

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 13th September 2023

Update Report from Assistant Director of Waste & Environmental Services

Item No: 7

Proposed new build 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for 8 pupils serving the 'Hounsome Fields' housing development to the south-west of Basingstoke at Field to west of A30 Winchester Road, Hounsome Fields, Basingstoke (Application No. 23/00750/CC3 Site Ref. BAE067)

1) Amendments to the report and clarification:

Update to **Development Plan and Guidance** section the report:

On the 05 September 2023, the Government published an update to the National Planning Policy Framework (2021), as was referred to in Paragraph 140 of the report. This update, now known as **National Planning Policy Framework (2023)** - focused on matters relating to energy recovery and viability. It does not materially affect the report, and its assessment of the planning application and its recommendation, also issued on 05 September 2023.

The link following the Appendices list is incorrect and should be replaced with this application's the following link:

<https://planning.hants.gov.uk/Planning/Display/HCC/2023/0086>. All Appendices within the body of the report, including within the Appendices list, are correctly named.

2) Revisions to conditions

Amendment (*italics*) to condition 9 (Ecology) as follows:

With the exception of the earthworks required to achieve the levelling of the development site, no other development shall ~~not~~ commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the County Planning Authority. [wording continues as before]

With regard to Condition 12 (Playing Field), the applicant has requested that the timing deadline for compliance with this are relaxed to be required to be available for use within one year of the development hereby permitted being brought into use and not before first use. Condition 12 is currently as follows:

The playing field/s and pitch/es shall be constructed and laid out in accordance with the approved plans and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use upon occupation in accordance with Policy CN8 (Community, leisure and cultural facilities) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

The applicant advises:

“This is a new build school that will be run by an appointed Academy Trust. It is likely to only have one Reception Year class of up to 30 pupils on role in the first year. If the pitch area is seeded rather than turfed, we would normally recommend at least a one year season to fully establish the surface before making it available for sports use.”

Sport England has been approached on this proposed change but at the time of writing this update report, no response has been received. The condition remains as originally issued (see above).

Item 8

Development of an anaerobic digestion facility and waste transfer station, including partial demolition and reuse of existing buildings and infrastructure at Alton Materials Recovery Facility, A31 Alton GU34 4JD (Application No. 33619/008 Site Ref. EH141)

1) Amendments to the report and clarification:

The [National Planning Policy Framework](#) was updated on 5 September 2023, thereby revising the NPPF (2021). In respect of the main committee report, there are no changes to the paragraph numbers and so they are still relevant.

The only addition to these paragraphs relates to paragraph 158 which now says the following (addition in *italic*):

‘158. When determining planning applications for renewable and low carbon development, local planning authorities should:

‘a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions;

‘b) approve the application if its impacts are (or can be made) acceptable⁵⁴. Once

suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas, and

'c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site, and approve the proposal if its impacts are or can be made acceptable.'

This addition is not of direct relevance to the proposal.

Paragraph 70 to be amended (*italics*) as follows:

The application is also supported by an Ecological Assessment and biodiversity metric. The application seeks to meet Biodiversity Net Gain objectives by providing 3 small oak trees on-site. This will provide a 13.64% 7% net gain on-site.

Table 1: It should be noted that Hartley Park Farm has not been implemented.

Paragraph 281 to be amended (*italics*) as follows to ensure the correct figure (as presented in clarification information submitted by the applicant) is presented:

A Biodiversity Metric has also been submitted as part of the application. Three oak trees are proposed and the predicted BNG will be +13.64% 7% which is considered to be acceptable as the 10% net gain has not yet become mandatory. No objections to the BNG have been raised. The 10% BNG requirement will also only apply to planning application submitted after the mandatory date.

2) Consultations

Comments have been received from the East Hants District Council Environmental Health Officer in respect of the application. Paragraph 110 of the report should be amended as follows:

East Hampshire District Council Environmental Health Officer (EHO): No objections have been raised to the application subject to conditions in respect of noise, air quality and the construction environmental management plan, as follows:

- *Noise* - condition no 27 of appendix A requires the submission of a revised noise report. In light of the EHO comments it is recommended that this condition be deleted and replaced with a condition that requires compliance with section 8 of the Noise Impact Assessment. The EHO has suggested that HGV movements are restricted to the hours of 07.00-19.00 Monday to Friday, 08.00-16.00 Saturdays and 09.00-16.00 on Sundays and Bank Holidays.

- *Air Quality Assessment* – the EHO is in agreement with the provisions of the AQA with a note that the creation of dust in the construction process be controlled through the Construction Environmental Management Plan. In response it is noted that the control of dust is already specified in the CEMP condition. Mitigation measures for emissions resulting from combustion activities including stack heights shall be controlled by Environmental Permit requirements, and odour impacts have been found to negligible although there may be some incidents in emergency situations where gas must be released, and the flare is inoperative. The EHO is therefore satisfied that impacts to air quality have been appropriately assessed and recommends that consent is granted in accordance with the AQA.
- *Construction Environmental Management Plan* – a condition is suggested controlling various aspects of the construction process. All but one of these are included in the existing CEMP. The EHO has suggested that a 'public communication strategy, including a complaints procedure' be incorporated into the CEMP condition.

In addition, the EHO has suggested that an informative be added to the consent in respect of substantiated complaints in respect of activity on-site.

Delete paragraph 111 as a duplication of paragraph 124 and replace with the following:

County Councillor Joy: Was notified.

Delete paragraph 131 as a duplication of paragraph 131 and replace with the following:

County Councillor Oppenheimer: Was notified.

3) Revisions to conditions

Officers note that the condition numbering includes errors after condition 15 (operations). The conditions wording will be corrected with the conditions on digestate being renumbered as condition 16 and subsequent condition numbering adjusted / corrected in the final decision notice.

Delete Condition 2 (pre commencement) and merge with Condition 3.

Amendment to Condition 4 (CEMP) to include:

19) a public communication strategy, including a complaints procedure;

Amendment to Condition 9 (Landscaping – pre commencement) as follows:

Prior to commencement of the development hereby permitted, a detailed Landscaping Scheme for the site shall be submitted to and approved by the Waste Planning Authority in writing.

The scheme shall specify the types, size and species of all trees and shrubs to be planted; details of all trees to be retained and details of fencing/enclosure of the site, phasing and timescales for carrying out the works, and provision for future maintenance of all landscaping ~~including vegetative walls~~. [continues as it is].

Amendment to Condition 11 (Verification Plan) to remove reference to part 4 as covered by condition 12 and slight adjustments to wording as follows:

~~No~~ The *commencement of construction as defined in condition 3 (b)* ~~development approved by this planning permission shall not be undertaken~~ commence until a Contamination Strategy has been submitted to and approved in writing by the Waste Planning Authority.

The Strategy will identify any residual contamination that may be present and ensure that this is remediated as part of the development, where necessary. The strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - a) all previous uses;
 - b) potential contaminants associated with those uses;
 - c) a conceptual model of the site indicating sources, pathways and receptors;
 - d) potentially unacceptable risks arising from contamination at the site.
2. A Site Investigation Scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site; and
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. ~~A Verification Plan demonstrating the completion of works set out in the approved Remediation Strategy and the effectiveness of the remediation, providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.~~

Reference to condition 3 (b) will be amended by the proposed changes to conditions 2/3 noted above.

Amendments to Condition 18 (Litter), for clarification, as follows:

Fugitive litter arisings from the construction and operation of the development shall be minimised. The steps to be taken by the operator to control the

discharge of litter shall include but not be limited to:

During construction works, the erection of a boundary fence to curtail any windblown litter and regular collection of any fugitive litter emissions which may occur within the fenced off area:

II. Following the commissioning of the development:

- a) All *waste goods vehicles associated with the waste transfer station* entering and leaving the site shall be fully enclosed or sheeted or as permitted under Highway Regulations;
- b) Regular inspections and litter picks shall be undertaken outside the buildings to remove any fugitive litter from the external areas;
- c) All vehicles leaving the site, with the exception of those exporting rejected waste or digestate material should be clear of waste to ensure that waste is not carried on to the public highway. In the event that waste from vehicles leaving the site are deposited on the public highway, measures shall be undertaken to clean the highway in conjunction with East Hampshire District Council.

Condition 23 (Highways) to be amended (*italics*) as follows to recognise potential daily variations in movements and vehicle types:

There shall be no more than 113 two-way (in and about) Heavy Goods Vehicle movements per day, *on average over a 28 day period.*

Condition 27 (Noise) existing wording to be deleted and replaced with the following (*italics*):

27) The noise control measures detailed in section 8 of the Noise & Vibration Consultants Ltd report 'Noise Impact Assessment for Proposed Anaerobic Digestion (AD) Facility and Waste Transfer Station (WTS) (Report: R22.1202/DRK', dated 20th December 2022) shall be implemented, retained, and maintained throughout the operational period of the development hereby approved.

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).

A new condition to be included as follows:

28) The air quality control measures as set out in the Fichtner Consulting Engineers Limited 'Air Quality Assessment' (dated 09/01/2023) shall be implemented, retained, and maintained throughout the operational period of the development hereby approved.

Reason: To prevent harm to the air quality of the residents of the nearest houses in accordance with Policy 10 (Protecting public health, safety and

amenity) of the Hampshire Minerals & Waste Plan (2013).

3) Revisions to notes to applicants

Add a new informative as follows:

20)The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act (1990) be received.

END

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