

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	6 December 2017
Title:	Continued use for wood waste sorting, storage and transfer; highways salt store; bin storage; storage and transfer of waste fridges freezers; parking of HGVs and construction and operation of a wood processing area, operation of wood shredder and screener, construction of additional wood storage bays and overflow wood storage areas at Down End Quarry, Down End Road, FAREHAM PO16 8TR (Application No. P/17/0908/CC) (Site Ref: FA025)
Report From:	Head of Strategic Planning

Contact name: Amy Dales

Tel: 01962 845461

Email: Amy.Dales@hants.gov.uk

1. Executive Summary

- 1.1 The planning application is for the continued operation of the existing permitted uses (wood waste sorting, storage and transfer; highways salt store and bin storage, storage and transfer of fridges and freezers, parking of HGVs) with the addition of wood processing, including an area for the shredding and screening of wood at Down End Quarry, Down End Road, Fareham.
- 1.2 This application is being considered by the Regulatory Committee at the request of the local member, Councillor Price.
- 1.3 Key issues raised are;
 - Potential for noise impacts from the addition of a wood shredder operating on site; and
 - The principle of permanent retention of the site as a waste facility and whether the applicant has demonstrated a special need.
- 1.4 The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#).
- 1.5 On balance, it is considered that the proposal would be in accordance with the relevant policies of the Hampshire Minerals and Waste Plan (2013) when taken as a whole and would:
 - deliver additional waste management capacity through the addition of a wood processing facility which would help to recycle waste at the highest

achievable level within the waste hierarchy, and reducing the volume of waste sent to landfill;

- have good transport connections to the sources of and/or markets for the type of waste proposed to be managed at the site and be suited to the isolated location of the application site;
- not cause an unacceptable adverse visual or landscape impact;
- have a safe and suitable access to the highway network and not have any significant adverse effects on highway safety, pedestrian safety, highway capacity and environment and amenity; and
- not cause adverse public health and safety impacts, and/or unacceptable adverse amenity impacts.

1.6 It is therefore recommended that planning permission be GRANTED subject to the conditions listed in integral Appendix B.

2. The Site

2.1 The site occupies approximately three hectares and is located within the urban fringe area of Fareham. It lies adjacent to the M27 and is bound by the A27 to the west, the south coast railway line to the south and residential housing over 400 metres away to the east. It also lies adjacent to Downend Chalk Pit, Site of Specific Scientific Interest (SSSI).

2.2 Access to the site is from junction 11 of the M27 and Boarhunt Road then via the private haul road that runs to the north of the M27 and leads directly to Downend Road. The nearest residential properties are approximately 150 metres to the west of the site, although the highway access is less than 100 metres away from the nearest property (Calx Lodge).

2.3 The existing site consists of impervious concrete hardstanding with associated infrastructure and drainage to sealed lagoons. There are bunds along the southern and eastern perimeter of the site, and trees and established vegetation along the northern and western boundaries which have heights of between 5 metres and 6 metres above ground level.

3. Planning History

3.1 The relevant planning history of the site is as follows:

Application No	Proposal	Date Issued
P/98/1278/CC	Construction and operation of a green waste composting facility with ancillary site infrastructure and store	18/08/1999
P/10/1152/MW	Change of use to composite use for wood waste storage, sorting and transfer; highways salt store; and bin storage	26/07/2011
P/12/1029/CC	Variation of condition 2 of planning permission P/10/1152/MW (to allow a further period of time to operate the wood waste storage, sorting and transfer, highways salt store, and bin	30/01/2013

	storage	
P/13/0593/CC	Use of land at waste facility for parking of HGVs	25/02/2014
P/14/0301/CC	Variation of condition 3 of planning permission P/12/1029/CC to allow for continued operation of wood waste sorting, storage and transfer, highways salt store and bin storage	16/06/2014
P/14/0585/CC	Variation of condition 1 of Planning permission P/13/0593/CC to extend the timescale for permitted operations	03/03/2015
P/15/0477/CC	Variation of condition 5 of planning permission P/14/0585/CC (increase HGV movements)	10/09/2015
P/16/1313/CC	Continued use of site for wood waste sorting, storage and transfer; highways salt store and bin storage and retrospective permission for storage and transfer of waste fridges and freezers	13/02/2017

- 3.2 The site has a significant history of use for mineral extraction, waste treatment and disposal and more recently, waste transfer and HCV parking. The site is identified in the adopted Hampshire Minerals and Waste Plan (2013) as a safeguarded site for waste transfer.
- 3.3 The site was an extension to the previous Down End Quarry which lies adjacent to the west. The old quarry was backfilled by landfill and reinstated. Planning permission was then granted for the construction of a green waste composting facility for a temporary period expiring on 30 June 2011. Planning permission for the temporary retention of the site infrastructure and the substitution of a new use (wood waste sorting, storage and transfer; highways salt store and bin storage) on the site was granted on 26 June 2011 and later extended to 30 June 2019, with additional permission for the storage and transfer of fridges and freezers.

4. The Proposal

- 4.1 The proposal is for the continued operation of the existing permitted uses (wood waste sorting, storage and transfer; highways salt store and bin storage, storage and transfer of fridges and freezers, parking of HGV's) with the addition of wood processing, including an area for the shredding and screening of wood.
- 4.2 The proposal includes an increase to the throughput of the site from 35,000 to 50,000 tonnes of wood waste per annum. The current uses of the site generate an average of 118 vehicle movements per day which will increase to an average of 138 vehicle movements a day, a daily increase of 20 movements. The applicant will enter into a Legal Agreement with the Waste Planning Authority (WPA) to ensure access to the site by HGVs would continue to be via the private haulage route connecting the site to junction 11 of the M27.

- 4.3 There will be additional storage bays and overflow areas created for the storage of the wood being processed on site (see drawing: ES_TD_DOWNEND_100_001 Rev G).
- 4.4 The applicant states that the proposed wood shredder and screener will be sited in an enclosed walled area with a retractable roof in order to minimise any potential noise and dust impacts. The proposed wood processing area will be four metres in height, which will be below the height of the existing perimeter bunds. The new activities will be sited wholly within the existing site on the concrete hardstanding. The walled area will have rolling shutter doors on both the northern and southern sides, with the southern door remaining closed during the operation of the machinery.
- 4.5 The site currently operates each activity under different sets of working hours, which are as follows:
- The HGVs associated with permission P/15/0477/CC are permitted to enter or leave the site between 0700-1800 Monday to Friday, 0700-1200 Saturday, 0900-1300 Bank Holidays and not at all on Sundays;
 - The import and tipping of wood, and the importation of highway salt takes place between 0730-1800 Monday to Friday, 0730-1700 Saturday, and 0900-1300 Sundays and Bank Holidays; and
 - The removal of bins and mechanical sorting of wood and the operation of plant and machinery takes place between 0900-1600 Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays.
- 4.6 The applicant is seeking the addition of wood shredding and an extension to working hours as follows:
- Proposed hours for wood shredding are between 0800-1800 Monday to Friday, 0800-1300 Saturdays and not at all on Sundays and Bank Holidays; and
 - The import and tipping of wood to be extended from 0900-1300 Sundays and Bank Holidays to 0900-1600 Sundays and Bank Holidays.
- 4.7 Under normal operation dust suppression in the form of a spray system will be utilised around the shredder and screener, with the retractable roof being used when weather is very dry and windy.
- 4.8 The proposed development has been assessed under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#); 11(b) Installations for the disposal of waste and does not require an Environmental Impact Assessment (EIA). Screening under the EIA Regulations has been carried out on the proposed development and whilst the activity is identified under the Regulations, it has been concluded that the nature and scale of the proposal and the relationship of the application site to any defined sensitive sites means it is not deemed an EIA development requiring an Environmental Statement.

5. Development Plan and Guidance

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

National Planning Policy Framework (2012) (NPPF)

5.2 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 112: Soils; and
- Paragraph 118: Conserving and enhancing the natural environment.

National Planning Policy for Waste (2014) (NPPW)

5.3 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) (last updated 15/04/2015)

5.4 The following paragraphs are relevant to the proposal:

- Paragraph 007 (Self sufficient and proximity principle);
- Paragraph 0046 (Need); and
- Paragraph 0050: (Planning and regulation).

Hampshire Minerals & Waste Plan (2013) (HMWP)

5.5 The following policies are relevant to the proposal:

- Policy 1 (Sustainable minerals and waste development);
- Policy 3 (Protection of habitats and species);
- Policy 5 (Protection of the countryside);
- Policy 8 (Protection of soils);
- Policy 10 (Protecting public health, safety and amenity);
- Policy 12 (Managing traffic);
- Policy 13 (High-quality design of minerals and waste development);
- Policy 25 (Sustainable waste management);
- Policy 26 (Safeguarding - waste infrastructure);
- Policy 27 (Capacity for waste management development); and
- Policy 29 (Locations and sites for waste management).

Fareham Borough Local Plan - Part 1: The Adopted Core Strategy (2011)

5.6 The following policies are relevant to the proposal:

- Policy CS14 (Development Outside Settlements)

6. Consultations

- 6.1 **County Councillor Price:** Was notified.
- 6.2 **County Ecologist:** Was notified.
- 6.3 **Fareham Borough Council:** No objection, subject to EHO comments.
- 6.4 **Fareham Borough Council Environmental Health Officer (EHO):** Has no objection to continued use of site but requests either temporary permission for new activities or the use of a noise mitigation planning condition.
- 6.5 **Natural England:** Has no objection
- 6.6 **Environment Agency:** Was notified.
- 6.7 **Local Highway Authority:** Has no objection
- 6.8 **Lead Local Flood Authority (LLFA):** No Comment.
- 6.9 **Planning Policy (Hampshire County Council):** Has no objection.

7. Representations

- 7.1 Hampshire County Council's Statement of Community Involvement (2014) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
- 7.2 In complying with the requirements of the SCI, the County Council:
 - Published a notice of the application in the Hampshire Independent;
 - Placed notices 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.
- 7.3 No public representations have been received in relation to the proposal.

8. Commentary

Principle of the development

- 8.1 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.
- 8.2 Policy 25 supports development which encourages sustainable waste management and reduces the amount of residual waste currently sent to landfill. With the addition of a wood shredder and screener to the site, this proposal will increase the amount of wood waste being managed within Hampshire, and will reduce the haulage of wood to processing facilities further afield. As such the development is maximising opportunity to share infrastructure at an existing site and is driving waste to be managed at the highest achievable level within the waste hierarchy. It is therefore considered to be in accordance with Policy 25 of the HMWP (2013).

- 8.3 All of the existing permissions for the site are temporary and require the land to be restored to agriculture following their conclusion. As such, for planning purposes, the land is required to be considered as greenfield and it lies outside the settlement boundary for Fareham. Therefore, the site does not meet the definition of previously developed land in Part 2 of Policy 29 of the HMWP (2013) and instead must be considered in accordance with Part 3. Part 3 of Policy 29 supports development in locations other than those identified in Parts 1 and 2 where it can be demonstrated that the site has good transport connections and a special need for the location and the site is suitable for the proposal.
- 8.4 The site is an essential part of the infrastructure necessary to meet the waste management requirements of Hampshire via Project Integra. If the site was no longer available, an alternative would have to be sought in another location. This would be difficult to find on the basis of the benefits that the Down End site provides. These include: well established vegetation and bunds that provide good screening, a remote location from residential areas, direct access to the Strategic Road Network via a private haul road to junction 11 of the M27, and close proximity to the main sources of waste in Hampshire. It is therefore considered that the proposal is in accordance with Policy 29 of the HMWP (2013).
- 8.5 The addition of a wood processing facility at Down End Quarry will provide further capacity for non-hazardous recycling and recovery and will further improve the management of waste at the highest possible level within the waste hierarchy. As the proposed activity is on an existing waste management site it is considered to comply with Policy 27 (Capacity for waste management) of the HMWP (2013).

Development in the countryside

- 8.6 The site lies outside the settlement boundary defined within the Fareham Borough Local Plan, and as such is located within the Countryside. However, due to its proximity to the M27 and residential areas to the south the site is considered to lie within the urban fringe of Fareham. The proposal is requesting permanent retention of the site for waste use. This means that in order to meet Policy 5 (Protection of the countryside) of the HMWP (2013), the nature of the development must require a countryside or isolated location.
- 8.7 Paragraph 6.208 of the HMWP states that waste facilities tend to be located on historic landfill or former quarries where they are expected to be restored. However, it also states that there may be exceptions where the benefits from continued development at some locations are considered to be more sustainable than re-locating the development elsewhere. There are significant sustainability benefits associated with the retention of the substantial existing infrastructure on site, and embodied energy and resources associated with the site's original construction. As such, it is not considered appropriate to re-locate the development.
- 8.8 Furthermore, paragraph 6.205 of the HMWP (2013) recognises that recycling and recovery activities that predominantly take place in the open

are better suited to countryside locations by virtue of their potential for noise, odour and other emissions. The current and proposed uses for the site are for the transfer, storage and processing of waste which are recycling activities generally carried out outdoors. Therefore, subject to a condition that the site be restored if it is no longer required for waste use, the proposal is considered to comply with Policy 5 of the HMWP (2013).

Visual impact and landscape

- 8.9 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.
- 8.10 The current operations on site are not visible from public viewpoints due to large bunds surrounding the eastern and southern boundaries, with the northern and western boundaries surrounded by mature vegetation and trees. The proposed wood processing facility will remain screened from view as it will be lower in height than the existing bunds and located close to the existing operational infrastructure on site. The development will not adversely affect the landscape character, appearance or function and is therefore considered to be in accordance with Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy CS14 (Development Outside Settlements) of the Fareham Borough Local Plan Part 1 Core Strategy (2011).

Soil Protection

- 8.11 Policy 8 (Protection of soils) of the HMWP (2013) requires minerals and waste development to protect and, wherever possible, enhance soils. It also states that development should not result in the net loss of best and most versatile agricultural land. Since the land was restored, it doesn't appear to have ever been actively used for agricultural purposes and the site is now hard surfaced. In reality there is no loss of agricultural land and bearing in mind the site is safeguarded as a waste site in Policy 26 (Safeguarding – waste infrastructure) of the HMWP, officers are satisfied there is no conflict with Policy 8.

Ecology

- 8.12 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.

8.13 The site consists of a large area of impervious concrete hardstanding which has negligible ecological value and there is no proposal to extend this. Down End Chalk Pit SSSI lies adjacent to the site and the vehicle access route runs through it, however, Natural England considers that the proposal will have no significant adverse impacts on designated sites and has no objection. The development is therefore considered to be in accordance with Policy 3 (Protection of habitats and species) of the HMWP (2013).

Impact on Amenity/ Noise

8.14 Policy 10 (Protecting public health, safety and amenity) of the HMWP 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.

8.15 The Fareham Borough Council Environmental Health Officer has stated that the current uses of the site are acceptable in terms of local amenity and can be approved.

8.16 The site was previously granted temporary permission for a green waste composting facility (see PP: P/98/1278/CC) that presented notable issues in relation to amenity impacts in the form of offsite odour. Although this permission expired in 2011 and the current operations on site have not lead to adverse amenity impacts, there are concerns over the impact of noise from the proposed wood shredder.

8.17 A Noise Impact Assessment was submitted with the application which states that “the noise levels associated with the wood shredding activity are unlikely to result in adverse impact at nearby sensitive receptors”. However, this conclusion is based on predicted noise levels rather than actual. It is therefore prudent to conduct another noise assessment once the proposed new activity is operational. If the results are higher than Lowest Observable Adverse Effect Level then mitigation measures will need to be put in place for the proposal to be in compliance with Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013), as such a condition is recommended to this effect.

Potential pollution associated with the development

8.18 National Planning Practice Guidance states that Planning Authorities should assume that other regulatory regimes will operate effectively rather than seek to control any processes, health and safety issues or emissions themselves where these are subject to approval under other regimes (Paragraph 050 Reference ID: 28-050-20141016).

8.19 Planning and Environmental Permitting are two separate systems. The need for an Environmental Permit is separate to the need for planning permission. Planning permission determines if a development is an acceptable use of land, permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution to the environment. The granting of planning permission does not necessarily lead to the granting of an

Environmental Permit however the Environment Agency (EA) has a role to play in both systems.

- 8.20 The Environment Agency will monitor and enforce the Permit for the site. A number of mechanisms are put in place to monitor and ensure compliance such as audits, site visits, data analysis and compliance checks carried out by the regulator.

Highways impact

- 8.21 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.
- 8.22 The increased throughput of the site will generate an extra 20 vehicle movements per day, taking the average daily movements from 118 to 138. The site is connected to the Strategic Road network via a private haul road to the M27, and the Highway Authority raises no objection to the proposal as it will not have a significant impact on the highway. The Section 106 Agreement originally entered into under permission P/13/0593/CC to require lorry routing via the haul road from junction 11 of the M27 will be repeated should it be resolved to grant permission. On this basis the proposal is therefore considered to be in accordance with Policy 12 (Managing traffic) of the HMWP (2013).

Conclusions

- 8.23 It is considered that the proposal would be in accordance with the Hampshire Minerals and Waste Plan (2013) and will:
- deliver additional waste management capacity through the addition of a wood processing facility which would help to recycle waste at the highest achievable level within the waste hierarchy, and reducing the volume of waste sent to landfill;
 - have good transport connections to the sources of and/or markets for the type of waste proposed to be managed at the site and be suited to the isolated location of the application site;
 - not cause an unacceptable adverse visual or landscape impact;
 - have a safe and suitable access to the highway network and not have any significant adverse effects on highway safety, pedestrian safety, highway capacity and environment and amenity; and
 - not cause adverse public health and safety impacts, and/or unacceptable adverse amenity impacts.

9. Recommendation

- 9.1. Subject to the Head of Law and Governance being 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 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 conditions set out in Integral Appendix B.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D - Layout Plan

Appendix E – Haul Route Plan

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=18373>

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 CORPORATE OR LEGAL INFORMATION: documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

P/17/0908/CC
FA025

Hampshire County Council

Down End Quarry, Down End Road,
FAREHAM PO16 8TR
(Continued use for wood waste sorting,
storage and transfer; highways salt store;
bin storage; storage and transfer of waste
fridges freezers; parking of HGVs and
construction and operation of a wood
processing area, operation of wood
shredder and screener, construction of
additional wood storage bays and overflow
wood storage areas

CONDITIONS

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Hours of Working

2. With the exception of the exportation of highway salt, no HGV's shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0730-1800 Monday to Friday, 0730-1700 Saturday and 0900-1300 Sundays and public/bank holidays. Exceptions to this are for the importation and tipping of waste wood from Household Waste Recycling Centre's (HWRCs) which may be delivered between 0900-1600 on Sundays and Public/Bank Holidays.

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

3. Notwithstanding condition 2 above, the processing/shredding of waste wood shall only take place between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturdays and not at all on Sundays and public/bank holidays.

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

4. Notwithstanding condition 2 above, the removal of bins and mechanical sorting of wood (as defined under planning permission P/10/1152/MW) shall only take place between the hours of 0900-1600 Monday to Friday and not at all on Saturdays, Sundays and Public/Bank Holidays.

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

5. Notwithstanding condition 2 above, those vehicles parked overnight at the site in accordance with condition 9 shall not exit the site before 0700 hours Monday to Saturday and not all on Sundays.

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

Types of Waste

6. No waste other than waste wood and waste fridges and freezers shall be imported to the site. For the avoidance of doubt, no green waste shall be imported to the site.

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

Highways

7. Measures shall be implemented for the duration of the development to ensure that no lorry shall leave the site unless its wheels and chassis have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: To ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) and Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

8. Vehicular access to and from the site shall be via Downend Road only as shown on drawing VES_TD_DOWNEND_100_005 Rev A. All HGV's travelling to and from the site shall use the haul road (edged in blue on drawing VES_TD_DOWNEND_100_005 Rev A) to Boarhunt Road/Junction 11 of the M27. No lorries shall turn left out of the site, and a 'no left turn' sign shall be erected and maintained at the site entrance.

Reason: To ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) and Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

9. No more than 26 Heavy Commercial Vehicles shall be parked overnight at the site.

Reason: in the interests of the amenity of residents and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan (2013).

10. The area to be used for the parking of HGVs shall be marked out on site and these markings maintained for the duration of the operation.

Reason: To clearly delineate the area of land to be used for the parking of HGVs.

Noise, Dust and Odour

11. 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 conclude that impacts are at or above Lowest Observable Adverse Effect Level (Noise Policy Statement for England, 2010) then mitigation measures shall be taken to reduce the impact to below this level.

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).

12. No wood shredding shall be carried out until the construction of the 4 metre high solid concrete barrier and canopy shown on plan VES_TD_DOWNEND_100_003 is complete.

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

13. Wood storage and transfer shall be undertaken in accordance with the 'Down End Wood TFS Haulage Procedure' note approved under planning permission P/14/0301/CC.

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

14. At all times during the operation of the site measures shall be taken, including use of water bowsers and water sprays, to ensure there are no dust emissions from the site.

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

15. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, shall be fitted with and use effective silencers and shall be fitted with and use only white-noise type reversing alarms.

Reason: To minimise noise disturbance from operations at the site and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan (2013).

16. There shall be no overnight sleeping on site.

Reason: To protect the amenity of the nearest sensitive properties and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan (2013).

17. No loaded vehicles shall be parked overnight on the site.

Reason: To protect the amenity of nearby residents to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan (2013).

18. No vehicle maintenance or vehicle cleaning shall take place on site.

Reason: To protect the amenity of nearby residents and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan (2013).

Storage

19. The storage of waste wood, skips and containers and fridges and freezers shall not exceed 4 metres in height.

Reason: To ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) and Policy 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

Protection of Water Environment

20. Salt shall only be stored within the building.

Reason: To ensure the development is in accordance with Policy 10 of the Hampshire & Minerals Waste Plan (2013).

21. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To ensure the development is in accordance with Policy 10 of the Hampshire & Minerals Waste Plan (2013).

22. All areas where salt is stored or handled shall be underlain by impervious hardstanding with dedicated drainage to a sealed tank.

Reason: To ensure the development is in accordance with Policy 10 of the Hampshire & Minerals Waste Plan (2013).

Restoration

23. Should the site no longer be required for the permitted waste uses it shall be restored to agriculture in accordance with a scheme to be submitted to and agreed in writing by the Waste Planning Authority. The scheme shall be submitted within six months of cessation of the permitted uses. The scheme shall include details of:
- (i) the thickness and quality of subsoil and topsoil to be used and the method of soil handling and spreading, including the machinery to be used;
 - (ii) the ripping of any compacted layers of final cover to ensure adequate drainage and aeration, such ripping to take place before placing of topsoil;
 - (iii) measures to be taken to drain the restored land; and
 - (iv) details of proposed seeding.

Reason: To ensure satisfactory restoration and that the development is in accordance with Policy 5 and Policy 9 of the Hampshire Minerals & Waste Plan (2013).

Plans

24. The development hereby permitted shall be carried out in accordance with the following approved plans: **VES_TD_DOWNEND_100_000 Rev A, VES_TD_DOWNEND_100_001 Rev H, VES_TD_DOWNEND_100_003, VES_TD_DOWNEND_100_004 Rev A**

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In determining this planning application, the Mineral/Waste/Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2012), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.