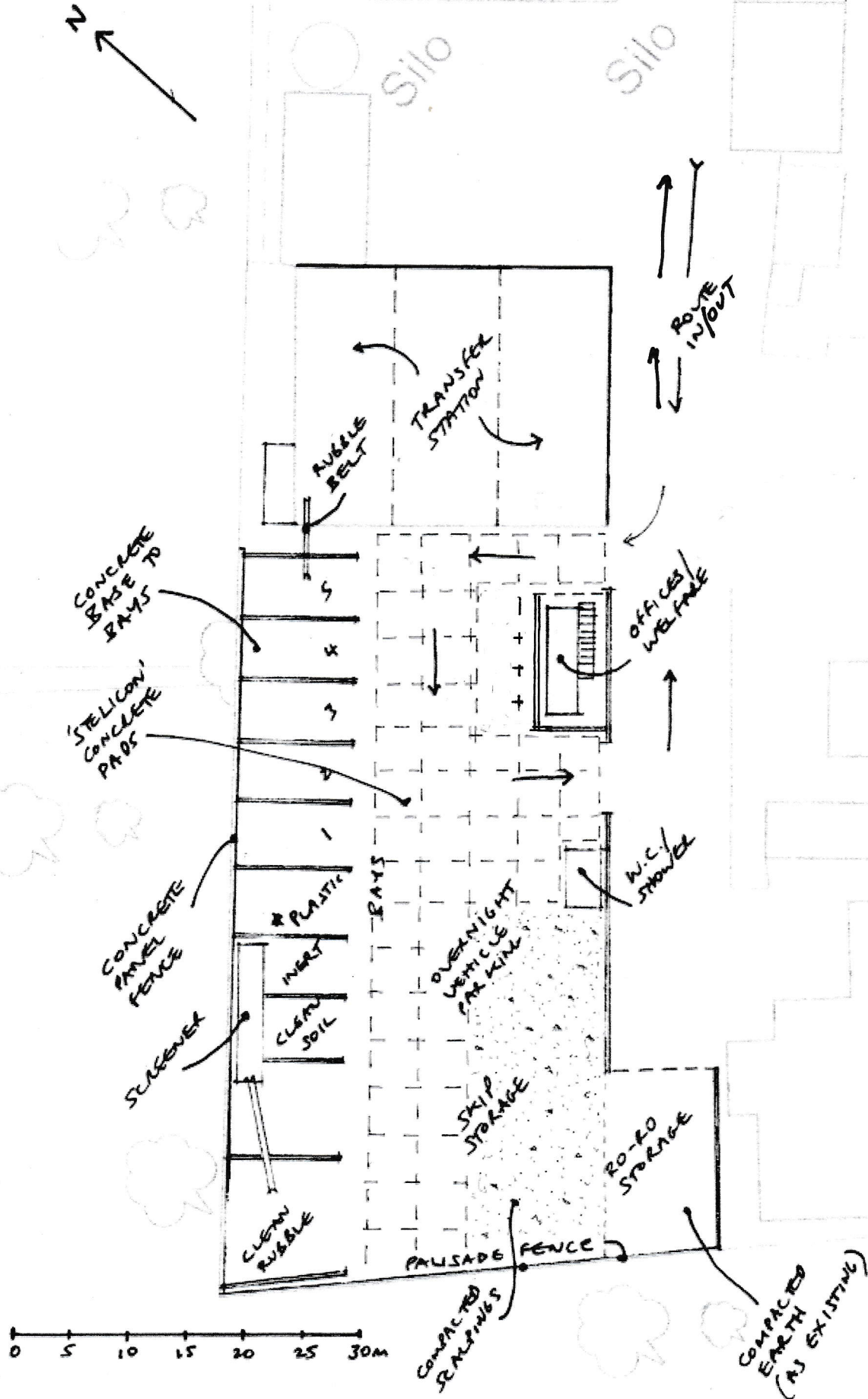


Hampshire
 County Council

Economy, Transport and Environment

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SITE LAYOUT



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HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	24 January 2018
Title:	Revisions to Planning Application Validation Guidance
Report From:	Head of Strategic Planning

Contact name: Chris Murray

Tel: 01962 846728

Email: Chris.murray@hants.gov.uk

1. Recommendations

- 1.1. The committee notes the outcomes of the public consultation.
- 1.2. The updated guidance be approved and implemented with immediate effect.

2. Executive Summary

- 2.1 The purpose of this report is to brief Members on the revisions to the County Council's Planning Application Validation Guidance following a recent public consultation. A link to the revised document is attached in Appendix 1.
- 2.2 The County Council has a duty to regularly review its planning application validation guidance to ensure it is up to date and fit for purpose. A public consultation on the proposed revisions took place between 18 October and 29 November 2017.

3. Background information

- 3.1 Paragraph 193 of the [National Planning Policy Framework](#) (2012) (NPPF) states that 'local planning authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis'. To do this, a local list should be prepared by the Local Planning Authority (such as Hampshire County Council) to clarify what information is usually required for applications of a particular type, scale or location.
- 3.2 [National Planning Practice Guidance](#) (Live) provides more guidance on this issue and sets out the requirements for a specified and up-to-date local list of requirements to be published on the local planning authority's website. The guidance also states that this requested information must be:
 - reasonable, having regard in particular, to the nature and scale of the proposed development; and

- about a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 3.3 Statutory tests for this are set out in [section 62 \(4A\) of the Town and Country Planning Act 1990](#) (inserted by the Growth and Infrastructure Act) and [article 11\(3\)\(c\) of the Town and Country Planning \(Development Management Procedure\) \(England\) \(Order\) 2015](#).
- 3.4 Previous validation guidance was published prior to 2012 (and the introduction of revised national planning policy and guidance). It is therefore out of date and requires review. A revised Planning Application Validation Guidance 2018 document has been prepared to provide guidance to applicants and agents on the validation requirements of planning applications submitted to Hampshire County Council for consideration. It is intended that the revised guidance document will:
- provide greater certainty to applicants about the type and extent of information required as part of their application at the earliest possible stage;
 - enable the County Council to have all the information it needs to determine applications in a considered and timely manner;
 - minimise the need to request additional information from the applicant at a later stage thereby making the determination process more efficient; and
 - ensure greater consistency in registering and validating applications submitted to the County Council.
- 3.5 The guidance is split into two sections:
- National Validation requirements; and
 - Local Validation requirements.
- 3.6 All planning applications submitted to the County Council for consideration must meet the national requirements and applicable local validation requirements. The guidance advises that applicants discuss exact requirements during pre-application discussions.
- 3.7 The guidance makes it clear that failure to supply the information listed in the guidance in the manner specified will delay validation and consideration of an application.
- 3.8 It also encourages applicants to apply electronically and provides guidance on how this should be achieved.
- 3.9 The guidance, once adopted, will sit alongside the Council's recently adopted [Development Management Charter](#).

4. Consultation

- 4.1. A public consultation on the proposed revisions took place between 18 October and 29 November 2017 and involved direct consultation by email of the following groups: business applicants and agents, internal and external planning consultees, District/Borough Councils, South Downs and New Forest National Park Authorities and adjoining County and Unitary Councils. The consultation was open for responses during the specified period on the Council's website.
- 4.2. 15 written responses were received from a range of internal and external consultees. The responses relate to the following main areas of interest:
 - Additional information relating to hydrological and hydrogeological information, countryside access and the requirement for Health Impact Assessments;
 - Development in Areas of Outstanding Natural Beauty; and
 - Requests for the inclusion of additional useful links/guidance documents /points of clarification.
- 4.3. A summary of the responses is set out in Appendix 1.
- 4.4. The consultation exercise has resulted in a number of changes to the document including:
 - Minor amendments to information requirements relating to Design & Access, Hydrogeological Assessment, Ecological Statements, Transport Statements and Land Contamination assessment sections;
 - A new section on Health Impact Assessments;
 - Additional links added to the useful links section – sections on Heritage Statement, Public Access, Transport Statement;
 - Amendments to references to key pieces of legislation, references and Regulations as required throughout the document;
 - Changes to the link to District/Borough Council Local Plans;
 - Reference to saved Policy NRM6 of South East Plan as required;
 - Amendments to the application form section for clarification;
 - Clarification of scale and style of map under location and site plans;
 - Reference to potential for overlap between site and elevation plans; and
 - Clarification of issues relating to tree protection.

5. What happens after the guidance is adopted?

- 5.1 In line with the requirements of the NPPG, once adopted, the County Council will review its validation guidance within 2 years of adoption.
- 5.2 The validation guidance will be regularly monitored by officers following adoption and will be updated if there are any changes to relevant legislation, regulation, or guidance which needs to be reflected between review dates.

6. Conclusion

- 6.1 The Planning Application Validation Guidance is a statutory document required by the [National Planning Policy Framework](#) and [National Planning Practice Guidance](#) (Live).
- 6.2 The draft Validation Guidance document was subject to public consultation for a six week period in October / November 2017 and as a result an updated version has now been produced.
- 6.3 The guidance has been updated to reflect the comments received through the consultation, where appropriate.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B –Impact Assessments

Appendix 1 – Link to revised Validation Guidance document and summary of consultation responses

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

[National Planning Policy Framework](#)

[National Planning Practice Guidance](#)

IMPACT ASSESSMENTS:

1. Equality Duty

1.1. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2. Equalities Impact Assessment:

The requirement to specify the information which is required to be submitted with planning applications is set down in planning legislation. It impacts on all those that submit planning applications to the County Council (primarily minerals and waste operators and Hampshire County Council departments). Clarifying the information requirements has a neutral impact on those groups with protected characteristics.

2. Impact on Crime and Disorder:

2.1. The decision will not have any direct impact upon crime and disorder.

3. Climate Change:

- a) How does what is being proposed impact on our carbon footprint / energy consumption?
- b) How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

No specific proposals.

Hampshire County Council

Planning Application Validation Guidance



January 2018
(Subject to final approval)

Introduction to this validation guidance

Hampshire County Council, as the Local Planning Authority, has a statutory duty to control three categories of development within Hampshire. These are as follows:

- developments relating to mineral workings (extraction, processing etc.) like sand, gravel, clay oil, gas or chalk;
- developments relating to the recycling, recovery, processing or disposal of waste; and
- developments relating to the County Council's own development, including schools, roads, libraries, Country Parks and museums.

Purpose of the Guidance

The purpose of this document is to provide guidance to applicants and agents on the validation requirements of planning applications submitted to Hampshire County Council for consideration. It is intended that the guidance will:

- provide greater certainty to applicants about the type and extent of information required as part of their application at the earliest possible stage;
- enable the County Council to have all the information it needs to determine applications in a considered and timely manner;
- minimise the need to request additional information from the applicant at a later stage thereby making the determination process more efficient; and
- ensure greater consistency in registering and validating applications submitted to County Council.

Why has the Guidance been prepared?

Paragraph 193 of the [National Planning Policy Framework](#) (2012) (NPPF) states that 'local planning authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis'. To do this, a local list should be prepared by the Local Planning Authority (such as Hampshire County Council) to clarify what information is usually required for applications of a particular type, scale or location.

[National Planning Practice Guidance](#) (Live) provides more guidance on this issue and sets out the requirements for a specified and up-to-date local list of requirements to be published on the local planning authority's website. The guidance also states that this requested information must be:

- reasonable, having regard in particular, to the nature and scale of the proposed development; and
- about a matter which it is reasonable to think will be a material consideration in the determination of the application.

Statutory tests for this are set out in [section 62 \(4A\) of the Town and Country Planning Act 1990](#) (inserted by the Growth and Infrastructure Act) and [article 11\(3\)\(c\) of the Town and Country Planning \(Development Management Procedure\) \(England\) \(Order\) 2015](#).

How to use this Guidance

The guidance is split into two sections:

- National Validation requirements; and
- Local Validation requirements.

The national and local lists are presented alphabetically and also provide a useful checklist for applicants to use when preparing planning applications.

All planning applications submitted to the County Council for consideration **MUST** meet the national requirements and applicable local validation requirements. It is advised to discuss exact requirements during pre-application discussions as these can vary from site to site. More information on the County Council's pre application service is available on our [website](#).

Failure to supply the information listed in the guidance in the manner specified will delay validation and consideration of a planning application.

Hampshire County Council will always take a proportionate approach to the information requested in support of planning applications.

Format and number of documents to be submitted

Applicants are encouraged to apply electronically. However, online submission of supporting information may not always be possible. In these circumstances, information can be submitted to the Council in hard copy, or electronically (e.g. on a disc or USB storage device).

All electronic submissions **MUST** follow file size, type and naming conventions of the Planning Portal as relevant.

For electronic applications, a typed signature of the applicant or agent's name is acceptable.

If a planning application is not submitted via the Planning Portal, 1 paper copy of all documents **AND** an electronic copy (PDF) of all documents should be sent via email or on a disc or USB storage device needs to be submitted to the Council.

Requirement for the validation guidance and subsequent review

[National Planning Practice Guidance](#) sets out the requirement for Local Planning Authorities to review the local list at least every 2 years to ensure it is fit for purpose and assists the efficient validation and processing of planning applications.

The guidance is due to be adopted in January 2018 (subject to approval) following a public consultation in October / November 2017. The next review of this guidance is scheduled to take place in 2020.

What happens after the guidance is adopted?

In line with the requirements of the [National Planning Practice Guidance](#), once adopted, the County Council will review its validation guidance (including the local list) within 2 years of adoption.

The validation guidance will be regularly monitored by our Validation Officer following adoption and will be updated if there are any changes to relevant legislation, regulation, or guidance which needs to be reflected between review dates.

Should you have any feedback or questions relating to the validation requirements please contact Service Support on 01962 846746 / planning@hants.gov.uk.

Where can I find out more information on the submission of planning applications to Hampshire County Council?

The County Council has prepared guidance to help applicants prepare planning applications. These documents are available to view on our [website](#).

The Council also has a [Development Management Charter](#) which sets out the type and standards of service that Hampshire County Council aims to provide when undertaking our development management duties.



Validation Guidance

National Validation Requirements

Application Form ☐

When required:

Mandatory for:

- All minerals, waste or county council development planning applications.

What is required?

A completed '1APP' planning application form is required. Forms can be found on the [Planning Portal](#). Exceptions to this are for:

- [Hazardous Substances Consent](#) or the [continuation, modification / removal of conditions](#) associated with a Hazardous Substance Consent;
- [Minerals developments](#) (quarrying, aggregate recycling etc.); and
- [Oil & Gas Developments](#) ([Application Form](#))

The form must be signed and dated.

Further Information and Useful Links:

- [National Planning Policy Framework \(2012\)](#)
- [National Planning Practice Guidance](#)
- [Planning Portal](#)
- The County Council's Guidance on the submission [of Regulation 3 developments](#) and [Minerals and Waste Developments](#)

Design and Access Statement ☐

When required:

Mandatory for:

- Development in a World Heritage Site, Area of Outstanding Natural Beauty or Conservation Area where the development consists of one or more dwellings, or a building with floor space of 100 square metres or more;
- Major development (as defined in Article 2 of the [Town & Country Planning \(Development Management Procedure \(England\) Order 2015](#));
- Listed Building Consent.

Design and Access Statement (cont)

What is required?

Design and Access Statements should be proportional to the complexity of the application.

For Major development/development in a Conservation Area /Areas of Outstanding Natural Beauty:

- (a) Explain the design principles and concepts that have been applied to the proposed development; and
- (b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

For Listed Building Consent:

- (a) How the special architectural or historic importance of the building has been taken into account;
- (b) The particular physical features of the building that justify its designation as a listed building; and
- (c) The building's setting

Other issues to consider:

- The context and particular characteristics of the application site and its wider setting - these will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.
- The approach to access.
- How relevant [District / Borough Council Local Plan](#) or [Minerals and Waste Plan](#) policies have been taken into account.
- Any consultation undertaken in relation to design & access issues and how the outcome of this consultation has informed the proposed development.

Further Information and Useful Links:

- [National Planning Practice Guidance](#)
- [Planning Portal](#)
- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan



Fee



When required:

Mandatory:

- The correct fee is required for all minerals, waste or county council development planning applications which incur a fee.

What is required?

- Planning applications require a fee.
- The Council must receive the **correct fee** before an application can be validated.

How to make a payment

The Council can only accept payment via cheque or BACS payments currently.

Further Information and Useful Links:

- [National Planning Practice Guidance](#)
- [Statutory Instrument 2012 No. 2920 \(The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012\)](#)
- Full details and help with the calculation of fees can be found on the [Planning Portal](#). The Planning Portal's [fee calculator](#) gives the approximate fee for the type of application being submitted

Location Plan



When required:

Mandatory for:

- All minerals, waste or county council development planning applications.

What is required?

An up to date location plan at scale 1:1250 or 1:2500 which must show the following:

- Direction of North.
- Roads and buildings on land surrounding the site to ensure location is clear.
- Application site clearly outlined with a **red** line.
- Any other land owned by the applicant close to or adjoining the site outlined with a **blue** line.

The plan should cover an area large enough to ensure the location can easily be identified.

Further Information and Useful Links:

- [Planning Portal](#)
- [National Planning Practice Guidance](#)

Ownership Certificate and Agricultural Land Declaration

When required?



Mandatory for:

- All minerals, waste or county council development planning applications. An application cannot be considered to be valid unless the relevant certificate(s) has / have been completed.

What is required?

- **Ownership Certificate:** Applicants must fill out details about the ownership of the application site and confirm notice has been served on any other owners (and agricultural tenants). For electronic certificates a typed signature of the applicants name is acceptable.
- **Agricultural Land Declaration:** All agricultural tenants on a site must be notified prior to an application for planning permission being submitted. This is required whether or not the site includes an agricultural holding. Applicants must certify that they have notified any agricultural tenants about their application, or that there are no agricultural tenants on the site. It is incorporated into the ownership certificates on the standard application form.

Further Information and Useful Links:

- [National Planning Practice Guidance](#)
- The forms of notice are set out in [Schedule 2 to the Town and Country Planning \(Development Management Procedure \(England\) \(Order\) 2015](#)
- [Planning Portal](#)

Site Plan



When required:

Mandatory for:

- All minerals, waste or county council development planning applications.

What is required?

A site plan at scale 1:500 or 1: 250/1:200/1:100 is required and must show the following:

- Direction of North.
- The proposed development in relation to the site boundaries and other existing buildings / infrastructure on the site.
- Any trees or Public Rights of Way affected by the development should be shown, together with the proposed access and parking arrangements.
- Any new boundary walls or fencing proposed as part of the development.

It is helpful to identify national and local environmental and conservation designations where relevant.

See also the requirement for elevations (existing and proposed) where relevant.

Further Information and Useful Links:

- [Planning Portal](#)
- [National Planning Practice Guidance](#)
- The County Council's Guidance on the submission [of Regulation 3 developments](#) and [Minerals and Waste Developments](#)

Local Requirements

Agricultural Land Assessment



When required:

Mandatory for:

- Any minerals, waste or county council development planning application which is likely to impact on best or most versatile agricultural land (grades 1, 2 or 3a).

What is required?

Information should include:

- Quality of existing agricultural land;
- Quality of any imported material and how this will benefit / improve the existing condition of the land;
- Measures that will be taken to safeguard soils during stripping, storage and restoration;
- How the agricultural land classification and the quality of any agricultural land lost and a justification for the loss;
- For proposals which impact best and most versatile agricultural land:
 - information will be required on how the land will be improved through the development;
 - the measures which will be taken to protect soils and how the agricultural land classification will be protected or on completion returned to the same agricultural land classification and / improved.

This information may be provided as part of an Environmental Impact Assessment or Planning Statement where applicable.

Further Information and Useful Links:

- [National Planning Policy Framework](#) (paragraph 112) (2012)
- [National Planning Policy Guidance](#)
- The County Council's Guidance on the submission [of Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan

Air Quality Assessment



When required:

Mandatory for:

- Any minerals, waste or county council development planning application which is likely to impact on air quality through dust, fumes or significant traffic movements or impact an Air Quality Management Area.

What is required?

- An assessment of impacts on air quality from issues such as dust, odour, transport emissions and bio-aerosols;
- An assessment of other pollutants which may be associated with the proposal (as relevant);
- A Risk Assessment (as applicable).

This information may be provided as part of an Environmental Impact Assessment where applicable. It may also overlap with other assessments e.g. Health Impact Assessments, ecological assessments.

Further Information and Useful Links:

- [National Planning Policy Guidance](#)
- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan

Airport Safeguarding Statement



When required:

Mandatory for:

- Any minerals, waste or county council development planning application which is located within a civil or military safeguarding zone; or
- where a minerals or waste proposal involves features which could be attractive to birds e.g. restoration, landscaping features, water features etc;
- where a proposal includes lighting which may impact aircraft safety.

What is required?

- Information to demonstrate the development will not constitute a hazard to air traffic with or without mitigation measures.

This information may be provided as part of an Environmental Impact Assessment where applicable.

Further Information and Useful Links:

- The County Councils Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [Civil Aviation Authority](#)

Arboricultural Assessment / Tree Survey / Method Statement



When required:

Mandatory for:

- Any minerals, waste or county council development planning application where trees or hedgerows are proposed to be lost or affected by the development.

What is required?

An Arboriculture Impact Assessment including:

- An assessment that evaluates the direct and indirect effects of the proposal including mitigation and compensatory measures where necessary.
- Assessment of potential effects of any tree loss required to implement the development and any potentially damaging activities proposed in the vicinity of retained trees. Impact of the proposals access, working space and provision for the storage of materials should also be taken into account.
- An evaluation of the extent of the impact on existing trees;
 - A tree survey of existing trees;
 - Trees selected for retention and measures for their protection;
 - Tree identified to be removed;
 - Trees to be retained, but pruned;
 - Areas designated for structural landscaping that need to be protected from construction operations;
 - Evaluation of impact of proposed tree losses and compensatory planting required;
 - Method of protecting retained trees (Tree Protection Plan);
 - Issues to be addressed by an Arboricultural Method Statement;
 - Trees protected by a tree preservation order should be identified and details provided.
- Assessment of any implications for protected species within the trees (e.g. nesting birds, bats).
This information may be provided as part of an Environmental Impact Assessment where applicable. Information may also overlap with other assessments e.g. Landscape, Ecology.

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraph 109 to 125)
- [National Planning Policy Guidance](#)
- [Forestry Commission](#)
- Early discussion with the County Arboriculture Officer is recommended

Archaeological Assessment / Heritage Statement



When required:

Mandatory for:

- Listed Building Consent;
- Conservation Areas; or
- Any minerals, waste or county council development planning application where Heritage Assets, archaeological sites or features may be affected by the proposal.

What is required?

- An Assessment should detail:
 - The nature and significance of the identified archaeological resources of the site, in comparison with the nature of the development proposal; and
 - The likely implications for the future survival and management of the resource that arise.
- A Statement should detail:
 - Known and potential archaeology - setting out the significance of all Heritage Assets affected by a proposed development;
 - Assessment of the impact of development; and
 - Mitigation Strategy.
- The statement should be comprehensive, but proportionate to the level of potential harm posed by the development proposal. Loss of, or damage to, any Heritage Asset will need to be justified within a wider context of enhanced understanding of the asset or an offset of greater benefit to the preservation and continued sustainability of heritage features elsewhere within the development.

Assessments and / or statements may be provided as part of an Environmental Impact Assessment where applicable.

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraph 128)
- [National Planning Policy Guidance \(Live\)](#)
- [Hampshire Historic Environment](#)
- Early discussion with the County Archaeologist and/or Historic England (as required) is recommended

Climate Change / Energy / Sustainability Assessment ☐

When required:

Recommended for:

- All proposals which include climate change mitigation or adaption measures; or
- All proposals which include some form of energy generation e.g. energy from waste, renewable energy features.

What is required?

- Details of any climate change mitigation or adaption measures which are included as part of the proposal (as appropriate);
- Details of energy feedstock, capacity and outputs, opportunities and benefits associated with a proposal (as appropriate);
- Assessment of potential impact on water resources and water efficiency (as appropriate).

This information may be provided as part of an Environmental Impact Assessment where applicable. There may also be some overlap with other assessments e.g. hydrological impact assessments.

Further Information and Useful Links:

- [National Planning Policy Framework \(2012\)](#) (paragraphs 93-99)
- The sections on [energy](#) and [climate change](#) in the National Planning Policy Guidance
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [Biodiversity 2020: A strategy for England's wildlife and ecosystem services](#) (Defra)



Ecological Assessment / Biodiversity Report



When required:

Mandatory for:

- Any minerals, waste or county council development planning application which is likely to affect a local or national designated nature conservation habitat or one which would have impact on a designated protected species;
- Where a building or a roof of a building in a Conservation Area is demolished or replaced;
- Where an agricultural building is due to be converted to another use associated with a county council, minerals or waste development.

What is required?

- Up-to-date information on habitats and links to other habitats, species present or likely to be, likely impacts, mitigation and enhancement opportunities including reference to any Ancient Woodland, hedgerows, priority habitat or species listed in Section 41 of the [Natural Environment and Rural Communities Act 2006](#) on or adjacent to the site and covering all stages of the development (e.g. construction, operation and post operational phases).
- Information on links to any potential impacts on hydrology, flood risk and water resources and links to ecology.
- Information relating to any Biodiversity Opportunity areas that may be impacted by the proposal including assessing if the proposals will result in fragmentation of priority habitats and species within these areas.
- Details of ecological mitigation, compensation and enhancement.
- Biodiversity Mitigation and Enhancement plan (BMEP) (as required) that sets out any impacts arising from the proposed development and identifies mitigation for impacts to priority habitats and species and opportunities for enhancements.

This information may be provided as part of an Environmental Impact Assessment where applicable. Assessments may also overlap with other assessments in this guidance e.g. hydrological, climate change and sustainability. Information collected may also inform a Habitat Regulations Assessment for development that could have an impact on European designated sites. The requirements for this are set out in The Conservation of Habitats and Species Regulations 2017.

Further Information and Useful Links:

- [National Planning Policy Framework \(2012\)](#) (paragraphs 117-119)
- [National Planning Practice Guidance](#)
- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- [Wildlife and Countryside Act 1981](#)
- [Circular 06/05 Biodiversity and Geological Conservation](#)

Ecological Assessment / Biodiversity Report

Further Information and Useful Links (cont...):

- More information is available [Hampshire Biodiversity Information Centre](#)
- [The Conservation of Habitats and Species Regulations 2017](#)
- Early discussions with the County Ecologist and Natural England are recommended
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- Natural England's information on [protected species and survey requirements](#) and [ancient woodland](#) may also be of use
- [Forestry Commission](#)
- [Natural England](#)
- [Saved Policy NM6 \(Thames Basin Heath Special Protection Area\)](#) of the South East Plan (2009) – relevant to proposals in parts of North Hampshire
- [Biodiversity 2020: A strategy for England's wildlife and ecosystem services](#) (Defra)

Economic Impact Assessment



When required:

Recommended for:

- Any minerals, waste or county council development planning application where there is considered to be a potential economic impact or the potential for economic growth or regeneration benefits.

What is required?

- Information on potential economic impacts, opportunities and benefits associated with the proposed development; and
- Details of any associated community benefits (where relevant).

Information on economic impacts may be provided as part of an Environmental Impact Assessment where applicable.

Further Information and Useful Links:

- [National Planning Policy Framework \(2012\)](#) (paragraphs 17-22, 28)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan

Elevations (Existing / Proposed)



When required:

Mandatory for:

- Any minerals, waste or county council development planning application which involves the construction, alterations or extension of built infrastructure.

What is required?

- Scale of 1:100 or 1:50 required.
- Drawings that clearly show the appearance of any existing building.
- All plans must clearly and consistently show existing and proposed work.
- Proposed elevations should show any elevations that would be created or altered by the development. These should include proposed building materials and the style and materials of windows and doors. Where new developments are proposed, plans should show the relationship of the new building to neighbouring buildings.
- Plans must have:
 - Scale bar;
 - North point;
 - Original paper size; and
 - Key dimensions e.g. distance of the development from the boundaries of the site and size of the building.

Environmental Statement



When required:

Mandatory for:

- All minerals, waste or county council development planning application which meets Schedule 1 and or parts of Schedule 2 as defined by the [Town and Country Planning \(Environmental Impact Assessment \(England & Wales\) Regulations\) 1999](#).

What is required?

- Full Environmental Statement which meets the provisions of the [Town and Country Planning \(Environmental Impact Assessment \(England & Wales\) Regulations\) 1999](#). This may include assessment of a number of issues identified in this document.
- If an Environmental Impact Assessment is not required, the Council as Local Planning Authority may still require environmental information to be provided.

Many of the issues covered by the Environmental Statement may be covered by other assessments documented in this section of the guidance e.g. climate change, hydrological assessment.

Further Information and Useful Links:

- [Town and Country Planning \(Environmental Impact Assessment \(England & Wales\) Regulations\) 2017](#)
- [National Planning Policy Guidance \(Live\)](#)
- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)

Flood Risk Assessment



When required:

Mandatory for:

- Any minerals, waste or county council development planning application which is 1 hectare or greater in size and located in Flood Zone 1.
- All new minerals, waste or county council development planning applications which are located in Flood Zone 2 and 3.

Recommended for proposals where:

- There is a known land drainage problem on the site;
- Development involves the erection of new building / infrastructure of a proposed extension;
- Development involves land raising;
- Development involves the creation or extension of hard surfacing.

What is required?

Proportionate assessment to:

- establish the impact of the proposed development on the floodplain;
- establish the level of risk of all forms of flooding to and from the development;
- demonstrate how these flood risks will be managed;
- consider the possible impacts of climate change;
- identify opportunities to reduce the probability and consequences of flooding, including the sequential testing of alternative sites, an exceptions test for the type of development proposed, plus any mitigation measures and emergency evacuation procedures necessary.

This information may be provided as part of an Environmental Impact Assessment where applicable. The assessment may overlap with other assessments e.g. climate change and sustainability, ecology etc.

Further Information and Useful Links:

- More information is available on the [Environment Agency Website](#) including standard advice on Flood Risk Assessments
- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraphs 93-108)
- [National Planning Practice Guidance](#) (Flood Risk / coastal change)
- [Partnership for Urban South Hampshire \(PUSH\) Integrated Water Management Strategy](#)

Green Belt Assessment



When required:

Mandatory for:

- Any minerals, waste or county council development planning application which lies within the South West Hampshire Green Belt and the proposal would be for development other than mineral extraction and primary treatment of minerals.

What is required?

- The study should demonstrate what factors amount to very special circumstances that might outweigh the harm.
- Alternative site assessment to demonstrate why the proposal cannot be sited outside the Green Belt.

This information may be provided as part of an Environmental Impact Assessment where applicable.

Further Information and Useful Links:

- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraphs 79-92)
- [National Planning Practice Guidance](#)

Health Impact Assessment



When required:

Recommended for:

- Any minerals, waste or county council development which could have an impact on human health.

What is required?

- Information on how a proposal may affect, directly or indirectly, people's health.
- Assessment should cover the potential positive and negative impacts on health issues.
- Assess possible significant health effects, which could be affected by development and associated mitigation measures.
- May include information on benefits of a proposal.

This information may be provided as part of an Environmental Impact Assessment or may be connected to other assessments submitted as part of the planning application e.g. air quality, noise, transport etc.

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- [National Planning Policy Framework \(2012\)](#) (paragraph 120)
- [World Health Organisation](#)
- [Hampshire Public Health](#)

Hydrological / Hydrogeological Assessment



When required:

Mandatory for:

- Certain landfill proposals and mineral winning and working, as discussed with the Strategic Planning Team;
- Proposals for de-watering or landfilling;
- Proposals for mineral development.

What is required?

- The report should consider:
 - how the water table and any underground aquifers would be affected by the development;
 - Pre and post drainage flows, connection points, piling method statements and drainage strategy (as required);
 - Information on connection points (as required);
 - Information on piling method statements (as required);
 - A drainage strategy (as required);
 - Information on any Sustainable Drainage Systems proposed (as appropriate); and
 - Any subsequent effects on matters such as salinity, the water level and the flow of water in nearby water bodies.

This information may be provided as part of an Environmental Impact Assessment and may also overlap with other assessments set out in this section of the guidance.

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- [British Geological Survey](#)
- [National Planning Policy Framework \(2012\)](#) (paragraph 144).
- [National Planning Practice Guidance](#) including a section on [water quality](#)
- We encourage early discussions with the relevant water company, the [Environment Agency](#) and the [Lead Local Flood Authority](#) (as appropriate) in advance of applications being submitted
- [Partnership for Urban South Hampshire \(PUSH\) Integrated Water Management Strategy](#)

Land Contamination Assessment



When required:

Mandatory for:

- Proposals where previous uses of the site, or adjacent land, could have caused contamination.

What is required?

- Investigation of potential pollutants and how any contamination would be addressed.
- Where contamination is known or suspected a Phase 1 preliminary risk assessment with a conceptual model identifying pollutant sources, pathways and receptors plus mitigation measures will be required.
- If Phase 1 assessment cannot demonstrate effective and viable remedial solutions and it cannot be demonstrated robustly that there is no contamination source present on site, a Phase 2 intrusive ground investigation is likely to be required.

This information may be provided as part of an Environmental Impact Assessment.

Further Information and Useful Links:

- Early discussions with the County Council, District Council Land Contamination Officer and the [Environment Agency](#) are recommended
- [National Planning Policy Framework \(2012\)](#) (paragraphs 56, 120-121)
- [National Planning Practice Guidance](#)
- DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'
- BS10175:2011
- Contaminated land risk assessment. A guide to good practice; CIRIA C552

Landscaping and Visual Impact Scheme ☐

Mandatory for:

- All minerals, waste or county council planning applications that are within or may impact one of Hampshire's National Parks or Areas of Outstanding Natural Beauty;
- All planning applications that could have a significant effect on the landscape, historic landscapes or significant landscape features, ancient woodland, treescapes or habitats;
- All major minerals, waste or county council developments;
- Any minor minerals, waste or county council developments unless the Design and Access Statement demonstrates it is not necessary or relevant to the site or development.

What is required?

- Assessment of the potential effects of development on the landscape or townscape should include special reference to any landscape, or townscape character assessments or any landscape or nature conservation designations, ancient woodland, treescapes, Listed Buildings, Conservation Areas, Historic Parks and Gardens, or Ancient Monuments.
- Applicants should demonstrate how landscape or townscape character and visual sensitivity has been taken in to account from initial consideration, and how the development has been integrated into the landscape by location, layout and design. The assessment should help determine whether further details or mitigation measures in the form of a landscape scheme or other compensation will be required.
- Schematic plans with details of hard and soft landscaping including proposals for long term maintenance and landscape management (usually 25 year period).
- Where planting is proposed the application should include details of species, planting densities, age and size of specimens at planting, notes on cultivation, timing of planting, and protection measures.
- Other information that should be provided:
 - Proposed finished ground levels or contours; sections;
 - A soil management strategy if significant earthworks are required;
 - Means of enclosure; fences and boundary treatments;
 - Hard surfacing materials;
 - Extent and provision of all construction operations, including site compounds, temporary haul roads or access points;
 - Construction Method Statement;
 - Access and Car parking layouts;
 - Services;
 - Implementation timetables
- A Scheme should include a plan and a description of each habitat or landscape type and notes on each related annual operation, a matrix indicating timing of annual operations, and responsibilities and timescales

Landscaping Scheme (cont)

This information may be provided as part of an Environmental Impact Assessment. There may also be some overlap with other assessments documented in this section of the guidance e.g. Arboriculture.

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraphs 109, 116)
- [National Planning Practice Guidance](#)
- The [Hampshire Landscape Character Assessment](#), [Guidelines for landscape and visual impact assessment](#) and relevant Areas of Outstanding Management Plans
- Early engagement with the County Council [Landscape team](#) is recommended

Lighting Assessment



When required:

Mandatory for:

- All minerals waste and County Council proposals which involve any external lighting, including temporary construction and security lighting.
- All proposals involving large areas of lighting e.g. car parking, sports and recreational pitches.
- All proposals which involve direct floodlighting of buildings and structures.
- Proposals likely to have an impact on a listed building, Conservation Area, Area of Outstanding Natural Beauty or one of Hampshire's National Parks.

What is required?

- An assessment providing full details of any external lighting including details of the number, type and height of any lighting, location and intensity of the installation, spill patterns, the proposed hours of use and mitigation measures.

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraphs 56-68)
- [National Planning Practice Guidance](#)
- [Guidance notes for the reduction of obtrusive light \(2011\)](#)

Minerals Resource Assessment / Borehole / Trial Pit**When required:**

Mandatory (information on void / capacity / projected throughput) for:

- All mineral extraction, processing or mineral recycling proposals.

Recommended (borehole and trial pit information) for:

- All mineral extraction proposals.

What is required?

Void / capacity / projected throughput:

- Information on estimated viable mineral resource, type of mineral, likely yearly tonnages to be extracted / processed.

Borehole / trial pit:

- Information on the outcomes of borehole and trial pit testing and the quality of the mineral resource;
- Relevant geological information.

Further Information and Useful Links:

- More information on boreholes and trial pit work is available in the [Minerals and Waste Safeguarding in Hampshire SPD](#)
- [British Geological Survey](#)

Noise Impact Assessment



When required:

Mandatory for:

- Any major development where it is likely to generate associated noise or activity in noise sensitive areas e.g. from road, traffic, railway, industrial and commercial activities, recreational and sporting activities, educational activities, mineral extraction activity or waste management sites.
- Where the development is likely to affect sensitive land uses such as dwelling, school, or care-home.
- Where the development involves the use of mobile site plant, processing plant or machinery such as a crusher, screener, conveyor, or trammel.
- Where the development involves engineering activities such as earth moving, bund creation or soil stripping.
- Where the development is likely to affect a designated (international, national or local) Nature Conservation or Geological site.
- Where the development is to be located within or adjacent to one of Hampshire's National Parks or Areas of Outstanding Natural Beauty.

What is required?

- The existing noise and climate should be established, normally by measurement, and the impact of the proposed development assessment from the noise viewpoint using prediction and measurement techniques as appropriate for any potential noise sensitive development in the locality. If mitigation measures are proposed the impact of noise on sensitive locations should be assessed following implementation of the proposed mitigation measures.

This information may be provided as part of an Environmental Impact Assessment where applicable. The information may also overlap with other assessment's documented in this section of the guidance e.g. health, ecology.

Further Information and Useful Links:

- The County Council's Guidance on the submission [of Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraphs 123)
- [National Planning Practice Guidance](#)
- Early engagement with the relevant District Environmental Health Officer is recommended



Open Space / Playing Field Assessment



When required:

Mandatory for:

- Any minerals, waste or County Council development which would result in the loss of open space or playing pitch land.

What is required?

- Assessment of open space / playing fields lost directly, indirectly as a result of minerals, waste or county council developments;
- Assessment of the visual amenity / recreational value of the open space / playing fields;
- Information / plans showing proposed pitch layout (if relevant);
- Measures proposed to replace or compensate for such impacts as well as the identification of any associated opportunities or benefits.

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: Relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraphs 69-78)
- [National Planning Practice Guidance](#).
- We recommend early engagement with Sports England in the event that a proposal may impact playing fields or other sporting facilities

Photos / Photo Montages



When required:

Mandatory for:

- Listed Building Consent;
- Development in/adjacent to a Conservation Area, Area of Outstanding Natural Beauty or one of Hampshire's National Parks.

Recommended for:

- All other proposals which may benefit from photos or montages to demonstrate the proposal and any associated impacts / benefits.

What is required?

- Strongly advised as part of Design and Access Statement.
- Images of the proposal or site and surroundings.

Planning Statement



When required:

Mandatory for

- All minerals, waste or county council planning applications.

What is required?

The Planning Statement should set out context and justification for the development and include:

- A description of the proposed development including proposed activities / development, phases etc.
- A description of site including information on:
 - access;
 - existing and proposed layout, information on buildings, proposed materials and boundary treatment (e.g. height, location and specification of screen bunds and fencing);
 - existing uses;
 - existing on-site and surrounding features and international, national or local designations e.g. landscape, ecological, historical, location of any best and most versatile agricultural land, airport safeguarding, built features or other uses that may be a constraint, site allocations, other physical constraints e.g. nearby housing;
 - any environmental impacts of the proposed development.
- How relevant [District / Borough Council Local Plan](#) or [Minerals and Waste Plan](#) policies have been taken into account;
- Reference to the relevant national, [District / Borough Council Local Plan](#) and / or [Minerals and Waste Plan](#) and other guidance, and an assessment as to how the proposal is in accordance with these.
- Reference to why the applicant considers there is a valid need for the development when the justification and need of a proposal is considered to be a material planning consideration. *For minerals proposals* this should include information on existing demand, projected future demand, anticipated annual tonnage for the proposal and how the proposal would contribute towards the landbank.
- *For minerals and landfill proposals:*
 - Information on the geology and topography of the site identifying where relevant land stability, water table levels, ground conditions including surface water drainage, and any geological or geomorphological features adjacent to the site. Topographical information should provide spot heights and contours for the application site and surrounding area.
 - Information on proposed restoration and aftercare of the site.

Planning Statement (cont)

- For proposals which impact best and most versatile agricultural land:
 - information will be required on how the land will be improved through the development;
 - the measures which will be taken to protect soils and how the agricultural land classification will be protected or on completion returned to the same agricultural land classification and / improved.
- *For proposals which impact airport safeguarding:*
 - information will be required to show how the development will not constitute a hazards to air traffic, with or without any mitigation proposed.
- *For variations of conditions/minor material amendments:*
 - include a summary of the changes proposed and why these are required;
- Any details of pre-application discussions and wider consultation with the local community, statutory consultees and other interested parties;
- the links and interactions between the issues covered, stating clearly which recommendations are being taking forward (providing the detail of implementation);
- A summary of the conclusions and recommendations of reports and research contained as part of the application documentation.

The Planning Statement can be encompassed within the Design and Access Statement if applicable.

Further Information and Useful Links:

- The County Councils Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)

Planning Obligations – Draft Head(s) of Terms

When required:

Recommended for:

- For all minerals or waste proposals that require the completion of a legal agreement or where one is being offered, including those where the Council has given written confirmation in pre-application discussions that an agreement will be required.

What is required?

- Draft Heads of Terms covering the relevant areas.
- Where off site contribution is required and where Local Plan policies give details of likely Section 106 requirements.

Further Information and Useful Links:

- The County Councils Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Early discussion with the case planning or legal officer is recommended

Plans (Other)



Existing Site Sections / levels

Mandatory for:

- All minerals, waste or county council developments where built infrastructure is proposed when a change in level is proposed.

Recommended for:

- All minerals, waste or county council developments where built infrastructure is proposed.

What is required?

In all cases where a proposal involves a change in ground levels or is on a sloping site.

All of the plans must clearly and consistently show existing and proposed work.

Plans must also have:

- Scale bar;
- north point;
- original paper size; and
- key dimensions (distance of the development from the boundaries of the site and size of the building).

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)



Phasing / Method of Operations



When required:

Mandatory for:

- All mineral extraction proposals;
- All landfilling proposals.

Recommended for:

- All other minerals, waste or county council developments where the development will take place in a phased nature.

What is required?

- Information / plans relating to the phasing of the operations
- Information / details relating to the methods of proposed operations throughout the life of the development.

Further Information and Useful Links:

- The County Councils Guidance on the submission of [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only

Public Rights of Way / Public Access Assessment ☐

When required:

Mandatory for:

- Any minerals, waste or county council planning application where there may be a potential impact on a right of way, nature reserve or country park located on or in proximity to a site.

What is required?

Public Rights of Way:

- Assessment of any public Rights of Way directly or indirectly lost / affected by a minerals, waste or county council proposals;
- The identification of any opportunities to improve facilities for users inside and outside of the site boundary.

Public access (Nature Reserves and Country Parks):

- Information related to potential impacts on nature reserves or country parks managed by the County Council and how these will be managed and mitigated;
- Identify opportunities to improve the site or its access for the benefit of users.

Further Information and Useful Links:

- The County Councils Guidance on the submission [of Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- [National Planning Policy Framework \(2012\)](#) (paragraphs 69-78)
- [National Planning Practice Guidance](#)
- [Hampshire County Council website](#) information on the Rights of Way network
- [Hampshire Countryside Access Plan 2015-2028](#)
- Planning and Development Guidance for Public Rights of Way And Countryside Sites in Hampshire (Emerging) – contact Rights of Way team for more information
- Early discussion with Hampshire County Council's Countryside team is recommended

Restoration / Aftercare Scheme



When required:

Mandatory for:

- All mineral extraction proposals;
- All landfilling proposals; and
- All other minerals or waste proposals where restoration of the site will be required.

What is required?

- A statement of setting out the restoration, aftercare and management of the land following cessation of operations.

Restoration

- Information to demonstrate that the site can be reclaimed satisfactorily including:
 - Total volume and type of fill material (if required) to restore the site alongside filling rates;
 - Phasing of restoration and if it shall be progressive including phasing plans to demonstrate this;
 - Whether the importation of additional soils is required, if so the volume (including sub and top soil depths) and the methods of importing additional soils and cultivation;
 - Final levels and contours of the restored area and its relationship to surrounding land;
 - Drainage of the restored area to include grading to promote natural drainage, surface water catchment, proposed field drains, ditches, culverts, sumps and watercourses, direction of flow and site drainage plan and erosion control measures;
 - Proposals for the removal of buildings, plant, equipment, roads and hardstandings;
 - Proposed cultivation techniques, cropping and grazing;
 - Landscape and planting details.

Aftercare

- Information on what the aftercare period will be.
- If a combined afteruse is proposed, the area to be restored to each afteruse should be shown on plans and each area given in hectares.
- Details of whether a Management Plan would be entered into i.e. if the aftercare period is beyond 5 years.

Enhancement

- Details on what enhancement measures and positive contribution the site makes to biodiversity can be provided on other land within the applicant's control.
- Details of interim measures that can take place whilst awaiting final restoration.

Restoration / Aftercare Scheme (cont)

This information may be provided as part of an Environmental Impact Assessment where applicable as well as other assessments e.g. phasing, soil assessment.

Further Information and Useful Links:

- [National Planning Policy Framework \(2012\)](#) (paragraph 144)
- [National Planning Practice Guidance](#)
- The County Council's Guidance on the submission [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#)

School Travel Plan



When required:

Mandatory for:

- All Regulation 3 school developments which result in an increase in pupil numbers.

What is required?

- A strategy for managing access to a school, reducing the impacts of car travel, encouraging the greater use of public transport, cycling, use of scooter, walking and car sharing.
- Information on sustainable travel objectives and targets the school must commit to and the measures associated with these (e.g. sustainable site design, car sharing incentives etc).
- Details on how the School Travel Plan will be kept under review and monitored.

Further Information and Useful Links:

- [National Planning Policy Framework \(2012\)](#) (paragraphs 29-41)
- [National Planning Practice Guidance](#)
- The County Councils Guidance on the submission of [Regulation 3 developments](#)
- Development Plan: Relevant [District / Borough Council](#) Local Plan
- Early engagement with the Highway Authority is recommended

Statement of Community Engagement



When required:

Recommended for:

- All major waste management, minerals or County Council proposals;
- All other developments which are likely to generate significant public interest.

What is required?

- Information on how the developer has engaged with the local community or carried out pre-application consultation as advised in the adopted [Hampshire Statement of Community Involvement](#)

Further Information and Useful Links:

- [Hampshire Statement of Community Involvement](#)

Structural Survey



When required:

Mandatory for:

- Listed Building Consents where proposed works could significantly affect historic fabric of a building; and
- Development which involves a building with known structural problems / issues.

Recommended for:

- All proposals which involved the conversion of an existing building;
- All proposals which involve substantial demolition.

What is required?

- Appraisal of structural stability prepared by an expert and covering the condition of the building, whether it is capable of accommodation the proposed works

Further Information and Useful Links:

- [National Planning Practice Guidance](#)

Transport Statement/Assessment & Travel Plan ☐

When required:

Mandatory for:

- All major minerals, waste or county council developments where a proposal would lead to significant transport implications, as set out in [Department for Transport's Guidance](#).

Recommended for:

- All other minerals, waste or county council proposals which result in the use of the highway.

What is required?

- Information on:
 - An analysis of the impact of the development on all transport modes;
 - existing and proposed access arrangements (including the width of the access, visibility splays);
 - mode of transport and type of traffic to be generated e.g. Heavy Goods Vehicles);
 - likely average and maximum daily vehicle movements generated by the proposed development, against baseline of existing movements;
 - details of how the vehicle movements would be spread over the working day with any peak periods;
 - details of the parking of vehicles on site (during construction / during operations);
 - any details of programme of works;
 - specifications for lorry parking and turning on site;
 - summary of the routes to be used by the application site;
 - any potential impacts on landscape or nature conservation designations;
 - information on proposed measures to improve access by public transport, walking, cycling; and
 - proposed mitigation measures and demonstration of their adequacy.

A Transport Assessment may be provided as part of an Environmental Impact Assessment where applicable.

A Travel Plan should include measures proposed to encourage sustainable transport.

Further Information and Useful Links:

- [National Planning Policy Framework \(2012\)](#) (paragraphs 29-41).
- [National Planning Practice Guidance](#).
- More information is available on [DCLG](#) and [DfT](#) websites.

Further Information and Useful Links:

- The County Council's Guidance on the submission of [Regulation 3 developments](#) and [Minerals and Waste Developments](#)
- Development Plan: [Hampshire Minerals and Waste Plan \(2013\)](#) – minerals and waste developments only and relevant [District / Borough Council](#) Local Plan
- Early engagement with the [Highway Authority](#) is recommended
- Hampshire Transport for Schools Planning Applications Guidance (available upon request from the Highway Authority)

Waste Capacity / Void / Throughput Assessment**When required:****Mandatory** for:

- For all waste proposals.

What is required?

- Information on type of waste, estimated waste capacity, void and throughput (yearly tonnages to be processed) associated with a waste.

Further Information and Useful Links:

- [National Planning Policy Framework for Waste \(2015\)](#)
- [National Planning Practice Guidance](#)

This document can be made available in large print, on audio media, in Braille or in some other languages.

For further information, please contact Strategic Planning:

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Hampshire County Council
Floor 1, Elizabeth II Court West
Winchester
SO23 8UD

Internet: www.hants.gov.uk/mineralsandwaste

Response number	Response from	Summary of response	HCC response to the comments received	Changes proposed to the document
	1 County Archaeologist Hampshire County Council	Endorses Heritage Statement section. Recommends the inclusion of additional link.	Comments noted. Changes to the document proposed.	1) Additional link added to the useful links section under Heritage Statement.
	2 Environmental Control Officer Havant Borough Council	Would be helpful to require assessment where certain SUDS are proposed under hydrological assessment. Note no geological assessment is required or any assessment of the pollution / contamination potential. Local validation requirements do not necessitate the applicant address the potential negative impacts of the development. A requirement to consider pollution impacts, and set out how the scheme design seeks to minimise or mitigate these might sit well within the Design & Access section, if a separate pollution requirement is not desirable. Restoration / Aftercare section does not require information on soil quality and this may be helpful. Transport Assessment / Travel Plan doesn't appear to actually require a "travel plan" per se. Requires "information on proposed measures to improve access by public transport, walking, cycling;" this could be broadened out, as I assume that the aim is to reduce single-occupancy trips in private motor cars and encourage sustainable transportation, so may be helpful to include reference to car share schemes / preferential parking for sharers etc. Could be beneficial to bring travel plan requirements more in line with school travel plan. Reference to Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations should reference 2017	Comments noted. Changes proposed covering pollution impacts, SUDs, Transport Statement. Not appropriate to require pollution impacts to be addressed in D&A Statement - Geological assessment and pollution / contamination potential covered in other sections of the document. Soils are already covered under restoration and aftercare scheme, agricultural land etc	1) Amendments to the Hydrogeological Assessment section to reference SUDs. 2) Changes proposed to Transport Statement section , as recommended by the Highway Authority, making this section clearer. 3) Amendments to references to TCP (EIA) Regulations
	3 HCC Architect	Agreement on relevant policies helpful at pre application stage.	Comments noted. Pre application process is covered by the pre application guidance. This is separate to this guidance document.	No changes proposed.
	4 Environment Agency	Support the guidance document	Comments noted.	No changes proposed.
	5 Thames Water	Provided guidance on the main information requirements the water board will respond to planning applications on.	Comments noted.	Reference to pre and post development drainage flows, connection points, piling method statement if piling is taking place, a drainage strategy added.
	6 Rushmoor Borough Council	Suggests the inclusion of list of the relevant aerodromes and relevant bodies under the airport safeguarding statement. Need to reference saved policies of the South East Plan eg Policy NRM6 is still alive and relevant in Rushmoor. Questions the District/Borough Council Local Plan link.	Comments noted. No convenient list of relevant aerodromes and airports to link to.	1) Link to District/Borough Council Local Plan checked and amended as required. 2) Add link to Civil Aviation Authority website . 3) Add reference to saved Policy NRM6 of SEPlan as required.
	7 Design Manager HCC Property Services	Comments relating to the nature of the document and its use	Comments noted.	No changes proposed
	8 D K Symes Associates	Would be helpful that if it is proposed to have a 'Minerals Application Form' that this is clear. Would be helpful to make it clear that the location plan is also the 'application plan'. Plan scale specified for location and site plans can result in large plans so at 1:2500 scale will not be easily produced (or read) electronically. The Planning Portal restricts the size to A3 which is a more universally used size of paper. Is there any flexibility in the scale? Do application plans need to be on an OS base? The scale specified for site plan can be very difficult for mineral applications and generally more appropriate for buildings, plant, etc. There may be some overlap between site and elevation plans. It is often the case that minerals adjoin woodland and any trees which require protection will generally this is done by leaving the maximum RPA of 15 metres. If this approach is followed as 'good practice' is there still a requirement for individual trees to be assessed? If the above approach is acceptable, then the tree survey could be proportionate and focused on those that are proposed to be felled, or pruned or retained within the 'red line'.	Comments noted. Changes proposed for clarification relating to application forms, plans and tree protection.	1) Amendments to the application form section to make it clearer. 'Minerals Application Form' that this is clear. 2) Add reference to application plan under location plan. 3) Clarification of scale and style of map. 4) cross reference Site Plan and Elevations sections. 5) Clarification of issues relating to tree protection.
	9 Environmental Health New Forest District Council	The sections regarding air quality, lighting and noise cover the relevant points of interest, and therefore we have no further comments in this regard. In relation to Land Contamination assessment, it is recommended that an investigation of potential pollutants and how any contamination would be addressed and information on where contamination is known or suspected a Phase 1 preliminary risk assessment with a conceptual model identifying pollutant sources, pathways and receptors along with any unacceptable risks is included. The response also included information on phase 1 assessments and the requirements for a Phase 2 assessment although it is noted that this is likely to be considered under condition. It is also recommended that reference to early discussions with the County Council, NFDC Contaminated Land Officer and the Environment Agency take place and additional links to the NPPF, NPPG, • DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', BS10175:2011, and Contaminated land risk assessment. A guide to good practice; CIRIA C552 are included under useful links.	Comments noted. Changes proposed to the Land Contamination Assessment section.	The sections regarding air quality, lighting and noise cover the relevant points of interest, and therefore we have no further comments in this regard. 1) Changes proposed to the section on Land Contamination assessment including the inclusion of additional useful links.
	10 Countryside Access Development Officer (Planning) - HCC	Welcomes the draft documents reference to a Site Plan showing any Public Rights of Way which are affected by the development. Also welcomes the requirement for a 'Public Rights of Way Assessment' for all applications which would have an impact upon the rights of way network. Recommends referencing the Hampshire Countryside Access Plan 2015-2025 and the emerging Planning and Development Guidance for Public Rights of Way and Countryside Sites. Requests that a 'Countryside Site Assessment' be carried out where nature reserves and country parks managed by HCC are impacted. Such an assessment would need to: • Consider how any impacts upon a Countryside Site, such as through increased users, would be managed and mitigated. • Identify opportunities to improve the site for users and biodiversity. With regard to the Statement of Community Involvement section, we request that any proposal which may have an impact upon either a Public Right of Way or a HCC Countryside Site consult with the relevant amenity groups. For PROW this would include: • The Ramblers Association • British Horse Society and British Cycling (if affecting bridleways or byways) • Hampshire Countryside Access Forum (on major applications)	Comments noted. Changes proposed to include additional useful links and the requirement for a 'Countryside Site Assessment' where nature reserves and country parks managed by HCC are impacted. Consultation with Amenity Groups covered in SCI.	1) Add reference to Hampshire Countryside Access Plan 2015-2025. 2) Add reference to the emerging Planning and Development Guidance for Public Rights of Way and Countryside Sites. 3) Add requirement for a 'Countryside Site Assessment' be carried out where nature reserves and country parks managed by HCC are impacted.

11	Cranborne Chase Area of Outstanding Natural Beauty	<p>The alphabetical layout of your consultation document is helpful. Concerns over light pollution and also the visual intrusion of lighting columns and fittings. Noted that a Design and Access Statement is not required for proposals in an AONB and it is considered that this should be a requirement. Would be helpful to include a reference to landscape matters in the Arboricultural Assessment element. Noted that there is specific reference to a Green Belt Assessment but there does not appear to be a separate assessment for the equally important Areas of Outstanding Natural Beauty. It is therefore recommended that a similar AONB Assessment would be an appropriate item to include. Reference is made to a 25 year Landscape Management Scheme, usually covered by a Landscape Management Plan, but the later section on restoration only refers to 5 years of management. This AONB recommends that the restoration section is brought in line with the landscape section and is consistent that long term maintenance and management focusses on a 25 year period.</p> <p>The AONB is recognised for its dark night skies and part of the AONB Management Plan, adopted by your Council, is to seek International Dark Sky Reserve status. It would, therefore be appropriate to include a requirement that lighting for development proposals within this AONB, and within the setting of this AONB, meet this AONB's lighting requirements. Suggests amending the that the final point within 'restoration' is changed to read 'Landscape and Planting Details'. Need to reference potential impact on AONBs in transport assessments.</p>	<p>Comments noted. 25 year Landscape Management Scheme is different to the minimum 5 year aftercare period required by Policy 9 of the HMWP. Additional and more long term periods can be covered by conditions or legal agreements. Noted that there is specific reference to a Green Belt Assessment. Issues relating to AONBs and national parks would be considered under the landscape scheme / statement.</p>	<p>1) Add requirement to consider AONB in section on Design and Access Statement. 2) Add reference to landscape matters under Arboricultural Assessment.</p>
12	Highways Development Planning	<p>The title of the transport assessment section would be better as 'Transport Statement / Assessment and Travel Plan'. The first point should include reference to PPG Guidance 'Travel Plans, Transport Assessments and Statements' (March 2014) https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements as the DfT Guidance was withdrawn in October 2014. The first point under 'What is required?' should be 'An analysis of the impact of the development on all transport modes'. The final point under this section should include reference to Travel Plans as follows: 'A Travel Plan which includes measures proposed to encourage sustainable transport'. The last sentence of the 'Further Information and links' section should include reference to and a link to the Highways Pre-application Advice Service. A final point should be included with a link to our 'Transport Requirements for School Planning Applications' document – this is not yet on our website and Ben has questions whether it would be more appropriate to be on the planning website? I have attached the document for the moment but will speak to you about where this should sit online</p>	<p>Comments noted. Changes proposed to the title of the section, the content and useful links as suggested.</p>	<p>1) Change to the title of the transport assessment section. 2) Reference to PPG Guidance 'Travel Plans, Transport Assessments and Statements' (March 2014) amended. 3) Changes to the 'What is required?' section. 4) Additional links in the 'Further Information and links' section</p>
13	Forestry Commission	<p>Recommends having a sustainable procurement policy to promote the use of locally sourced materials and the use of local timber in construction within development sites. Suggest a section on Permitted Development. Provides additional information relating to development and woodland.</p>	<p>Comments noted, The guidance relates to development, not permitted developments,</p>	<p>No changes proposed</p>
14	Natural England	<p>Application form - proposed additional link to the NPPF. The site plan should also show any designated sites within or immediately adjacent to the site to provide a context with the land within and adjacent to the proposed development. Agriculture Land Assessment Impacts should be considered in light of the Government's policy for the protection of BMV agricultural land as set out in paragraph 112 of the NPPF. Recommend that soils should be considered under a more general heading of sustainable use of land and the ecosystem services they provide as a natural resource in line with paragraph 109 of the NPPF.</p> <p>Arboricultural Assessment /Tree Survey/Method Statement should also take into account impacts on protected species such as Bats or breeding birds. An assessment will need to consider if there are Bat roots or nesting bird sites and also consider the impacts from foraging routes. We would advise that this should form part of the Arboricultural assessment not just included in the ecological assessment. Climate Change/Energy /Sustainability Assessment should also include assessments on water resources and water efficiency. Attention to the ongoing work on the Partnership for Urban South Hampshire (PUSH) Integrated Water Management Strategy and its provisions drawn.</p> <p>Reference to the England Biodiversity Strategy should be added to climate change Assessments.</p> <p>Ecological Assessment /Biodiversity report</p> <p>The assessments should also include an assessment of impacts on any Biodiversity Opportunity areas including assessing if the proposals will result in fragmentation of priority habitats and species within these areas.</p> <p>Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on Local Planning Authorities that in exercising its functions, have regard to the purpose of conserving biodiversity. Add requirement for a Biodiversity Mitigation and Enhancement plan (BMEP) and that this is approved by the county ecologist (or whoever is most relevant) to section on 'what is required' under ecological statement. The BMEPS will enable the impacts arising from any proposed development to be assessed for all developments and not just those listed. It will enable mitigation for impacts to priority habitats and species to be provided for all developments and opportunities for enhancements identified. Ecological assessments or BMEPS needs to consider all stages of the development from construction, operation and post operational phases, as each phase may have different impacts and mitigation requirements. They also need to consider the impacts on Hydrology, Flood risk and Water resources. In addition, this guidance note also needs to include guidance on the need for information to inform a Habitat Regulations Assessment for development that could have an impact on European designated sites. The requirements for this are set out in The Conservation of Habitats and Species Regulations 2017.</p>	<p>Comments noted. Number of changes proposed to the climate change, ecology, arbrolculturtal and hydrological assessment sections. Soils covered in a number of other sections throughout the guidance.</p>	<p>1) Additional link to the NPPF added to the useful links under application form. 2) Link to para 112 of NPPF added to useful links under agricultural land assessment. 3) Additional criteria added to Arboricultural statement to cover potential impacts on protected species 4) Add information relating to PUSH water strategy under useful links of hydrological assessment, 5) Add link to considering water efficiency under climate change and sustainability 6) Reference to protected species added to Arboricultural section 7) Reference to the England Biodiversity Strategy added where relevant 8) Reference to potential impacts on Biodiversity Opportunity areas added to ecological statement. 9) requirement for Biodiversity Mitigation and Enhancement plan (BMEP) added (as appropriate).</p>
15	Public Health Hampshire	<p>Additional section on Public Health Assessment proposed</p>	<p>Comments noted. New section on health assessment to be added.</p>	<p>1) New section on Health Assessment added</p>