

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 19 October 2022

Update Report from Assistant Director of Minerals, Waste & Environment

Item No: 6

The winning and working of up to 230,000 tonnes of soft sand with phased working and restoration through backfilling with up to 435,000 tonnes of clean inert waste/materials (inclusive of reinstatement of material from original extraction), associated internal access routes, plant and infrastructure at Five Oaks Farm, Winchester Road, Shedfield, SO32 2HS (Application No. 20/01483/HCS Site Ref. WR242)

1) Amendments to the report and clarification:

Amendments to paragraph 116 for clarification. This should be amended follows:

Paragraph 116 should be amended to read as follows:

A petition on Change.org which has over 3000 signatures, was submitted to the Minerals and Waste Planning Authority on 26th July 2020 as part of a representation. This has been considered as part of the decision-making process.

Item No: 7

The Development of a Material Recycling Facility and Associated Infrastructure at Land off Chickenhall Lane, Eastleigh, Hampshire (Application No. CS/22/92463 Site Ref. (EA110))

1) Amendments to the Consultation section: (new text in *italics*)

Update to paragraph 112 as follows:

Eastleigh Borough Council Environmental Health Officer (EHO):

Initially had a holding Holding objection on the following grounds [continue as before]:

Add the following text at the end of the text:

Following the submission of additional information on noise levels and mitigation, it was indicated that the holding objection would be withdrawn subject to conditions on a Construction and Environmental Management Plan, land contamination, operating noise, operating odour and dust, artificial lighting and operations management plan (including noise monitoring within six months of opening and periodically or if requested by the Borough Council or County Council if a complaint is received). The

EHO has provided comments on the draft conditions which have been worked into the Update Report. At the time of writing, the formal finalised response is still awaited.

2) Amendments to the Commentary section (new text in *italics*):

Include the following at the end of Paragraph 335 (Noise) with the following:

*Following the submission of further clarification on the Noise Assessment, the Environmental Health Officer indicated that they would withdraw their objection, subject to conditions relating to the submission of a Construction and Environmental Management Plan, land contamination, operating noise, operating odour and dust, artificial lighting and operations management plan (including noise monitoring within six months of opening and periodically or if requested by the Borough Council or County Council if a complaint is received). These are included in **Appendix A** and the Update Report.*

Replace Paragraph 337 (Noise) with the following (new text in *italics*):

On the basis of the mitigation measures, conditions and legal agreement proposed, the proposal is considered to be in accordance with Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy DM8 - Pollution of the EBCLP (2022) in relation to noise.

3) Revisions to conditions (new text in *italics* removed text ~~struck through~~):

Condition 4:

Prior to the commencement of the construction of the development hereby approved, a Construction Environmental Management Plan (CEMP) should be submitted to and agreed by the Waste Planning Authority. It should set out an overall strategy for managing environmental impacts which arise during construction. The CEMP should cover the following matters:

- a) drainage, water quality and hydrology;
- b) *Best Practicable Means of control* ~~on~~ of dust, emissions and odours;
- c) *Best Practicable Means of control* ~~on~~ of control on noise and vibration during the construction period; [continues as before]

Condition 8:

The annual ~~throughout~~ throughput of the Materials Recovery Facility shall not exceed 135,000 tonnes per annum [continues as before].

Condition 13:

Prior to the full operation of the development hereby permitted, an Environmental Management Plan (EMP) shall be submitted to and agreed in writing by the Waste Planning Authority. The EMP should cover the following areas:

- a) Details of *Best Practicable Means* of Dust control and management *including monitoring and audit*;

- b) Details of *Best Practicable Means* of Odour control and management *including monitoring and audit*;
- c) Details of *Best Practicable Means* of Noise and Vibration control and management *including monitoring and audit*.

The EMP shall also include details on how the applicant will respond to any complaints made about the MRF operations.

The EMP shall be implemented as approved for the duration of the development.

Condition 14:

The Rating Level of noise from the premises shall not exceed five decibels below the lowest measures Background Sound Level at the closest noise-sensitive receptors (including Chicken Hall Cottages and dwellings on Campbell Road).

The operator shall take such measures as may be necessary to ensure that the above specified Rating Level (noise limit) is not exceeded. In accordance with BS 4142: 2014 "Method for rating and assessing industrial and commercial sound".

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

Condition 15:

Prior to the commencement of the development hereby approved, a detailed Noise Mitigation Scheme to achieve *the rating background levels required to comply with Condition 14* of ~~[add] as set out in condition 15~~ shall be submitted to and agreed in writing by the Waste Planning Authority.

Mitigation measures shall ensure that a ~~site~~ Rating Level of at least 5 decibels below *the Background Sound Level is achieved at the nearest residential property (in free field conditions, as defined in BS4142:2014).*

The Scheme shall be implemented as approved for the duration of the development *and from time to time at the reasonable request of the Waste Planning Authority shall be reviewed and amended to maintain compliance with the premises noise Rating Level limit.*

Reason: In the interests of local amenity in accordance with the aims of Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Condition 16:

Within 6 months of the date of the development hereby permitted, a post occupation Noise Impact Assessment shall be submitted to and approved in writing in to the Waste Planning Authority. [continues as before]

END

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