

# Public Document Pack



## NOTICE OF MEETING

<b>Meeting</b>	Regulatory Committee
<b>Date and Time</b>	Wednesday, 13th September, 2023 at 10.00 am
<b>Place</b>	Ashburton Hall, Ell Court, Winchester
<b>Enquiries to</b>	members.services@hants.gov.uk

Carolyn Williamson FCPFA  
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 and available for repeat viewing, it may also be recorded and filmed by the press and public. Filming or recording is only permitted in the meeting room whilst the meeting is taking place so must stop when the meeting is either adjourned or closed. Filming is not permitted elsewhere in the building at any time. 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 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 Personal Interest in a matter being considered at the meeting should consider, having regard to Part 5, Paragraph 4 of the Code, whether such interest should be declared, and having regard to Part 5, Paragraph 5 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 5 - 10)

To confirm the minutes of the previous meeting.

#### **4. DEPUTATIONS**

Deputations are taken at the relevant item in which they apply.

#### **5. CHAIRMAN'S ANNOUNCEMENTS**

To receive any announcements the Chairman may wish to make.

#### **6. FUNTLEY REFUSE TIP (FORMER), TITCHFIELD LANE, WICKHAM, FAREHAM (Pages 11 - 128)**

**THIS ITEM HAS BEEN WITHDRAWN**

#### **7. FIELD TO WEST OF A30 WINCHESTER ROAD, HOUNSOME FIELDS, BASINGSTOKE (Pages 129 - 204)**

To consider a report of the Director of Universal Services regarding a Planning Application for a proposed new build 2 Form Entry (2FE), 420 place Primary School with SEN Resource Provision for 8 pupils serving the 'Honesome Fields' housing development to the south-west of Basingstoke at Field to west of A30 Winchester Road, Honsome Fields, Basingstoke (Application No: 23/00750/CC3) (Site Ref: BAE067).

#### **8. ALTON MATERIALS RECOVERY FACILITY, A31 ALTON (Pages 205 - 316)**

To consider a report of the Director of Universal Services regarding a Retrospective planning application for the 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 (App No. 33619/008 Site Ref. EH141

#### **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](mailto: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.

This page is intentionally left blank

# Agenda Item 3

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY COUNCIL held at the castle, Winchester on Wednesday, 19th July, 2023

Chairman:

\* Councillor Peter Latham

* Councillor Lance Quantrill	* Councillor Lesley Meenaghan
* Councillor Lulu Bowerman	Councillor Sarah Pankhurst
* Councillor Steven Broomfield	* Councillor Stephen Parker
* Councillor Mark Cooper	* Councillor Roger Price
* Councillor Rod Cooper	Councillor Kim Taylor
Councillor Christopher Donnelly	* Councillor Tim Groves
Councillor Michael Ford	* Councillor Alex Crawford
* Councillor Pal Hayre	* Councillor Stephen Philpott
Councillor Keith House	
* Councillor Adam Jackman	
* Councillor Lesley Meenaghan	
Councillor Sarah Pankhurst	

\*Present

## 64. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Mike Ford, Keith House, Sarah Pankhurst and Kim Taylor. Councillors Stephen Philpott, Tim Groves and Alex Crawford attended as deputies for the meeting.

## 65. 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.

## 66. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

## 67. DEPUTATIONS

It was confirmed that ten deputations had been received for the meeting, as well as a local County Councillor for item 7.

68. **CHAIRMAN'S ANNOUNCEMENTS**

During Chairman's announcements, officers provided an update on staffing and confirmed that new were joining the Planning team in September.

69. **NURSLING RECYCLING CENTRE LEE LANE NURSLING**

**Proposed extension to Nursling Recycling Centre, variations to existing site layout, erection of a new workshop building and the upgrade of parking arrangements at the adjacent paintball centre at Nursling Recycling Centre, Lee Lane, Nursling Southampton SO16 0AD (Application No. 22/00174/CMAS Ref: TV055)**

The Committee considered a report from the Director of Universal Services (item 6 in the minute book) on an application at Nursling Recycling Centre. This followed a deferral of the consideration of the planning application from the January 2023 Committee meeting to address the following matters:

- I. Clarifying Test Valley Borough Council's objection with reference to development in the countryside and Policy COM2 [of the Test Valley Revised Local Plan (2016);
- II. Clarify the impact on the tree vegetation around the site if an extension is permitted; and
- III. Request the Test Valley Borough Council EHO to review their comments on the impact on the residents in Station Road of the increased frequency of Heavy Goods Vehicle (HGV) movements, especially with reference to the proximity of those dwellings next to the highway.

The Planning officers summarised the report, providing aerial photographs and elevations of the site and highlighting the update report that had been published.

Deputations were received from local residents Debbie Clayton, Ken Wilson, Penelope Gage, Anthony Ironmonger and Phil Lomax and Test Valley Borough and Nursling and Rownhams Parish Councillor Phil Bundy who all spoke against the application and shared their experiences of living close to the site. The applicant also attended and spoke in support of the proposals put forward. During questions of clarification, the following was confirmed:

- It was unknown whether a 20mph zone had been discussed at a past liaison panel meeting;
- Speedwatch in the area had been discontinued due to lack of funding;
- It was felt that a lot of dust was lost from lorries due to the speed they were travelling at and the lack of sheeting on vehicles;
- Residents hadn't received replies to emails and messages left with the operator of the site;
- The additional HGV movements following the installation of the picking station were not happening yet;
- The applicant was not aware that planning permission was required before installing the picking station in 2021;
- The last site liaison panel had taken place at the end of 2022;
- The applicant was not aware of any complaints received in 2023 and there is an existing complaints procedure in place;

- The applicant has agreed to the widening of the road following the liaison panel and discussions with the County Councillor;
- The traffic data of vehicles going in and out of the site had been included as part of the planning application and could be provided to the site liaison panel using the software if necessary.

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

- The 2011 planning permission resulted in the surrounding of a certificate of lawful use at the site. The tonnage and HGV movements limits included were requested by the applicant at that time and was carried forward into the 2014 planning permission.
- The working hours requested in the new application matched what was in the existing planning permission;
- The site location plan was updated in the Update Report to include the housing on Station Road. This was an omission on the original plan and did not reflect these properties not being important in the determination of the application;
- The recommended speed signage and improvements to entrances on Station Road were to improve visibility of speed limit as this was noted as a concern by residents and not in response to specific highway safety concerns;
- The Environmental Health Officer confirmed that the noise impacts associated with the increase in HGV movements are significant but as the area is already noisy, and as there was no daytime noise limit, but there was no significant impact due to the nature of the area and existing background noise. The impacts were therefore not considered significant or adverse;
- The Environmental Health Officer confirmed that residents were likely to notice the increase noise subjectively but objective measurement was not showing that it resulted in a significant impact.
- The consideration of noise matters at North Winchester was a very different scenario to the Nursling planning application where the refusal of the planning application was based on Noise Impact Assessment readings.
- There is another site along Station Road that generates vehicle traffic as well as this site that is subject to the planning application. This site is subject to a certificate of lawful use (CLU) which means there are no limits to HGV on the site currently. A planning application was currently being determined by Test Valley Borough Council at the site, for additional manufacturing activities and it is understood the applied for vehicle movements would be in the order of tens of vehicles
- The Highways Officer confirmed that there had been five accidents in the past five years in Lee Lane and Church Lane, but none of these involved HGV's.

During debate, some Members shared concerns over the size of site should the proposals go ahead and were sympathetic to the local residents who had attended to speak at the meeting, but also acknowledged the strong chance of the application winning at an appeal if it was to be refused. Members discussed initiating a 20mph limit along Station Road, but it was confirmed that this could

not form part of the conditions and would difficult to justify with the lack of highways concerns around the proposal. It could, however, be noted as an informative for the applicant, along with further investment in the road surface and infrastructure. Members also discussed the potential cumulative impacts of the proposal as well as the need for the liaison panel to sit again. Clarification was provided that the retrospective picking station would not result in further vehicles above those requested in this application.

## RESOLVED

Planning permission was GRANTED subject to the recommended conditions set out in **Appendix A**, the update report and the completion of legal agreements for a financial contribution for highway safety improvements and road widening scheme to a section of Lee Lane between Church Lane and the site entrance.

### Voting

Favour: 9

Against: 5

## 70. **AVERY B SHEDFIELD EQUESTRIAN CENTRE BOTLEY ROAD SHEDFIELD**

***Councillor Jackman left the meeting, taking the voting total down to 13***

**Retrospective planning application for a Waste Transfer Station (Sui Generis) at Avery B, Shedfield Equestrian Centre, Botley Road SO32 2HN (No. 22/01797/HCS) (Site ref: WR228)**

The Committee considered a report from the Director of Universal Services (item 7 in the minute book) on an application at Avery B in Shedfield.

The Planning officer summarised the report, providing aerial photographs and elevations of the site and highlighting the update report that had been published.

The Committee received a deputation from Councillor David Ogden and Councillor Sudhakar Achwal on behalf of Shedfield Parish Council, speaking in support of the recommendation to refuse the application. It was confirmed that complaints had been received for more than two years, dating before Avery B was operating there. Concerns were also raised in relation to development in the countryside and visual impact, inadequate site access, insufficient assessment of noise, dust and cumulative impacts and the development not being in accordance with planning policy and guidance.

During questions of officers, it was confirmed that concerns had been raised regarding the site and its operations following the Regulatory Committee visit to the Environment Agency, who had issued the existing Environmental Permit. Should the recommendations be supported, the Planning Authority would take steps to cease current operations on site and require the site to be reinstated to previous condition. An update would follow as part of the quarterly Monitoring and Enforcement update to Committee on this matter.



## RESOLVED

Planning permission was REFUSED for the reasons set out below, in the update report and as outlined in **Appendix A**:

- a) On the basis of the information submitted and notwithstanding the proposed mitigation, it is considered that the proposal is likely to result in landscape impact contrary to the requirements of Policies 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013), Policy CP13 (High Quality Design) of the Winchester City Council Local Plan Part 1 – Joint Core Strategy (2013) and Policy DM23 (Rural Character) of the Winchester City Council Local Plan Part 2 (2017);
- b) The location of the proposal has not been adequately justified in terms of its need for being located in the countryside, contrary to the requirements of Policies 5 (Protection of the countryside) and 29 (Location of waste management development) of the Hampshire Minerals & Waste Plan (2013), Policy MTRA4 (Development in the Countryside) of the Winchester City Council Local Plan Part 1 – Joint Core Strategy (2013)) and Policy DM10 (Essential Facilities and Services in the Countryside) of Winchester City Council Local Plan Part 2 (2017); and
- c) On the basis of the information submitted, the development is contrary to the requirements of Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Policy DM18 (Access and Parking) of the Winchester City Council Local Plan Part 2 (2017) as it does not have a safe and suitable access to the highway network and does not include suitable mitigation measures to mitigate any significant adverse effects on highway safety.
- d) On the basis of the above reasons, the proposal is considered to be contrary Policy 1 (Sustainable minerals and waste development) of the Hampshire Minerals & Waste Plan (2013) as the proposal does not constitute a sustainable minerals and waste management development.

### Voting

Favour: 13 (unanimous)

## 71. **WESTWOOD, UNIT 1, BOTLEY ROAD, WEST END**

### **Development and reconfiguration of a Waste Transfer Station (part retrospective) at Westwood, Unit 1, Botley Road, West End Hampshire SO30 3HA (No. CS/23/94884) EA114**

The Committee considered a report from the Director of Universal Services (item 8 in the minute book) on an application at Westwood in West End.

The Planning Officer summarised the report, providing aerial photographs and elevations of the site and highlighting the update report that had been published.

The Committee received three deputations on this item. Local resident Terry Butler and local County Councillor Tonia Craig both spoke against the application and a representative of the applicant also attended to speak in support of the proposals.

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

- Vehicles had been witnessed reversing out onto the road;
- The blue line indicated on the plans was the wider area owned by the applicant;
- West End Parish Council had been aware of the proposals since April 2023;

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

- HGV's were able to enter, turn and exit in a forward gear and conditions are proposed relating to this matter and the vehicle turning area;
- No accidents had been reported in the immediate area;
- The application allowed more planning control as there currently wasn't any for the site due to the retrospective nature of the proposal;
- The original planning application was made to Eastleigh Borough Council and they could have taken enforcement action to secure planning control following their decision to refuse the application. They chose not to and passed the matter to the County Council. The County Council did not tell EBC that they could not take action to remedy the situation. West End Parish Council were consulted on the proposal following its submission.

In debate, some Members shared concerns over the traffic in the area and it was agreed that a condition could be included to enforce that vehicles only turned right out of the site, and that consideration should be given to deliveries on match days at the Ageas Bowl through an informative. The proposed fence line was also raised as an area of concern.

RESOLVED

Planning permission was GRANTED subject to the update report and conditions listed in **Appendix A**

Voting

Favour: 7

Against: 6

---

Chairman, 13 September 2023

## HAMPSHIRE COUNTY COUNCIL Decision Report

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	13 September 2023
<b>Title:</b>	Proposed revised landform modifications to enable the construction of a 10.5 mw solar photovoltaic (PV) farm and gas management system with associated works at the Funtley Refuse Tip (Former), Titchfield Lane, Wickham, Fareham, Hampshire PO15 6DY (No. 21/03089/HCS) WR086
<b>Report From:</b>	Assistant Director of Waste and Environmental Services

**Contact name:** Sam Dumbrell

**Tel:** 0370 779 7412

**Email:** [sam.dumbrell@hants.gov.uk](mailto:sam.dumbrell@hants.gov.uk)

### Recommendation

1. That planning permission be REFUSED subject to the reasons for refusal listed in **Appendix A**.

### Executive Summary

2. This report relates to a planning application for the proposed revised landform modifications to enable the construction of a 10.5 megawatt (mw) solar photovoltaic (PV) farm and gas management system with associated works at the Funtley Refuse Tip (Former), Titchfield Lane, Wickham, Fareham, Hampshire PO15 6DY.
3. Planning permission has previously been granted by Winchester City Council for a solar farm in 2019 (planning permission [13/01247/FUL](#)) which was never implemented and has now lapsed.
4. This new application seeks to implement the solar farm proposal with the added areas of associated works that include the importation of approximately 1,155,470 tonnes of clean, inert waste/soil for the purposes of land raising and the improvement of the site's ground conditions. This application has therefore been submitted to the Waste Planning Authority for consideration.
5. The planning application is being considered by the Regulatory Committee as the proposed development is considered to be a major waste management development with significant public interest. Furthermore, it has received objections and concerns have been raised from the local City Council, Parish Councils, and numerous local residents' groups and associations as well as a significant number of individual representations from local residents and interested parties.

6. A committee site visit by Members took place on 21 November 2022 in advance of the proposal being considered by the Regulatory Committee.
7. Key issues raised are:
  - The need for the proposal;
  - Site suitability and location;
  - Design of the proposed development;
  - Visual impact on the local landscape;
  - Impacts on local ecology;
  - Impact on local water environment;
  - Impacts on the local highway network
  - Impacts on local heritage assets; and
  - Impacts on local amenity and local communities.
8. Whilst it is recognised that planning permission has previously been granted for the construction of a 14MW Solar Photovoltaic (PV) Farm and gas management system with associated works by Winchester City Council (planning permission [13/01247/FUL](#)), the focus here are the changes to the scheme now proposed, namely the land raising.
9. Subject to appropriate mitigation and planning conditions, the proposal is supported by Policies 2 (Climate change mitigation and adaptation), 7 (Conserving the historic environment and heritage assets), 8 (Protection of soils), 9 (Restoration of minerals and waste development), 11 (Flood risk and prevention), 25 (Sustainable waste development) and 30 (Construction, excavation and demolition waste development) of the [HMWP \(2013\)](#) and Policies DM24 (Special trees -important hedgerows and ancient woodlands) and DM26 (Archaeology) of the [WCCLPt 2](#) (2017).
10. However, the proposal is not considered to be in accordance with Policies 3 (Protection of habitats and species) part a (in relation to European protected species), 5 (Protection of the countryside), part d of Policy 10 (Protecting public health, safety and amenity), 13 (High quality design of minerals and waste development), 29 (Location and sites for waste development), as well as Policies MTRA4 (Development in the countryside), DM10 (Essential facilities & services in the countryside), DM16 (Site design criteria) and DM23 (Rural character).
11. Based on the information before the Minerals and Waste Planning Authority at the time of the decision, it cannot be determined that the proposal does not have a significant adverse effect on important habitats and species. The acceptability of the proposal in a countryside location has also not been adequately demonstrated. Based on the information before the authority, the landscape and visual impacts are also not considered to be acceptable. A

clear and demonstrated 'site-specific' and 'special' need has not been provided for the land raising works proposed within this planning application.

12. It is therefore considered that the proposal would not be, on balance, a sustainable development in accordance Policies 1 of the [HMWP \(2013\)](#) and paragraph 11 of the [NPPF \(2021\)](#).
13. It is recommended that planning permission be REFUSED subject to the reasons for refusal listed in **Appendix A**.

## **The Site**

14. The application site comprises the former Funtley landfill site that has been restored to agriculture. Restoration was completed around 2000-05. The site is situated on the western side of Titchfield Lane through which vehicular access is achieved. It is situated 3.2 miles north-west of the town of Fareham and 2.6 miles south-west of Wickham in the countryside (see **Appendix B - Committee Plan**).
15. The application site occupies approximately 23.3 hectares and is located entirely within the restored former Funtley landfill site (see **Appendix C - Site Boundary Plan**).
16. The site is accessed on its eastern side via Titchfield Lane, which connects to the A334 (due north) and the A27 (due south). A number of connecting country lanes and classified local roads are also accessed from Titchfield Lane, both north and south of the site.
17. The site is situated within the countryside and is classified as an agricultural land use.
18. The area surrounding the site comprises a mix of land uses including woodland, farmland, industrial/commercial and residential uses.
19. The nearest residential properties to the site are situated approximately 180 metres (m) south, 280 metres (m) north and 300m south-east of the site (see **Appendix D - Aerial Photograph**).
20. The site itself is not subject to any landscape, heritage or nature conservation designations.
21. The site is situated in within the 'Settlement Gap' (as identified in Winchester City Council's Local Plan (Policy CP18)).
22. The boundary of the South Downs National Park (SDNP) is located approximately 2.9 kilometres (km) north-east of the site.

23. The Botley Wood and Everett's Mushes Copses, which is designated as a Site of Special Scientific Interest (SSSI), borders the site to the north. Pegham Coppice, an area of priority habitat for deciduous woodland and which is designated as a Site of Important Nature Conservation (SINC), is located approximately 90m to the south of the site and surrounds the nearby Pegham Industrial Park.
24. Five Grade II listed buildings are located within 500m of the site. Three listed buildings (List UID: 1095583, 1301208 & 1301195) form part of the Funtley Farmhouse which is located at the Great Funtley Farm approximately 250m south-east of the site. Approximately 500m further to the west of the site, there are two Grade II listed buildings on the grounds of Skylark Golf Club known as Lee Ground Farmhouse (List UID: 1095638 & 1157561).
25. The River Meon (approximately 650m to the east of the site) runs parallel to the site. Further east of the River Meon is the Village of Knowle (approximately 1km from the site). The Great Fontley Farm and River Rise Farm are located approximately 520m and 575m south-east of the site respectively.
26. Directly south of the Pegham Coppice is the Wessex Jamaat Mosque, a residential property called Little Funtley and an industrial site for Shaw Stone Ltd. Around 415m south-west of the site is a second residential property known as Hector's House.
27. The Skylark Golf and Country Club borders the site to the west.
28. The site is situated within the Southampton Airport safeguarding zone.
29. The site is not located in a sensitive surface water area being in Flood Zone 1, the lowest risk zone. It is situated in an area of medium groundwater vulnerability.
30. There are three public rights of way in the vicinity of the site. Footpath No.30 which runs along the northern boundary and Footpath No. 27 (which it is understood was previously subject to an application for diversion) to the south and west which adjoins with No.30. Bridleway No. 26b (Lavey's Lane) is located approximately 190 metres (m) to the south of the site.

## **Planning History**

31. The site has a mixed planning history, with both the County Council as 'the Mineral and Waste Planning Authority (MWPA)' and Winchester City Council (WCC) as the Local Planning Authority both having determined various types of development at and adjacent to the site over the last 30 years.

32. All Winchester City Council's planning history at the site is as follows and can be viewed via [their website](#).

<b>Application No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date Issued</b>
<a href="#">19/01153/FUL</a>	Works to connect electricity power cables from the Funtley Solar Farm to the existing grid connection underneath Skylark golf course and the erection of DNO and private switchgear in association with planning approval ref: 13/01247/FUL	Granted	02/10/2019
<a href="#">15/01273/FUL</a>	Works to connect electricity power cables from the Funtley Solar Farm to the existing grid connection underneath Botley Wood and the erection of a substation in association with planning approval ref: 13/01247/FUL	Refused	16/12/2015
<a href="#">15/02426/NMA</a>	(MINOR AMENDMENT TO Planning Permission 13/01247/FUL) Reduction in the number of inverters from 8 to 5 and a reduction in the number of security cameras from 19 to 10	Granted	18/12/2015
<a href="#">14/00126/NMA</a>	(MINOR AMENDMENT to Planning Permission 13/01247/FUL) Construction of a 14MW Solar Photovoltaic (PV) Farm and gas management system with associated works (this application may affect a public right of way); Amendment of the approved site layout plan to follow a new route along the site boundary	Granted	27/01/2014
<a href="#">13/01247/FUL</a>	Construction of a 14MW Solar Photovoltaic (PV) Farm and gas management system with associated works (this application may affect a public right of way).	Granted	28/09/2013

33. All Mineral and Waste Planning Authority (MWPA) history at the site is as follows and can be viewed below:

<b>Application No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date Issued</b>
<a href="#">W02380/24</a>	Installation of fenced compound housing a containerised generator and retention of the current access/site road and use of temporary flare	Granted	12/08/2005
<a href="#">9901484HCS</a> <a href="#">W02380/22</a>	Variation of condition 2 of planning permission no W02380/15 to allow recycling to continue 31/8/2000	Granted	26/11/1999
<a href="#">9900822HCM</a> <a href="#">W02380/20</a>	Application to vary the approved final levels pursuant to condition 1 of Planning Permission W02380/017	Granted	26/11/1999
<a href="#">W02380/17</a>	Revised phasing and timescale for completion of site	Granted	30/04/1996
<a href="#">W02380/16</a>	Variation of condition to amend the hours of working (w2380/2)	Granted	30/04/1996
<a href="#">W02380/15</a>	Operation of a recycling centre comprising concrete crushing soil screening and wood chipping	Granted	12/03/1996
<a href="#">W02380/14</a>	Construction of surface water balancing pond	Granted	14/09/1995
<a href="#">W0642/03</a>	Proposed capping layer and restoration of old tipping site	Granted	05/04/1993
<a href="#">W02380/12</a>	Proposed increased tipping face	Refused	13/11/1992
<a href="#">W02380/09</a>	Relaxation of condition 5 on pp w 2380/8	Refused	01/02/1990
<a href="#">W02380/11</a>	Proposed increased tipping facilities on existing tip	Refused	05/09/1990
<a href="#">W2386/6</a>	Location of temporary skip storage site	Granted	30/04/1986
<a href="#">W480</a>	Waste disposal	Granted	07/01/1976
<a href="#">DRD2345/3</a>	Hoggin extraction	Granted	25/09/1974
<a href="#">DRD2345/8</a>	Waste disposal	Granted	15/03/1974
<a href="#">DRD2345/7</a>	Waste disposal	Granted	01/06/1972
<a href="#">DRD3011/13</a>	Waste disposal	Granted	20/09/1971
<a href="#">DRD3011/12</a>	Sand and gravel extraction and erection of temp. building	Granted	24/12/1970



<a href="#">DRD2345/6</a>	Sand and gravel extraction	Granted	24/12/1970
<a href="#">DRD4098</a>	Waste disposal	Granted	12/08/1970
<a href="#">DRD2978/1</a>	Waste disposal	Granted	15/01/1970
<a href="#">DRD2345/5</a>	Waste disposal	Granted	15/01/1970
<a href="#">DRD2345/4</a>	Gravel extraction	Granted	03/10/1966
<a href="#">DRD2978</a>	Gravel extraction	Granted	09/03/1961
<a href="#">DRD2367</a>	Waste disposal	Granted	01/11/1957
<a href="#">DRD824</a>	Gravel extraction	Granted	17/12/1951

34. There is also a history of many other applications at the site which were withdrawn before a decision. These are not included above.
35. The site is not an allocated site in the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) nor is a safeguarded waste site. The site is out of restoration and aftercare.
36. The site no longer has an active waste management licence or environmental permit, originally issued and regulated by the Environment Agency (EA). The operator of the landfill site ceased trading several years ago and as a result the site's permit ceased to exist. The site is classified as an 'abandoned' historic landfill, according to the EA.
37. The Environment Agency uses the following definition: *"A historic (closed) landfill site is one where there is no PPC [Pollution Prevention and Control] permit or waste management licence currently in force. This includes sites that existed before the waste licensing regime, if a site has been licensed in the past, and this licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued"*.
38. In the absence of any EA regulatory controls, the Local Authority's Environmental Health Department at Winchester City Council is responsible for its regulation in terms of monitoring and controlling its emissions to air, land and water. The outcome of this planning application would not negate the need for this monitoring to be recommenced.
39. The County Council as the 'Waste Planning Authority' is not aware of any active complaints relating to this site's current status as monitored and regulated by the Local Authority.

## The Proposal

40. All documents associated with the planning application can be found on the [planning application webpage](#).
41. The application seeks permission for the installation of a solar farm and associated infrastructure on a historic (Funtley) landfill site (see **Appendix E** -

**Proposed Solar Farm Layout and Illustrative Masterplan**). The landfill site has been restored and is now classified as agricultural land.

42. To enable this development, it is proposed to increase the site's depth by up to 3m in areas and reprofile the surface of the site via the importation of inert waste and clean soils (see **Appendix F - Proposed Cross Sections and Mitigation**). According to the applicant, it would comprise the importation by road of approximately 1.5 million tonnes of clean, inert waste/soil sourced from local construction projects.
43. The applicant advises that the existing restored landform does not have a deep enough cap to enable the secure and structurally safe installation of solar panels and their bases so as not to be detrimental to the integrity of the underlying former tip.
44. It is further advised that the existing vegetation on site needs to be cleared in preparation for the panel installation which would include the filling in of ruts, settlement areas levelled, low boggy spots remediated and levelled with soils, and the drainage ditches remediated.
45. The development would also continue to retain and utilise the current gas management system compound for the continuing management of the historic landfill site. This system and infrastructure would be upgraded.
46. Following the completion of reprofiling works, the solar farm would be installed, including connections being made to off-site connection points as envisaged by planning permission [19/01153/FU.L](#).
47. These activities, including both the provision of a revised landform and platform for the solar panelling, would be undertaken over a phased five year period (see **Appendix E - Proposed Solar Farm Layout and Illustrative Masterplan**). The five phases would individually take approximately one year to complete and importing and using between 220,000 and 260,000 tonnes of inert materials and soils.
48. The applicant advises that in order to support the successful delivery of the 10.5 MW solar farm, the proposal seeks to connect the panels to the national grid for electricity via the transfer cables approved by Winchester City Council (WCC) through planning permission [19/01153/FUL](#) granted in 2019.
49. Construction traffic is predicted to see a maximum of 42 Heavy Goods Vehicle (HGV) trips per day, or 84 two-way HGV movements per day. These would be split, with HGVs travelling both north and south from the site, so each section of Titchfield Lane will see up to 42 HGV two-way movements per day. This would result in 6 two-way HGV movements per hour, or 3 one-way HGV trips per hour.

50. The site's operating hours would be 07:00 to 17:00 on Monday-Friday and 07:00 to 13:30 on Saturdays for core operations, involving material management, restoration works. No operations would take place during night-time hours or on Sundays, Public and Bank Holidays.
51. HGV deliveries and departures would be restricted to between 08:00 to 16:00 hours on Monday-Friday only.
52. Staff would enter and exit the site in private vehicles between 07:00 to 17:00 hours on Monday-Friday and between 07:00 to 13:30 on Saturdays respectively.
53. All documents associated with the planning application can be found on the planning application [webpage](#).

### **Environmental Impact Assessment**

54. The planning application was screened under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). The proposal was considered under schedule 11 (other projects), part (b) installations for the disposal of waste. The waste soil importation and reprofiling/raising elements of the proposal are considered an installation for the disposal of waste, and as such, the area of the development exceeds the threshold of 0.5 hectares and as such the development is considered a Schedule 2 development falling within Category 11. Other projects, (b) Installations for the disposal of waste (unless included in Schedule 1). A Schedule 2 development is determined to be an EIA development or not by the relevant planning authority, using the criteria set out in Schedule 3.
55. The Waste Planning Authority (WPA) undertook a Screening Opinion to ascertain whether or not the proposed development is Environmental Impact Assessment [EIA] development and development requiring an Environmental Statement (ES) to accompany the planning application.
56. The completed Screening Opinion concluded that the proposed development is not considered an EIA development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#) as the proposal is not anticipated to have significant adverse environmental impacts of a severity to consider it an Environmental Impact Assessment [EIA] development.

### **Development Plan and Guidance**

57. Section 38(6) of the [Planning and Compulsory Purchase Act 2004](#) requires that applications are determined in accordance with the statutory 'development

plan' unless material considerations indicate otherwise. Therefore, consideration of the relevant plans, guidance and policies and whether the proposal is in accordance with these is of relevance to decision making.

58. The key policies in the development plan which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy and other policies that guide the decision-making process and which are material to the determination of the application.

59. For the purposes of this application, the statutory development plan comprises the following:

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

60. The **[HMWP \(2013\)](#)** is the relevant development plan for waste planning policy issues in Hampshire. The most relevant policies are:

- Policy 1: Sustainable minerals and waste development;
- Policy 2: Climate change - mitigation and adaptation;
- Policy 3: Protection of habitats and species;
- Policy 5: Protection of the countryside;
- Policy 7: Conserving the historic environment and heritage assets;
- Policy 8: Protection of soils;
- Policy 9: Restoration of minerals and waste developments;
- 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 14: Community benefits;
- Policy 25: Sustainable waste development;
- Policy 27: Capacity for waste management development;
- Policy 29: Locations and sites for waste management;
- Policy 30: Construction, demolition and excavation waste development;
- and
- Policy 32: Non-hazardous waste landfill.

**[Update to the Hampshire Minerals and Waste Plan \(emerging\)](#)**

61. Hampshire County Council and its partner Authorities (Southampton City Council, Portsmouth City Council, New Forest National Park Authority and South Downs National Park Authority) are working to produce a partial update to the Hampshire Minerals and Waste Plan (2013) which will guide minerals and waste decision making in the Plan Area up until 2040. The partial update to the Plan will build upon the adopted Hampshire Minerals and Waste Plan (2013), eventually providing new and updated policies base on up-to-date

evidence of the current levels of provision for minerals and waste facilities in the Plan Area. Plan making is currently at the [Regulation 18 draft plan consultation stage](#). The update to the Plan and its associated policies are only emerging policy. This means that the policies can only be referenced at this stage, and can be given no policy weight in decision making.

62. The following emerging policies are of the relevance to the proposal:

- Policy 1: Sustainable minerals and waste development;
- Policy 2: Climate change - mitigation and adaptation;
- Policy 3: Protection of habitats and species;
- Policy 5: Protection of the countryside;
- Policy 7: Conserving the historic environment and heritage assets;
- Policy 8: Water resources;
- Policy 9: Protection of soils;
- Policy 10: Restoration of minerals and waste developments;
- Policy 11: Protecting public health, safety, amenity and well-being;
- Policy 12: Flood risk and prevention;
- Policy 13: Managing traffic;
- Policy 14: High-quality design of minerals and waste development;
- Policy 25: Sustainable waste management;
- Policy 27: Capacity for waste management development;
- Policy 29: Locations and sites for waste management;
- Policy 30: Construction, demolition and excavation waste development; and
- Policy 32: Non-hazardous waste landfill.

[Winchester City Council Local Plan - Part 1 Joint Core Strategy \(2013\)](#):

63. The following policies are relevant to the proposal:

- Policy CP8 (Economic Growth and Diversification);
- Policy CP10 (Transport);
- Policy CP11 (Sustainable Low and Zero Carbon Built Development);
- Policy CP13 (High Quality Design);
- Policy CP18 (Settlement Gaps);
- Policy CP20 (Heritage and Landscape Character);
- Policy CP21 (Infrastructure and Community Benefit);
- Policy MTRA 4 (Development in the Countryside);

[Winchester City Council Local Plan Part 2 Development Management and Allocations \(2017\)](#):

64. The following policies are relevant to the proposal:

- Policy DM1 (Location of new development);
- Policy DM10 (Essential Facilities & Services in the Countryside);
- Policy DM15 (Local Distinctiveness);

- Policy DM16 (Site design criteria);
- Policy DM17 (Site development principles);
- Policy DM18 (Access and Parking);
- Policy DM19 (Development and Pollution);
- Policy DM20 (Development and Noise); and
- Policy DM23 (Rural Character).
- Policy DM24 (Special trees -important hedgerows and ancient woodlands)
- Policy DM26 (Archaeology)

### [Update to the Winchester City Local Plan \(emerging\)](#)

65. Winchester City Council are in the process of updating the Winchester City Local Plan. Plan making is currently at the [Regulation 18 draft plan consultation stage](#). The update to the Plan and its associated policies are only emerging policy. This means that the policies can only be referenced at this stage and can be given no policy weight in decision making.

66. The following emerging policies are of the relevance to the proposal:

- Strategic Policy SP2 - Spatial Strategy and Development Principles;
- Strategic Policy SP3 - Development in the Countryside;
- Strategic Policy CN 1 - Mitigating and adapting to climate change;
- Policy CN 2 - Energy Hierarchy;
- Policy CN 3 - Energy efficiency standards to reduce carbon emissions;
- Policy CN 5 - Renewable and low carbon energy schemes;
- Policy D7 - Development Standards;
- Policy D8 - Contaminated Land;
- Strategic Policy T1 - Sustainable and Active Transport and Travel;
- Policy T4 - Access for New Developments;
- Strategic Policy NE1 - Protecting and enhancing Biodiversity and the Natural Environment in the district;
- Policy NE5 - Biodiversity;
- Policy NE6 Flooding, Flood Risk and the Water Environment;
- Policy NE9 - Landscape Character;
- Policy NE14 - Rural Character;
- Policy NE15 - Special Trees, Important Hedgerows and Ancient Woodlands;
- Policy NE17 - Rivers, watercourses and their settings;
- Strategic Policy HE1 - Historic environment;
- Policy HE2 - All heritage assets (both designated & non-designated); and
- Policy HE3 - Designated heritage assets.

### [Fareham Borough Local Plan 2023 \(FBLP\)](#)

67. With the application site being situated approximately 500m north-west and 1km due north and east of the boundary with Fareham Borough, the proposed development has the potential to materially affect and impact on the Borough, and its population and environment. Associated HGV traffic travelling through the Borough as well as visual impacts on the local landscape are such examples. As a result, the Borough Plan, and its relevant development-related policies should be considered.

68. The following policies are of the relevance to the proposal:

- Strategic Policy DS1 - Development in the Countryside;
- Strategic Policy DS2 - Development in Strategic Gaps;
- Strategic Policy DS3 - Landscape;
- Strategic Policy CC1 - Climate Change;
- CC2 - Managing Flood Risk and Sustainable Drainage Systems;
- CC3 - Coastal Change Management Areas;
- CC4 - Renewable and Low Carbon Energy;
- Strategic Policy NE1 - Protection of Nature Conservation, Biodiversity and the Local Ecological Network;
- NE2 - Biodiversity Net Gain;
- NE6 - Trees, Woodland and Hedgerows;
- NE8 - Air Quality;
- NE9 - Green Infrastructure;
- NE11 - Local Green Space;
- Strategic Policy TIN1 - Sustainable Transport;
- TIN2 - Highway Safety and Road Network;
- TIN3 - Safeguarded Routes;
- D1 - High Quality Design and Place Making;
- D2 - Ensuring Good Environmental Conditions;
- Strategic Policy HE1 - Historic Environment and Heritage Assets;
- HE2 - Conservation Areas;
- HE3 - Listed Buildings and Structures and/or their Settings;
- HE4 - Archaeology;
- HE5 - Locally Listed Buildings and Non-designated Heritage Assets;
- HE6 - Heritage at Risk.

69. Other plans, regulations and guidance of relevance to the proposal include:

[National Planning Policy Framework \(2021\) \(NPPF\)](#)

70. The following paragraphs are relevant to this proposal:

- Paragraph 11 (Presumption in favour of sustainable development);
- Paragraph 47 (Determination in accordance with the development plan);
- Paragraphs 55 - 56 (Planning conditions);

- Paragraphs 81- 82 & 84 - 85 (Supporting economic growth and rural economy);
- Paragraph 104 & 105 (Sustainable transport);
- Paragraphs 110 -113 (Considering sustainable transport in development proposals);
- Paragraph 126 (creation of high quality, beautiful and sustainable buildings and places);
- Paragraph 135 (Ensure quality of approved development does not diminish);
- Paragraphs 152, 154 & 156 - 158 (Contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience and encourage reuse);
- Paragraphs 174 & 182 (Conserving and enhancing the natural environment); and
- Paragraph 188 (Development appropriate for its location).

### **National Planning Policy for Waste (2014) (NPPW)**

71. The following paragraphs are relevant to the proposal:

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

### **National Planning Practice Guidance (NPPG)**

72. The following paragraphs are relevant to the proposal:

- Paragraphs 005, 006 and 008: [Air quality](#) (November 2019);
- Paragraphs 001. 002, 004, 009: [Climate change](#) (March 2019);
- Paragraphs 001, 009, 012, 016: [Design](#) (October 2019);
- Paragraphs 001-007: [Effective use of land](#) (July 2019);
- Paragraphs 001-053: [Environmental Impact Assessment](#) (May 2020);
- Paragraphs 001-068: [Flood risk and coastal change](#) (March 2021);
- Paragraphs 001-012: [Healthy and safe communities](#) (August 2022);
- Paragraphs 001-002, 006-064: [Historic Environment](#) (July 2019);
- Paragraphs 001-012: [Land affected by contamination](#) (July 2019);
- Paragraphs 001-007: [Light pollution](#) (November 2019);
- Paragraphs 001-043: [Natural environment](#) (July 2019);
- Paragraphs 001-017: [Noise](#) (July 2019);
- Paragraphs 001 and 003: [Open space, sports and recreation facilities, public rights of way and local green space](#) (March 2014);
- Paragraph 001-038: [Planning obligations](#) (September 2019);
- Paragraph 001-015: [Travel plans, transport assessments and statements](#) (March 2014);
- Paragraphs 001-030: [Use of planning conditions](#) (July 2019);



- Paragraphs 001, 005, 012-013 [Renewable and low carbon energy](#) (March 2014 and June 2015); and
- Paragraphs 001-0055: [Waste](#) (October 2015).

### **[Planning Practice Guidance for Waste \(15 October 2015\) \(Live\) \(PPGW\)](#)**

73. The following are paragraphs relevant to the proposal:

- Who is the planning authority for waste development? (Paragraph: 001 Reference ID: 28-001-20141016 (October 2014));
- What matters come within the scope of 'waste development'? (Paragraph: 002 Reference ID: 28-001-20141016 (October 2014));
- How are counties and districts expected to work together in respect of waste development planning applications; (Paragraph: 045 Reference ID: 28-045-20150415 (April 2015));
- What is the relationship between planning and other regulatory regimes; (Paragraph: 050 Reference ID: 28-050-20141016 (October 2014)); and
- What is the main role of the environmental permit? (Paragraph: 051 Reference ID: 28-050-20141016 (October 2014)).

### **[Waste Management Plan for England \(2021\) \(WMPE\)](#)**

74. The following are sections are relevant to the proposal:

- The Waste Management Plan and the objectives of the Waste (England and Wales) Regulations 2011;
- Waste management in England;
- Waste hierarchy; and
- Waste arisings.

### **[Waste \(England and Wales\) Regulations \(2011\)](#)**

75. The following is of relevance to the proposal:

- Part 1 General;
- Part 2 Waste prevention programmes;
- Part 3 Waste management plans;
- Part 4 Waste prevention programmes and waste management plans: general provision;
- Part 5 Duties in relation to waste management and improved use of waste as a resource;
- Part 6 Duties of planning authorities;
- Part 9 Transfer of waste;
- Part 10 Enforcement;
- Schedule 1- Waste prevention programmes and waste management plans;

- Schedule 2 - Amendments to the Hazardous Waste (England and Wales) Regulations 2005; and
- Schedule 3 - Amendments to the Environmental Permitting (England and Wales) Regulations 2010.

### Resource and Waste Strategy for England (2018)

76. The strategy's main aims are to:

1. preserve our stock of material resources by minimising waste; promoting resource efficiency and moving towards a circular economy; and
2. minimise the damage caused to our natural environment by reducing and managing waste safely and carefully; and
3. deal with waste crime.

77. The strategy combines actions being taken by Government now with firm commitments for the coming years and gives a clear longer-term policy direction in line with Government's [25 Year Environment Plan](#).

### CL: AIRE - Leading Sustainable Land Reuse

78. Contaminated Land: Applications in Real Environments (CL: AIRE) is a respected independent not-for-profit organisation established in 1999. It originally aimed to stimulate the regeneration of contaminated land in the UK by raising awareness of, and confidence in, practical and sustainable remediation technologies.

79. Since 1999, CL:AIRE has grown into an organisation that does more than just demonstrate remediation technologies "in real environments". The early years were very much focussed on land contamination and the processes and techniques in site characterisation, remediation and monitoring/verification. As the remediation industry has matured, CL:AIRE's activities have broadened into many areas of sustainable land reuse.

80. CL:AIRE supports a number of industry initiatives, for example, sustainable remediation and asbestos in soil, and has helped to develop more efficient regulation initiatives, such as the Definition of Waste Code of Practice for development projects and the emerging National Quality Mark Scheme.

81. CL:AIRE is recognised and supported by the Environment Agency (EA).

### **Consultations**

82. The following responses have been received from consultees. A summary is provided below. A full record of all consultation responses is available to view on the planning application [webpages](#) under 'consultee responses'.

83. **County Councillor Stallard:** Strongly opposed and supports objections of local residents, parish councils and other local interested groups/parties.

84. **County Councillor Lumby:** Was notified.

85. **Winchester City Council (Planning):** Objection on the following grounds:

- Impact on character and appearance of the area: The proposal would see and additional 3m of soil added to the existing levels to accommodate the proposed solar panels. The Landscape officer has raised concerns regarding the justification for the additional material which is supported by WCC. It is further noted that only existing sections have been submitted. To properly assess the impact on the character of the area and long distance views existing and proposed levels plans should be submitted with proposed sections to clearly demonstrate the impact on the long distance views and the PROW that runs adjacent to the site.
- Concerns raised by the Environmental Health Officer. It should be highlighted that the noise report submitted does not mention the residents of Ash Farm to the north-east of the site or assess the impact on this receptor. Further information with reference to these residences is required as it has not been demonstrated that the proposal will not result in harm to neighbouring receptors. It is also noted that the proposal includes Saturday working. If the application is permitted, an informative regarding Saturday working hours is recommended.
- Ecology and trees: The ecology report highlighted a number of protected species on site as well as a number of protected habitats around the site and suggested mitigation. Should the application be permitted a condition securing this is recommended. There are a number of SINCs in the immediate area that area also covered by TPOs. The Tree report submitted indicates that all trees on site would be retained with works to some to remove deadwood and ivy. However, no analysis of the impact of the proposal over the 5 year site preparation period have been submitted. Proposed condition on trees is not acceptable.
- Highways: The transport report indicated that there would be approximately 42 vehicle movements a day but concludes that the road is capable of taking the additional load. The main route is indicated as from the M27. It is noted that some of the connecting roads are subject to weight restrictions. Therefore, should the application be permitted, a condition requiring a construction routing plan for the 5 phases proposed is recommended to ensure that all routes taken are appropriate.
- Drainage: The floor risk assessment identifies the site as being at low risk of flooding and the excess water would drain to one of the existing ponds

on the site. It is noted that the Drainage Engineer has looked into this and found the methods to be acceptable, subject to conditions. This approach is supported by WCC and additional details should be submitted via condition. Though proposed condition 3 should be amended to remove reference to dwellings.

**86. Winchester City Council (Environmental Health):** Recommends refusal on the grounds:

1. Inadequate information relating to contamination/landfill impacts and noise and their mitigation have been provided. Further advises that if planning permission is recommended then several pre-commencement conditions relating to these matters should be imposed.
2. The EHO noted that the site is an actively gassing former landfill site and the owners of the site are responsible for the landfill and its emissions.
3. *Contamination/landfill:* The EHO further commented that the Site Investigation report initially provided is over three years out of date and therefore not representative of current site conditions. The report itself isn't a contaminated land report and is an assessment of the landfill's condition in 2019. The single round of monitoring undertaken as part of the investigation did identify a potential underground fire in the landfill which is of considerable concern and may impact on the stability of the landfill. The applicant has failed to provide sufficient detailed information of the landfill's current gas regime, assurances on how gas concentrations will be controlled onsite during and following the completion of the development and that the proposed development does not increase the potential soil gas risk to offsite receptors.
4. The EHO added that there are no details provided on the construction of the foundations for the solar farm, it is suggested that the increase of capping thickness will allow for the use of piling over a block foundations. The choice of foundation is important as we need assurances that the foundations will not put the current capping material at risk. The information suggesting the presence of an underground fire within the landfill and the level of investigation need to address the additional unknowns relating to the site means that the EHO is not satisfied that this aspect can be conditioned. The lack of draft materials management plan under the CL:AIRE DoW COP / further detail was identified as an areas of concern.
5. *Noise:* The adoption of noise criteria set out in the Planning Practice Guidance (PPG) for mineral developments is inappropriate for this site. On this basis, the lack of an appropriate noise assessment that adequately looked at the noise impacts on the nearest residential properties on the submission was highlighted.

**87. Fareham Borough Council:** No objection.

**88. Wickham Parish Council:** Objection on the following grounds:

- Noted that there are no objections to the installation of a solar farm on the site as there is a previous permission. However, the long-term benefits of

the solar farm may be outweighed by the impact of preparatory work proposed to make the site suitable for the installation.

- Unnecessary Landfill;
- The local demand for a site for the disposal of 1.1 million tonnes of clean inert soil has not been demonstrated;
- The proposals should be considered alongside HCC Case ref 20/1483/HCS Five Oaks Farm which will be using the same road network and has similar plans for importing inert waste once sand has been extracted;
- The proposals are contrary to Winchester City Council Local Plan Part 1 Policy CP10 – Transport;
- The site is not in a sustainable location as access relies on routes with a 7.5t weight limit. The weight limit would imply the road is unsuitable for large vehicles. The routing of large vehicles to minimise the impact on narrow country lanes, their users and the nearby settlements has not been addressed in the proposals;
- The proposals are contrary to WCC LPP1 Policy CP12 – Renewable and Decentralised Energy - due to the effect on the landscape of raising the level of the site by several meters in a prominent location within an area designated as the Meon Gap, this is contrary to WCC LPP1 Policy CP 18 – Settlement Gaps - that seeks to retain the general open and undeveloped nature of settlement gaps;
- The proposals do not meet the requirements of WCC LPP1 Policy CP16 – Biodiversity - in that it will require destruction of scrub, a scarce and valuable environment. The site adjoins Botley Wood SSSI and acts as feeding ground for rare species such as honey buzzard that nest nearby and it adjoins a site at Fontley Farm with evidence of brown hairstreak butterflies. Habitat destruction to create improved habitat in years to come needs careful analysis to ensure it is justified in the name of biodiversity net gain;
- Both Winchester City Council and Hampshire County Council have declared climate emergencies and the proposals do not make a case for a net zero carbon project;
- The documents fail to demonstrate proposals to adequately mitigate for the impact of HGVs on roads unsuitable for large vehicles particularly at the pinch points;
- Large sites such as Welborne, North Whiteley and West of Waterlooville are likely to reuse subsoil and topsoil generated so create little demand for cart away;
- The proposal fails to identify any benefits to the local community which should be an integral part of any such development. Schemes such as Ripple Energy community cooperative development solar farms such as Derril Water Solar Park in Devon should be encouraged.

89. **Shedfield Parish Council:** Objection on the following grounds:

- Concerns regarding the increased traffic on country lanes;

- Support the comments submitted by Wickham Parish Council in respect of this application;
- Drew attention to a webinar; and
- Reviewed the submitted noise assessment and raised a number of concerns / errors. SPC contends that there is a high risk of a significant adverse effect which, as with Five Oaks quarry, means that the proposals would be in breach of Policy DM20 (Development and Noise) of the Winchester City Council Local Plan Part 2 (2017).

90. **Whiteley Parish Council:** Was notified.

91. **Environment Agency:** No objection. Piling type required by condition. The proposed development may require an EA issued environmental permit, a variation of an existing permit or an exemption from the environmental permitting regime.

92. **Historic England:** No comments.

93. **Network Rail:** No comments to make.

94. **Natural England:** No objection subject to a Construction Environmental Management Plan (CEMP) having been agreed and approved (with your authority's ecologist) and imposed through condition or obligation to be implemented prior to works commencing. Comments added concerning works not affecting local nature designations, and their fauna and flora.

95. **Defence Infrastructure Organisation:** No safeguarding objections.

96. **Southampton Airport Safeguarding:** No objection subject to a condition relating to the submission of a Bird Hazard Management Plan.

97. **County Council Ecologist (Hampshire County Council):** Objection due to inadequate and insufficient submitted information and mitigation in respect of the impacts and effects on European Protected Species (great crested newts and dormice). Other submitted information and mitigation concerning reptiles, invertebrates, bats and ground nesting birds could be controlled by conditions/legal agreements. Proposed ground clearance works and mitigation relative to the installation works would be controlled via the dormice mitigation.

98. **Local Highway Authority:** No objection subject to the submission of a Construction Management Plan (CMP) to control the cleanliness of HGVs accessing and egressing the site, that imported materials are covered, that all works to accesses on to the public highway are built in accordance with approved plans and specifications all under conditions, and that legal agreements concerning HGV routing of HGVs are agreed.

99. **County Council Landscape Architect (Hampshire County Council):** Object to the proposal on the following grounds:

- The assessment of the proposal's visual impact and impact on the landscape is not entirely agreed. There is disagreement over the quality of some of the montage's submitted - and how they assess pre and post development planting mitigation - submitted to justify the proposal;
- Concerns about the visual impact of this proposal on a hilltop location have not been addressed. The amount of proposed fill for the construction of the solar farm appears to be in excess of the depth of fill actually required to construct the footings of the solar panels; and
- Any new planting will take too long to establish and grow to screen the panels. It will possibly take the 25-year life span of the panels to screen the site, on the basis of the existing vegetation growth on the site. The rate of plant growth on these compacted sites is always much slower than on undisturbed sites.

100. **Lead Local Flood Authority:** No objection subject to a condition being imposed securing details for the suitable diversion of a natural surface water flow path running east to west in the northern part of the site due to the proposed increase in ground levels, to ensure continuing hydraulic continuity both upstream and downstream.

101. **Rights of Way (Hampshire County Council):** Object to the proposal on the following grounds:

- A copy of the required diversion order has not been submitted meaning that the Diversion Order process has not been completed and the legally recorded alignment of footpath 27 remains as existed prior to the making of the Diversion Order. As a consequence, the development if implemented as proposed would commit a number of offences under the Highways Act 1980 - disturbing the surface of a highway (to lay cables DNO 1 and 2), laying material on the highway (raising the path level), and obstruction (installation of various photovoltaic arrays); and
- Following the receipt of additional information on this matter, ROW maintained their objection as the information did not address the objection.

102. **County Archaeologist (Hampshire County Council):** Provided comments on the submitted Heritage Statement in particular with regards to the lack of consideration of below ground archaeological issues, impact of the development on the setting of Scheduled Monuments in the surrounding landscape and a lack of discussion regarding the impact of the development on the setting of Funtley Ironworks which is notably closer the application site than Titchfield Abbey. It was noted that the screening between the site and the Scheduled Monument at Funtley and landscape assessments submitted with the regard to Winchester City Council permission for the original solar array

indicated that there will be no impact on the Iron Masters House at Funtley and no change to its setting. Therefore, no further archaeological issues are raised.

103. **County Arboriculture (Hampshire County Council):** No objection subject to conditions. Raised concerns and comments initially on the following areas:

- Need for loss of trees to be quantified and qualified in line with BS5837 please so any trees can be assessed and appropriate retention and protection or mitigation measures put in place.
  - Need to quantify or qualify the anticipated impact on vegetation (specifically trees in this instance, but will have landscape and ecological impacts as well).
  - Given the importance of the SSSI to the north and the presence of ancient woodland, further more robust information on safeguarding this is required.
  - Comments on proposed planting;
  - The access onto Titchfield Lane will need to be improved and this has the potential to impact on existing trees on land beyond the control of the applicant. The impact must be assessed and any trees in third party ownership must be identified. In particular, loss of vegetation to achieve sight lines as required by road safety must be carefully assessed. If any trees are owned by HCC, this may trigger a CAVAT-based compensation.
  - The proposed access track must be constructed/positioned so as to not impact existing trees so they may be retained for landscape and screening purposes:
  - The tree survey only states what is present, not what the impact will be. Information in line with BS5837:2012 to be produced, and to include a schedule of tree loss (stating numbers or areas affected, not 'part of group').
  - Tree protection measures and more detailed species planting positions. 5. An arboricultural method statement showing how the remodelling will consider trees to be produced.
  - The impact of the access onto Titchfield lane and within the site to be fully assessed.
- Following the submission of more information, the basic premise of avoiding unnecessary harm to trees in arboricultural terms, seems to be achievable via the application of reasonable conditions.

## Representations

104. Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
105. 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 and in the local area;
- 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 the forty-three nearest properties within 100m of the boundary of the site, and its vehicular access points.

106. When further information was submitted by the applicant in response to comments received, all consultees and the local population originally notified of the proposal, plus those who submitted comments independently, were all informed / notified. With respect to consultees, namely the Local Highway Authority, Local Environmental Health, the Environment Agency, and the County's Ecologist and Landscape Advisors, they were all formally reconsulted in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#).

107. As of 31 August 2023, 198 representations (from 170 individual respondents) were received. With the exception of one supporting the proposal with it being a form of renewable energy, all others received, mainly from local residents and groups, are opposed to it.

108. A full record of the responses received are on the planning application [webpages](#) (see public representations tab). The main areas of concern raised in the objections related to the following areas:

- Previously permitted solar farm did not need imported materials upon which to site it;
- Importation of inert materials is a way of dumping waste;
- Adverse visual and landscape impacts due to increased elevation of site;
- Site is an actively gassing former landfill site and should not be built upon;
- Insufficient information on ground conditions (former landfill site) to ensure safety of solar farm and local population;
- Solar farms built on former landfill do not need millions of tonnes of material to fix them into.
- Impacts (installation) on a peaceful, rural countryside setting;
- Industrialisation of the countryside;
- Adverse impacts on rights of way;
- Highway safety (impacts of HGVs on other users/local residents);
- Inadequate and inaccurate Transport Assessments;
- Inappropriate local roads for HGVs;
- Adverse Impact on adjoining SSSI and ancient woodland;
- Adverse impacts on ecology and biodiversity within/adjoining the site;
- Impacts on the water environment;

- Adverse impact on local heritage assets;
- Adverse noise and vibration impacts due to HGV traffic
- Adverse noise and vibration impacts from deposition of imported materials;
- Adverse Impacts on pedestrians;
- No guarantee proposed restoration scheme would be delivered;
- Contrary to planning policies concerning development in the countryside; and
- Poor management of the site by the landowner.

109. It is worth noting that of the many objectors to this proposal, the majority do not oppose the installation of the solar farm and do recognise its benefits to the environment and to climate change.

110. The above issues will be addressed within the following **commentary**.

### **Habitats Regulation Assessment (HRA)**

111. The [Conservation of Species and Habitats Regulations 2017](#) (otherwise known as the 'Habitats Regulations') transpose European Directives into UK law. In accordance with the Habitats Regulations, Hampshire County Council (as a 'competent authority') must undertake a formal assessment of the implications of any new projects we may be granting planning permission for e.g. proposals that may be capable of affecting the qualifying interest features of the following European designated sites:

- Special Protection Areas [SPAs];
- Special Areas of Conservation [SACs]; and
- RAMSARs.

112. Collectively this assessment is described as 'Habitats Regulations Assessment' [HRA]. The HRA will need to be carried out unless the project is wholly connected with or necessary to the conservation management of such sites' qualifying features.

113. The applicant did not prepare a shadow HRA to support the application.

114. The HRA screening carried out by the Waste Planning Authority for this application considered that proposed development to have **no likely significant effect** on the identified European designated sites due to:

- It is not located at a distance to be considered to have proximity to directly impact on the European designated sites;
- The site is not considered to have any functional impact pathways connecting the proposed works with any European designated sites; and

- The proposal does not have any significant increase on any adverse impacts caused by the existing permitted activities on the site.

115. The HRA concluded that mitigation measures would not ensure any harm would be avoided. Adverse impacts were therefore anticipated. The initial proposal would therefore result in adverse and likely significant effects to European designated sites.

116. Links to the emerging requirements for Biodiversity Net Gain (BNG) requirements and the assessment of impact and effects on ecology (including protected species) and biodiversity are covered in the [Ecology](#) section of the commentary section of this report, where they are relevant to the proposal.

## Climate Change

117. Hampshire County Council declared a [Climate Emergency](#) on 17 June 2019. Two targets have been set for the County Council, and these also apply to Hampshire as a whole. These are to be carbon neutral by 2050 and preparing to be resilient to the impacts of temperature rise. A [Climate Change Strategy and Action Plan](#) has since been adopted by the Council. The [Climate Change Strategy and Action Plan](#) do not form part of the Development Plan so are not material to decision making. However, it is true to say that many of the principles of the Strategy and Action Plan may be of relevance to the proposal due to the nature of the development. Where these principles are of relevance, they are addressed in the relevant parts of the Commentary section.

118. Winchester City Council declared a climate change emergency in June 2019 and is aiming for the district to be carbon neutral by 2030 having implemented their [WCC Carbon Neutrality Programme](#).

119. This proposed development has been subject to consideration of Policy 2 (Climate change - mitigation and adoption) of the [HMWP \(2013\)](#). The current proposal has also been considered under Policy 10 (Protection of public health, safety and amenity) as documented in the **Commentary** section below.

120. When it comes to planning decisions, consideration of the relevant national or local climate change planning policy is of relevance. The Strategy and Action Plan do not form part of the Development Plan so is not material to decision making. However, it is true to say that many of the principles of the Strategy and Action Plan may be of relevance to the proposal due to the nature of the development. This proposed development has been subject to consideration of Policy 2 (Climate change - mitigation and adoption) of the [HMWP \(2013\)](#) as well as Paragraphs 152 - 158 of the [NPPF \(2021\)](#).

121. Policy 2 (Climate change - adaptation and mitigation) of the [HMWP \(2013\)](#), states that waste development should minimise their impact on the causes of climate change. It states that where applicable, 'waste development should reduce vulnerability and provide resilience to impacts of climate change' by:
- a. being located and designed to help reduce greenhouse gas emissions and the more sustainable use of resources; or
  - b. developing energy recovery facilities and to facilitate low carbon technologies; and
  - c. avoiding areas of vulnerability to climate change and flood risk or otherwise incorporate adaptation measures.
122. The proposed solar farm would generate electricity that would be available to the National Grid and would be providing a contribution to the UK's own energy requirements through this source of renewable and non-fossil fuel derived energy generation, and meeting Policy 2's 'waste development should reduce vulnerability and provide resilience to impacts of climate change' criteria.
123. This also applies to HGVs, with many of those used being under the control of the applicant, and relatively modern and as result fitted with the most up to date manufacturers' technology, including to exhaust and emissions' systems. Whilst these requirements are outside of the remit and control of the planning regime, it is expected that all plant, equipment, machinery and HGVs employed are fully maintained and operated in full accordance with manufacturers' specifications and that the best environmental practices are adhered to.
124. The applicant would continue to use best endeavours to ensure HGVs under their control and through commercial contracts with third parties, to transport waste materials on to the site. For example, an HGV that has deposited its load of waste materials at the site would, when practicable, then be loaded with waste materials/products to ensure empty HGVs were not exiting the site. This would contribute to using only fossil fuels and derivatives on a limited as basis as they can at this time.
125. Therefore, on balance, the impact of the proposal on climate change is considered to be in accordance with Policy 2 (Climate change - mitigation and adaptation) of the [HMWP \(2013\)](#).

## **Commentary**

126. The commentary section provides more information on the key planning issues in relation to the proposal.

## Policy context and principle of the development

127. This first section of the commentary summarises the main policy context for the proposal and the wider principle of the development.
128. As already noted, planning permission has previously been granted, by Winchester City Council, for the construction of a 14MW Solar Photovoltaic (PV) Farm and gas management system with associated works (planning permission [13/01247/FUL](#)) as well as subsequent permissions to connect electricity power cables from the Funtley Solar Farm to the existing grid connection underneath Skylark golf course (due west of the application site) and the erection of DNO and private switchgear in association with planning approval ([13/01247/FUL](#)) (planning permission [19/01153/FUL](#)). These later and smaller ancillary applications for planning permission were also approved by Winchester City Council relative to the approved solar farm. The previous planning permission for the solar farm was never implemented.
129. The applicant advises that they are submitting this planning application as the approved planning permission for a solar farm [13/01247/FUL](#) (see **Appendix G – 2013 approved solar farm layout and sections**) lapsed as it was not implemented within three years. The main difference between this planning application and the lapsed permission is that whilst the area proposed to be occupied by the solar farm is slightly smaller, the farm and its structures would be installed on up to 3 metres of imported inert waste/soils. The [Town and Country Planning \(Prescription of County Matters\) \(England\) Regulations \(2003\)](#) prescribe classes of waste operations and uses of land that should be dealt with as “county matters” (Para 001, NPPGW), and by County Councils’ being the Waste Planning Authority. On this basis, it is now for the Minerals and Waste Planning Authority to determine the proposal due to the landraising and waste uses proposed.
130. When planning permission was originally granted for the solar farm by Winchester City Council ([13/01247/FUL](#)), it was noted that ‘commercial development’ is not normally acceptable in unsustainable countryside locations such as this. However, it was acknowledged that ‘solar panel parks’ are very large and there is a national commitment to increasing use of renewable energy generation as reflected by [NPPF \(2021\)](#) and new guidance on renewables. On this basis, the City Council found the application for the location of a solar farm in this location to be acceptable in principle.
131. The major element of the new proposal is for the importation of circa 1.5 million tonnes of inert material (although this ‘waste or non-waste criteria’ would be determined by the applicant and the material provider/s) to level and reprofile the previously restored former landfill site to enable the installation of

a solar farm. Whilst there are other elements involved - upgrade to existing on-site facilities and infrastructure - these, whilst important in planning terms, form less significant elements of the proposal.

132. Policy 25 (Sustainable waste development) of the [HMWP \(2013\)](#) has been developed to facilitate the delivery of waste management development within Hampshire which accords with the waste hierarchy. Policy 25 (Sustainable waste management) sets out the long-term aim *'to enable net self-sufficiency in waste movements and divert 100% of waste from landfill. It indicates that all waste development should:*

- a. encourage waste to be managed at the highest achievable level within the waste hierarchy; and*
- b. reduce the amount of residual waste currently sent to landfill; and*
- c. be located near to the sources of waste, or markets for its use; and / or*
- d. maximise opportunities to share infrastructure at appropriate existing mineral or waste sites.'*

133. Policy 25 also sets a provision for the management of non-hazardous waste arisings with an expectation of achieving by 2020 at least 60% recycling and 95% diversion from landfill. The [HMWP \(2013\)](#) and its targets and timescales are currently the subject of revision.

134. The proposal, although not the typical 'waste management' development the Waste Planning Authority usually determines, would potentially assist the county in achieving its diversion of waste from landfill and being disposed of, through the importation of 1.5 million tonnes of clean, inert soils/waste that would otherwise be discarded, and certainly not used for beneficial outcomes of improving the quality of a former restored landfill site and providing sufficient thicknesses of material into which the solar farm could be safely installed, as proposed by the applicant.

135. As previously discussed, CL:AIRE has grown into an organisation that does more than just demonstrate remediation technologies "in real environments". CL:AIRE supports a number of industry initiatives, for example, sustainable remediation and asbestos in soil, and has helped to develop more efficient regulation initiatives, such as the Definition of Waste Code of Practice for development projects and the emerging National Quality Mark.

136. CL:AIRE works with and is supported by the Environment Agency (EA) and Waste and Resources Action Plan (WRAP) with both organisations working with waste producers, waste movers and prospective waste users to ensure waste materials are used sustainably and in accordance with the UK Waste Planning Policies/Regulations and the Waste Hierarchy. CL:AIRE in this

instance is being used by the applicant to prove that the proposed imported inert materials are clean and as a result no longer classified as a 'waste'.

137. In helping to meet the provisions of Policy 25 (Sustainable waste development) of the [HMWP \(2013\)](#), the proposal could contribute in satisfying the long-term aim of enabling net self-sufficiency in waste movements and divert 100% of waste from landfill through a) encouraging waste to be managed at the 'highest achievable level', here via the CL:AIRE process, b) the waste materials would contribute to a reduction of this type of material/s and overall amounts of waste being sent to landfill and c) be located near to the sources of waste (subject to assessment) both in part, by reusing, and as a result, diverting unwanted soils from being disposed of, thus encouraging *'the management of waste at the highest achievable level within the waste hierarchy'*.
138. In noting c) in Policy 25, the operator currently contracted to undertake the development works is a recognised waste management company based within Hampshire who also operates existing minerals and waste sites, also within the county. The applicant incorrectly stated that some suitable inert materials would be sourced from the nearby development known as 'Welborne'. Local residents/groups and Parish Councils raised concerns over this assertion as excavated materials from within the Welborne development are restricted for retention and use within that development. The applicant acknowledged and corrected this error in writing.
139. On the basis of the above, the proposal is generally considered to meet the provisions of Policy 25 (Sustainable waste development) of the [HMWP \(2013\)](#).
140. Whilst the [update to the HMWP](#) cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the process), the proposal is considered to meet the provisions of emerging Policy 25 (Sustainable waste management).
141. Policy 1 (Sustainable minerals and waste development) of the [HMWP \(2013\)](#) sets out criteria for all new development to ensure applicants are worked with proactively to jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. This will include matters such as visual impact, arboriculture, landscaping, biodiversity enhancement and overall scheme design. Compliance on all these matters, and others, is addressed in the relevant section of the commentary. Whether the proposal is considered to be an acceptable proposal in accordance with local and national policy and Policy 1 (Sustainable minerals and waste development) of the [HMWP \(2013\)](#) and paragraph 11 of the [NPPF \(2021\)](#) will be considered in the remaining sections of this commentary section.

## Need for the development

142. Whilst the environmental and climatic benefits of a solar farm in terms of it producing renewable energy and reducing use of fossil fuel energy generation and greenhouse gas creation is widely acknowledged and accepted - including by the majority of third parties and consultees objecting to this application - this section deals primarily with the 'need' for siting the proposed solar farm and ancillary infrastructure on 1.5 million tonnes of HGV imported, inert soils/wastes on top of a former restored landfill site.
143. The applicant has advised that due to the underlying nature of the waste within the former landfill site coupled with the poor quality of the approved restoration, citing specifically that the landfill cap is not thick nor strong enough to support the previously approved (by WCC) solar farm development, which was to be installed on raft/pad-type foundations on the former landfill site's surface (see **Appendix G – 2013 approved solar farm layout and sections**).
144. Whilst the application site is not classified in land use terms as a 'solar farm', the comparison with the formerly approved farm is relevant. This has been raised by the majority of objecting third parties, plus Parish Councils, the Environment Agency, County Council's Landscape Advisor and the Local Environmental Health Officer (EHO). The key question and point of objection are the applicant's justifications for the importation and use of the inert soils/wastes within this solar farm scheme.
145. The applicant has advised that the importation and placement of 1.5 million tonnes of imported, inert soils/materials and up to three metres in thickness across the site is necessary to be able to safely and securely install and operate the solar farm and its ancillary infrastructure as well as improving the poor quality restoration, which the applicant cites as including differential settlement, drainage issues and internal problems relating to the composition of the landfill and its gas and leachate emissions.
146. Third party objectors and the EHO have through their objections, over the underlying landfill being unfit to house the proposed solar farm and 1.5 million tonnes of imported material, agreed in part with the applicant.
147. Where this agreement ends is that the applicant's investigations into the landfill site, its status and load bearing properties are all from 2019 and not thorough (according to certain parties) and that nothing further has been undertaken by the applicant throughout the life of this planning application despite these matters being raised with them by officers.
148. The applicant has indicated that the existing landform is not suitable for the installation of a solar farm in its existing state. The three aspects have been



considered which have led to the development proposals sought. This is on the basis of the following aspects:

- *Existing Site Levels:* A survey to determine the settlement on the site in 2019. A previous survey was carried out in 2007. The 2019 survey showed potential inaccuracies in the 2007 survey. The cut/fill isopachyte indicates there has been minimal settlement over the site from 2007 to 2019, the maximum being circa 3m in the area between the peaks and around 1.5m on the southeast boundary of the site. The relatively low amount of settlement in the landfill is one indicator of minimal microbial activity in the site. Considering the landform itself and its potential use as a solar farm, the following aspects have subsequently been considered prior to the development proposals being designed.
- *Heavy Rutting and Dense Vegetation:* Heavy rutting is apparent over various parts of the surface, and dense vegetation is apparent up to 1.2m in height. This is not conducive to the installation of solar panels. The site will need to be prepared and levelled and the dense overgrowth removed. A dozer will be required for rut remediation and as per the recommendations contained within the submitted **Site Investigation Report**. Soils will be required to be brought into the site rather than levelling out existing soils as the level of cover material over the clay cap will almost certainly damage the cap by attempting to flatten out the surface.
- *Surface Water Control:* Low spots in the site's landform caused by settlement are likely to cause problems with surface water control on the site.

149. The applicant has also indicated that in order to facilitate the development of the solar farm, the importation of clean inert soils and clay material is required to raise the land profile by approximately three metres at its highest extent. The existing restored landform does not have a deep enough cap to enable the secure installation of solar PV panels so as not to be detrimental to the integrity of the landfill cap. It is proposed that approximately 1.5 million tonnes of clean inert soils and clay will be imported to raise and alter the profile of the site by around three metres to allow for a conventional piling system for the solar panel structures.

150. As previously stated, the Environmental Health Officer (EHO) at Winchester City Council (WCC) in reviewing the applicant's **Site Investigation Report** raised serious concerns over the content and adequacy of the information submitted relating to the underlying landfill site, its status in terms of gas generation and management, the lack of monitoring that has been undertaken within the last five years, and the mitigation proposed. Advisors with first-hand experience of siting solar farms on former landfill sites) to the Wickhams Residents' Association concur. They add that there is little detail on

the underlying landfill site's 'ability' to safely absorb the weight from above or full justification for the need for 1.5 million tonnes of imported material.

151. The EHO further commented that the **Site Investigation Report** initially provided is over three years out of date and therefore was and is not representative of current site conditions. The EHO added that the report itself isn't a contaminated land report and is an assessment of the landfill's condition in 2019. The single round of monitoring undertaken as part of the investigation did identify a potential underground fire in the landfill which is of considerable concern and may impact on the stability of the landfill.
152. The EHO added that the applicant has failed to provide sufficient detailed information of the landfill's current gas regime, assurances on how gas concentrations will be controlled onsite during and following the completion of the development and that the proposed development does not increase the potential soil gas risk to offsite receptors. There are no details provided on the construction of the foundations for the solar farm, it is suggested that the increase of capping thickness will allow for the use of piling over a block foundations. The choice of foundation is important as we need assurances that the foundations will not put the current capping material at risk. The information suggesting the presence of an underground fire within the landfill and the level of investigation need to address the additional unknowns relating to the site requires further investigation.
153. In contrast to the solar farm planning permission approved by Winchester City Council ([13/01247/FUL](#)), although the farm itself occupied a slightly larger area than the current proposal (see **Appendix G – 2013 approved solar farm layout and sections**), it did not propose using concrete bases and piling into the ground/or imported inert materials to raise the ground rather it would stand on pads/rafts. This is the most common approach to solar farms on former landfill sites within the UK, including examples in nearby West Sussex (Westhampnett, near Chichester).
154. As a result, the EHO then did not raise the same concerns over risks to the underlying landfill site and its status in terms of cap integrity, gassing and other emissions, and did not raise concerns in this regard. Also, it was ten years ago and the uncertainty over the landfill site's status, its integrity and emissions, has increased. This is one of the key material differences between the current solar farm proposal and the permitted but now lapsed, solar farm proposal granted by WCC.
155. The Waste Planning Authority has discussed the above landfill-related matters with the EHO and Environment Agency Landfill officers. The latter have advised that if planning permission was granted, the applicant would need to secure a Permit from the EA to import and deposit the inert materials

required. The Permit granted would either be a Recovery Permit or an Inert Landfilling Permit. The impact on the relationship between the underlying landfill site and the overlying development/land would also need to be investigated through the Permitting regime as it would do through Planning, if granted, and as advised by the EHO and EA within their consultation responses.

156. Based on all of the above and the information before the planning authority at this time, and notwithstanding the role of the Permitting regime, the Waste Planning Authority has concerns that the applicant has not adequately demonstrated that the proposed solar farm development - principally the use of 1.5 million tonnes of inert materials on top of an actively gassing and unregulated landfill site - can be safely accommodated.
157. The issue of need and 'special need' is considered more fully in the section below on [site location](#).

#### Energy and grid connection

158. The Government's focus on ensuring a security of energy supply and renewable energy is clearly set out in national policy and guidance. National energy security is becoming more of a nationally important issue and one that the Government places significant weight on.
159. The [Climate Change Act \(2008\)](#) commits the UK to an 80% reduction in greenhouse gases (GHG) by 2050. In addition, the [NPPF \(2021\)](#) supports a transition to a low carbon future and encourages local planning authorities to support initiatives for renewable and low carbon energy developments.
160. Government policy over the last 15 years or so year has placed focus on the deployment of renewable and low carbon energy policy. This includes the [Energy White Paper \(2007\)](#), the [UK Renewable Energy Strategy \(2009\)](#), the [UK Low Carbon Transition Plan \(2009\)](#), the [Energy Act \(2013\)](#) and the [Energy White Paper 2020](#). These have provided a positive policy framework to facilitate and support investment in renewable energy and increase the use of renewable energy as well as helping to establish the legislative framework and measures for delivering electricity market reform.
161. Policy CP12 - Renewable and Decentralised Energy of the [WCCLPt 1](#) states that *'the Local Planning Authority is supportive of the generation of renewable and decentralised energy in the District. It will support the creation of CHP/district heating/cooling systems and the development of larger-scale renewable energy developments, especially where there is a strong degree of community benefit and/or community ownership. When assessing proposals*

*for large-scale renewable energy and decentralised energy schemes, account will be taken of:*

- *impact on areas designated for their local, national or international importance, such as Gaps and the South Downs National Park, conservation areas and heritage assets, including their setting;*
- *contribution to national, regional & sub-regional renewable energy targets and CO2 savings;*
- *potential to integrate with new or existing development, whilst avoiding harm to existing development and communities;*
- *benefits to host communities and opportunities for environmental enhancement;*
- *proximity to biomass plants, fuel sources and transport links;*
- *connection to the electricity network;*
- *effect on the landscape and surrounding location’.*

162. As already acknowledged, Hampshire County Council declared a climate emergency and the subsequent publication of a Climate Change Strategy and Action Plan. The Climate Change Strategy and Action Plan notes the priority of energy generation and distribution to enable and support renewable energy generation capacity and distribution across the county, with a focus on providing low carbon, resilient energy to residents and businesses, whilst reducing costs. It states that the priority for energy will be to work with local partners and communities to actively promote and enable the generation of local, renewable, resilient energy which would stimulate and support green growth in Hampshire maximising the use of technology and innovation. This should be delivered through a range of initiatives at all scales i.e. large-scale, community owned or individual household schemes. This includes the use of renewable energy, decarbonise grid/gas, the use of new technologies technology and ensuring resilient energy systems.

163. Policy 28 (Energy recovery development) of the [HMWP \(2013\)](#) is not of direct relevance here as it relates specifically for energy recovery development by waste.

164. As previously stated, the [NPPF \(2021\)](#) also supports the ‘effective use of land’ (Chapter 11) for a multitude of uses in both rural and urban settings and seeks to ensure that all proposed development combats climate change and supports development comprising renewable and low carbon energy and associated infrastructure (Paragraph 14).

165. Paragraph 001 of the [NPPG \(Renewable and low carbon energy\)](#) states that ‘Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the

delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable'. Furthermore, paragraph 005 acknowledges that there are *'no hard and fast rules about how suitable areas for renewable energy should be identified, but in considering locations, local planning authorities will need to ensure they take into account the requirements of the technology and, critically, the potential impacts on the local environment, including from cumulative impacts. The views of local communities likely to be affected should be listened to'*.

166. As previously noted, when planning permission was originally granted for the solar farm by Winchester City Council ([13/01247/FUL](#)), the City Council found the application for the location of a solar farm here to be acceptable in principle. It was also concluded that potential impact *'must also be balanced against the environmental benefit of renewable energy production of this type (with potential to generate electricity for up to 1,500 homes locally from the gas extraction alone), the fact that the proposal will rehabilitate the landfill site, and that the solar arrays will be relatively temporal (mounted on sleds), with conditions enabling their removal'*.

167. The solar farm proposal being considered now will increase the supply of renewable energy in Hampshire and contribute towards Hampshire County Council's aim of achieving carbon neutrality by 2050. The technical need for the revised landform is, according to the applicant, required to support the proposed solar farm and ensure there is sufficient depth between the current gas capping membrane and the proposed solar panel piling system.

168. As a whole, the applicant has indicated that the proposal will provide an opportunity to reuse poor quality, previously developed land for the benefit of providing renewable energy to the local community which will in turn contribute towards national sustainability requirements.

169. It is estimated that the solar farm would generate between 10.3 - 10.4 Megawatts (MW) of renewable energy (rounded up to 10.5 MW) per annum.

170. The proposal benefits already from an approved Grid Connection. As previously noted, planning permission was secured in 2019 for works to connect electricity power cables from the Solar Farm to the existing grid connection underneath Skylark golf course and the erection of DNO and private switchgear in association with planning approval 13/01247/FUL. The cable extends from the eastern end of the site, across Skylark Golf Club land to a location adjacent to a large electricity distribution site to the northwest. The entire length of the cable is underground. Around the solar site there are two alternative cable routes and locations for the DNO and private switchgear buildings. The cabling is underground, with no impact and, in either location, the equipment housing, which are roughly the size of small shipping

containers, will have little impact on the surrounding area, particularly when viewed in the context of the solar farm. The buried cable does not cross any residential land and therefore will have no impact on residential amenity. The equipment housing locations are both in excess of 250m from the nearest houses and will not therefore be intrusive in or detrimental to the outlook from those properties.

171. The ability of the proposal to generate energy means the proposal is clearly supported by national policy and guidance. Government policy requires that significant weight be given to a proposal's provision of renewable energy. The Energy White Paper 2020 and the [NPPF \(2021\)](#) make it clear that Local Authorities should look favourably upon planning applications for renewable energy developments.

#### Suitability of site location

172. The site is currently an area of open grassland classified as agricultural land lying within a predominantly countryside setting. The proposed development involves the installation and operation of a Solar Farm along with associated infrastructure and equipment, including a gas management system.

173. The [NPPW \(2014\)](#) seeks to protect the local environment and amenity by aiming to prevent waste facilities being placed in appropriate locations. However, it also acknowledges that proposals for waste management facilities can be controversial, acknowledging that they may not reflect the vision and aspirations of local communities and can lead to justifiable frustrations.

174. Appendix B of the [NPPW \(2014\)](#) sets out locational criteria for the location of waste sites. Many of the criteria such as protection of water quality and resources and flood risk management (a), land instability (b), landscape and visual impacts (c), nature conservation (d), conserving the historic environment (e), traffic and access (f), air emissions, including dust (g), odours (h), vermin and birds (i), noise, light and vibration (j), litter (k) and potential land use conflict (l). The compliance of the proposal with these areas are largely covered by other parts of this commentary, so the proposals acceptability in relation to Appendix B is covered throughout this commentary section.

175. Paragraph 005 of the [NPPG \(Renewable and low carbon energy\)](#) acknowledges that there are 'no hard and fast rules about how suitable areas for renewable energy should be identified, but in considering locations, local planning authorities will need to ensure they take into account the requirements of the technology and, critically, the potential impacts on the local environment, including from cumulative impacts. The views of local communities likely to be affected should be listened to'. Paragraph 012 of the

[NPPG \(Renewable and low carbon energy\)](#) states that ‘where a planning application is required, factors to bear in mind include:

- *the importance of siting systems in situations where they can collect the most energy from the sun;*
- *need for sufficient area of solar modules to produce the required energy output from the system;*
- *the effect on a protected area such as an Area of Outstanding Natural Beauty or other designated areas;*
- *the colour and appearance of the modules, particularly if not a standard design.*

176. Furthermore, Paragraph 013 of the [NPPG \(Renewable and low carbon energy\)](#) states that ‘*the deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes*’. It sets out particular factors a local planning authority will need to consider (and of relevance to the proposal) include:

- *‘encouraging the effective use of land by focussing large scale solar farms on previously developed and non agricultural land, provided that it is not of high environmental value;*
- *where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays;*
- *that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;*
- *the proposal’s visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety;*
- *the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;*
- *the need for, and impact of, security measures such as lights and fencing;*
- *great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;*

- *the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;*
- *the energy generating potential, which can vary for a number of reasons including, latitude and aspect’.*

177. As noted in the [Planning History](#) section of this report, prior to 2000, there was a long history of minerals and waste uses at the site. The site is considered to be restored and out of its designated aftercare period. Restoration associated with mineral workings and subsequent landfilling was completed in the early 2000s and the aftercare which followed restoration is also complete. The site’s status today and at the time that the previous solar farm was determined remains agricultural.

178. In granting planning permission for the previous and now lapsed solar farm development ([13/01247/FUL](#)), Winchester City Council (WCC) concluded that it met with national and local planning policy and guidance requirements and addressed all material planning considerations for the siting of a solar farm in a countryside location. In particular, it satisfactorily addressed the potential adverse impacts and effects as detailed above in Paragraphs 005 and 013 of the [NPPG \(Renewable and low carbon energy\)](#) that a large-scale solar farm can have on the countryside and on agricultural land value, as well as through design and visual impact, to ecology and biodiversity and on the local and natural environment, which could undermine the farm’s positive climatic and environmental benefits through renewable energy generation, as proposed within the application’s documentation and through the delivery of all proposed and required mitigation.

179. Based on its form and design, and being situated on raft structures, the 2013 solar farm could be disassembled in a relatively straightforward manner giving it a degree of being ‘temporary’ in nature, as noted by the planning officer at WCC.

180. In considering the current proposed solar farm, the planning policy considerations are largely the same (as amended since 2013), save for the need to also consider it against the relevant Policies in the [HMWP \(2013\)](#) what with the proposed development now involving the need for 1.5 million tonnes of inert soils / waste materials.

181. As previously mentioned, the applicant’s submitted **Site Investigation Report** did raise several concerns that could complicate the installation of a solar farm including the uneven nature of the site and the presence of ruts, boggy areas and dense vegetation. However, the applicant has indicated that these issues can be easily addressed by filling in ruts, remediating low boggy spots with soils, removing vegetation and reprofiling the land.



182. It must be noted that neither of the two Local Planning Authorities who have regulated the site nor the Environment Agency have sought the improved and remediation works to the former landfill site's restoration that the applicant is also proposing to deliver here through the deposition of up to 3m of inert soils / waste materials across the site, which forms the main material change between the delivery of the former solar farm and the current proposed farm.
183. On this basis, the site needs to be reconsidered as whether it is a suitable location for a waste site. Policy 29 (Locations and sites for waste management) of the [HMWP \(2013\)](#) provides a framework to guide development of waste management facilities to suitable locations within the Hampshire. Paragraph 6.196 of the supporting text sets out that the Plan expects market led delivery and therefore it does not identify and allocate any individual sites for waste development.
184. Looking at the Policy 29's locational criteria, the proposal is located in a rural setting in southern Hampshire, meaning it does not meet part 1 (i) of Policy 29, which states suitable waste management development should be located on sites in *'Urban areas in north-east and south Hampshire'*.
185. Furthermore, Part 1 (ii) and (iii) require suitable sites to be located in *'Areas along the strategic road corridors'* and in *'Areas of major new or planned development'*. Again, neither of these criteria are met although the application site is located approximately 2.5km north of the A27. As the proposal does not meet Part 1 of the policy, Part 2 cannot apply. This means the proposal must be assessed against Part 3 of the policy.
186. Part 3 requires that development in other locations will be supported where it is demonstrated that:
- a) *the site has good transport connections to sources of and/or markets for the type of waste being managed; and*
  - b) *a special need for that location and the suitability of the site can be justified.*
187. In terms of compliance with 3 (a), the site has good transport connections based on its location. The site is accessed via the A334 approximately 1.5km due north and the A27 approximately 2.5km due south, both of which provide direct connections to the nearby A32 and M27 respectively and as a result access into southern and eastern Hampshire. Additionally, with the proposed operator being an established minerals and waste operator, based in southern Hampshire and having active minerals and waste sites along and close to the M27 corridor, it can be considered that the site has good connections to both sources of waste and/or inert materials and as result the markets too.

188. In terms of compliance with part b of the policy, the applicant needs to demonstrate a special need for that location and the suitability of the site justified.
189. As previously stated, the operator currently contracted to undertake the development works being a recognised Hampshire-based waste management company (who also operates existing minerals and waste sites within the county), the operator is aware of and has access to the markets for these materials, and their availability. Furthermore, with the material being provided through [CL: AIRE - Leading Sustainable Land Reuse](#), prospective developers can view types, locations and volumes of materials in advance. This 'register' that is kept allows the audit trail to be followed by both developers and regulators ensuring waste and/or materials are exported from and delivered to and used at the correct sites and within the correct developments.
190. However, the application site's countryside location - and it is classified as agricultural land - combined with the 1.5 million tonnes of imported inert materials required by the proposal has been noted as an area of concern by many parties, including the Planning Officer and EHO at Winchester City Council, all Parish Councils, Residents' Groups and local residents. In terms of planning policy, Winchester City Council's objection to the proposal does cite the scale of the development as being inappropriate for the countryside due to its failure to properly assess 'the impact on the character of the area'.
191. The previously approved solar farm did not require up to 3m of inert materials to be spread across it to ensure it could be installed correctly through subsequently piling through it, albeit to avoid contact with and damage to the former landfill site's cap. This proposal along with remediating and improving the site's restoration, drainage and infrastructure whilst acknowledged as being positive has not comprehensively demonstrated through recent and robust physical investigations (of the former landfill site's status) and evidence (more recent than 2019) that the cap needs up to three metres of inert material placed upon it to protect from the proposed solar farm development.
192. Whilst the application does include some information relating to need, based on that information before the Waste Planning Authority and the scheme proposed, the level of material is considered to be excessive and it is the Waste Planning Authority's view that based on the information before the authority the applicant has not adequately proven nor fully demonstrated that a special need to deliver the proposed solar farm development for this location and that the suitability of the site can be fully justified for the reasons outlined elsewhere in this report. The proposal is therefore considered to meet part 3 (a) but not fully meet part 3 (b) meaning the proposal cannot be considered to be in accordance with Policy 29.

193. Whilst the proposal is not technically supported by Policy 29, which specifies the location of waste management facilities/sites, it is acknowledged that this is a one-off, bespoke, temporary development - to install a previously approved solar farm - and not a 'traditional' waste site or activity such as a landfill site or a waste processing facility or a waste transfer station, in terms of the proposed development's rural setting.
194. Policy 5 (Protection of the countryside) of the [HMWP \(2013\)](#) accepts in 5 (b) *that if the nature of the waste management development is related to countryside activities, meets local needs or requires a countryside or isolated location* that certain development proposals in the open countryside can be permitted subject to compliance with all other material planning considerations. The consideration of the proposal in relation to Policy 5 is considered in the next section of this commentary.
195. Looking at Policy 30 (Construction, demolition and excavation waste development) of the [HMWP \(2013\)](#), it is stated that *'where there is a beneficial outcome from the use of inert construction, demolition and excavation waste in developments, such as the restoration of mineral workings, landfill engineering, civil engineering and other infrastructure projects, the use will be supported'*. This is provided that *'as far as reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling.'*
196. The inert materials and soils to be used within the proposed development are derived from the use of Construction, Demolition and Excavation (CDE) recovered soils for use within the course's reprofiling and landscaping improvements. With the material being provided through [CL: AIRE - Leading Sustainable Land Reuse](#), the source/s and status/es of materials being sought can be verified and their contribution to *'maximising the recovery of construction, demolition and excavation waste to produce at least 1mtpa of high quality recycled/secondary aggregate'* would be supported by the [HMWP \(2013\)](#).
197. Whilst the emerging [update to the HMWP](#) cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the process), the proposal would be subject to the provisions of emerging Policies 29 (Locations and sites for waste management) and 30 (Construction, demolition and excavation waste development).

#### Development in the countryside

198. The application site is situated in the countryside for planning purposes. The site has a confirmed use of agriculture.

199. Paragraph 130 of the NPPF (2021) requires that planning decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, paragraph 174 states that planning decisions should contribute to and enhance the natural and local environment by (amongst other considerations) protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
200. Policy 5 (Protection of the countryside) of the [HMWP \(2013\)](#) states that minerals and waste development in the open countryside, outside the National Parks and Areas of Outstanding Natural Beauty, will not be permitted unless it is a time-limited mineral extraction or related development or the nature of the development is related to countryside activities, meets local needs or requires a countryside or isolated location or the development provides a suitable reuse of previously developed land, including redundant farm or forestry buildings and their curtilages or hard standings. The policy also includes an expectation that the highest standards of design, operation and restoration will be met and there will be a requirement that it is restored in the event it is no longer required for minerals and waste use.
201. The site lies outside the settlement boundary defined within the Winchester District Local Plan (2013) and as such is located in the countryside. Policy DM1 (Location of New Development) specifies that outside of these areas, countryside policies will apply and only development appropriate to a countryside location will be permitted. Policies MTRA4 (Development in the Countryside) and DM10 (Essential Facilities and Services in the Countryside) in the [WCCLPpt 1](#) (2013) will only permit new development that has an operational and essential need for such a location.
202. With the City Council objecting to this proposal on the basis of it being a new development that has not properly assessed the impact on the character of the area, it is therefore inappropriately located in the countryside (and contrary to Policy MTRA4 (Development in the Countryside) of the [WCCLPpt 1](#) (2013)).
203. Development Policy DM10 (Essential Facilities and Services in the Countryside) of [WCCLPpt 2](#) (2017) does allow essential facilities and services in the countryside, subject to its compliance with a number of criteria including the necessity to minimise harmful impacts on landscape character and ensuring traffic impacts can be addressed satisfactorily. The Waste Planning Authority does not view the proposed solar farm as an 'essential facility or

service' in this countryside and rural setting. As stated previously, in relation to Policy 29 (Locations and sites for waste management) of the [HMWP \(2013\)](#), the applicant has not justified the site's need for this location.

204. Policy DM23 (Rural Character) of the [WCCLPpt 2](#) (2017) is also of relevance here, with regards to the effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.
205. Concerns have been raised as part of the consultation process in relation to impacts on the countryside and rural setting and these are acknowledged. Whilst it is acknowledged that the application site is not visible from the main settlement areas, and that there are no specific landscape or heritage assets impacted by the proposal, both the City Council and the County Council's Landscape Advisor have advised that impacts on the local landscape will be created and will need to be assessed. Landscape and visual impacts are covered in a separate section of this commentary section.
206. Looking at Policy 5 in more detail as well as national planning guidance, and based on the information provided by the applicant, it has not been confirmed why the solar farm could not be located in an alternative setting, for example within an industrial and /or urban area. What the applicant has stated is that *'there is no indication of any locally alternative sites being available for this type of proposal in terms of ecology and habitat and this is an old landfill site. The site is therefore considered to be more appropriate than alternatives that may be more harmful to these interests'*. Furthermore, in order to assist with the site's remediation, the applicant has stated that *'new development is needed to deal with the extant historic methane gas issue, and it is difficult to identify a satisfactory alternative which would be able to achieve this given the site's rural location within a local gap'*. It is acknowledged that a solar farm was previously approved on this same site by Winchester City Council in 2013 under 13/01247/FUL, subject to compliance with all other relevant policies and guidance that will be assessed within the remainder of this report.
207. As previously mentioned, the site is a restored, former landfill albeit one where the restoration at surface, in terms of quality is questionable. Therefore, the temporary nature of the waste management activities is related to 'countryside activities' in this instance. Furthermore, the proposed landscaping and restoration works associated with the installation of the solar farm are expected meet Policy 5's requirements for *'the highest standards of design, operation and restoration'* once the development works are completed.
208. The proposal in its current form has not demonstrated sufficiently that the nature of the waste management development is related to countryside

activities, meets local needs or requires a countryside or isolated location in the open countryside, and therefore is not considered to meet the provisions of emerging Policies 5 (Development in the countryside) and 29 (Locations and sites for waste management) in the [HMWP \(2013\)](#), Policy MTRA4 (Development in the Countryside) of the [WCCLPt 1 \(2013\)](#) and Policy DM10 (Essential Facilities and Services in the Countryside) of [WCCLPt 2 \(2017\)](#).

209. Whilst the emerging update to the HMWP cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the process), the proposal is not considered to meet the provisions of emerging Policy 5 (Development in the countryside).

#### Visual impact

210. As previously stated, the application site is a former restored landfill site that has been planted around its margins. There are various thicknesses of trees and planting around all of the site's boundaries, however, they are not wholly continuous and there are breaks in these areas and as a result the natural screening they provide. The denser and thicker areas of planting represent the varying degrees of success of the former landfill site's the restoration planting, commenced in the late 1990s and completed circa 2005.

211. The site is situated within the 'Whiteley Woodlands' Landscape Character Area that comprises mixed farmland and woodland in terms of Landscape Character Type. This character type is synonymous with countryside settings and as evidenced by the extant land use classes not only at the application site but within the surrounding area. The site is characterised by trees/planting around some boundaries and comprising grass and scrubland throughout its central areas (see **Appendix D – Aerial photograph**).

212. The site's topography varies, with its highest elevations of 52 to 50m AOD running north-east to south-west through the northern and central sections of the site, dropping to 44m to 40m AOD around its eastern, western and southern margins.

213. Part D of Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) states that waste developments should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. It states that developments should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape. There are also links here to Policy 13 (High quality design of minerals and waste development) of the [HMWP \(2013\)](#).

214. Policy DM23 (Rural Character) of the [WCCLPt 2 \(2017\)](#) states that development will be permitted where they do not have an unacceptable effect

on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment. Policy DM16 – Site Design Criteria Development of the [WCCLPpt 2](#) (2017) also sets out further design criteria.

215. Supporting Policies 10 and 13, Policy 9 (Restoration of minerals and waste developments) of the [HMWP \(2013\)](#) requires that *‘Temporary waste development should be restored to a level in keeping with the character and setting of the local area’, ‘to beneficial after-uses consistent with the development plan’* and *‘should contribute to the delivery of local objectives for habitats, biodiversity or community use where these are consistent with the development plan.’*

216. Policy CP13 (High Quality Design) of the Winchester City Council Local Plan Part 1 - Joint Core Strategy (2013) ([WCCLPpt 1](#)) sets out criteria in Paragraph 9.15 to ensure *‘all development proposals will be of high quality, based upon a robust design-led approach’* and *‘have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets and promote renewable energy.’*

217. Policy DM15 (Local Distinctiveness) of the [WCCLPpt 2](#) states that *‘Developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance:*

- i. the landscape and townscape framework, including the ‘key characteristics’ identified in local Character Assessments and adopted Design Statements;*
- ii. open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;*
- iii. recognised public views, features or skylines;*
- iv. the special qualities of Conservation Areas and historic landscapes;*
- v. trees, hedgerows, water features and corridors which contribute to local distinctiveness.*

*Regard will be had to the cumulative effects of development on the character of an area’.*

218. Policy DM16 (Site Design Criteria) of the [WCCLPpt 2](#) states that *‘Development which accords with the Development Plan will be permitted provided it:*

- i. responds positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout;*

- ii. *maintains permeability and access throughout the site and improves connections within the public realm;*
- iii. *designs any service areas, including parking provision, cycle storage and bins, as an integral part of the scheme, ensuring it does not dominate the site or the surrounding area;*
- iv. *provides boundary treatments that respond positively to the local context around the site and between different elements within the site of larger schemes;*
- v. *uses an appropriate ratio between hard and soft landscaping, having regard to the character of the area;* vi. *uses high quality materials that are attractive and durable and appropriate to the context and the proposed design;*
- vi. *utilises the principles of energy efficient design, by means of layout, orientation, passive solar gain, and the design of buildings and spaces, as far as is compatible with the character of the area.*

219. Furthermore, Policy DM17 (Site Development Principles) states that *'new development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it:*

- i. *provides a safe and secure environment, accessible by all;*
- ii. *does not have unacceptable effects on ecosystems services, key townscape or landscape characteristics, or on heritage assets;*
- iii. *includes adequate provision for surface water drainage and sewage disposal;*
- iv. *makes adequate provision for refuse and recycling;*
- v. *facilitates and does not constrain the future development of adjacent sites, where appropriate;*
- vi. *provides sufficient amenity and recreational space for users;*
- vii. *does not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing*
- viii. *does not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution;*
- ix. *provides only for lighting that is not visually intrusive on the surrounding area.*

220. Finally, Policy DM23 – Rural Character states that *'Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment. The following factors (only aspects relevant to the proposal are noted below) will be taken into account when considering the effect on the rural character and sense of place:*



*Visual - intrusion should be minimised, including the effect on the setting of settlements, key features in the landscape, or heritage assets. The cumulative impact of developments will be considered, including any ancillary or minor development that may occur as a result of the main proposal.*

*Physical - developments will be encouraged to protect and enhance the key characteristics of the landscape and should avoid the loss of key features or the introduction of elements that detract from the special qualities of the place. Any re-modelling of the landscape will also be taken into account.*

*Tranquillity - developments should not have an unacceptable effect on the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location. New lighting will generally not be permitted in unlit areas and the type, size, design and operation of any lighting may be controlled where necessary by the use of conditions.*

*Developments should not detract from the enjoyment of the countryside from the public realm or public rights of way. The volume and type of traffic generated by the development will be assessed along with the ability of rural roads to accept increased levels of traffic without alterations that would harm their rural character.*

221. As previously noted, it is proposed that approximately 1.5 million tonnes of clean, inert soils and clay will be imported to raise and alter the profile of the site by around three metres to allow for a conventional piling system to be used to secure the solar panel structures. The proposed solar panels will be approximately 4.02 metres in length and propped on a ballast unit that is 0.50 metres above the ground. The total height of the solar panels from the northern end of each panel will be 2.74 metres and the southern end of each panel will be 1.04 metres from the ground (see **Appendix H – Section through proposed solar panels**).
222. This increase in topography across the site in levelling up its lowest elevations of 44 to 40mAOD to match its highest elevations of 56 to 50mAOD (running north-east to south-west through the site's northern and central sections) would create a large plateau feature occupying the majority of the 23.3 hectare site.
223. In adding the solar panels and bases to the new topography, you would have a further increase (maximum) in height of approximately 3.24 metres (2.74 metres and 0.5 metres) above existing ground level. A maximum height increase of 6.24 metres in places.
224. The existing site is screened fairly well on its north-western, northern, eastern and south-eastern boundaries due to natural screening and distance. However, it is visible from the public domain, particularly from neighbouring

land and properties due west and south of the site and from public footpaths to the boundaries of the site.

225. The existing site is situated within the ‘settlement gap’ as defined through Policy CP18 in ([WCCLPpt 1](#)). These gaps are important as they are imposed to ensure that the countryside is afforded protection from development that could adversely affect its status through being inappropriately located and/ or inadequately mitigated or both.

226. The proposed development comprises both built elements affecting existing infrastructure and works to improve the restored former landfill site itself. A **Landscape Visual Impact Assessment (LVIA)** was submitted with the planning application to assess and identify any impacts on the local landscape, and any required mitigation that would be required to make the proposed development acceptable in terms of visual impact and on landscape character. The **LVIA** concluded that although the effects on the landform would be significant negative in the short-term, as the landform within the site will be affected during the infilling phases, the restored landscape, along with the landscape mitigation proposals would help to integrate the landform within the wider landscape, and effect would reduce to not significant in the long-term. Importantly, all significant effects assessed were positive, in the long term, from the publicly accessible viewpoints, and roads in the vicinity of the site, recognising the landscape and biodiversity benefit of the change from unmanaged landscape to the restored landscape within the wider context.

227. The applicant proposes that the development would be phased. More information is set out in (see **Appendices I a-e – Phases 1-5**) and below:

*Table 1: Phasing of the development*

Phase	What this phase includes	Total infilling volumes (tonnages), in this phase
Phase 1 (1 year)	<p>The infilling activities during Phase 1 lasting over a period of approximately one year, will comprise:</p> <ul style="list-style-type: none"> <li>the placing of inert materials, in the southwest part of the site, up to a level of c. 56mAOD in sufficiently compacted layers, with relatively shallow slopes down to a level of 50m AOD in the centre and relatively steeper slopes to meet existing levels along the edges of the site. The resultant landform, within this phase, to tie into existing contours. Temporary haul road, leading from the access road, and handling area to be created to the north to facilitate the infilling</li> </ul>	<p>Amounting to 123,117 m<sup>3</sup> (221,610 tonnes).</p>

	<p>operations. Construction / expansion of existing soakaways, located within the southern part of the site, proposed in this phase to manage drainage requirements in future phases;</p> <ul style="list-style-type: none"> <li>• proposals relating to the access road/highway improvements to be implemented in this phase (details included within the Transport Assessment)</li> <li>• temporary fencing to be installed within the site periphery, along the public footpath, to protect users of the footpath while the infilling phases are underway on site.</li> </ul>	
Phase 2 (1 year)	<ul style="list-style-type: none"> <li>• Further placement of inert materials in the area to the north of Phase 1, in sufficiently compacted layers, maintaining and extending the highest level at 56m AOD, creating a relatively level landform, to tie into existing contours;</li> <li>• The north-western edge to carefully tie into the existing levels along the SSSI boundary, maintaining appropriate buffer. The southern eastern and western slopes graded down fairly steeply towards the site edges. Temporary haul road and handling area to be created to the north, of this phase, to facilitate the infilling operations; and</li> <li>• Existing soakaway to be manage drainage requirements in this phase, potentially located south of the site entrance.</li> </ul>	Amounting to 142,689 m <sup>3</sup> (256,841 tonnes 3.4.3
Phase 3 (1 year)	<ul style="list-style-type: none"> <li>• Further placement of inert materials to progress the infilling operations, in sufficiently compacted layers maintaining the landform at 56m AOD at its highest, as a relatively flat landform at the top, and to form slopes down to the north, east and west to tie into the existing levels within the site, to retain the boundary vegetation as far as possible. Landform and slopes to be maintained such allowing for run-off from the phased operation to drain to existing soakaway adjacent to site entrance.</li> </ul>	amounting to 121,822m <sup>3</sup> (219,279 tonnes).
Phase 4 (1 year)	<ul style="list-style-type: none"> <li>• Further placement of inert materials to progress the infilling operations, in sufficiently compacted layers, to maintain a relatively flat landform in the central part of the site at about 52m AOD and extending further north to form the second highest level within the site at 54mAOD.</li> <li>• As in the earlier phases, land slopes steeply down along the edges to meet existing levels</li> </ul>	amounting to 123,935 m <sup>3</sup> (223,083 tonnes).

	<p>within the site to the south-east, around the existing soakaway and the main access track within the site, and northwest towards the SSSI, maintaining appropriate buffer from the edge of the SSSI. Landform and slopes to be maintained such allowing for run-off from the phased operation to drain to existing attenuation feature adjacent to site entrance. Proposals relating to attenuation feature to be undertaken and completed in this phase.</p>	
Phase 5 (1 year)	<p>The activities during Phase 5 spanning over a period of approximately one year, will comprise:</p> <ul style="list-style-type: none"> <li>• Further placement of inert materials in the remaining area of the site along the northern edge, to form a resultant relatively level landform at the top and steeper slopes to meet existing levels along the edge of the site, thereby effectively recreating a suitable landform for installation of solar panels, within the wider landscape context. Perimeter fencing running along the periphery, to be installed, in this phase, prior to installation solar panels.</li> <li>• Landform and slopes to be maintained such allowing for run-off from the phased operation to drain to existing attenuation features- adjacent to site entrance and within the northern end of the site. Proposals relating to attenuation feature to the north to be undertaken and completed in this phase. • Perimeter security fencing installed along the site edges.</li> <li>• Infrastructure associated with the solar farm (substation etc.) to be completed alongside the infilling operations. Installation of solar panels to be initiated upon completion of landscape restoration operations associated with this phase (please see section Landscape Restoration proposals below).</li> <li>• Details of the solar panel types will be provided to the planning authority prior to their installation in 2026.</li> </ul>	<p>130,365 m<sup>3</sup> (234,657 tonnes) over 1 year</p>

228. In accordance with the recommendations of Guidelines for Landscape and Visual Impact Assessment (GLVIA3) the level of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect.

229. Eleven viewpoint locations were identified on site through the applicant's Zone of Theoretical Visibility (ZTV), and through consultation, in publicly accessible locations, following a desktop review of baseline data to illustrate the range of views available (see **Appendix J – Viewpoint locations**). The ZTV, also known as a Zone of Visual Influence (ZVI), is a computer-generated tool to identify the likely (or theoretical) extent of visibility of a development. The elevation (or a set of elevations) of the development is tested against a 3D terrain model.
230. These viewpoint locations comprised *residential receptors* (on Lavey's Lane due south and further east toward the Meon Valley and Fontley House Farm), *walkers on footpaths* (footpath along the southern and western edge of the site allows open views of the land within the site (Viewpoint 3), the PRoW running through the Golf and Country Club (Viewpoint 1) has glimpsed views of the site through the dense boundary vegetation within the golf course, and the PRoW to the south of Knowle allows filtered views of the site, occupying a small angle of view, and is seen against the existing wooded skyline (Viewpoint 2)) and *travellers on roads* (glimpsed views through site's access from Titchfield Lane and similar views from Fontley Road further south, users of the industrial estate due south have framed and limited views of the site (Viewpoint 4), between Pegham Coppice vegetation and some glimpsed views of the site along M27 due west, but these are transitory views obtained at high speeds).
231. Concerns were raised by Winchester City Council and the County Council's Landscape Advisor, as well as by local Parish Councils, Residents' Groups and local residents in relation to visual impacts on the local landscape particularly through western and southern views. These concerns are acknowledged.
232. The application site stands at a relatively high point in the locality, with the Meon Valley immediately due east and the coastal plain due south (both at much lower elevations than the lowest area of the application site. Whilst well screened on its north-western, northern, eastern and south-eastern boundaries, the concerns that all parties share is that they have direct and indirect views in from the locations mentioned in the Viewpoints due south and west and on users of the various rights of way in the locality. These are due to the site being raised through three metres to level it (and do other restorative works etc) and then as a result the solar farm being a further 3.24 metres higher again.
233. Furthermore, both Winchester City Council and the County Council's Landscape Advisor have been critical of both the applicant's justifications for

raising the site, which is already a prominent site in terms of views from the south and west, with three metres of imported materials to accommodate the solar farm the sections and that the applicant's submitted plans - needed to properly assess the impact on the character of the area and long distance views existing and proposed levels plans - should be submitted with proposed sections to clearly demonstrate the impact on the long distance views and the PROW that runs adjacent to the site. Despite repeated requests, they have not been submitted with an adequate level of detail to overcome these issues. The County Council's Landscape Advisor has issued six responses in total and the most recent few are unchanged in position. It is clear that no agreement can be reached between the applicant and consultees on visual impact issues.

234. The County Council's Landscape Officer is also concerned that the mitigation proposed to screen the solar farm would be unlikely to adequately screen it over the life of the farm, which is approximately 25 years. The former landfill site's restoration was started in the late 1990s and completed in the early 2000s. It has not thrived as would be expected for planting planted approximately 20 years ago. National Planning Guidance and Policies concerning the installation of solar farms is clear that if they are to be sited within a rural location rather than in an industrial or urban setting, you have to ensure that their impact in terms of adverse visual impact/s and adverse impact/s on the landscape and its character, are satisfactorily mitigated. They have not been to date and as such the objections carry considerable weight.

235. In relation to Policy DM23 (Rural character) of the [WCCLPpt 2](#) and the applicant's view that the proposal will not have an adverse visual impact, as already noted, both Winchester City Council and the County Council's Landscape Advisor have indicated that in their view it has not been demonstrated that the proposal would not result in adverse visual impacts to the countryside. The amount of imported material and groundworks required to install the solar farm, as well as the design and materials of the farm themselves are not considered to enhance or preserve the rural characteristics and would present an incongruous addition to this location, and adversely affecting the 'countryside feel' and character expected in this rural setting within the local landscape. This view is endorsed by the Waste Planning Authority.

236. In terms of landscape aspects, initially, the County Landscape Architect requested additional information in relation to a topographic survey, a tree survey and constraints drawing, a Landscape Mitigation Plan and details of planting. As it stands, the documents submitted are currently considered to be unacceptable and additional information is still required to make an informed judgement.

237. Whilst the visual impact of the development could be considered to be low, the impact on the landscape is not considered to be so.
238. On the basis of the information before the Waste Planning Authority at this time, the proposal is considered to have an unacceptable landscape impact and is therefore not considered to be in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the [HMWP \(2013\)](#) and Policies DM16 (Site Design Criteria Development) and 23 (Rural character) of the [WCCLPpt 2](#) (2017) in this regard.
239. Whilst the update to the HMWP cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the process), the proposal is not considered to meet the provisions of emerging Policy 11 (Protecting public health, safety, amenity and well-being).

#### Arboriculture

240. Policy DM24 - Special Trees, Important Hedgerows and Ancient Woodlands of the [WCCLPpt 2](#) states that *'Development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term. Management schemes should be developed, as appropriate, to ensure the long term protection of these special features and their setting'*.
241. Part D of Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) states that waste developments should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. It states that developments should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape. There are also links here to Policy 13 (High quality design of minerals and waste development) of the [HMWP \(2013\)](#).
242. Supporting Policies 10 and 13, Policy 9 (Restoration of minerals and waste developments) of the [HMWP \(2013\)](#) requires that *'Temporary waste development should be restored to a level in keeping with the character and setting of the local area', 'to beneficial after-uses consistent with the development plan'* and *'should contribute to the delivery of local objectives for habitats, biodiversity or community use where these are consistent with the development plan'*.
243. Policy DM15 (Local Distinctiveness) of the [WCCLPpt 2](#) states that *'Developments should respect the qualities, features and characteristics that*

*contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance:*

- vi. the landscape and townscape framework, including the 'key characteristics' identified in local Character Assessments and adopted Design Statements;*
- vii. open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;*
- viii. recognised public views, features or skylines;*
- ix. the special qualities of Conservation Areas and historic landscapes;*
- x. trees, hedgerows, water features and corridors which contribute to local distinctiveness.*

*Regard will be had to the cumulative effects of development on the character of an area'.*

244. The applicant provided an LVIA plus numerous surveys and assessments relating to existing trees, planting and vegetation that could and would be affected by the proposal. Surveys were undertaken to help inform the landscape development proposals in accordance with the recommendations of British Standards and current arboricultural best practice.

245. The County Council's Arboricultural Officer requested clarification and further information on the following matters:

- 1. There is insufficient information in terms of impact on trees to be able to assess the application fully.*
- 2. The tree survey only states what is present, not what the impact will be. Information in line with BS5837:2012 to be produced, and to include a schedule of tree loss (stating numbers or areas affected, not 'part of group').*
- 3. It looks likely that a biodiversity net gain may be achievable through this scheme, but the impact in the short term must be more fully detailed.*
- 4. Tree protection measures and more detailed species planting positions.*
- 5. An arboricultural method statement showing how the remodelling will consider trees to be produced.*
- 6. The impact of the access onto Titchfield Lane and within the site to be fully assessed.*

246. In response to this, the applicant provided the further requested information in the form of *Technical Memorandum: 2022.08.26\_Ecology\_Arboriculture\_Additional\_Info\_Ver\_1*, the County Council's Arboricultural Officer found that the basic premise of avoiding unnecessary harm to trees in arboricultural terms, seemed to be achievable via the application of reasonable conditions. The County Council's Arboricultural Officer withdrew their concerns and advised that should planning permission be granted the required arboricultural mitigation could and should be controlled by condition/s.



247. On this basis, the proposal is in accordance Policies 10 (Protection of public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the [HMWP \(2013\)](#) in relation to trees and Policies DM15 (Local distinctiveness) and DM24 (Special Trees, Important Hedgerows and Ancient Woodlands) of the [WCCLPpt 2 \(2017\)](#) in relation to ensuring all trees/planting are protected from unnecessary damage and destruction.
248. Whilst the update to the HMWP cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the process), the proposal is considered to meet the provisions of emerging Policies 11 (Protecting public health, safety, amenity and well-being) and 13 (High quality design of minerals and waste development).

### Design and sustainability

249. The [Planning Act 2008](#) places great importance on good design and sustainability. Paragraph 126 of the [NPPF \(2021\)](#) confirms that good design is a key aspect of sustainable development and helps create better places in which to live and work to make development acceptable to communities. Paragraph 130 of the [NPPF \(2021\)](#) requires that planning decisions ensure that developments 'will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting'. Paragraph 134 of the [NPPF \(2021\)](#) also advises that permission should be refused for development that is not well designed.
250. As already noted, Policy 10 (Protecting public health, safety and amenity) protects residents from significant adverse visual impact. 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.
251. Policy CP13 (High Quality Design) of the [WCCLPpt 1 \(2013\)](#) states that new development will be expected to meet the highest standards of design. It sets out criteria for new development including factors such as demonstrating an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context, the proposal making a positive contribution to the local environment and creates an individual place with a distinctive character and the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity. Policy DM16 – Site

Design Criteria Development of the [WCCLPt 2](#) (2017) also sets out further design criteria.

252. Whilst a bespoke 'design assessment' was not undertaken by the applicant, matters including scale, layout, appearance were all discussed, considered and assessed.
253. When the previous planning permission was previously under consideration, major concerns were raised in relation to installing solar panels on top of the redundant landfill and that they may be detrimental to the structure of the landfill cap which only comprised one metre of engineered clay. Concerns were also raised about the gas control on the site in view of solar panels being installed. These concerns were overcome by the Applicant who submitted a gas control system as part of the previous planning application. A condition could be applied on this matter should permission be granted to ensure the same level of control in the event that permission were to be granted.
254. The previous proposals included the solar panels being mounted on a concrete blocks or sleds/rafts rather than the conventional piling method used in ground solar installations. As this was at concept design stage it was thought that this could be achieved with sufficient regard to the Dangerous Substances and Explosive Atmosphere Regulations (DSEAR) 2002 with gas pipes and power cables separated sufficiently to prevent any explosive risk. However, at the detailed design stage (post planning) it became apparent that the separation of the gas pipes and electricity lines were going to be problematic. For example, the transfer cables from local inverters were going to be at 33kV – which has massive spark distances and is normally buried to at least 1m below ground level for safety. Furthermore, it also became apparent that the precast concrete block foundation system, based on wind loading was going to have to be more substantial than originally predicted which not only became prohibitive on costs but also on practicality and potential point load pressures on the cap. This matter needed to be covered by the new design.
255. The solar panels will be set out in rows and the proposed layout allows for 3.3 metres between the solar panel rows which is sufficient for most grass cutting and grounds keeping equipment. The site will be secured by a 2.20-metre-high perimeter fence with IR security cameras and therefore it will not be necessary to fence off individual areas. There will be a minimum six metre distance between the solar PV panels and the boundary fence. The proposed solar panels will be approximately 4.02 metres in length and propped on a ballast unit that is 0.50 metres above the ground. The total height of the solar panels from the northern end of each panel will be 2.74 metres and the

southern end of each panel will be 1.04 metres from the ground. The solar panels will be placed at a 25-degree inclination and have a capacity of up to 10.5 MW.

256. In terms of consultees, concerns have already been raised by Winchester City Council's Planning Team and the County Council's Landscape Advisor over the proposed solar farm's adverse visual impact on the local landscape in the [Visual impact and landscape](#) section.
257. On balance, the design is considered to be appropriate for the scale and type of the proposal, being not dissimilar from other solar farms on former landfill sites in the countryside, it is the officers view that this can not necessarily be concluded to be of a 'high' quality. It has already been concluded that the application fails to address its affect and effects on landscape impact.
258. Whilst it is acknowledged that a solar farm is a functional and commercial operation, its design, layout and appearance are not high in quality and certainly does not meet the 'highest standards of design' as required by Policy CP13 (High Quality Design) of the [WCCLPt 1](#) (2013) that states new development will be expected to.
259. Furthermore, neither does the proposal demonstrate an analysis (to be undertaken by the applicant) of the constraints and opportunities of the site and its surroundings, and how these have informed the principles of design, how the detailed design responds positively to its neighbours and the local context, and lastly, how the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character and the accompanying landscape framework has been developed to enhance both the natural and built environment.
260. On this basis, and when looked at in conjunction with its impact and effect on the landscape and through visual impact, it is considered that the proposal is not in accordance with Policies 13 (High-quality design of minerals and waste development) and 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) and Policy CP13 (High Quality Design) of the [WCCLPt 1](#) (2013).
261. Whilst the update to the HMWP cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the process), the proposal is not considered to meet the provisions of emerging Policies 11 (Protecting public health, safety, amenity and well-being) and 13 (High quality design of minerals and waste development).

## Rights of way

262. There are three public rights of way in the vicinity of the site:

- footpath No.30 which runs along the northern boundary;
- footpath No. 27 to the south and west which adjoins with No.30. Bridleway; and
- footpath No. 26b (Lavey's Lane) is located 190km to the south of the site.

263. A copy of the Footpath Diversion Order for no 27 is included to support the planning application.

264. Policy DM17 (Site Development Principles) of the [WCCLPpt 2](#) states that *'new development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it: provides sufficient amenity and recreational space for users (part vi).*

265. The Countryside Officer initially objected to the proposal on the grounds that a copy of the required diversion order has not been submitted meaning that the Diversion Order process has not been completed and the legally recorded alignment of footpath 27 remains as existed prior to the making of the Diversion Order. Further information was submitted on this matter. However, the Countryside Officer maintained their objection as the information submitted did not address the objection.

266. Based on the information before the planning authority at this time, it is that there is a difference in opinion on the status of the Footpath Diversion Order between the applicant and Countryside services. The Waste Planning Authority can therefore not be certain that unacceptable impacts on the surrounding rights of way network and its users would not be caused.

## Ecology

267. Policy 3 (Protection of habitats and species) of the [HMWP \(2013\)](#) requires that *'waste development should not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species.'* It further states that *'Development which is likely to have a significant adverse impact upon such sites, habitats and species will only be permitted where it is judged, in proportion to their relative importance, that the merits of the development outweigh any likely environmental damage. Appropriate mitigation and compensation measures will be required where development would cause harm to biodiversity interests.'*

268. Where the policy refers to ‘*designated habitats and species*’, there is a hierarchy of significance and importance as follows:

*internationally designated sites including Special Protection Areas, Special Areas of Conservation, Ramsar sites, any sites identified to counteract adverse effects on internationally designated sites, and European Protected Species;*  
*nationally designated sites including Sites of Special Scientific Interest and National Nature Reserves, nationally protected species and Ancient Woodland;*  
*local interest sites including Sites of Importance for Nature Conservation, and Local Nature Reserves;*  
*habitats and species of principal importance in England;*  
*habitats and species identified in the UK Biodiversity Action Plan or Hampshire Authorities’ Biodiversity Action Plans.*

269. Policy CP16 (Biodiversity) of the WCCLP pt1 states that ‘*new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.*’

270. Policy DM17 (Site Development Principles) of the WCCLP pt2 states that ‘*new development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it does not have unacceptable effects on ecosystems services (part ii).*’

271. The closest statutorily designated nature conversation area (b above) are the Botley Wood and Everett’s and Mushes Copses Site of Special Scientific Interest (SSSI) located adjacent to the north/north-western edge of the site, the site does provide habitat and habitat potential for European Protected Species’ (dormice and reptiles). Without appropriate assessments and mitigation a proposed waste development could cause adverse effects to these legally protected areas and/or habitats and species.

272. The closest non-statutorily designated site (c.) is Pegham Coppice Site of Importance for Nature Conservation (SINC) and Ancient Woodland, located 80m east of the application site.

273. The planning application was supported by an **Ecological Impact Assessment** and has been supplemented by **further ecological surveys, studies and investigations** during determination of the application.

274. The application proposes significant areas of ground clearance works throughout the application site’s 23 hectare area prior to the use of imported

materials to revise the existing landform in order to install the proposed solar farm.

275. The grassland and scrubland covering the majority of the site has been left untouched for approximately 20 years. In that time, following the completion of the restoration of the former landfill site, the site has undergone significant natural regeneration beyond what was found to be present when last surveyed (before this current application) pre 2013, and which was used to inform the 2013 approved solar farm development (13/01247/FUL, approved by Winchester City Council (WCC)) and contributed to investigations associated with the current proposed solar farm.
276. Furthermore, land adjoining the site is known to be supportive to protected species' and their habitats, including through foraging, feeding, nesting, breeding and allowing movement throughout the locality and wider area. These species include dormice, ground nesting birds, great crested newts (GCN), invertebrates, bats and reptiles. Dormice and great crested newts are both European Protected Species (EPS) and are afforded the highest level of protection from development whereas the remaining species are protected by UK legislation.
277. The proposed grassland and scrubland ground clearance works as originally submitted had the potential to damage and harm both the habitats and species' populations themselves should the works not be undertaken in accordance with agreed best practice and under the supervision of suitably approved ecological professionals.
278. Through further surveying on site and adjoining land and in respect of great crested newts the sampling of water bodies within a 500m radius of the site, further detailed habitat-related information was recorded and as result mitigatory solutions could be planned for in a targeted manner.
279. In terms of ground nesting birds, bats, invertebrates and reptiles, and based on the applicant's most recent submission, the County Council's Ecologist advises as follows:

*"I agree that we can adequately mitigate the impacts to this species assemblage; measures to minimise impacts to breeding cycles and land loss need to be implemented through a CEMP to be conditioned and also through a long-term Ecological Mitigation and Management Plan that will need to be secured through s106 or condition (to be discussed with applicant). The EMMP will also need to set out bird census monitoring to feed into appropriate management."*

Adding:

*"The Ecological Mitigation and Management plan will need to be submitted that pulls together all of the mitigation proposed as part of the proposal including with*

*the additional information submitted in July 2023. This will need to include broad objectives, a method for regular reviews, and set out clearly a schedule of what actions will be implemented when and where across pre-commencement, construction and operation for at least 10 years post completion:*

- Reptile mitigation;*
- Nesting bird mitigation (to cross reference the CEMP);*
- Bird monitoring (need to feed into habitat management);*
- Invertebrate enhancement;*
- Dormouse boxes x30 (location and monitoring);*
- Broad habitat mapping (to be undertaken at same time as DM and bird monitoring to look at habitat expansion/availability across the site for the target species);*
- Positive management across the site, but especially of retained habitats (especially northern border).*

*Conditions CEMP – mitigation for reptile and Dormouse (subject to the below outcomes), and installation of fencing to protect retained areas of habitat Lighting – we need to ensure that the no lighting is installed within the site as a result of the construction or future operation of the site.”*

280. In terms of great crested newts (GCN) and dormice, and based on the applicant's most recent submission, the County Council's Ecologist advises as follows:

*GCN:*

*I have seen further consultation from NatureSpace with regards to the potential for this proposal to engage with the district licence (DL) and this gives me the confidence that **provided that the formal certificate or report is submitted** (prior to determination) demonstrating the applicants engagement with the DL, we are in a position to be able to be confident that we have met our obligations to the 'Habitat Regulations' with respect to GCN.*

*Dormice:*

*The information that has now been submitted shows the extent and location of the scrub to be submitted. The habitat of a significant extent, and is contiguous with habitat off site that was shown to support Dormice from previous surveys to the south of the site in 2015. We therefore have sufficient confidence to determine that there is a significant chance that the proposal would give rise to an offence under the 'Habitat Regulations'. **I am not confident that we have sufficient information before us to fully engage with our responsibilities under the 'Habitat Regulations' and at this stage we are unable to grant the planning application.** My detailed comments as follows:*

*Dormice receive protection under UK law via the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Habitats Directive, which is transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (as amended) (commonly referred to as the Habitats Regulations). Where*

*developments affect European protected species (EPS), permission CAN be granted UNLESS*

*the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations AND is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law. Licences will not normally be granted in the absence of planning permission.*

*- Is the development likely to result in a breach of the EU Directive?*

**YES** - *The latest information supplied by the applicant clearly shows that 0.81 ha of continuous scrub and 0.34ha of scattered scrub around the edge of the site will be removed as a result of the proposals. This is contiguous with woodland and other woody vegetation to the north and south that has previous survey records for dormouse. The records to the south are relatively recent (2015) and given that the habitats within the site have only improved since this period, it is highly likely that Dormice will be utilising the onsite habitats in all stages of its lifecycle given suitable connectivity and structure of the habitat and available food resource. We are therefore reasonably confident that the proposals will give rise to a breach of the legislation.*

*- Is the development unlikely to be licensed?*

**YES** - *An EPS licence can only be granted if the development proposal is able to meet three tests:*

- 1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))*
- 2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and*
- 3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).*

*As previously discussed, it is for you as the case officer to assess the proposals against the first two tests. In order to assess the development against the third test, sufficient details must be available to show how killing / injury of Dormice will be avoided and how the impacts to Dormice will be addressed. In this case, an outline method statement / strategy is provided that includes methods to be followed during the development to ensure dormice are not disturbed, killed or injured, together with new habitat to be provided (its unclear if this will be up front due to the waste imports). However, this has been provided on a worst case scenario basis without the benefit of any data gathering on the presence/absence of animals within the site. The data from surrounding habitat would be considered too old to support a licence application. **On the basis of the information currently available, I am confident that the development is unlikely to be licensed.***



*Sufficient data to assessment the likely presence of Hazel Dormouse, sufficient to support a licence, is a clear requirement of planning submissions where a breach is likely, and though we have tried to accommodate this lack of data, the evidence before us demonstrates a risk of a breach of legislation will arise, and that we therefore have insufficient information before us to fully engage with our legal responsibilities under the Habitat Regulations. Only recent survey data in the form of nut search or footprint survey (positive results only) or a full Dormouse tube survey undertaken to industry standards by competent surveyors would be sufficient to gain an EPS licence and address point ii) above.*

281. The County Council's Ecologist disagrees with the applicant on the three test criteria above based on the information provided to the Waste Planning Authority to date. In its current form, the proposed development (or proposed consented operation) would not preserve public health or public safety, and nor is it in the public interest to approve. There are satisfactory alternatives available at this time (they certainly have not been disproven) and at this time, if approved it would be detrimental to European Protected Species.
282. It is acknowledged, that in the event that planning permission were to be granted, a planning condition could be applied for the submission of a Construction and Environmental Management Plan (CEMP) which would cover visual screening to protect the adjoining Botley Wood and Everett's and Mushes Copses Site of Special Scientific Interest (SSSI) (located adjacent to the north/north-western edge of the site) and protection measures to ensure no materials, machinery, vehicles or works will encroach on the designated site. This meets the requirements of Natural England, and would ensure the protection of ground nesting birds, bats, invertebrates and reptiles.
283. On balance, in terms of impacts on local ecology and biodiversity, despite the County Council's Ecologist requesting additional mitigatory information and surveys and investigations, in relation to great crested newts and dormice, as it stands, the documentation submitted is currently inadequate and insufficient to ensure that European Protected Species (EPS) would be protected and harm to the species and their habitats would not be caused.
284. On the basis of the information before the Waste Planning Authority at this time, the proposal is considered that it would have an unacceptable and significantly adverse impact on local ecology and biodiversity (European Protected Species) and is therefore not considered to be in accordance with Part a of Policy 3 (Protection of habitats and species) of the HMWP (2013) and Policy CP16 (Biodiversity) of the WCCLP JCC Pt1 (2013) in this regard.
285. Whilst the update to the HMWP cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the

process), the proposal is not considered to meet the provisions of emerging Policy 11 (Protecting public health, safety, amenity and well-being).

### Cultural and archaeological heritage

286. Policy 7 (Conserving the historic environment and heritage assets) of the [HMWP \(2013\)](#) requires that waste development should protect and, wherever possible, enhance Hampshire's historic environment and heritage assets, both designated and non-designated, including the settings of these sites. The Policy further states that waste development should preserve or enhance the character or appearance of historical assets unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.
287. With the application site having been a mineral extraction site and then a former landfill site, which was restored to countryside, there are no heritage assets within the application that need assessing or protecting.
288. A **Heritage Statement** (HS) was prepared to support the application. This was reviewed by the County Archaeologist who concluded that the HS addresses most of the archaeological issues associated with the site, but not all of them. It was noted that the HS did not cover issues in relation to ground and the impact of the development on the setting of Scheduled Monuments in the surrounding landscape. However, as the site was subject to a previous planning permission [19/01153/FUL](#) which covered these issues, the County Archaeologist was able to conclude that no further archaeological issues needed to be raised. Historic England did not provide any comments on the proposal.
289. Concerns have been raised by some third parties over the risk to and impact on listed buildings close to the public highway from associated developmental HGV impacts. These concerns are acknowledged, however, the affected highways are presently allowed to carry HGVs and there is no direct evidence that this would be the case should planning permission be granted.
290. Policy CP20: Heritage and Landscape character of the [WCCLPt 1](#) (2013) sets out criteria for conservation and enhancement of the historic environment. Policy DM26 (Archaeology) of the [WCCLPt 2](#) (2017) sets out Archaeology should be considered through planning applications.
291. The County Archaeologist raised no objection to the proposal. There are no archaeological sites currently recorded at this location. On this basis, the proposal is in accordance with Policy 7 (Conserving the historic environment

and heritage assets) of the [HMWP \(2013\)](#) and Policy CP20: Heritage and Landscape character of the [WCCLPpt 1](#) (2013).

292. On this basis, the proposal is considered to be acceptable and in accordance with Policy 7 (Conserving the historic environment and heritage assets) and of the [HMWP \(2013\)](#) and Policy CP20: Heritage and Landscape character of the [WCCLPpt 1](#) (2013).

293. Whilst the update to the HMWP cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the process), the proposal is considered to meet the provisions of emerging plan.

#### Impact on public health, safety and amenity

294. Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) requires that waste development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. The potential cumulative impacts of waste development and the way they relate to existing developments must be addressed to an acceptable standard.

295. Policy DM17 (Site Development Principles) of the [WCCLPpt 2](#) states that *'new development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it: provides a safe and secure environment, accessible by all (part i); includes adequate provision for surface water drainage and sewage disposal (part iii); provides sufficient amenity and recreational space for users (part vi); does not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing (part vii); does not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution (part viii); provides only for lighting that is not visually intrusive on the surrounding area (part ix).*

296. Furthermore, Policy DM19 (Development and Pollution) of the [WCCLPpt 2](#) states that *'Development which generates pollution or is sensitive to it, and accords with the Development Plan, will only be permitted where it achieves an acceptable standard of environmental quality. As a minimum, development should not result in unacceptable impacts on health or quality of life. Proposals should comply with all national statutory standards relating to environmental quality and include a statement setting out how such requirements have been met, where relevant, in designing the proposal. The potential for unacceptable pollution, resulting in adverse health or quality of life impacts, should be addressed by applications. Where there is potential for adverse impacts to occur on the following matters a detailed assessment should be conducted:*

- i. odour;
- ii. light intrusion;
- iii. ambient air quality;
- iv. water pollution;
- v. contaminated land; and
- vi. construction phase pollution impacts for large or prolonged developments.

*The report should identify and detail any mitigation measures that are necessary to make the development acceptable in respect of the adverse impacts on health and quality of life. The Local Planning Authority may require specific mitigation measures to be undertaken in order to make developments acceptable in terms of matters relating to pollution.*

297. Any application that includes the importation by HGV of significant volumes of inert materials (here clean soils/waste materials) for use in large-scale engineering, landscaping and reprofiling works has the potential to adversely affect local public health, safety and amenity.

*a) Emissions to the atmosphere (air quality), dust and odour:*

298. As a former restored landfill site, any works on, in or to it must be undertaken under the instruction of the correct regulator, which in this case are the Environmental Health Officer at Winchester City Council and the Environment Agency.

299. Policy DM21 (Contaminated Land) states that *'The development of land which is known or suspected to be contaminated, or which is likely to be affected by contamination in the vicinity, will only be permitted where it accords with the Development Plan and there will be no unacceptable impacts on human health, groundwater and surface water, or the wider environment, and:*

- i. *the full nature and extent of contamination is established;*
- ii. *appropriate remedial measures are included to prevent risk to future users of the site, the surrounding area and the environment (including water supplies and aquifers);*
- iii. *all site investigations, risk assessment, remediation and associated works are carried out to current industry best practice guidelines. Assessments should accompany planning applications'.*

300. In the event that planning permission were to be granted, a planning condition could be applied for the submission of a Construction and Environmental Management Plan and / or a Materials Management Plan both of which would cover matters including the storage of construction materials/chemicals and equipment, waste disposal, chemical and/or fuel run-off from construction into nearby watercourse(s).

301. Conditions could also be applied to manage the cleanliness of HGVs delivering materials to the site. Most modern HGVs utilise the most modern and up to date technologies relative to their emissions. Any ground contamination matters that may arise during the development could be controlled by a reactive-style condition that ceases work in those areas subject to investigations being completed and mitigation, if needed, being completed first.
302. Odour is not expected to be an issue as all of the soils / waste materials being imported are inert and therefore not subject to decomposition and decay.
303. As stated previously, if planning permission is granted, in order to start importing materials into the site the Environment Agency would first have to issue their 'operational' approval via the Permitting regime.
304. The applicant has not prepared either a CEMP or a MMP to date. This has been criticised by the EHO at Winchester City Council, however, should permission be granted these Plans would be required to be submitted for approval prior to all development works commencing.
305. The submitted **Site Investigation Report** indicates that the waste on the site is dry and there is no indication that gas is permeating through the cap, signifying that the clay cap is performing well.
306. Initially the Environmental Health Officer raised concerns in relation to the robustness and content of the submitted Site Investigation Report. Further information was provided but still did not satisfy the EHO. However, it was recognised that some of the concerns could be dealt with via planning conditions relating to the requirements for a contamination scheme, written verification on contamination matters and dealing with unexpected contamination. These could all be applied in the event that permission were to be granted.
307. In relation to dust, no concerns were raised. Dust matters will also be controlled through the required Environmental Permit. In the event that planning permission were to be granted, a planning condition could be applied for the submission of a Construction and Environmental Management Plan and / or Materials Management Plan, either of which would cover dust management and suppression issues.

*b) Human health:*

308. Paragraph 005 of the PPGW states that '*planning authorities can ensure that waste is handled in a manner which protects human health and the environment through testing the suitability of proposed sites*'.

309. The submitted **Site Investigation Report** did not discover any hydrogen sulphide, which can be harmful to health.
310. As previously stated, initially the Environmental Health Officer raised concerns in relation to the robustness and content of the submitted Site Investigation Report. Further information was provided but still did not satisfy the EHO and he recommended refusal. This view remains.
311. However, it was recognised that some of the concerns could be dealt with via planning conditions relating to the requirements for a contamination scheme, written verification on contamination matters and dealing with unexpected contamination. These could all be applied in the event that permission was to be granted.
312. As stated previously, if planning permission is granted, in order to start importing materials into the site the Environment Agency would first have to issue their 'operational' approval via the Permitting regime. The consideration and protection of 'human health' is looked at through the Permitting regime and usually includes consultations with Public Health advisors, and in some cases the HSE and the Fire Service for example, where necessary.
313. Working on or near to or developing land that has been used for waste-related activities does require extra levels of regulation and often mitigatory measures. As stated previously, should planning permission be granted and should the EA permit these operations, the matter of landfill gas and landfill emissions would need to be investigated in full through the Planning and Permitting regimes in advance of any 'development' works, especially any affecting ground conditions, commencing.
314. Numerous third-party objections raising concerns about risks to human health were received as part of the consultation process. However, as stated above these all can be controlled either by the Planning and / or Permitting regimes, should planning permission be granted.

c) *Noise:*

315. Specifically in relation to noise, Policy DM20 (Development and Noise) of the [WCCLPt 2](#) states that *'Development which generates noise pollution or is sensitive to it will only be permitted where it accords with the Development Plan and does not have an unacceptable impact on human health or quality of life. A noise generating or noise sensitive development should include an assessment to demonstrate how it prevents, or minimises to an acceptable level, all adverse noise impacts. Assessment of these impacts should have regard to the advice contained within the Department for Environment Food and Rural Affairs (DEFRA) Noise Policy Statement for England (NPSE), March*

*2010, or its recognised replacement. Development will not be permitted where levels above the Significant Observed Adverse Effect Level (SOAEL) exist and mitigation measures have not been proposed that will reduce impacts to as near to the Lowest Observed Effect Level (LOAEL) as is reasonably possible. Mitigation measures should not render the design and amenity spaces unacceptable'.*

316. A **Noise Assessment** was prepared to support the application in accordance with the web-based Planning Practice Guidance (PPG), and British Standard 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Part 1: Noise. The noise assessment indicated that the noise limits are predicted to be exceeded at Receptor 2 (residential property to the south of the site) during Phase 1 of the proposed works and as a result, mitigation measures are considered necessary. It is proposed that temporary acoustic screens will be positioned on the southern and western boundaries of the Phase 1 works, where they provide a significant amount of noise attenuation. The screens would be 4m high, be sealed at the base, have an appropriate mass, and have no gaps. Importantly, the noise assessment conveys that with the temporary acoustic screens in place, the predicted noise levels are below the specified noise limits at the most affected receptors to the south of the site and therefore there will be no adverse noise impacts from the development proposals.

317. Initially the Environmental Health Officer raised concerns in relation to a lack of suitable assessment on noise matters in the original submission. Following the submission of new information, the EHO still had concerns. However, it was recognised that details could be submitted noise demonstrating how noise sensitive premises will be suitably protected from external noise or vibration via planning condition/s. This could be applied in the event that planning permission was granted.

318. Furthermore, a planning condition could also be applied relating to the submission of a Construction and Environmental Management Plan (CEMP) which would cover noise, vibrational impacts and screening throughout the ground clearance and installation works. The noise-related impacts associated with an operational solar farm are not envisaged to be discernible.

*d) Lighting*

319. The County Council's Ecologist was initially concerned over the risk of external lighting causing disturbance or harm to local ecology and biodiversity.

320. Whilst concerns over the use of lighting in this rural location have been raised, the applicant had confirmed that save for the lighting on plant,

machinery and HGVs and sensor-controlled lighting for security and safety purposes, no permanent external lighting would be installed.

321. Should planning permission be granted any new external, fixed lighting would be controlled and have to be approved in advance by condition.

*e) Cumulative impacts*

322. Objections received from the local population and interested parties cite the proposal's impacts through emissions to air and through noise and transport-related operations on the locality.

323. The material planning matters raised above have all been considered within the commentary of this report. Should planning permission be granted, matters like noise and dust would be controlled through conditions as would hours of use and associated vehicular movements. The planning permission would work in conjunction with the Permitting regime - as they would need an Environmental Permit to commence the import and deposit of 1.5 million tonnes of inert materials here - issued and regulated by the Environment Agency.

324. Taking all matters into account, including the grant of an Environmental Permit by the Environment Agency that controls and regulates all on-site waste-related operations at the site, the proposal is considered to meet the requirements of Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) and Policy DM19 (Development and Pollution) of the [WCCLPpt 2 \(2017\)](#).

325. Whilst the update to the HMWP cannot be given any policy weight in decision making (as it is emerging and only at a very early stage in the process), the proposal is considered to meet the provisions of the emerging plan.

Impact on ground, surface waters and flooding

326. Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the [HMWP \(2013\)](#) require that waste development should protect and maintain both the quality and quantity of groundwater and surface waters, and where possible reduce overall flood risk, within Hampshire.

327. Policy DM17 (Site Development Principles) of the [WCCLPpt 2](#) states that *'new development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with*



*the Development Plan will be permitted where it: includes adequate provision for surface water drainage and sewage disposal (part iii); and does not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution (part viii).*

328. The application site is located within Flood Zone 1, the least sensitive flood risk zone to development. It overlies a principal aquifer (chalk), which is classed as 'highly vulnerable' to polluting activities, with its northern margin situated within the groundwater source protection zone 3 (SPZs), which were designated to protect potable sources of groundwater.
329. The application was accompanied by several **Assessments** concerning the protection and management of the water environment. This included a flood risk assessment, a drainage design statement and a surface water management plan. A **Flood Risk Assessment (FRA)** and **Surface Water Drainage Strategy (SWDS)** have been prepared.
330. The applicant has advised that as part of the overall proposal that surface water drainage matters like ponding and rutting would also be corrected. The monitoring regime for the underlying former landfill site that includes monitoring wells - to monitor and sample surface water, groundwater and leachate - would all be retained.
331. With reference to the Environment Agency's Flood Mapping, the Site is considered to lie wholly within Flood Zone 1 (Low flood risk) and was found to not be at risk of any other sources of flooding. Planning Practice Guidance defines the proposed development as an 'Essential Infrastructure' development. There is therefore no requirement to apply the Exception Test. With regards to the application of the Sequential Test, as the Site is located in Flood Zone 1, the development is considered appropriate in this location.
332. It is proposed that the surface water runoff arising from the development utilises the existing drainage arrangements already present at the site. The required attenuation storage will be provided within an attenuation pond via a series of swales. The increase in effective area caused by the development has been calculated and required a maximum storage of 3631m<sup>3</sup> over an area of approximately 2286m<sup>2</sup> and a depth of 2m, assuming a side slope of 1:3. The surface water drainage strategy presented demonstrates that adequate SuDS space provision is afforded within the development and that the proposed scheme is feasible and compliant to appropriate best practice and regulatory requirements and can be maintained in accordance with best practice.

333. The importation and use of 1.5 million tonnes of inert soils / materials would contribute to the proposed improvements to the site's surface water management regime.
334. The Lead Local Flood Authority raised no objection subject to a condition being imposed, should permission be granted, securing details for the suitable diversion of a natural surface water flow path running east to west in the northern part of the site due to the proposed increase in ground levels, to ensure continuing hydraulic continuity both upstream and downstream. This could be applied in the event that permission is granted. A planning condition could also be applied in the event that permission is granted for the submission of a drainage and SUDs maintenance plan pre-commencement.
335. On the basis of the scale of the development and the proposed improvements that could be conditioned, the proposal is considered to be in accordance with Policies 10 (Protection of public health, safety and amenity) and Policy 11 (Flood risk and prevention) of the [HMWP \(2013\)](#) in relation to surface water or groundwater and flooding.

#### Environmental Permitting

336. The operational activities associated with the proposed importation and use of inert soils within the wider site would usually require an Environmental Permit or an exemption to a Permit, issued and regulated by the Environment Agency (EA). However, with the material being provided through [CL: AIRE - Leading Sustainable Land Reuse](#), and it being classified as soils rather than waste, the need for securing a Permit from the EA to operate may not be required. This does not affect the planning position currently being taken.
337. As previously stated, the Environment Agency has advised the Waste Planning Authority that the applicant would need to obtain a Permit in advance to deposit inert materials on top of an actively gassing former landfill site. This would not be affected by the CL : AIRE regulations that deals with the classification of the proposed material.
338. The Permitting regime and Planning regime should work together and complement each other not duplicate or conflict. Permitting controls the operational impacts and effects of a development whereas the planning concerns the acceptable use of the land.
339. The Permit contains controls on waste / materials' type/s allowed on site, pollution control measures and the protection of air, land and water from emissions. Any changes to the Permit would be provided to the Waste

Planning Authority, who would assess the materiality of any changes to the relevant extant planning permission.

### Highways impact

340. Paragraph 110 of the [NPPF \(2021\)](#) advises that *‘when assessing planning applications opportunities should be taken to promote sustainable transport modes, ensure development sites have safe and suitable access for all users and where there are any significant impacts on the transport network in terms of capacity, congestion or highway safety these should be cost effectively mitigated to an acceptable degree’*.
341. In addition, paragraph 111 of the [NPPF \(2021\)](#) states that *‘development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’* Within this context, applications for development should: *a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*
342. Policy 12 (Managing traffic) of the [HMWP \(2013\)](#) 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.
343. Policy DM18 (Access and Parking) of the [WCCLPt 2](#) states that *‘in order to ensure that appropriate provision is made for parking and access, development will be permitted which accords with the Development Plan and:*
- i. provides parking in accordance with relevant standards and the needs of the development, for cars and other vehicles as necessary, including cycles;*

- ii. allows for access to, and movement within, the site in a safe and effective manner, having regard to the amenities of occupiers of the site and adjacent land and to the requirements of the emergency services and service providers, including turning facilities as appropriate;*
- iii. makes provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required;*
- iv. provides for the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site, and cycle parking;*
- v. incorporates parking provision and vehicular access as part of the overall design of the scheme, including hard and soft landscaping, signage and lighting that is both necessary and of a high quality design, taking account of the character of the surrounding area.*

344. The site is to be served by an existing access at its north-eastern corner onto Titchfield Lane (see **Appendix K – Existing Access**). The access is currently blocked off for security purposes as it became an area targeted for illegal fly tipping (due to its remoteness from properties). In addition, the access has become overgrown with foliage, therefore this will need to be tidied and upgraded for the proposed development.

345. A temporary haul road and compound area within the application site would need to be constructed as part of the development proposals in order to successfully facilitate the delivery of the soil/clay placing and solar. Eight car parking spaces would also be installed.

346. The main considerations raised have been about the ability of existing local highway network' to accommodate the HGV traffic for a period of five years, and to do it safely. The impact on the safety of local road users (including non-motorised users) has also been cited as part of the consultation and these are acknowledged.

*Highway capacity:*

347. A total of 1.5 million tonnes of material will be required to reprofile the land at the site over a five year period. This material will be delivered via HGV (6-8 wheel tippers) in 20 tonne load sizes.

348. The HGV trips have been calculated to equate to a total of 42 trips (84 two-way movements) per day. This equates to up to 6 HGV trips (12 two-way movements) per hour across an 8-hour working day.

349. Notwithstanding those 8-hour working day trips, due to the methods of working it is likely that the daily import of material may fluctuate, however predicted site operations during the assessed land reprofiling phase are calculated, during a normal working week (Monday to Saturday), to generate

an average of 231 HGV trips per week or 462 two-way HGV movements. This would result in a total of 84 two-way movements per average weekday with an additional 10 two-way staff movements at a maximum. This equates to a total of 12 two-way HGV movements per hour.

350. For the distribution it is anticipated there will be an even split of HGVs along Titchfield Lane. The applicant has agreed to accept an HGV routing agreement should planning permission be granted.
351. It is anticipated there will be a total of 3-5 staff members working at any one time on Site during the land reprofiling phase. It is likely all staff members will be on Site before the AM peak hour of 08:00 to 09:00 and will leave after the PM peak hour of 16:00 to 17:00; for this reason, any trips associated with staff have been omitted from the overall assessment of the peak hours.
352. The HGVs importing the material during the land reprofiling phase of development are expected to come from both the north and the south of the site access junction along Titchfield Road and be evenly distributed between each direction. This equates to a total of three HGVs accessing the site from the north and three egressing the Site to the north, with the same quantities occurring to/ from the south.
353. The proposed development will make use of the existing access to site at the north-east boundary from Titchfield Lane (see **Appendix K– Existing Access**). The access is currently blocked off for security purposes. A temporary haul road and compound area will need to be constructed as part of the development proposals in order to successfully facilitate the delivery of the soils and materials and construction of the solar farm.
354. The access is discussed in more detail within the applicant's **Transport Assessment (TA)** and the applicant's **supplementary Transport-related documentation**, where HGV numbers and activity, visibility, swept paths, traffic counts and future growth-related traffic counts as well as accident data are all discussed.
355. The majority of third-party objections and those received from local Parish Councils' and the local Member all object on the grounds that the local road network, specifically Titchfield Lane onto which the application site's vehicular access connects, are not wide enough in many areas (for Titchfield Lane along most of its length) to safely allow two HGVs to pass. There are problems on Titchfield Lane for HGVs passing small goods vehicles as well as cars, and for two small goods vehicles and cars. In their shared opinion, the proposed total of 42 HGV trips (84 two-way movements) per day would make current road conditions worse and less safe for all users (motorised and non-

motorised) as the road is narrow in places (<5m in width) and contains numerous bends plus there are no footpaths along it.

356. The Local Highway Authority (LHA) accepts that the site's existing vehicular access could be brought back into use. It is overgrown and would have to be cleared and maintained to ensure appropriate visibility splays can be maintained for safe HGV egress and access. This would need to be retained by the applicant to an agreed and safe geometry and visibility should permission be granted.
357. The LHA also noted that a weighbridge, lay-by for a wheel wash, parking spaces and an office block would be included too.
358. The LHA also accepted that the 42 HGV trips (84 two-way movements) as a weekday maximum was acceptable in terms of not exceeding existing road capacity on the local road network regardless of HGVs travelling both north toward and from the A334 or south toward and from the A27. The applicant's **Transport Assessment (TA)** does indicate a 1.7% increase in developmental contributions to overall traffic flow on Titchfield Lane by 2026. This projected increase is not a significant increase and would not adversely affect traffic flow along Titchfield Lane (including southward at the A27 - Mill Lane Junction), with spare capacity at 69% still, when compared against 2021 'known' levels.
359. The applicant has agreed to enter into an HGV Routing Agreement to ensure HGVs travel to and from the application site in a manner that minimises disruption to the local road network and local residents. The applicant has offered to discuss routing options with local residents, groups and Parish Councils to resolve this, should planning permission be granted. This approach is welcomed.

*Highway safety:*

360. Looking at road safety matters, the LHA accepts that the site's existing access can be brought back into use subject to clearance works and the maintenance of the bell mouth visibility splays throughout the five-year importation period.
361. The LHA advises that although Titchfield Lane has a 7.5 tonne weight restriction imposed on it, the relevant Traffic Regulation Order (TRO) contains a clause that exempts heavier HGVs where "they are required for building, industrial or demolition' purposes.
362. Conditions could be imposed in relation to visibility splays, mud on the road and other highway matters in the event permission is granted.

363. Taking all matters into account, the LHA is not raising an objection on highway safety or capacity grounds. On this basis, in the event that planning permission is granted, conditions and a legal agreement could address and mitigate and highway impacts to ensure the proposal is in accordance with Policy 12 (Managing traffic) of the [HMWP \(2013\)](#) and Policy DM18 (Access and Parking of the [WCCLPt 2](#) (2017).

#### Restoration

364. Policy 9 (Restoration of minerals and waste developments) of the [HMWP \(2013\)](#) requires temporary minerals and waste development to be restored to beneficial after-uses consistent with the development plan. Restoration of minerals and waste developments should be in keeping with the character and setting of the local area and should contribute to the delivery of local objectives for habitats, biodiversity or community use where these are consistent with the development plan. It also indicates that restoration of mineral extraction and landfill sites should be phased throughout the life of the development.

365. Some restoration details are included in the application. Due to the restricted and temporary nature of solar farm development, the land will revert back to its former use as a greenfield site once operations have ceased. In this respect the proposed scheme will result in a less permanent impact than most other forms of development, including some alternative methods of renewable energy production.

366. A planning condition/s and / or legal agreement could be included for the restoration (to ensure ecological and arboricultural compensation is delivered) of the site following phasing of the works on site and at the end of the development should permission be granted. On the basis of the proposed condition, the proposal is considered to be in accordance with Policy 9 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#).

#### Monitoring and enforcement

367. In the event that permission is granted, as an operational waste site, the site will be subject to regular monitoring by the Council's Monitoring and Enforcement team to ensure compliance with conditional and legally required mitigation.

368. The Environment Agency has the powers to suspend any permits it considers are not being fully complied with and are creating an unacceptable risk.

369. The Environmental Health Department at Winchester City Council also has powers to stop work or require mitigatory works are undertaken in relation to contamination and contaminated land matters.

#### Social-economic impacts

370. The development proposed contains both temporary and permanent elements, the installation and construction of the solar farm over a five year period and the subsequent operation of the farm, over a projected twenty-five year expected life.

371. It is considered that the development proposals will bring the following key benefits to the local community:

- align with the National commitment to increasing the use of renewable generation as reflected by the latest [NPPF \(2021\)](#) and latest guidance on renewables;
- creation of 4-6 permanent on-site jobs and associated HGV driver jobs with material placement activities.

#### Community engagement and benefits

372. Paragraph 5.59 of the [HMWP \(2013\)](#) states that there is an expectation that all 'major' waste development will be accompanied by a site Liaison Panel. It is recognised that this is a slightly different proposal to the normal waste sites that liaison panels would be a requirement for. However, the Waste Planning Authority supports the establishment of a panel here, should permission be granted, to facilitate effective engagement with stakeholders in the interests of promoting communication between the site operator and local community for the duration of the development. An informative could be added to any permission granted on the establishment of a panel for the duration of the development.

373. Community benefits package which may or may not be offered by the applicant outside of the planning application cannot be taken into account in decision making.

#### Other issues

374. Some representations noted that proposals should be considered alongside planning application 20/1483/HCS at Five Oaks Farm which will be using the same road network and has similar plans for importing inert waste once sand has been extracted. All planning applications are considered on their individual merits.



## Conclusions

375. Whilst it is recognised that planning permission has previously been granted for the construction of a 14MW Solar Photovoltaic (PV) Farm and gas management system with associated works by Winchester City Council (planning permission [13/01247/FUL](#)), the focus here is on the changes to the scheme now proposed, namely the land raising.
376. Subject to appropriate mitigation and planning conditions, the proposal is supported by Policies 2 (Climate change mitigation and adaptation), 7 (Conserving the historic environment and heritage assets), 8 (Protection of soils), 9 (Restoration of minerals and waste development), 11 (Flood risk and prevention), 25 (Sustainable waste development) and 30 (Construction, excavation and demolition waste development) of the [HMWP \(2013\)](#) and Policies DM24 (Special trees -important hedgerows and ancient woodlands) and DM26 (Archaeology) of the [WCCLPpt 2](#) (2017).
377. However, the proposal is not considered to be in accordance with Policies 3 (Protection of habitats and species) part a (in relation to European protected species), 5 (Protection of the countryside), part d of Policy 10 (Protecting public health, safety and amenity), 13 (High quality design of minerals and waste development), 29 (Location and sites for waste development), as well as Policies MTRA4 (Development in the countryside), DM10 (Essential facilities & services in the countryside), DM16 (Site design criteria) and DM23 (Rural character).
378. Based on the information before the Minerals and Waste Planning Authority at the time of the decision, it cannot be determined that the proposal does not have a significant adverse effect on important habitats and species. The acceptability of the proposal in a countryside location has also not been adequately demonstrated. Based on the information before the authority, the landscape and visual impacts are also not considered to be acceptable. A clear and demonstrated 'site-specific' and 'special' need has not been provided for the land raising works proposed within this planning application.
379. It is therefore considered that the proposal would not be, on balance, a sustainable development in accordance Policies 1 of the [HMWP \(2013\)](#) and paragraph 11 of the [NPPF \(2021\)](#).

## **Recommendation**

380. That planning permission be REFUSED subject to the reasons for refusal listed in **Appendix A**.

Appendices:

Appendix A – Reasons for refusal

Appendix B – Committee Plan

Appendix C - Site Boundary Plan

Appendix D – Aerial Photograph

Appendix E - Proposed Solar Farm Layout and Illustrative Masterplan

Appendix F - Proposed Cross Sections and Mitigation

Appendix G - 2013 approved solar farm layout and sections

Appendix H – Section through proposed solar panels

Appendices I a-e – Phases 1-5

Appendix J – Viewpoint locations

Appendix K – Existing Access

Other documents relating to this application:

<https://planning.hants.gov.uk/Planning/Display/HCC/2021/0701>

**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

<b>Hampshire maintains strong and sustainable economic growth and prosperity:</b>	No
<b>People in Hampshire live safe, healthy and independent lives:</b>	No
<b>People in Hampshire enjoy a rich and diverse environment:</b>	No
<b>People in Hampshire enjoy being part of strong, inclusive communities:</b>	No

**OR**

**This proposal does not link to the Strategic Plan 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 or local planning authority.

**Other Significant Links**

**Links to previous Member decisions:**

<u>Title</u>	<u>Date</u>

**Direct links to specific legislation or Government Directives**

<u>Title</u>	<u>Date</u>

**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

21/03089/HCS  
WR086

Hampshire County Council

Proposed revised landform modifications to enable the construction of a 10.5 mw solar photovoltaic (PV) farm and gas management system with associated works at The Funtley Refuse Tip (Former), Titchfield Lane, Wickham, Fareham, Hampshire PO15 6DY

## **EQUALITIES IMPACT ASSESSMENTS:**

### **1. Equality Duty**

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 by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

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

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

Officers considered the information provided by the applicant, together with the response from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## Appendix A

The proposal is not considered to be in accordance with Policies 3 (Protection of habitats and species) part a (in relation to European protected species), 5 (Protection of the countryside), part d of Policy 10 (Protecting public health, safety and amenity), 13 (High quality design of minerals and waste development), 29 (Location and sites for waste development), as well as Policies MTRA4 (Development in the countryside), DM10 (Essential facilities & services in the countryside), DM16 (Site design criteria) and DM23 (Rural character). Based on the information before the Minerals and Waste Planning Authority at the time of the decision, it cannot be determined that the proposal does not have a significant adverse effect on important habitats and species. The acceptability of the proposal in a countryside location has also not been adequately demonstrated. Based on the information before the authority, the landscape and visual impacts are also not considered to be acceptable. A clear and demonstrated 'site-specific' and 'special' need has not been provided for the land raising works proposed within this planning application. It is therefore considered that the proposal would not be, on balance, a sustainable development in accordance Policies 1 of the Hampshire Minerals and Waste Plan (2013) and paragraph 11 of the [NPPF \(2021\)](#).

### Reasons for Refusal

#### That planning permission be refused for the following reasons:

- a) On the basis of the information submitted and notwithstanding the proposed mitigation, the applicant has failed to adequately and sufficiently demonstrate that a significant adverse impact on protected species (dormice and great crested newts) would not occur and has not provided appropriate mitigation to offset any harm in accordance with Part a of Policy 3 (Protecting habitats and species) (in relation to European protected species) of the Hampshire Minerals & Waste Plan (2013) and Policy CP16 (Biodiversity) of the Winchester City Council and South Downs National Park Part 1 – Joint Core Strategy Pt1 (2013);
- b) On the basis of the information submitted and notwithstanding the proposed mitigation, it is considered that the proposal is likely to result in landscape and visual impact contrary to the requirements of Part d of 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) as well Policies DM16 (Site design criteria) and DM23 (Rural character) of the Winchester City Council Local Plan Part 2 – Joint Core Strategy (2017);

- c) The location of the proposal has not been adequately justified in terms of its need for being located in the countryside, contrary to the requirements of Policies 5 (Protection of the countryside) and 29 (Location of waste management development) of the Hampshire Minerals & Waste Plan (2013), Policy MTRA4 (Development in the Countryside) of the Winchester City Council Local Plan Part 1 – Joint Core Strategy (2013)) and Policy DM10 (Essential Facilities and Services in the Countryside) of the Winchester City Council Local Plan Part 2 – Joint Core Strategy (2017).

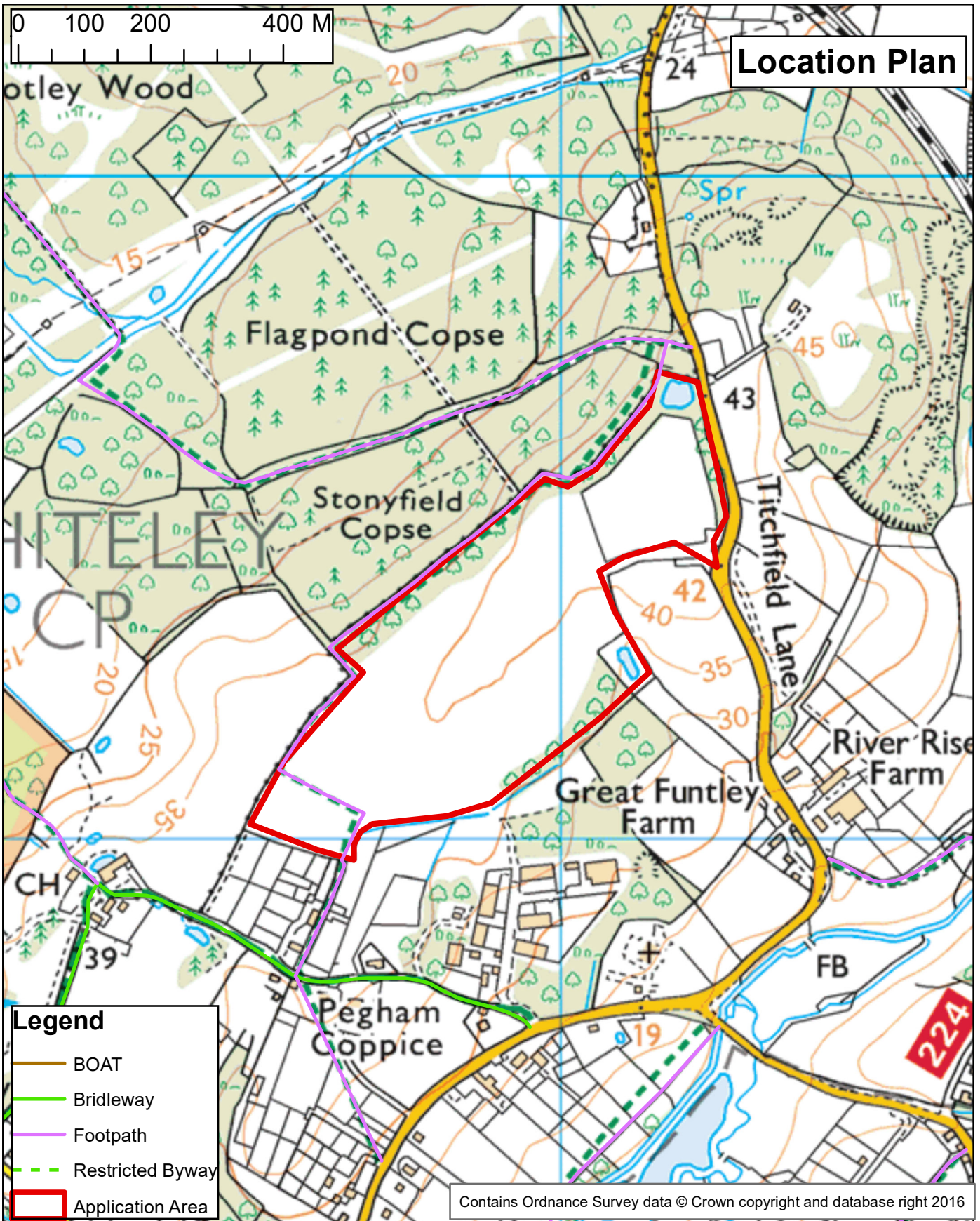
On the basis of the above reasons, the proposal is considered to be contrary Policy 1 (Sustainable minerals and waste development) of the Hampshire Minerals & Waste Plan (2013) and paragraph 11 of the National Planning Policy Framework (2021) as the proposal does not constitute a sustainable minerals and waste management development.

#### **Note to Applicant**

1. In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2021), as set out in the Town and Country Planning Act 1990.
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.

This page is intentionally left blank





Proposed revised landform modifications to enable the construction of a 10.5 mw solar photovoltaic (PV) farm and gas management system with associated works at The Funtley Refuse Tip (Former), Titchfield Lane, Wickham, Fareham, Hampshire PO15 6DY

Application No: 21/03089/HCS  
Site Ref: WR086

Regulatory Committee

Date: 13 September 2023

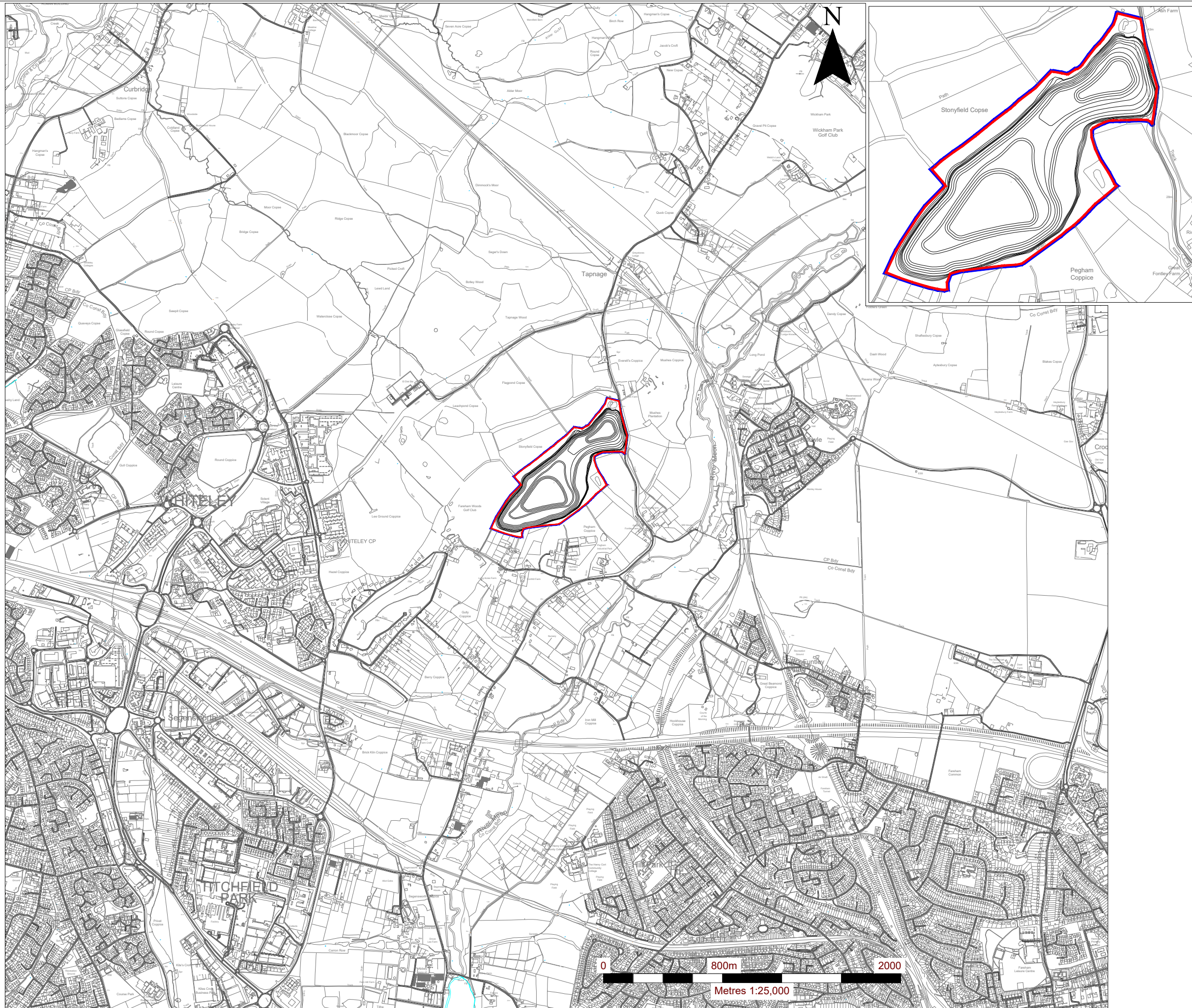
1:8,000



Hampshire  
County Council

Universal Services

This page is intentionally left blank



**LEGEND**

- SITE BOUNDARY**  
AREA WITH RED LINE BOUNDARY = 23.35Ha
- LAND UNDER CONTROL OF THE APPLICANT**



Navigate Corporation  
c/o SLR Consulting Ltd



3RD FLOOR  
THE BREW HOUSE  
JACOB STREET  
BRISTOL, BS2 0EQ  
T: 01179 064280  
www.slrconsulting.com

PLANNING APPLICATION

FUNTLEY SOLAR FARM

**SITE BOUNDARY PLAN**

**002**

Scale  
1:25,000 @ A3

Date  
AUGUST 2021

This page is intentionally left blank

RJ Self Storage  
Containers Fareham

Titchfield Ln

Titchfield Ln

Titchfield Ln

Hoare Construction  
Group

L&S Waste Management

Al Mahdi Centre

This page is intentionally left blank

1. NEW NATIVE PLANTING WILL BUFFER AND EXTEND WOODLAND HABITATS THEREBY IMPROVING THE ECOLOGICAL FUNCTION AND CONNECTIVITY OF PEGHAM COPPICE SINC.
2. MORE OPEN AREAS OF GRASSLAND WILL RETAIN GROUND NESTING SPECIES SUCH AS SKYLARKS.
3. EXISTING VEGETATION WITHIN SSSI BUFFER ZONE TO BE RETAINED AS FAR AS POSSIBLE. AREAS OF OPEN RICH SPECIES GRASSLAND PROPOSED WITHIN SSSI BUFFER ZONE TO FUNCTION AS A REPTILE RECEPTOR. SSSI BUFFER ZONE AND REPTILE RECEPTOR AREA MANAGED THROUGH LEMP PRESCRIPTIONS.
4. SOUTH FACING GRASSLAND WILL BE MANAGED TO PROVIDE OPTIMUM HABITATS FOR INVERTEBRATES AND REPTILES ONCE THE SITE DEVELOPMENT HAS BEEN COMPLETED.
5. NEW PERIPHERAL PLANTING PROVIDES LINKAGES FOR WOODLAND TO THE NORTH (STONYFIELD COPSE) WITH PEGHAM COPPICE TO THE SOUTH.
6. SITE PONDS ARE ENHANCED FOR BIODIVERSITY IN ACCORDANCE WITH ATTENUATION FUNCTION.

FLAGPOND COPSE

STONYFIELD COPSE

BARN OWL POLE MOUNTED NEST BOX.

LINE OF 20 SOLITARY BEE POSTS IN SOUTH-FACING GRASSLAND.

KESTREL POLE MOUNTED NEST BOX.

TITCHFIELD LANE

SKYLARK GOLF AND COUNTRY CLUB

MICRO TOPOGRAPHICAL FEATURES INCORPORATED INTO SPECIES-RICH GRASSLANDS SUCH AS SCRAPES AND BARE SUBSTRATE, LOW BANKS AND LOOSE SUBSTRATE (SAND/GRAVEL).

INVERTEBRATE 'LOGGERS' SEMI-SHADED.

PEGHAM COPPICE

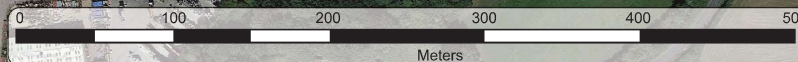
RIVER RISE FARM

GREAT FUNTLEY FARM
















Page 103

GOOGLE EARTH



LEGEND

-  SITE BOUNDARY
-  EXISTING VEGETATION
-  EXISTING PUBLIC RIGHT OF WAY/ DIVERTED PUBLIC RIGHT OF WAY WITHIN THE SITE
-  BOTLEY WOOD AND EVERETT'S AND MUSHES COPSES SSSI
-  PROPOSED SECURITY FENCELINE WITHIN THE SITE
-  PROPOSED NATIVE MATRIX VEGETATION
-  PROPOSED AREAS OF SPECIES RICH MEADOW GRASS WITH SPECIES OF KNOWN VALUE TO INVERTEBRATES SUCH AS BIRDS FOOT TREFOL
-  EXISTING ATTENUATION BASINS ENHANCED FOR GCN
-  PROPOSED INDICATIVE SOLAR PANEL LAYOUT
-  PROPOSED LOCATION FOR FIELD DRAIN OR EQUIVALENT. TO BE DETAILED BY CIVIL ENGINEER
-  PROPOSED LOCATION FOR SECONDARY FIELD DRAIN OR EQUIVALENT. TO BE DETAILED BY CIVIL ENGINEER
-  INDICATIVE LOCATION OF SUBSTATION BUILDING
-  PROPOSED ACCESS TRACK
-  LINE INDICATING CANOPY OF EXISTING TREE GROUPS AND ROOT PROTECTION AREA (RPAs)

Navigate Corporation  
c/o Marsden



3RD FLOOR  
THE BREW HOUSE  
JACOB STREET  
BRISTOL, BS2 0EQ  
T: 01179 064280  
www.slrconsulting.com

REVISED FUNTLEY SOLAR FARM APPLICATION

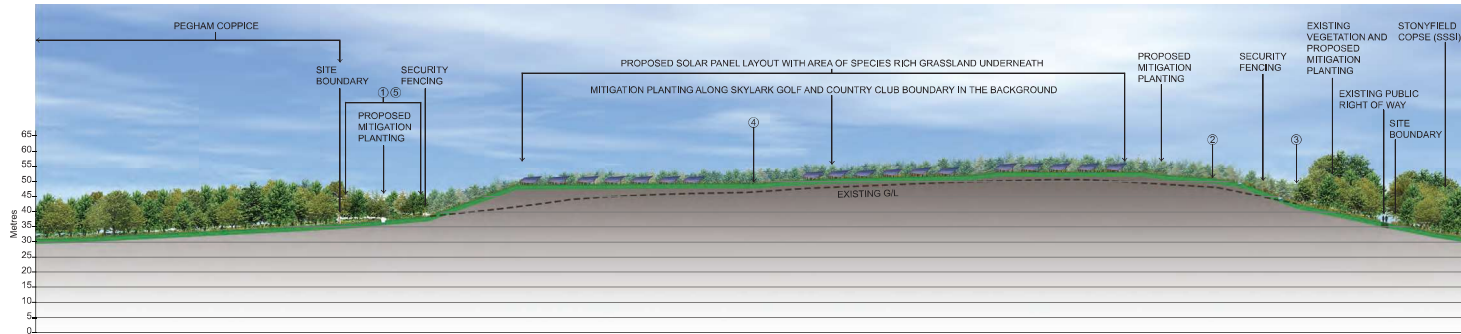
ILLUSTRATIVE MASTERPLAN

009.7

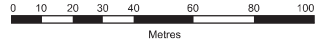
Scale AS SHOWN @ A3 Date 20/07/2023

This page is intentionally left blank

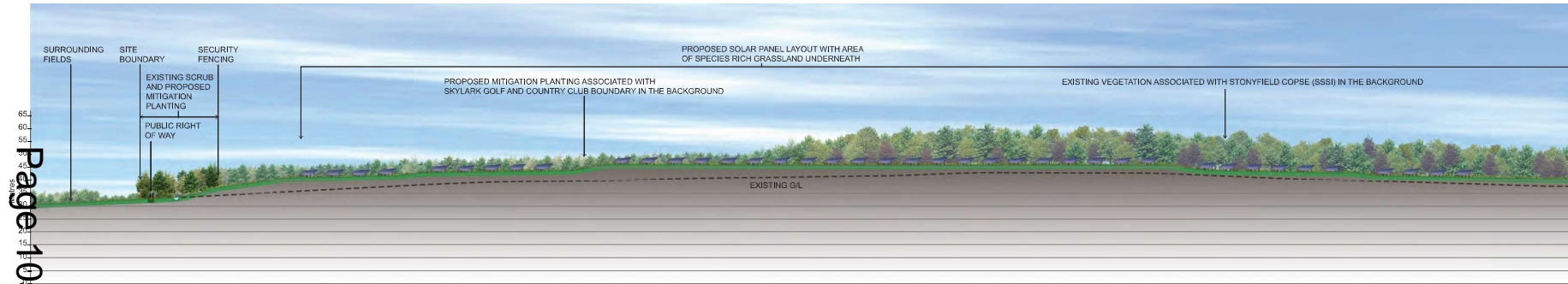




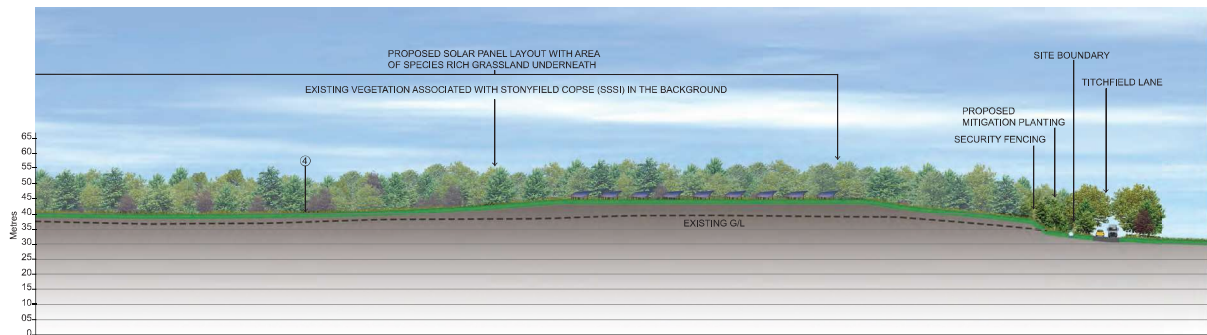
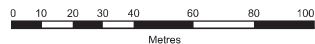
ILLUSTRATIVE SECTION AA: SHOWING SOUTH-NORTH PROFILE OF SOLAR FARM AREA WITH LANDSCAPE MITIGATION PROPOSALS.



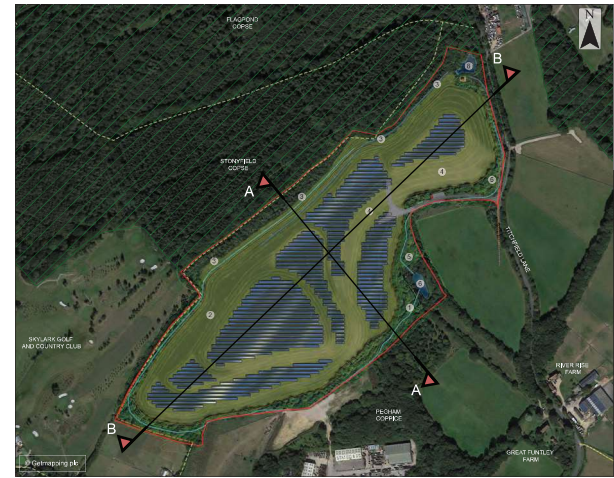
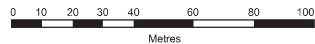
1. NEW NATIVE PLANTING WILL BUFFER AND EXTEND WOODLAND HABITATS THEREBY IMPROVING THE ECOLOGICAL FUNCTION AND CONNECTIVITY OF PEGHAM COPPICE SINC.
2. MORE OPEN AREAS OF GRASSLAND WILL RETAIN GROUND NESTING SPECIES SUCH AS SKYLARKS.
3. EXISTING VEGETATION WITHIN SSSI BUFFER ZONE TO BE RETAINED AS FAR AS POSSIBLE, AREAS OF OPEN RICH SPECIES GRASSLAND PROPOSED WITHIN SSSI BUFFER ZONE TO FUNCTION AS A REPTILE RECEPTOR, SSSI BUFFER ZONE AND REPTILE RECEPTOR AREA MANAGED THROUGH LEMP PRESCRIPTIONS.
4. SOUTH FACING GRASSLAND WILL BE MANAGED TO PROVIDE OPTIMUM HABITATS FOR INVERTEBRATES AND REPTILES ONCE THE SITE DEVELOPMENT HAS BEEN COMPLETED.
5. NEW PERIPHERAL PLANTING PROVIDES LINKAGES FOR WOODLAND TO THE NORTH (STONYFIELD COPSE) WITH PEGHAM COPPICE TO THE SOUTH.
6. SITE PONDS ARE ENHANCED FOR BIODIVERSITY IN ACCORDANCE WITH ATTENUATION FUNCTION.



ILLUSTRATIVE SECTION BB: SHOWING WEST-EAST PROFILE OF SOLAR FARM AREA WITH LANDSCAPE MITIGATION PROPOSALS.



ILLUSTRATIVE SECTION BB: SHOWING WEST-EAST PROFILE OF SOLAR FARM AREA WITH LANDSCAPE MITIGATION PROPOSALS CONTINUED.



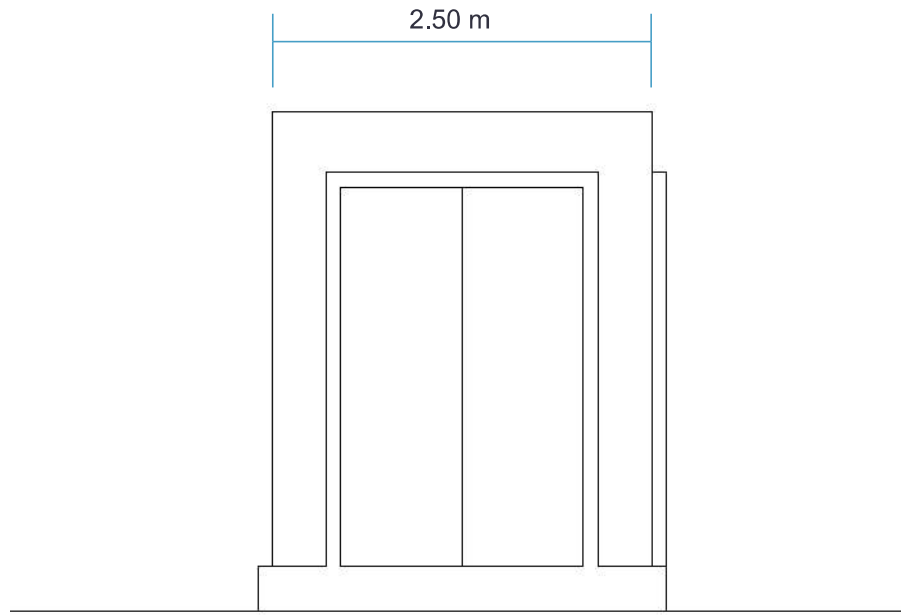
ILLUSTRATIVE KEY PLAN WITH SECTION LOCATIONS AND MITIGATION PROPOSALS

Page 105

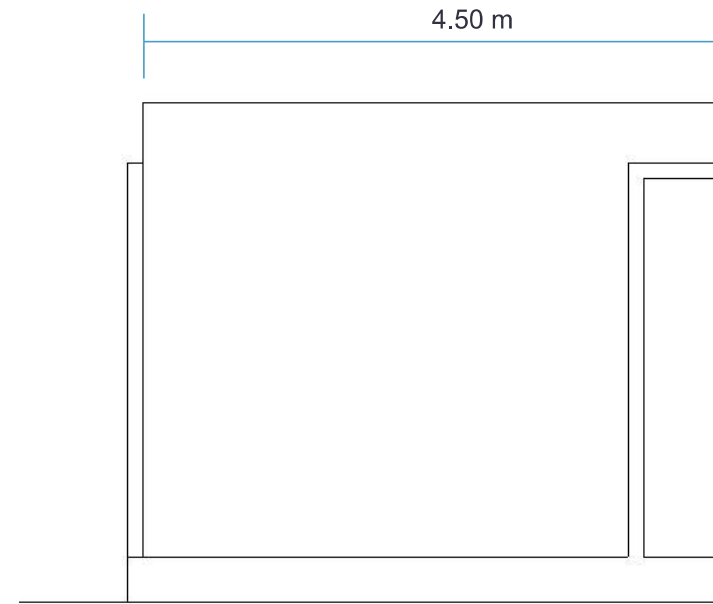
41049200047293077\_ILLUSTRATIVE CROSS SECTIONS\_IG\_2017-05-18

This page is intentionally left blank



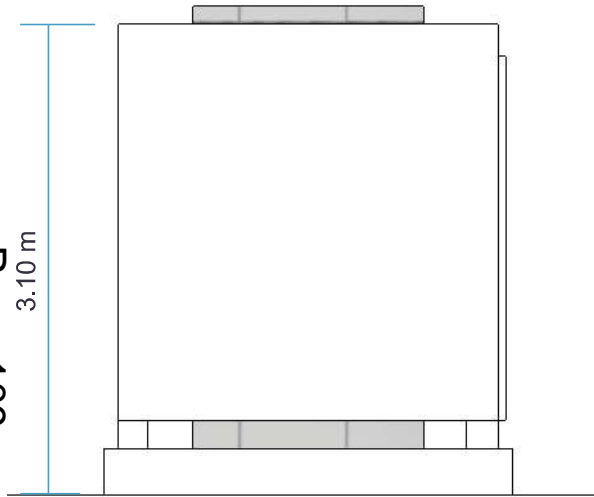


**south elevation**

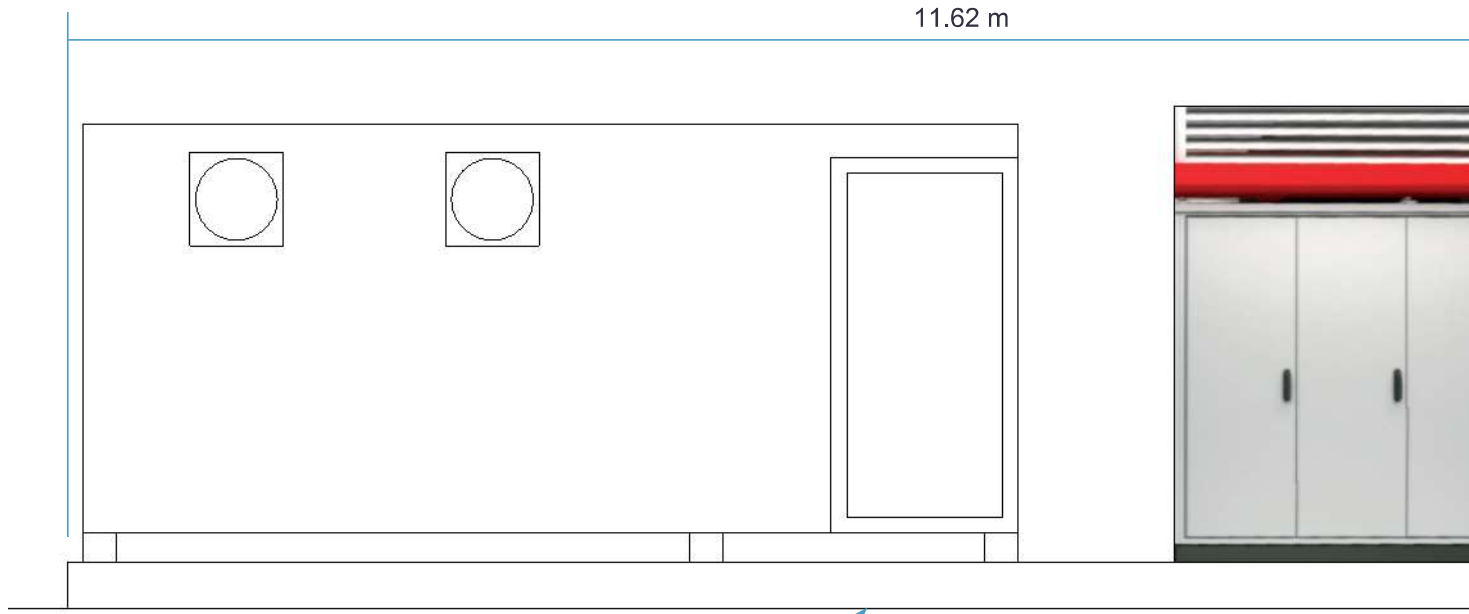


**east elevation**



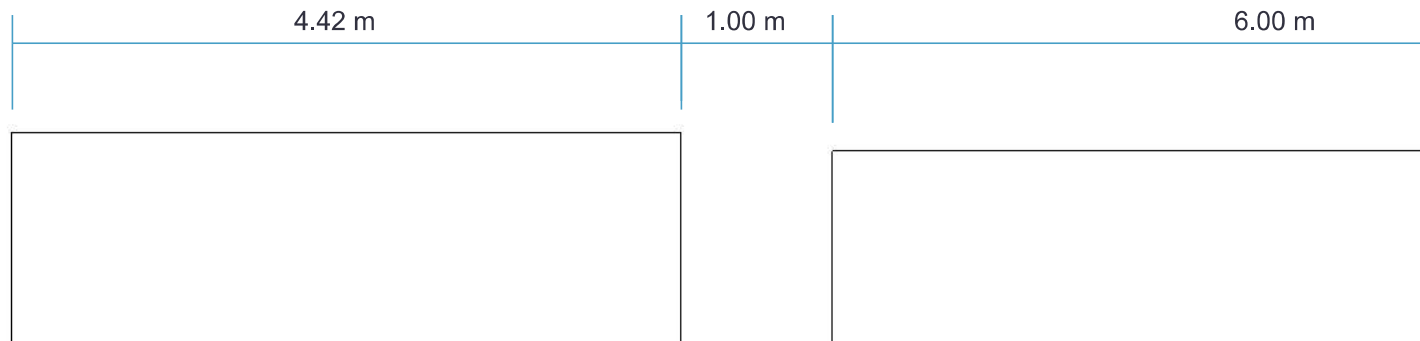


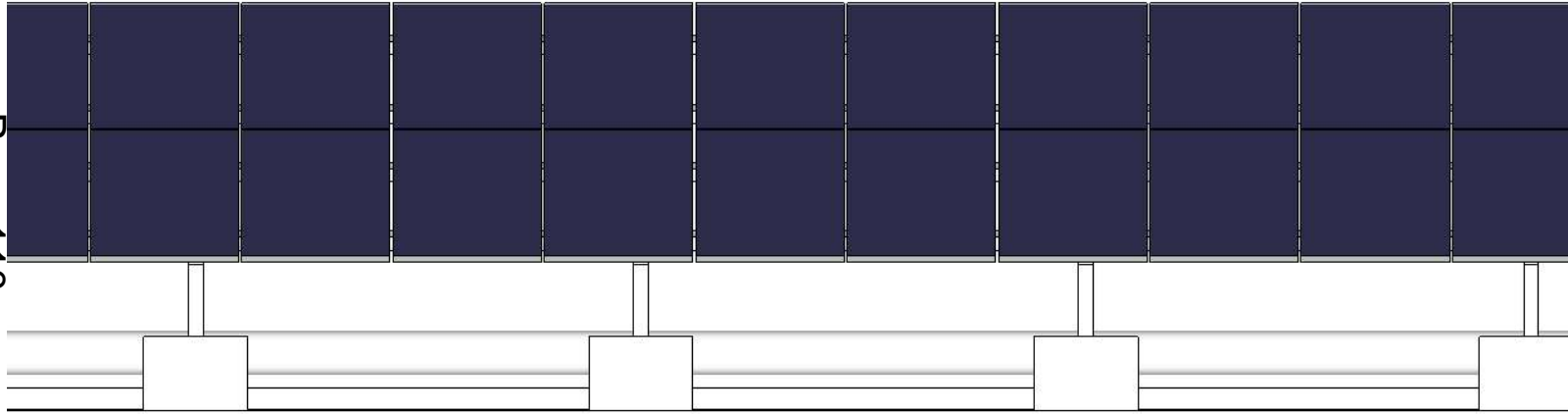
south elevation



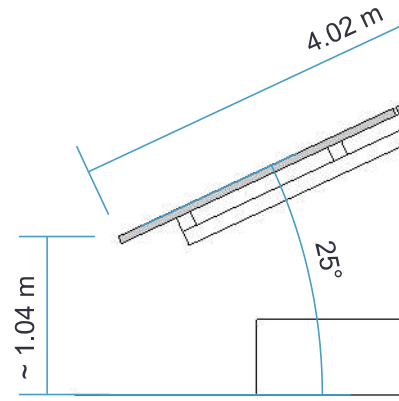
east elevation

0.3m height  
foundation

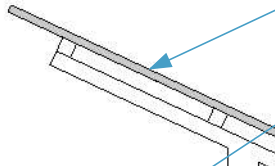


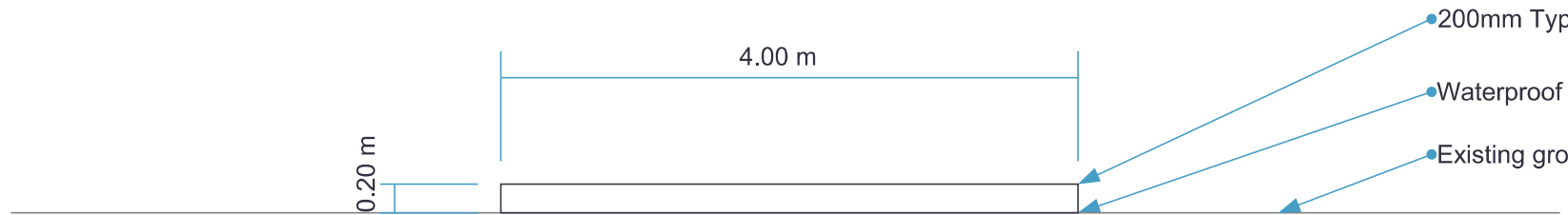


south elevation

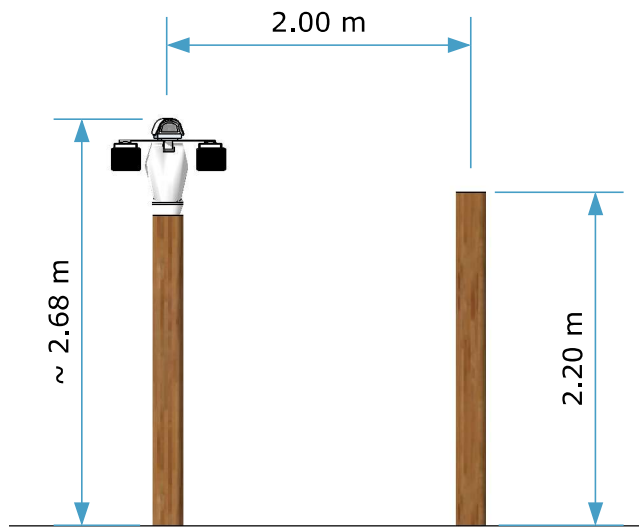


east elevation

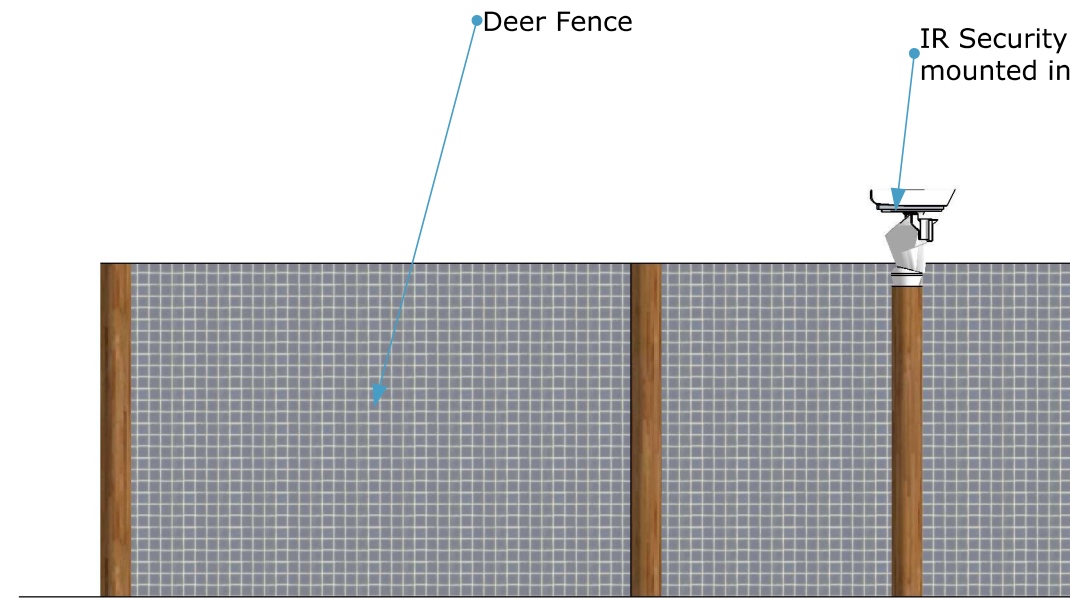




track section



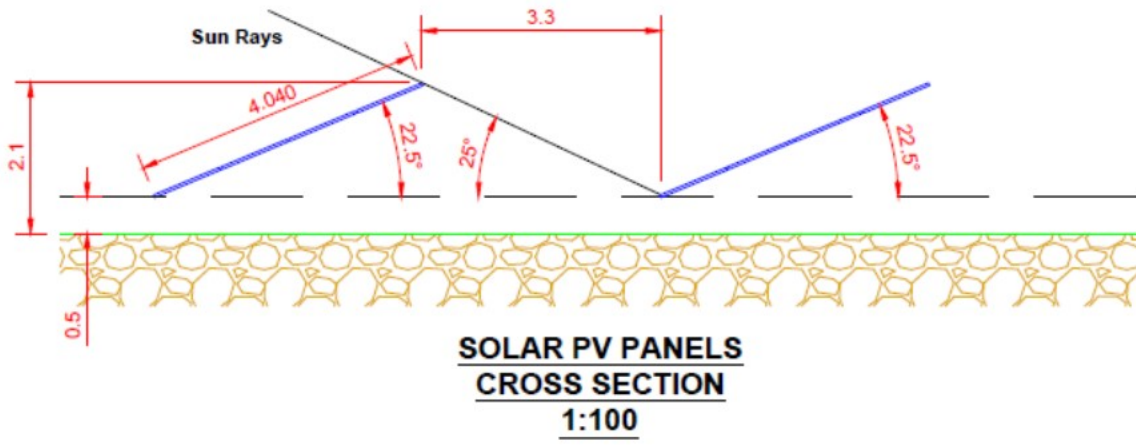
south elevation



west elevation



Figure 3-1 Cross Section of Panel Arrangement



This page is intentionally left blank

1. COMPLETION OF RESTORED LANDFORM TO TIE IN WITH THE SURROUNDING CONTOURS. TOTAL INFILLING VOLUMES = 123,117M<sup>3</sup> / 221,610T
2. AREA OF GRASSLAND PROPOSED IN LANDFILL RESTORATION AREAS, WITH PROPOSED TREE/SCRUB PLANTING TO SUPPLEMENT TREE PLANTING AND REINFORCE EXISTING BOUNDARY VEGETATION, AS SHOWN INDICATIVELY ON PLAN.
3. AREA OF WOODLAND, MATURE TREES AND ASSOCIATED SCRUB RETAINED AND REINFORCED.
4. EXISTING VEGETATION TO BE RETAINED AS FAR AS POSSIBLE. PROPOSED TREE/SCRUB PLANTING TO HELP REINFORCE VEGETATION REINSTATE ANY LOSS OF HABITAT DUE TO INFILLING OPERATIONS.
5. PERIMETER SECURITY FENCING TO BE INSTALLED IN PHASE 5 AND DIVERTED FOOTPATH TO BE REINSTATED POST INSTALLATION OF SECURITY FENCING.
6. SOLAR PANELS TO BE INSTALLED AFTER COMPLETION OF INFILLING OPERATIONS ASSOCIATED WITH PHASE 5. REFER TO ILLUSTRATIVE LANDSCAPE MASTERPLAN FOR INDICATIVE SOLAR PANEL LAYOUT.
7. REFER TO ENGINEER'S DRAWINGS FOR DETAILS OF SOLAR PANEL LAYOUT AND INSTALLATION.

FLAGPOND COPSE

STONYFIELD COPSE

TITCHFIELD LANE

Page 115

SKYLARK GOLF AND COUNTRY CLUB

RIVER RISE FARM

GREAT FUNTLEY FARM



LEGEND	
	SITE BOUNDARY
	EXISTING VEGETATION
	EXISTING PUBLIC RIGHTS OF WAY
	EXISTING ATTENUATION BASINS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED EXTENT OF LANDFORM MODELLING
	PROPOSED PHASE BOUNDARY
	PROPOSED EXTENT OF INFILLING PHASE
	PROPOSED LANDFILL RESTORATION AREA WITH PROPOSED GRASSLAND
	PROPOSED ACCESS TRACK
	PROPOSED TEMPORARY HAUL ROAD / MATERIAL HANDLING AREA
	PROPOSED NEW TREES

Navigate Corporation  
c/o SLR Consulting Ltd



3RD FLOOR  
THE BREW HOUSE  
JACOB STREET  
BRISTOL, BS2 0EQ  
T: 01179 064280  
[www.slrconsulting.com](http://www.slrconsulting.com)

PLANNING APPLICATION

FUNTLEY SOLAR FARM

ILLUSTRATIVE LAYOUT  
PHASE 1

007

Scale AS SHOWN @ A3 Date JULY 2021



416,0492.00047,29,011, ILLUSTRATIVE PHASE 1\_IG\_2021-05-07

GOOGLE EARTH

This page is intentionally left blank

1. COMPLETION OF RESTORED LANDFORM TO TIE IN WITH THE SURROUNDING CONTOURS. TOTAL INFILLING VOLUMES = 142,689M<sup>3</sup> / 256,841T
2. AREA OF GRASSLAND PROPOSED IN LANDFILL RESTORATION AREAS, WITH PROPOSED TREE/SCRUB PLANTING TO SUPPLEMENT TREE PLANTING FROM PHASE 1, AND REINFORCE EXISTING BOUNDARY VEGETATION, AS SHOWN INDICATIVELY ON PLAN.
3. AREA OF WOODLAND, MATURE TREES AND ASSOCIATED SCRUB RETAINED AND REINFORCED.
4. EXISTING VEGETATION TO BE RETAINED AS FAR AS POSSIBLE. PROPOSED TREE/SCRUB PLANTING TO HELP REINFORCE VEGETATION REINSTATE ANY LOSS OF HABITAT DUE TO INFILLING OPERATIONS.
5. PERIMETER SECURITY FENCING TO BE INSTALLED IN PHASE 5 AND DIVERTED FOOTPATH TO BE REINSTATED POST INSTALLATION OF SECURITY FENCING.
6. SOLAR PANELS TO BE INSTALLED AFTER COMPLETION OF INFILLING OPERATIONS ASSOCIATED WITH PHASE 5. REFER TO ILLUSTRATIVE LANDSCAPE MASTERPLAN FOR INDICATIVE SOLAR PANEL LAYOUT.
7. REFER TO ENGINEER'S DRAWINGS FOR DETAILS OF SOLAR PANEL LAYOUT AND INSTALLATION.

FLAGPOND COPSE

STONYFIELD COPSE

TITCHFIELD LANE

Page 117

SKYLARK GOLF AND COUNTRY CLUB

RIVER RISE FARM

GREAT FUNTLEY FARM



LEGEND	
	SITE BOUNDARY
	EXISTING VEGETATION
	EXISTING PUBLIC RIGHTS OF WAY
	EXISTING ATTENUATION BASINS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED EXTENT OF LANDFORM MODELLING
	PROPOSED PHASE BOUNDARY
	PROPOSED EXTENT OF INFILLING PHASE
	PROPOSED LANDFILL RESTORATION AREA WITH PROPOSED GRASSLAND
	PROPOSED ACCESS TRACK
	PROPOSED TEMPORARY HAUL ROAD / MATERIAL HANDLING AREA
	PROPOSED NEW TREES

Navigate Corporation  
c/o SLR Consulting Ltd



PLANNING APPLICATION  
FUNTLEY SOLAR FARM  
ILLUSTRATIVE LAYOUT  
PHASE 2  
**008**  
Scale AS SHOWN @ A3 Date JULY 2021



416.0492.00047.29.012 ILLUSTRATIVE PHASE 2\_IG\_2021-05-07

GOOGLE EARTH

This page is intentionally left blank

1. COMPLETION OF RESTORED LANDFORM TO TIE IN WITH THE SURROUNDING CONTOURS. TOTAL INFILLING VOLUMES = 121,822M<sup>3</sup> / 219,279T
2. AREA OF GRASSLAND PROPOSED IN LANDFILL RESTORATION AREAS, WITH PROPOSED TREE/SCRUB PLANTING TO SUPPLEMENT TREE PLANTING FROM PHASE 1 & 2, AND REINFORCE EXISTING BOUNDARY VEGETATION, AS SHOWN INDICATIVELY ON PLAN.
3. AREA OF WOODLAND, MATURE TREES AND ASSOCIATED SCRUB RETAINED AND REINFORCED.
4. EXISTING VEGETATION TO BE RETAINED AS FAR AS POSSIBLE. PROPOSED TREE/SCRUB PLANTING TO HELP REINFORCE VEGETATION REINSTATE ANY LOSS OF HABITAT DUE TO INFILLING OPERATIONS.
5. PERIMETER SECURITY FENCING TO BE INSTALLED IN PHASE 5 AND DIVERTED FOOTPATH TO BE REINSTATED POST INSTALLATION OF SECURITY FENCING.
6. SOLAR PANELS TO BE INSTALLED AFTER COMPLETION OF INFILLING OPERATIONS ASSOCIATED WITH PHASE 5. REFER TO ILLUSTRATIVE LANDSCAPE MASTERPLAN FOR INDICATIVE SOLAR PANEL LAYOUT.
7. REFER TO ENGINEER'S DRAWINGS FOR DETAILS OF SOLAR PANEL LAYOUT AND INSTALLATION.

FLAGPOND COPSE

STONYFIELD COPSE

TITCHFIELD LANE

RIVER RISE FARM

GREAT FUNTLEY FARM

Page 119

SKYLARK GOLF AND COUNTRY CLUB



LEGEND	
	SITE BOUNDARY
	EXISTING VEGETATION
	EXISTING PUBLIC RIGHTS OF WAY
	EXISTING ATTENUATION BASINS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED EXTENT OF LANDFORM MODELLING
	PROPOSED PHASE BOUNDARY
	PROPOSED EXTENT OF INFILLING PHASE
	PROPOSED LANDFILL RESTORATION AREA WITH PROPOSED GRASSLAND
	PROPOSED ACCESS TRACK
	PROPOSED TEMPORARY HAUL ROAD / MATERIAL HANDLING AREA
	PROPOSED NEW TREES

GOOGLE EARTH



Navigate Corporation  
c/o SLR Consulting Ltd



3RD FLOOR  
 THE BREW HOUSE  
 JACOB STREET  
 BRISTOL, BS2 0EQ  
 T: 01179 064280  
[www.slrconsulting.com](http://www.slrconsulting.com)

---

PLANNING APPLICATION

---

FUNTLEY SOLAR FARM

---

ILLUSTRATIVE LAYOUT  
PHASE 3

---

**009**

---

Scale AS SHOWN @ A3	Date JULY 2021
---------------------	----------------

416.0492.00047.29.013 ILLUSTRATIVE PHASE 3\_IG\_2021-05-07

This page is intentionally left blank



1. COMPLETION OF RESTORED LANDFORM TO TIE IN WITH THE SURROUNDING CONTOURS. TOTAL INFILLING VOLUMES = 130,365M<sup>3</sup> / 234,657T
2. AREA OF GRASSLAND PROPOSED IN LANDFILL RESTORATION AREAS, WITH PROPOSED TREE/SCRUB PLANTING TO SUPPLEMENT TREE PLANTING FROM PHASE 1, 2 & 3, AND REINFORCE EXISTING BOUNDARY VEGETATION, AS SHOWN INDICATIVELY ON PLAN.
3. AREA OF WOODLAND, MATURE TREES AND ASSOCIATED SCRUB RETAINED AND REINFORCED.
4. EXISTING VEGETATION TO BE RETAINED AS FAR AS POSSIBLE. PROPOSED TREE/SCRUB PLANTING TO HELP REINFORCE VEGETATION REINSTATE ANY LOSS OF HABITAT DUE TO INFILLING OPERATIONS.
5. PERIMETER SECURITY FENCING TO BE INSTALLED IN PHASE 5 AND DIVERTED FOOTPATH TO BE REINSTATED POST INSTALLATION OF SECURITY FENCING.
6. SOLAR PANELS TO BE INSTALLED AFTER COMPLETION OF INFILLING OPERATIONS ASSOCIATED WITH PHASE 5. REFER TO ILLUSTRATIVE LANDSCAPE MASTERPLAN FOR INDICATIVE SOLAR PANEL LAYOUT.
7. REFER TO ENGINEER'S DRAWINGS FOR DETAILS OF SOLAR PANEL LAYOUT AND INSTALLATION.

FLAGPOND COPSE

STONYFIELD COPSE

4

TITCHFIELD LANE

Page 121

SKYLARK GOLF AND COUNTRY CLUB

RIVER RISE FARM

GREAT FUNTLEY FARM



LEGEND	
	SITE BOUNDARY
	EXISTING VEGETATION
	EXISTING PUBLIC RIGHTS OF WAY
	EXISTING ATTENUATION BASINS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED EXTENT OF LANDFORM MODELLING
	PROPOSED PHASE BOUNDARY
	PROPOSED EXTENT OF INFILLING PHASE
	PROPOSED LANDFILL RESTORATION AREA WITH PROPOSED GRASSLAND
	PROPOSED ACCESS TRACK
	PROPOSED TEMPORARY HAUL ROAD / MATERIAL HANDLING AREA
	PROPOSED NEW TREES

Navigate Corporation  
c/o SLR Consulting Ltd



3RD FLOOR  
THE BREW HOUSE  
JACOB STREET  
BRISTOL, BS2 0EQ  
T: 01179 064280  
www.slrconsulting.com

PLANNING APPLICATION

FUNTLEY SOLAR FARM

ILLUSTRATIVE LAYOUT  
PHASE 4

010

Scale AS SHOWN @ A3 Date JULY 2021



416.0492.00047.29.014 ILLUSTRATIVE PHASE 4\_IG\_2021-04-19

GOOGLE EARTH

This page is intentionally left blank

1. COMPLETION OF RESTORED LANDFORM TO TIE IN WITH THE SURROUNDING CONTOURS. TOTAL INFILLING VOLUMES = 123,935M<sup>3</sup> / 223,083T.  
TOTAL INFILL VOLUME = 641,928M<sup>3</sup> / 1,155,470T.
2. AREA OF GRASSLAND PROPOSED IN LANDFILL RESTORATION AREAS, WITH PROPOSED TREE/SCRUB PLANTING TO SUPPLEMENT TREE PLANTING FROM PHASE 1, 2, 3, 4 & 5, AND REINFORCE EXISTING BOUNDARY VEGETATION, AS SHOWN INDICATIVELY ON PLAN.
3. AREA OF WOODLAND, MATURE TREES AND ASSOCIATED SCRUB RETAINED AND REINFORCED.
4. EXISTING VEGETATION TO BE RETAINED AS FAR AS POSSIBLE. PROPOSED TREE/SCRUB PLANTING TO HELP REINFORCE VEGETATION REINSTATE ANY LOSS OF HABITAT DUE TO INFILLING OPERATIONS.
5. PERIMETER SECURITY FENCING TO BE INSTALLED IN PHASE 5 AND DIVERTED FOOTPATH TO BE REINSTATED POST INSTALLATION OF SECURITY FENCING.
6. SOLAR PANELS TO BE INSTALLED AFTER COMPLETION OF INFILLING OPERATIONS ASSOCIATED WITH PHASE 5. REFER TO ILLUSTRATIVE LANDSCAPE MASTERPLAN FOR INDICATIVE SOLAR PANEL LAYOUT.
7. REFER TO ENGINEER'S DRAWINGS FOR DETAILS OF SOLAR PANEL LAYOUT AND INSTALLATION.

FLAGPOND COPSE

STONYFIELD COPSE

TITCHFIELD LANE

Page 123

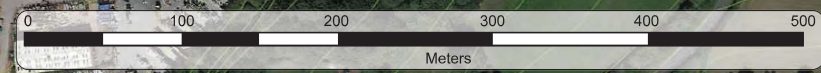
SKYLARK GOLF AND COUNTRY CLUB

RIVER RISE FARM

GREAT FUNTLEY FARM



LEGEND	
	SITE BOUNDARY
	EXISTING VEGETATION
	EXISTING PUBLIC RIGHTS OF WAY
	EXISTING ATTENUATION BASINS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED EXTENT OF LANDFORM MODELLING
	PROPOSED PHASE BOUNDARY
	PROPOSED EXTENT OF INFILLING PHASE
	PROPOSED LANDFILL RESTORATION AREA WITH PROPOSED GRASSLAND
	PROPOSED ACCESS TRACK
	PROPOSED TEMPORARY HAUL ROAD / MATERIAL HANDLING AREA
	PROPOSED NEW TREES
	PROPOSED SECURITY FENCELINE WITHIN THE SITE AND DIVERTED PUBLIC RIGHT OF WAY



Navigate Corporation  
c/o SLR Consulting Ltd

---



3RD FLOOR  
THE BREW HOUSE  
JACOB STREET  
BRISTOL, BS2 0EQ  
T: 01179 064280  
[www.slrconsulting.com](http://www.slrconsulting.com)

---

PLANNING APPLICATION

---

FUNTLEY SOLAR FARM

---

**ILLUSTRATIVE LAYOUT  
PHASE 5**

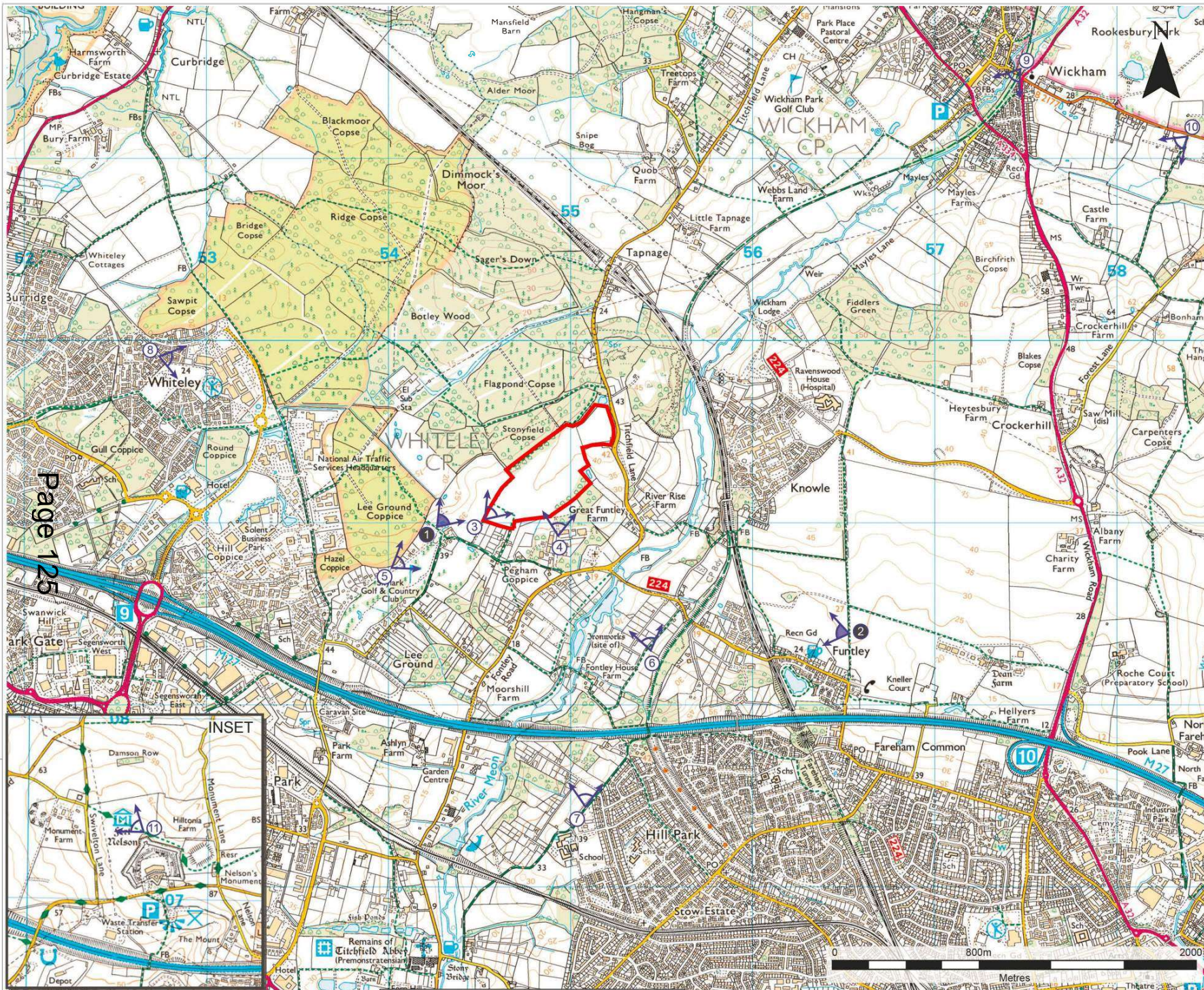
---

**011**

---

Scale AS SHOWN @ A3	Date JULY 2021
---------------------	----------------

This page is intentionally left blank



**LEGEND**

- SITE BOUNDARY
- ③ PHOTOGRAPH VIEWPOINT LOCATIONS
- ① SUGGESTED PHOTOMONTAGE LOCATIONS

Navigate Corporation  
c/o SLR Consulting Ltd

SLR

3RD FLOOR  
THE BREW HOUSE  
JACOB STREET  
BRISTOL, BS2 0EQ  
T. 01179 064280  
www.slrconsulting.com

REVISED FUNTLEY SOLAR FARM  
APPLICATION

VIEWPOINT LOCATION PLAN

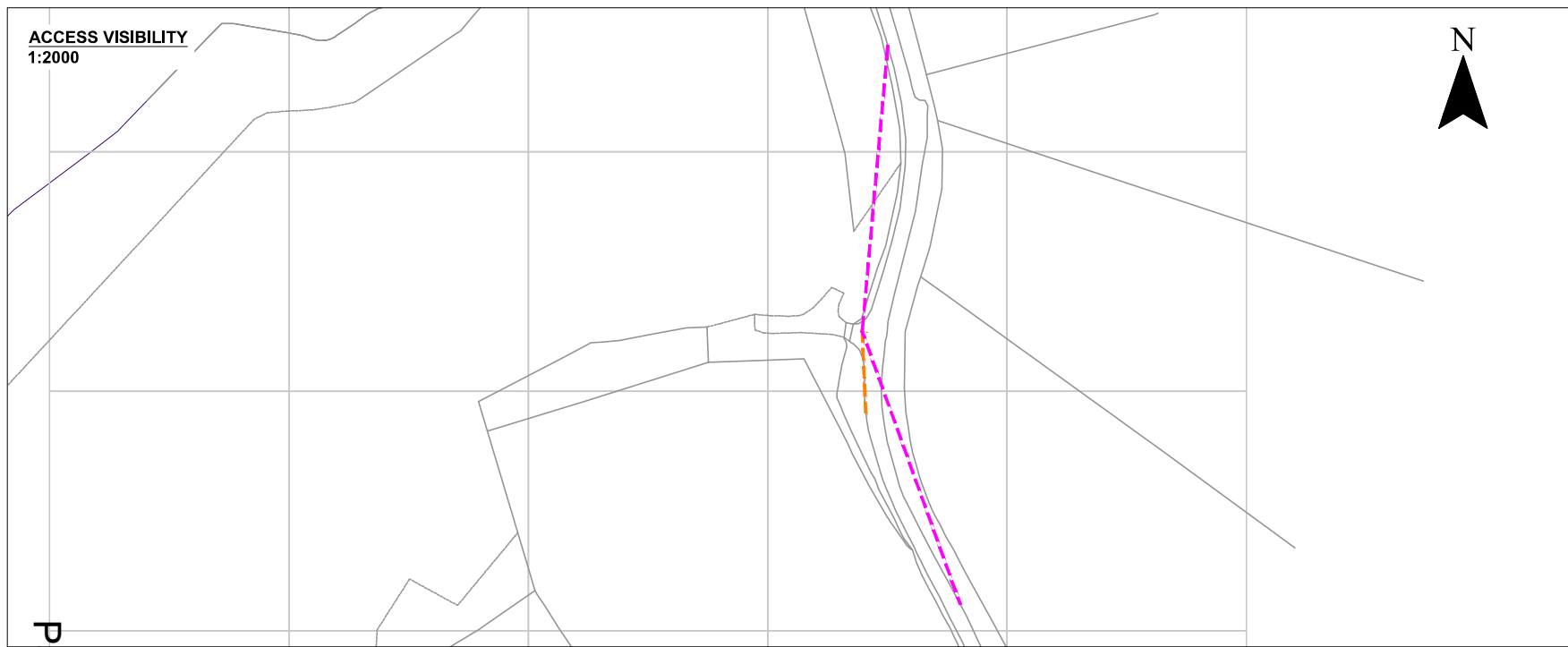
008

Scale: 1:20,000 @ A3      Date: NOVEMBER 2020

416.00492.29.008-VIEWPOINTS PLAN-TB-2020-11-17










This page is intentionally left blank

**ACCESS VISIBILITY**  
1:2000

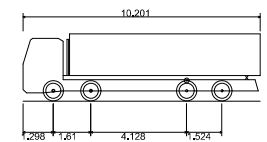


**NOTES**

**LEGEND**

-  Vehicle Swept Paths
-  Vehicle Body
-  Proposed Tarmac Road Outline
-  Proposed Haul Road Outline
-  Proposed Weighbridge
-  Proposed Wheel Wash
-  Proposed Office Block
-  2.4 x 120m Visibility Splay
-  2.4 x 120m Visibility Splay Tangential to kerb line

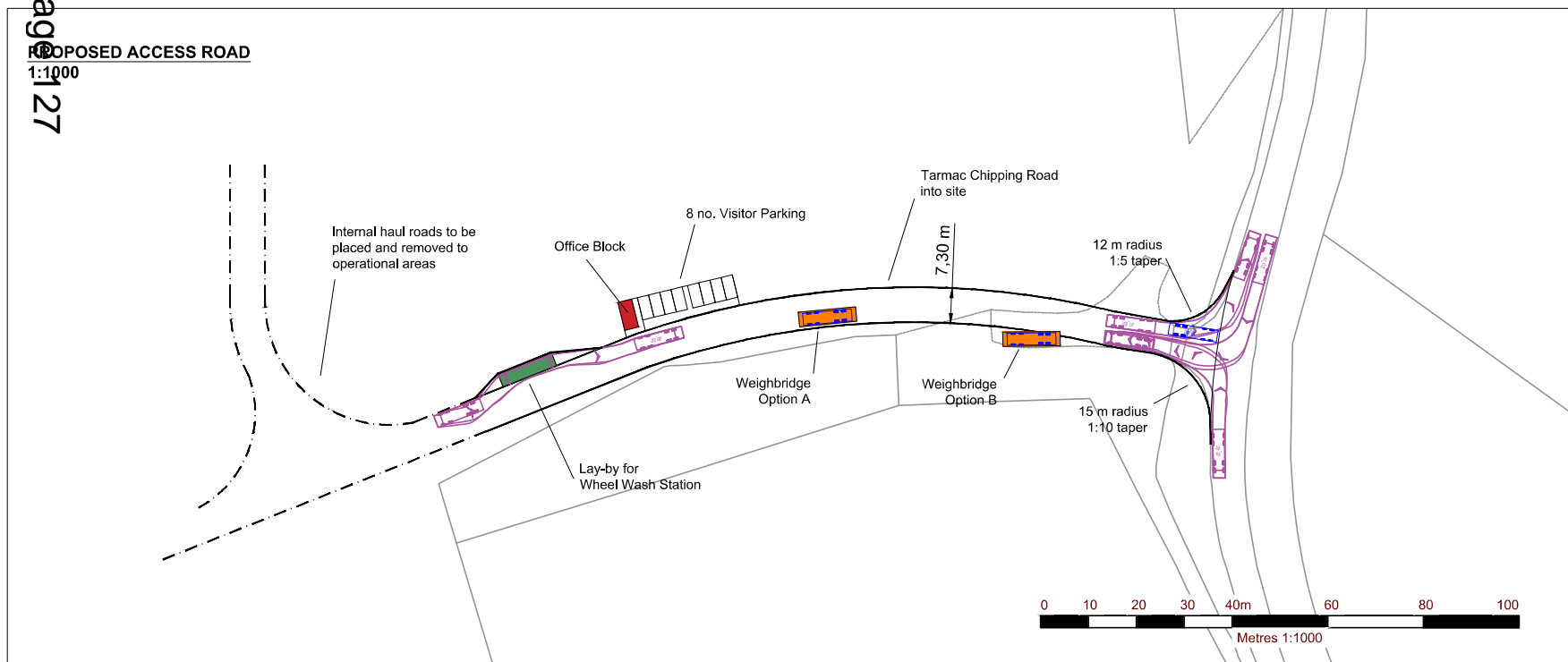
**Vehicle Details**



Large Tipper  
 Overall Length 10.201m  
 Overall Width 2.500m  
 Overall Body Height 2.893m  
 Min Body Ground Clearance 0.343m  
 Max Track Width 2.500m  
 Lock to lock time 6.00s  
 Kerb to Kerb Turning Radius 11.550m

Page 127

**PROPOSED ACCESS ROAD**  
1:1000



3RD FLOOR  
 THE BREW HOUSE  
 JACOB STREET  
 BRISTOL, BS2 0EQ  
**SLR**  
 T: 01179 064280  
 www.slrconsulting.com

**FUNTLEY**  
**TRANSPORT**  
**PROPOSED ACCESS ROAD**  
**416.00492.00047.H001.0**

Scale 1:1000 @ A3 Date MAY 2021

416.00492.00047.H001.1 - Proposed Access Road.dwg

This page is intentionally left blank



## HAMPSHIRE COUNTY COUNCIL Decision Report

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	13 September 2023
<b>Title:</b>	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 (No. 23/00750/CC3) (Site ref: BAE067)
<b>Report From:</b>	Assistant Director of Waste & Environmental Services

**Contact name:** Sam Dumbrell

**Tel:** 0370 779 7412

**Email:** [planning@hants.gov.uk](mailto:planning@hants.gov.uk)

### Recommendation

1. That planning permission GRANTED subject to the recommended conditions set out in **Appendix A**.

### Executive Summary

2. The planning application is for a new 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for 8 pupils. The proposed primary school is required to serve two new housing developments collectively known as 'Hounsome Fields' within Basingstoke & Deane Borough Council's Major Development Area (MDA). These housing developments - secured through Outline Planning permissions granted by the Borough Council - for the wider housing developments are known as the Hounsome Fields and Basingstoke Golf Course on the south-western edge of the town of Basingstoke, granted on 29 September 2017 and 25 March 2021 respectively. The Hounsome Fields development lies to the west of the A30 Winchester Road and comprises 750 new homes, employment, mixed use and amenity space, and the Basingstoke Golf Course development lies to the east of the A30 Winchester Road and comprises approximately 1,000 new homes.
3. This application is being considered by the Regulatory Committee as a major Regulation 3 development proposal for a new school. Regulation 3 of the [Town and Country Planning General Regulations 1992](#) (SI 1992/1492) enables the County Council to make planning applications to itself as long as the development is to be carried out by (or on behalf of) the Council and the interest in the development by the Council is significant. In this case, the County Council is the landowner and therefore has a significant interest in the completed development.
4. The site lies within the Basingstoke and Deane Borough Council administrative area.

5. Key issues raised are:
  - Suitability of the Land Use/Need;
  - Access, Servicing and Connectivity;
  - Design and Visual Impact on adjoining countryside setting;
  - Ecology and Biodiversity; and
  - Amenity and hours of use.
  
6. The proposed development has been assessed as not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). The relevant assessment was carried out at outline planning stage for the wider development.
  
7. It is considered that the proposal would be in accordance with the relevant policies of the adopted [Basingstoke and Deane Borough Council adopted the Local Plan 2011 to 2029 \(2016\)](#) (B&DBC LP (2016) which establishes the need for the school and the principle of development. The location of the school is established in the approved masterplan forming part of the outline planning consent permissions for the wider housing developments of the Hounsome Fields and Basingstoke Golf Course, were granted on 29 September 2017 and 25 March 2021 respectively.
  
8. It is considered that the proposal would be in accordance with the relevant policies of the [B&DBC LP \(2016\)](#) as it is within a planned area for development (Policies SS3.12 and SS3.11) and would meet the needs of the local community (Policy CN8 as well as Paragraph 95 of the [NPPF \(2021\)](#)). The design, appearance and proposed materials are considered appropriate (Policy EM10), the proposed landscaping will ensure the development fits with the landscape character of the area and will not cause any loss of amenity and will enhance the ecological value around the site (Policies EM1, EM4 and EM5). The site is located within a low flood risk area and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding off site (Policies EM6, EM7 AND EM9). The proposal is acceptable in terms of highway safety and convenience (Policy CN9). On this basis, it is considered that the proposed represents a sustainable development in accordance with Policy SD1 of the [B&DBC LP \(2016\)](#) and paragraph 11 of the National Planning Policy Framework (2021).
  
9. It is recommended that planning permission be granted subject to the conditions listed in **Appendix A**.

## The Site

10. The Hounsome Fields development lies to the west of the A30 Winchester Road and comprises 750 new homes, employment, mixed use and amenity space. The Basingstoke Golf Course development lies to the east of the A30 Winchester Road and comprises approximately 1000 new homes. The

Major Development Area (MDA) lies within the Basingstoke & Deane Borough Council district. The proposed primary school is required to serve both new housing developments.

11. The proposed location for Hounsome Fields Primary School is situated on land to the southern edge of Basingstoke and adjacent the existing residential area known as Kennel Farm. The school site lies to the north end of the new Hounsome Fields housing development that is currently being developed for up to 750 dwellings. To the south-east lies the A30 Winchester Road and former Basingstoke Golf course that is currently being developed for up to 1000 dwellings and beyond this the M3 motorway (see **Appendix C – Site Location inclusive of developer's proposed Masterplan**).
12. The location of the school is established in the approved masterplan forming part of the outline planning consent permissions for the wider housing developments of the Hounsome Fields and Basingstoke Golf Course, were granted on 29 September 2017 (planning permission [15/04503/OUT](#)) and 25 March 2021 (planning permission [19/00971/OUT-045750](#)) respectively.
13. The school site is a long-elongated shape orientated to the south-west. The site gently slopes down to the south-west by approximately 8 metres. At its highest point to the north, it has an elevation of approximately 164m above sea level and at its lowest point to the south 156m above sea level.
14. The site was formerly used as an arable field for cereal crops and is bounded by a mature tree belt to the eastern and western boundaries. To the north and west the first phases of the Hounsome Fields housing development has been completed. To the south land has been reserved for a future community centre, pre-school and retail unit with associated parking. The school site is relatively exposed to the south edge but enjoys long views south-west.
15. The school site is well placed for ease of access via the network of new roads and footpaths linking the new housing areas completed and currently under development. This includes the adjacent housing development under construction to the east on the former Basingstoke Golf course. A controlled crossing point to the A30 will be implemented by the Basingstoke Golf course developer to provide a safe route for pedestrians and cyclists to access the primary school and local centre facilities.
16. The agricultural land on the site is classified by the government as Grade 3a (good) but is of low biodiversity value. Further information relating to the existing school site is available in the developer's Outline Planning submission Environmental Statement for the wider previous planning permissions.
17. The wider landscape to the west comprises a rural setting with a mix of agricultural fields and woodland habitats. Local settlements to the school site include Oakley approximately 2.8km to the north-east, Dummer village approximately 2.5km to the south-west and Hatch Warren approximately

1.3km to the north east. The M3 motorway is approximately 950 metres to the south-east with junction 7 approximately 1.3km to the south-west.

18. There is extensive ongoing development to the south-west and south-east of the site where the Hounsme Fields and Basingstoke Golf course developments are currently under construction. The proposed school at the application site will ultimately serve both major developments.
19. The school is located between suburban housing development (Phase 1A) that lies to the north, a woodland to the west and the A30 Winchester Road to the east. The school site gently slopes down with open and distant views to the south-west towards the M3 motorway. A mature tree-belt east and west frames this vista and prevailing wind from the south-west.
20. There are no protected or environmentally sensitive areas within the proximity of the proposed development.
21. The location of the primary school site was initially established by the housing developer, Wates in consultation with Hampshire County Council. The Wates development masterplan (figure 3) received outline planning approval on 26 September 2017 and included the school site to the north-east quarter of the development.
22. The new housing developer, Vistry have subsequently submitted reserved matters applications to Basingstoke & Deane Borough council for each housing phase/parcel including revised proposals for the Local Centre which include a retail unit, pre-school nursery, community centre and MUGA to the south-west edge of the school site.
23. The immediate and ultimate context for the primary school is as follows:
  - school frontage addresses 'suburban' housing and public open space to North and West;
  - Woodland areas to the West;
  - Tree belt and A30 Winchester Road to the East; and
  - School building orientated to address playing field to the South.
24. The site is served by a new spine road to the west that links to the A30 'Winchester Road' via the new roundabout to the south-west. The A30 provides good access to Basingstoke to the north-east and the M3 (junction 7) to the south-west.
25. There are shared surface pedestrian and cyclist links through the development connecting the housing to the school site. Four pedestrian access points are proposed serving the western, northern and southern parts of the site. This allows the school to manage the various requirements for public access throughout the school day. The two pedestrian access points to the west link to the spine road and network of footpaths serving the Hounsme Fields housing parcels to the west and south. The single pedestrian access point to the north links to the existing Hounsme Fields housing and Kennel Farm. To the south-eastern corner of the site a single pedestrian access point is planned to link to the

proposed A30 crossing and Basingstoke Golf course development. One additional access point is provided to the south-west corner of the site for grounds maintenance access.

26. One vehicular access point has been included off the development spine road – this will service the staff car park, deliveries, refuse collection and maintenance access. This will have an automated gate entry system.
27. There is an expectation that the land between the development spine road and the school site, across which the site is accessed, will ultimately be adopted by Hampshire County Council Highways. The adoption process is separate to any grant of planning consent for the new school.

### Planning History

28. The only planning history for the site is as follows:

Application No.	Proposal	Decision	Date Issued
<a href="#">19/00971/OU</a> <a href="#">I</a>	Outline planning application for the demolition of all existing building and removal of existing hardstanding and development of up to 1,000 home (C3), local centre (comprising a community facility (D1 / D2), a day nursery (D1), and local retail uses A1-5), formal and informal open space, sports provision, a Gypsy and Traveller pitch, pedestrian and cycle links, noise barriers, and vehicular access from Winchester Road (all matters reserved except for access)	Granted	25/03/2021
<a href="#">15/04503/OU</a> <a href="#">I</a>	Outline application to include access to be considered, for up to 750 residential units with a mix of units, land for up to two pitches to accommodate Gypsies and Travellers, and a neighbourhood centre including principal community centre, private children's nursery, local retail facilities, and three form entry primary school and ancillary development	Granted	29/09/2017

### The Proposal

29. The application is for the construction of a 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.

30. Hampshire County Council Children's Services Department, in its role as Local Education Authority, has forecast pupil numbers in the area and established the need for a primary school facility to cater for a maximum of 420 pupils (2 Forms of Entry) aged from 4 to 11 years plus Resourced Provision for 8 SEMH/ASD pupils (see 3.1.2 below for brief description of needs). The initial client brief for a new Primary School with SEND provision was issued in Spring 2019. A site viability study was undertaken to check the nett site area and identify site constraints/risks. A feasibility study for a 2FE Primary School with was undertaken in Spring 2020. The study was based on a compact two storey form and included the potential future expansion on the site. The final brief for a 2FE Primary School with SEN Resource Provision was agreed in Autumn 2021.
31. The site area is 3.0 hectares and therefore suitable for a school site for the proposed capacity in line with the [Government's Guidelines: Building Bulletin 103](#). The net floor space proposed for this development is 2,250sq. m.
32. A new primary school is required to serve the above housing developments and is sited close to the existing housing to the north known as Kennel Farm. The site initially allocated for the school under the Outline Planning approval for Hounsome Fields and the associated S106 agreement was 3.18 hectares. The site area has been reviewed and now agreed with the housing developer at 3.00 hectares.
33. The strategic brief from Children's Service for the proposed 2 Form Entry (2FE), 420 pupil place, Primary School with SEN Resource Provision for up to 8 pupils is as follows:

*The overall pupil yield from the Hounsome Fields and Golf Course developments may exceed the number of primary places provided in the new school. Schools are best organised into whole forms of entry, where a form of entry is 30 pupils per year group, and therefore the new primary school will not be able to accommodate pupils if they exceed the two forms of entry planned. There are other primary school places locally should demand exceed the 2 forms of entry. There is no expectation the school will grow to 3 forms of entry albeit the site is large enough should this be necessary.*
34. Consequently, the proposed site layout has be configured to allow for potential future expansion of the building and car park (see **Appendix C – Site Location inclusive of developer's proposed Masterplan**). These do not form part of these current proposals and would be subject to a separate future planning application.
35. **Appendix D - Site Plan Proposed** provides more information on the site alongside **Appendix E – General arrangement plan** which provides more context on the proposed site.

36. The applicant has indicated that wider potential benefits and opportunities include:
- A new community primary school;
  - Good access to the Primary School for community use;
  - Good pedestrian access and links to the new housing via a network of public footpaths, open spaces to support the sustainable transport plan;
  - Ability to provide a new school facility that allows future expansion
  - Subject to school management approval the building facilities can be utilised for after school activities such as after school clubs and sports.
37. It is anticipated that the school will operate typical hours of use. However, the applicant has indicated that if the school management utilise the facilities for additional community use these opening hours may extend into early evening or weekend. Providing such facilities locally is seen as a benefit to the community.
38. The County Council is applicant for the planning application as landowner, It is the intention that the school will be transferred to an Academy Trust post development. An Academy Trust has not yet been appointed to manage the school.

### *Design*

39. A **Design and Access Statement** has been submitted as part of the application.
40. The proposed accommodation is based on proposals recently completed by Hampshire County Council at Stoneham Park (Planning Reference [CS/18/84183](#)). Reference to the Department for Education guidance BB103 Generic Design Brief formed the basis for the development of the building design. 'Baseline Design Type 2' was initially reviewed and analysed to consider how to best optimise the design solution and allow potential future expansion.
41. From this study, a compact two storey proposal was developed for 1.5 form entry (FE), 2FE and 3FE options. The 2FE option has been used as the baseline design for the proposal at Hounsome Fields but with an additional class base added for SEN Resource Provision. The intention is to utilise this as the basis for this scheme whilst adjusting the building envelope to respond to context and orientation. The scheme is therefore based on the following design concepts.
- Reduced building footprint to maximise external areas for outdoor learning;
  - Compact and energy efficient form to reduce energy and maintenance costs;
  - Future-proofing measures to allow expansion with minimal disruption to the school;
  - Main Hall location and size for community access and use;
  - Place the Library and Learning Resource Centre to the 'heart' of the school;

- Provide a welcoming main entrance and approach; Provide good shading to reduce solar gain and glare;
  - Maximise opportunities for efficient and cost effective off-site construction;
  - Use robust and low maintenance materials.
  - Minimising Carbon footprint in the selection of materials.
42. It anticipated that the following spaces would provide the School the flexibility to support potential community use to suit their management approach.
- Main Hall;
  - Music and Drama Studio;
  - Library and ICT rich Learning Resource Centre;
  - SEN/MI/Parents rooms;
  - WC's (including two fully accessible);
  - Playing field pitches.
43. Further spaces that will be provided for the exclusive use by the school include:
- Classrooms x 14;
  - Specialist Resource Provision Classroom;
  - Group rooms x 3;
  - SEN Resource Provision
  - Specialist and Practical classroom;
  - Staffroom and Staff workspace;
  - Administration Offices;
  - Pupil and Staff toilets;
  - Accessible toilets and a Hygiene Room;
  - Kitchen;
  - Other support facilities include plant room, storage and caretaker's room.
44. The school has been designed to allow a potential future expansion up to a 3FE school (630 pupil places) but this will be subject to future demand and capital funding. This planning application relates to the 2FE with SEN Resource Provision proposals only. The site layout has been carefully configured to allow for potential future expansion to the south of the building.
45. It is anticipated that there will be approximately 47 FTE members of staff, this includes a headteacher, 19 class teachers (inclusive of a Special Needs teacher and co-ordinator), 16 teaching assistants, and 11 support staff comprising of site managers, office staff, cooks, lunchtime supervisors and cleaning staff.

#### *SEN Resource Provision*

46. Children's Services have confirmed the following statement of need for SEN Resource Provision for SEMH/ASD pupils: *Pupils who attend this provision will have an Education Health and Care Plan (EHCP) whose*



*primary area on need is likely to fall within the category of Social, Emotional and Mental Health (SEMH), although it is not necessarily a requirement that they do. This provision is targeted towards those pupils who typically present with high anxiety, reluctance to engage, school refusal, mood disorders, need additional support with their Mental Health or may exhibit traits of, or a diagnosis of Autism. They may also have presented with emotionally based school avoidance or have spent a period of time refusing to leave home, but it is not anticipated that they will display a level of challenging or disruptive behaviour that is often associated with an SEMH Provision.*

47. The SEN/RP classroom will be located at the ground floor level located to the north-east corner with its own dedicated external play area. This location allows good access to other teaching and social areas to promote inclusive learning opportunities. Morning drop-off and afternoon pick-up of these pupils will be arranged and managed by the school.

*Building Layout:*

48. **Appendix F – Proposed site layout** provides more detail on the proposed site layout alongside **Appendix G- Roof Plan – Proposed**.
49. The design for the 'Standard Primary School' commenced in March 2017 in response to a revised brief emerging from the DfE and 'Free School' programme. The design was developed and benchmarked against the DfE Baseline Design Type 2 which is a two storey 2FE Primary School with 26 place nursery. The initial HCC design was developed for 1.5FE, 2 FE and 3FE primary models with the aim to make the building simple and easy to expand in the future. Common to each model was the conceptual diagram of a compact form based on a 'head, heart and wing'. The 'head' contains the communal hall and kitchen; the 'heart' is a double height Learning Resource Centre / Library that connects to the teaching 'wing' with classrooms on two levels.
50. The applicant has indicated that the design aims to provide a lean, compact and energy efficient building akin to a 'School House'. The two-storey building has a small footprint on the site and thereby maximises the available site areas for external play and outdoor learning. The proposed Primary School has been designed as an efficient and flexible solution to meet the Building Bulletin 103 area guidance for schools and is based on the EFA baseline design, generic brief and specifications. Internal and external areas are fully inclusive for both school and community use.
51. The main entrance approach is from the east via a semi-public/private garden court that fronts onto the 'Western Link Road'. Visitors access the school via a secure lobby that leads to the Learning Resource Centre and waiting area. An interview room is provided off the secure lobby. The double height Learning Resource space is top lit and connects upper and lower Learning Resource Centre areas to the teaching wing and main hall. This is the 'heart' of the school. The two-storey teaching wing provides reception and Key Stage 1 classrooms to the ground floor and Key Stage 2

classrooms to the first floor. Reception and Key Stage 1 classrooms open directly to external areas to promote and encourage outdoor learning.

52. Key Stage 2 classrooms and associated areas are accessed via internal stairs and a lift. The classrooms on upper and lower levels are placed each side of a central circulation 'spine' that opens on to shared teaching areas. Toilet areas are grouped along the central 'spine' to reduce travel distance and improve passive supervision. Reception toilets are 'ensuite' for direct access from the classrooms. Accessible WC's are located at each level with a Hygiene room located centrally to the ground floor.

*Building Form, Scale and Materiality:*

53. The scale and massing of the building provides a compact form that establishes an efficient building footprint and surface area. The height of the two-storey block is determined by the floor to ceiling dimensions required for good daylighting and ventilation to the teaching areas. The building height and form also responds to the height required for the main hall and community/sports use as recommended in [BB93](#), [BB101](#) and [Sport England guidance](#).
54. **Appendix H – Proposed elevations** provides more information on the proposed elevations and materials.
55. The north facing front elevation establishes a hierarchy of public to private and responds to the context of the public open space and predominant elevational materials of traditional brickwork. The main entrance portal is conceived in scale and form to establish primacy over the classroom wing. It thereby ensures clear wayfinding and shelter to the main entrance area.
56. The ground floor classrooms have an overhead canopy which creates a threshold between the internal and external environment. This is seen as particularly critical in the reception classrooms to the north and the KS1 classrooms to the south where the option of internal and external play is seen as having significant educational advantages.
57. The typical classroom bay has been carefully configured to provide openings that optimise daylight and ventilation without compromising 'views out' to the exterior. A distinctive colonnade structure provides both horizontal shading and shelter to south facing classrooms to control glare and solar gain.
58. Traditional brickwork cladding is proposed across the main teaching block. It is considered that this responds to the local context and design code adopted for the housing development. Brickwork has been chosen as the predominant cladding material for robustness, low maintenance and longevity. This was based on an embodied carbon assessment comparing timber to masonry brickwork for both a 60 year and 120 year life cycle.

*Building Entrances:*

59. All main entrances to the school are lobbied and sheltered. The main entrance on the north facade is articulated and sheltered by a roof overhang. Parents and carers of Reception and Key Stage1 children are

able to deposit and collect pupils directly to/from the enclosed play areas. Key Stage 2 pupils are expected to enter and leave the building via the staircases at each end of the building and are deposited and collected on the hard play areas to the south. Access for kitchen deliveries and plantroom servicing is via the staff car park and footpaths to the north of the main building.

*Classrooms:*

60. The building is based on two simple classroom types. The Reception (Year R) classroom type varies slightly from the Key Stage 1/Key Stage 2 classroom type but all work to a regular 7.2m wide grid or 'structural bay'. The classrooms are approximately 8.3m deep and ceiling heights are designed so as to ensure good levels of daylight and ventilation. Wet areas are located to the rear of the classrooms to ensure teaching areas benefit from the maximum amount of available natural light. A Specialist Resource Provision classroom and ancillary areas are located to the north-east corner of the building with its own dedicated outdoor play and social areas.

*Shared Teaching:*

61. 'Break-out' spaces and group rooms are provided to each level. The circulation 'spine' to the ground floor widens to provide a useful break-out space centrally to serve Key Stage 1 classrooms. This is top-lit by daylight/ventilation shafts at each end of the space. Upstairs larger break-out spaces are centred on Key Stage 2 classrooms, each with a rooflight to provide appropriate daylight and ventilation.

*Specialist Teaching:*

62. A specialist Food/Science/Tech classroom is provided to the ground floor on the north side of the teaching wing with its own dedicated outdoor social area. This teaching space opens on to a sheltered canopy and private terrace to the north for outdoor teaching and dining.

*Main Hall/Studio:*

63. The main hall is a simple 'community' space that measures 10m wide x 18m long. The dimensions comply with current BB103 and Sport England recommendations for community use. The hall opens on to the public forecourt to the front of the school. Daylighting and natural ventilation is provided by glazed screens to the north, clerestory windows to the west, a linear skylight and 'borrowed light' via glazed screens and skylight over the LRC Library.
64. The main hall is designed so that it connects to a Music/Drama Studio to the south via a 'proscenium' and moveable acoustic wall. Daylighting and natural ventilation to this double height space is provided by glazed screens to the south and a linear skylight. The studio space opens on to a south facing private terrace to the rear of the school.
65. External access and means of escape is provided via glazed doors that open to the north (main hall) and south (music/drama studio).

*Interior Design:*

66. A palette of natural/healthy finishes with low VOC are proposed. Accent colours with appropriate light reflectance and visual contrast will be developed with the Academy Trust. Natural materials with low maintenance will be used where possible to ensure the building interior is both robust and well maintained. Where appropriate low embodied carbon interior materials and finishes will be specified to support the Sustainability Strategy and targets.

*Proposed External Materials:*

67. The following materials are proposed.

*Table 1: Schedule of Proposed External Materials*

<b>Schedule of Proposed External Materials:</b>	<b>Finish / Colour:</b>
External walls to main building External walls to kitchen block and plant room enclosure Parapet copings	Multi-red facing bricks Multi-red facing bricks with FSC accredited sustainable timber louvres above. Powder coated aluminium
Windows and External Doors	Powder coated aluminium
Roof lights	Powder coated aluminium
RWP's/Hoppers Roof finish Canopy shelter to north Canopy shelter and Brise Soleil shading to south	Powder coated aluminium High performance 3ply membrane FSC accredited sustainable timber structure with powder coated aluminium fascia's and soffits FSC accredited sustainable timber structure with powder coated aluminium fascia's, soffits and horizontal louvres

*Landscape Design and Access:*

68. The landscape design and its response to the school building and context and includes the following key design principles:

- The reduced building footprint provides ample external space for outdoor learning and play areas. Use of the 'whole site' for outdoor learning may be developed in the future to support other outdoor activities.
- Year R and resource provision play areas are enclosed and secure with direct access to/from classrooms to encourage outdoor use.
- Canopies are provided to all ground floor classrooms to provide outdoor shelter and shading to the façade; beyond this, existing mature trees and proposed new trees provide further shelter.
- Gathering and learning spaces will be created around the site and seating will be provided for parent waiting and pupil learning uses.
- Hard surface materials and colours will complement the building elevations with light finishes adjacent glazed areas to maximise light reflectance to the building interior; the palette of materials and colours will be further developed during detail design stages.
- External signage and wayfinding will be provided where appropriate.

- The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards.
  - Proposed hedgerow and sensory planting areas to many areas on the site will use carefully selected mainly native species to provide seasonal variation and colour and promote biodiversity on the site.
  - New trees will be carefully selected and located to provide framing for views, shade and softening to hard areas and the building facade.
  - Considerable areas of wildflower meadow turfing/seeding will ensure that biodiversity net gain is achieved.
  - Secure spaces for staff motorcycles are provided to the front of the school.
  - A secure shelter for staff cycles is provided to the front of the school. Visitor cycle hoops are located by the main entrance.
  - Space is to be retained to allow the car park to extend with the future school expansion.
  - Accessible parking is located close to the school building and main entrance.
  - The 'bin store' is positioned, and the car park is arranged, so that the refuse vehicle can turn fully within the site boundary.
  - A bioretention will provide surface water run-off filtering and will also provide a learning resource for the school.
  - Orchard trees will frame an area that can be developed as the schools 'Forest School' learning zone.
69. Soft landscape proposals have been carefully considered to maximise opportunities to the site edges for establishing wildflower habitat creation utilising chalk meadow mixture (see **Appendix I - Proposed Landscape GA plan drawing**).
70. The ecology survey for the wider development site has identified some adjacent habitat that supports, dormice, breeding birds, and reptiles. The school site. However is not considered important for any of these species.
71. External furniture and play equipment will be carefully selected to complement the building and natural landscape setting. External paving details and drainage channels will be coordinated with the building and landscape finishes.
72. Multiple pedestrian access points on the western boundary will support the implementation of the school travel plan .
73. A significant number of new trees will be planted within the school as a key part of the landscaping scheme. Their indicative positions are indicated on the **Appendix J - Proposed biodiversity strategy**. These include many native species as well as street trees around the car park and orchard trees for particular biodiversity gain. The outcome, in time, will be a significant increase in the canopy cover and associated ecosystem services of the site.
74. Root protection of the mature existing trees on neighbouring land will be established in line with recommendation provided by County Councils

Arboricultural Officer outlined on the submitted **Tree Protection Plan**. This will be issued as a contract document to the appointed contractor, to ensure the required protection is in place during construction. The applicant has indicated that all new trees will be subject to intensive watering / maintenance checking under the main contract for 12 months after planting (watering to full capacity during prolonged dry conditions) and will then be watered and checked on a monthly basis (during prolonged dry conditions) for a further two years. The client organisation will also ensure any failures (for any reason) within the first five years will be replaced and maintained to the same specification for a further three years after the replacement tree is planted.

*Ecology:*

75. The existing baseline ecological value of habitats (protected species presence notwithstanding) is relatively low as the site is predominantly arable fields. The key ecological feature is the tree belt to the eastern boundary and the woodland to the western boundary of the school site.
76. The Vistry appointed ecologist, have provided a report carried out for the wider development site. This identifies that European Protected Species licences are already in place across the wider development site for dormice, and that further licences will be obtained to enable the clearance of the school site and/or adjoining areas if required. The school site can therefore be cleared under appropriate mitigation with all necessary licenses obtained, and a clear site delivered to Hampshire County Council to allow the construction to proceed with no outstanding ecological constraints. All ecological mitigation is to be carried out by Vistry as agreed under the original section 106 agreement for the development.
77. An **Ecological Assessment and Biodiversity Net Gain Assessment** has been undertaken for these proposals. The proposal would result in the loss of 7.27 biodiversity units. However, post-development, the site would deliver 7.95 biodiversity units of newly created habitats and the enhancements of retained habitats would result in an increase of 0.07 biodiversity units in these areas. Overall, this represents a net gain of 10.21% of area-based biodiversity units at the site as a result of the development. The new hedge creation would result in a 100% gain in linear habitats at the site.
78. A bioretention pond has been specifically introduced for ecology and educational gains. This will be fed by storm water from the school building and hard surfaces. This will then over-flow to an off-site discharge pipe provided by the developer to off-site SUD's basins to the southern edge of the school site.

*Access, sustainable transport and car parking:*

79. A further pedestrian access to the south-east corner of the site is planned to serve the adjacent Basingstoke Golf Course development. At pick up and drop off times parents are expected to congregate in areas to both the front and rear of the school ensuring that congestion is minimised.

80. The main school visitor entrance the vehicular entrance are both accessed directly from the spine road to the west and will both include automated gate locking systems controlled from the school building.
81. Direct access to secure Reception and Resource Provision play areas are provided so that Parents/Carers are able to drop-off/ pick-up younger children direct from classroom doors. These areas are enclosed with a low 1.2m high estates fence and secure gates. The remaining school site boundary will be protected by secure fencing and gates to a height of 1.8m.
82. An acoustic fence is also planned for the boundary with the A30. This will be 2.8m high and will be of timber clad construction with hidden steel posts.
83. The applicant has indicated that it is not anticipated that there will be any parent parking on the school site apart from agreed visitors and parents requiring access to the accessible bays. This will include cars minibuses or taxi's that are bringing children to the SEN resource provision class.
84. Overall, the expected number of staff will be in total approximately 47 members of staff (20 teaching and 27 non-teaching). In line with the County Council's Parking Requirement Guidelines 2 powered two-wheeler and 40 car parking spaces will be required, of which 2 of these parking spaces will be accessible bays. The car park is positioned separated from the main pedestrian access point beyond a secure boundary and will have swipe card operated automated gates to restrict access to authorised vehicles only.
85. The applicant has also indicated that the travel requirements of the Resourced Provision places are not yet known. Any related impact on travel to the school will be updated for the Full School Travel Plan once the school is operational, and a designated Travel Plan Co-ordinator appointed.
86. Refuse and delivery vehicles have been fully tracked to make sure that a three-point turn is safe and viable on site.
87. Very occasionally larger coaches will be required for school trips, and these are expected to park off site or to reverse on to site with a banksman if necessary.
88. The location of the Primary School and access points for pedestrians and vehicles has been coordinated with the wider masterplan. Reference has been made to both the existing and proposed public access and cycle network to ensure inclusive access is provided to and within the school site.
89. In order to support sustainable transport to the school, cycle opportunities are encouraged by the provision of secure covered cycle stands for pupils and staff at appropriate areas located near both site entrances.
90. Multiple site entrances have been proposed to support sustainable transport approach from different areas of the two housing developments

and ensure that pupil numbers entering at each location are manageable for the school.

91. In accordance with the County Council's recommended parking guidelines it is proposed that there will be 3 covered cycle stores with a total of 15 covered hoops for pupils, providing cycle parking for up to 30 bicycles. There will also be 4 staff cycle spaces (2 hoops) located in a separate lockable shelter, near the main entrance. In addition, there will be 3 covered scooter storage racks, for up to 42 scooters. All external cycle and bin store shelters will be from the same 'family' of materials and details to complement the building and landscape.
92. The outline planning approved development masterplan includes a network of footpaths and links to the primary school site. This provides an attractive and sustainable approach to the school from the north, west and south. The pedestrian access point to the south-east corner of the site connects to a controlled crossing on the A30 Winchester Road to serve the Basingstoke Golf Course housing development (circa 1000 dwellings). The highway crossing is to be implemented by the Basingstoke Golf Course developer, Bloor Homes and coordinated with the Hounsome Fields developer, Vistry to ensure that the crossing design and implementation fully supports the overarching transport statement and school travel plan objectives.
93. A public bus route through the housing development is also proposed with bus stops expected in reasonably close proximity to the school site.

*Accessibility:*

94. The new two-storey building is fully inclusive and accessible. Stair cores at each end of the building provide access to the upper floor teaching areas which include appropriate refuge areas for means of escape. A lift is centrally located adjacent the first stair core with Accessible WCs and a Hygiene room in close proximity.
95. The main school entrance and approach will have level access. Pathways or routes across the site will achieve 1:21 gradients to ensure inclusive access. All other entrances to rear stair lobbies and classrooms will be wheelchair accessible. The main entrance will incorporate auto-opening doors to a secure draught lobby.
96. Consultation has been undertaken with the Hampshire County Council's Access Team, Highways & Transport and Fire Safety Review Group and the applicant has indicated that all parties are satisfied that the proposals are sufficiently accessible to the individual requirements. A Disability Access audit has also been carried out with the Access Officer and submitted to support the application.

*Playing Field and Pitches:*

97. The proposals are based on the FA guidance and recommended pitch sizes of 79 x 51m for U11's and 61 x 43m for U9's including run-offs. Drawing P11378-HCC-DR-L-7001 shows the proposed pitch layout which



are orientated to suit the site shape and gradient. The layout and detailed design for the grass pitches has been undertaken in accordance with the [Sport England Design Guidance Note for 'Natural Turf Sport' \(2011\)](#).

98. Prior to construction, a detailed specification will be produced by a competent grass pitch design consultant to include site clearance, subsoil and topsoil quality assessment, adjustment of levels to balance cut and fill, cultivation methods, seeding specification and management plan for establishment works.

*External Lighting/Signage:*

99. All external lighting will be high efficiency LED lighting. Light pollution will be minimized by limiting the amount of up lighting. Low level lighting to the main approach surfaces will be provided for wayfinding. The car park will be illuminated by LED downlighting (columns). More information is set out on the submitted **External Lighting Layout drawing P11378-HCC-ZZ-L-DR-E-8001**.

*Sustainability / Climate Change:*

100. The applicant has indicated that the proposals for the new school have been designed to address the issues of climate change, sustainability, and embodied carbon.
101. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction is based on 'fabric first' principles with a highly efficient 'form factor' to reduce energy demand and use and improve thermal comfort internally.
102. The applicant has indicated that when an Academy Trust sponsor is appointed the key design principles for improved energy conservation and performance will be promoted and developed to ensure the project maintains the sustainable design objectives.

*Building Fabric and Thermal Performance:*

103. The school design, layout and compact form has a direct relationship to the site context, topography and orientation. Classrooms are clustered 'back-to-back' on two levels to create a compact form and a reduced footprint. The building 'form factor' (ratio of entire building envelope to treated floor area) is highly efficient. Based on 'fabric first' principles the optimisation of the thermal envelope will reduce the heating demand/load and carbon footprint and should reduce running costs. Other benefits include improved health, comfort and wellbeing for the building occupants.
104. Glazing areas are shaded to maximise views out and daylighting factors whilst minimising glare and solar gain. Thermal modelling, testing the overheating of the building against present day temperatures confirms that with appropriate solar glass specification the building will pass current statutory requirements. Thermal modelling has additionally been carried out on temperatures as predicted for 2050 weather patterns. A more detailed

appraisal will take place during the technical design phase to ensure suitable solutions are implemented to mitigate expected increase in UK temperatures.

105. Daylight analysis has also been carried out. Both of these assessments have been used to inform the design and ensure good levels of internal comfort, indoor air quality and daylighting is provided to teaching spaces, halls and resource areas.
106. 'Passivhaus' and 'fabric first' principles adopted for construction, will ensure the floor, wall and roof build up exceed the minimum requirements of the building regulations, having higher than required levels of insulation and airtightness to ensure a high performing building envelope. Although subject to further detailed design, these will target the following u-values based on the Passivhaus 'Classic' standard and principles adopted:
  - Wall: 0.15 W/m<sup>2</sup> K;
  - Roof: 0.125 W/m<sup>2</sup> K;
  - Floor: 0.15 W/m<sup>2</sup> K;
  - Glazing (inc frame): <0.85 W/m<sup>2</sup> K;
  - Centre pane <0.7 W/m<sup>2</sup> K; and
  - Air permeability for the building to be designed at least to achieve < 0.6 m<sup>3</sup>/(h.m<sup>2</sup>) @ 50Pa.
107. Other passive measures include extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare. High- and low-level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air.

*Sustainable technologies:*

108. Photo Voltaic panels are proposed to supplement electrical supply, see **Appendix G- Roof Plan – Proposed**. The PV array will be installed on the main roof section which has the capacity for a maximum array size of approx. 130 m<sup>2</sup>. A PV array of 130 m<sup>2</sup> will generally equate to a system size of a nominal 32 kWp which represents a large increase on the nominal allowance of a 10-12 kWp system recommended for a typical primary school.
109. With regard the ventilation the school will be designed to be compliant with BB101 and TM52 with a Mechanical Ventilation with Heat Recovery (MVHR) system. The centralised MVHR unit recovers between 80-90% heat energy from outgoing air that is used to temper incoming fresh air. This provides 'hygienic ventilation' by means of a constant supply of filtered fresh air to the building interior resulting in excellent indoor air quality. Combined with a super-insulated and airtight building envelope this will improve thermal comfort during winter and summer seasons and reduce the heating and cooling load of the building.
110. The proposed MVHR system in conjunction with secure louvred window vents will also be used to provide passive night-time cooling of the building interior to help mitigate summer overheating during daytime use. SMART

meters and dataloggers will be fitted post occupancy to evaluate building use and provide energy monitoring.

111. Four twin outlet Electric vehicle Charging Points are proposed by the County Council, subject to agreement on terms of use with the end user academy trust. Final location is to be agreed with end user.

*Embodied Carbon:*

112. The applicant has undertaken Concept Lifecycle Carbon analysis of the proposals which have informed design decisions regarding cladding material choice and potentially structural frame solution.
113. Timber products, including the proposed cladding and preferred structural frame solution, will be specified to come from sustainable forestry sources and be certified by the Forest Stewardship Council or similar.
114. Environmental Performance Declaration certificates will be required to be provided by contractors and suppliers. These will further inform decisions regarding the embodied Carbon, and potentially can be used to assess the embodied carbon of the building in detail at completion.
115. A site waste management plan will be required from the appointed contractor to ensure that during construction the principles of minimising waste are maintained.
116. The design approach to sustainability and embodied carbon and proposed systems is intended to achieve the lowest level of carbon emissions as is practical and viable.
117. The above proposals for both operational and embodied carbon are based on the benchmark project Stoneham Park Primary Academy
118. The project will be assessed against the RIBA Climate Challenge 2030 metrics for operational energy, embodied carbon and potable water use. Operational carbon and water use metrics will need to be monitored as the new school grows over a number of years until it is fully occupied.
119. More information can be found in the submitted **Sustainability Statement** and the **Sustainability/Climate Change Strategy**.

*Drainage:*

120. A sustainable drainage solution is being implemented across the wider development. The school site will connect to this system. The proposed runoff rates for the site have been determined and agreed as part of the outline planning application for the Hounsome Fields Development Area.
121. The foul water drainage system for the new school, will be discharged by gravity to a foul water sewer system, provided by the developer of the site wide housing scheme, this is located on the south-east boundary, within the school site.
122. Surface Water drainage for roofs and hard paved surfaces will be discharged through an onsite pond, to provide water quality criteria, to 3

offsite infiltration basins provided by the developer of the site wide housing scheme. The basins will be located on the developers side of the south west boundary. The system will be designed to cater for the 1:100 year storm return period with a 40% allowance for climate change. More information can be found in the submitted **Flood Risk Assessment** and the proposed '**Below Ground Drainage General Arrangement**' and '**Exceedance Route**'.

*Noise and Acoustics Strategy:*

123. The building's design has been carefully developed to take into account the immediate context of the housing development, and road network and the existing natural features of mature tree belts and woodland areas. The school building is set perpendicular to the busy A30 Winchester Road to the east with teaching spaces oriented south-west and north-east to optimise summer shading and winter solar gains. Ground floor classrooms for Reception (Year R) and Infant (KS1) pupils open directly on to playgrounds which are screened by the proposed 2.8m high noise barrier fencing to the eastern boundary. More information on this is set out on submitted **Landscape site plans P11378-HCC-DR-L-7001 and 7004**. The proposed noise barrier fencing combined with the existing mature tree belt and change in levels between the school site and A30 road will help reduce the impact of traffic noise on active indoor/outdoor teaching areas to the ground floor.
124. Teaching spaces to both ground and first floor are ventilated by means of a Mechanical Ventilation Heat Recovery (MVHR) system – see 3.1.28 below. During seasonally hot periods of weather this will allow occupants of the more exposed first floor classrooms the option to open or close window vents for controlling the impact of external ambient noise on the interior spaces. This approach should not compromise indoor air quality and thermal comfort during summer or winter periods.
125. The design for the new school will be in accordance with Building Bulletin 93. An Acoustic Consultant has been appointed to advise on acoustic design of teaching areas and halls and the proposed ventilation strategy. The application is supported by the development's Noise Impact Assessment for Phase 1A to the north of the school site (see **R7715 -6\_Rev\_3\_ Hounsome\_Fields\_Phase\_A1\_Noise\_Impact\_Assessment-4313820**) and the **Ambient Noise Assessment for the school site**.

*Air Quality:*

126. The outline planning permission was accompanied by an EIA which outlined that the noise levels from the A30 and other sources could be adequately mitigated through layout and design. This is a matter which is also controlled by conditions 23 and 24 of the outline planning permission.
127. As already noted, the proposed design is based on Passivhaus principles with ventilation to all spaces provided by a centralised mechanical ventilation heat recovery (MVHR) unit. This provides a constant supply of fresh tempered air

that is filtered to remove pathogens and pollutants. The MVHR system will provide hygienic ventilation to teaching areas and control internal CO2 levels in accordance with BB101 and TM52 recommendations.

128. Low VOC materials and finishes will be specified throughout the building.
129. The heating and domestic hot water system will be served by a heat pump. This will eliminate gas and NOx emissions. The vehicular entrance and school car park are located to the north of the school building. With the prevailing wind from the south-west this will mitigate the risk of pollution from cars and delivery vehicles on external play areas and teaching spaces to the north side of the school. Additionally, the proposed 2.8m high acoustic barrier fence and existing mature tree belt to the east boundary will help to screen external play areas and teaching spaces from the A30 Winchester Road.

*Crime Prevention measures:*

130. Hampshire County Council has a legal obligation under [section 17 of the crime and Disorder Act 1998](#) to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this application are aimed at reducing the possibility of crime taking place at the new Primary School. Measures include:

- The site access to the staff car park has lockable entrance gates and secure boundary fencing;
- The boundaries are fenced to an appropriate height – see to **drawing P11378-HCC-DR-L-7004** General Arrangement site plan for details;
- Lighting around the site is suitable and links car park to main entrance.
- Burglar alarms to the building;
- Appropriate ironmongery and glazing standards to all new build areas.
- Bin stores will be lockable and more than 6m from buildings;
- Secure entrance lobbies.

*Refuse Waste Collection:*

131. The proposals include a new detached bin store enclosure set away from the school buildings on the south boundary. Refuse collection will be accessed from the staff car park. The location of the bin store has been coordinated with the turning head and tracking for a refuse vehicle. In addition to the bin stores, the enclosure will provide sufficient capacity for recyclable waste storage.
132. Construction phase waste will be managed by an agreed and adopted Site Waste Management Plan (SWMP) to minimize consumption and on-site generation of waste.
133. A vehicular tracking exercise has been undertaken and it has been confirmed that emergency and refuse vehicle access can be appropriately accommodated within the school site car park.

*Fire Safety:*

134. Consultation has been undertaken with the HCC Access Team, County Council Highways & Transport and Fire Safety Review teams and all parties

are satisfied that the proposals are sufficiently accessible to the individual requirements

## **Development Plan and Guidance**

135. Section 38(6) of the [Planning and Compulsory Purchase Act 2004](#) requires that applications are determined in accordance with the statutory 'development plan' unless material considerations indicate otherwise. Therefore, consideration of the relevant plans, guidance and policies and whether the proposal is in accordance with these is of relevance to decision-making.

136. The key policies in the development plan which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy and other policies that guide the decision-making process and which are material to the determination of the application.

137. For the purposes of this application, the statutory development plan comprises the following.

### **Basingstoke and Deane Local Plan (BDLP) 2011-2029 (2016)**

138. The relevant policies are as follows:

- Policy SD1: Presumption in favour of sustainable development;
- Policy CN6: Infrastructure;
- Policy CN7: Essential facilities and services;
- Policy CN8: Community, leisure and cultural facilities;
- Policy CN9: Transport;
- Policy EM1: Landscape;
- Policy EM4: Biodiversity, geodiversity and nature conservation;
- Policy EM5: Green infrastructure;
- Policy EM6: Water quality;
- Policy EM7: Managing flood risk;
- Policy EM9: Sustainable water use;
- Policy EM10: Delivering high quality development;
- Policy EM11: The historic environment;
- Policy EM12: Pollution;
- Policy SS3: Greenfield site allocations;
- Policy SS3.11: Basingstoke Golf Course; and
- Policy SS3.12: Hounsome Fields:

139. Other relevant policy and guidance includes the following:

### **National Planning Policy Framework (2021)** (NPPF)

140. The following paragraphs are relevant to this proposal:

- Paragraphs 10-12: Presumption in favour of sustainable development;
- Paragraphs 38, 47: Decision making;
- Paragraphs 55 – 56: Planning conditions;
- Paragraphs 57: Planning obligations;
- Paragraphs 81: Support of sustainable economic growth;
- Paragraph 92: Healthy, inclusive and safe places;
- Paragraph 95: Ensuring sufficient choice of school places is available to meet the needs of existing and new communities;
- Paragraph 100: Public rights of way and access;
- Paragraphs 104, 110-113: Sustainable transport;
- Paragraph 120: Types of land;
- Paragraphs 126-236: Design;
- Paragraphs 153-158; Planning and climate change;
- Paragraphs 159-169: Planning and flood risk;
- Paragraphs 174, - 178: Contributions and enhancement of natural and local environment;
- Paragraphs 180-181: Biodiversity and planning; and
- Paragraphs 183-188: Ground conditions and pollution.

### [National Design Guide \(NDG\) \(2019\)](#)

141. The National Design Guide is a material consideration in the determination of planning applications and appeals.

### **Consultations**

142. A full record of all consultation responses received are [available](#).
143. **County Councillor Henderson:** Was notified.
144. **Basingstoke and Deane Borough Council - Planning:** No objection
145. **Basingstoke and Deane Borough Council - Environmental Health:** No objection.
146. **Dummer Parish Council:** Was notified.
147. **Sport England:** Offers its support for this application subject to planning conditions to secure a ground condition assessment prior to playing field works and that playing fields are constructed in line with Sport England policy and guidelines. A Community Use Agreement being secured and agreed would be welcomed.
148. **Natural England:** No objection.
149. **Thames Water:** No objection subject to an adequate foul water drainage scheme being installed.
150. **Environment Agency:** Was notified.

151. **MOD Safeguarding:** No objection.
152. **County Council Arboriculturist:** No objection subject to the submitted Arboricultural Impact Assessment, ref: P-BDBC-HounsomeFidsNBSch-AIA-SK-1.0, dated 14/09/22 being conditioned.
153. **County Council Archaeologist:** No objection.
154. **County Council Ecologist:** No objection subject to an Ecological Management and Monitoring Plan, that includes the proposed native landscaping and recommendations made within Sections 4.17 and 5.25-5.29 of the Ecological Appraisal and Biodiversity Net Gain Assessment by HCC (January 2023) being secured by condition.
155. **Local Highway Authority:** No objection subject to the submission of a Construction Management Plan (CMP) to control the cleanliness of HGVs accessing and egressing the site, that imported materials are covered, that all works to accesses on to the public highway are built in accordance with approved plans and specifications all under conditions, and that legal agreements concerning HGV routeing of HGVs (to and from the south only) and surveys checking the condition of the public highway between the site and the A303 junction are entered into by all parties.
156. **County Council Landscape Architect:** No objection subject to the applicant's Landscape Environmental Management Plan (LEMP) and all planting and landscaping mitigatory works being imposed by condition. Details must include specifications describing plant species, numbers, density, sizes and planting operations together with all maintenance and management works to ensure successful plant establishment. This also to include safe working practices (risk assessment and method statements) to show how the steeper banks can be planted and maintained safely. Replacement of plants that fail to thrive in the first 5 years, should be undertaken in each and every year of that period.
157. **Lead Local Flood Authority:** No objection subject to a condition being imposed securing details for the suitable diversion of a natural surface water flow path running east to west in the northern part of the site due to the proposed increase in ground levels, to ensure continuing hydraulic continuity both upstream and downstream.
158. **Public Health (Hampshire County Council):** Was notified.

## Representations

159. Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications. In complying with the requirements of the SCI, the County Council:



- Published a notice of the application in the Andover Advertiser, Basingstoke Gazette and Hampshire Chronicle  
<http://www3.hants.gov.uk/publicnotices/public-notice-publication.htm>
  - Placed notices of the application at the application site and local area;
  - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
  - Delivered notification letters to thirty-two residential properties situated in close proximity to the application site in Treetop Avenue, Coulter Road, Farmington Road and Lunways Road.
160. As of 31 August 2023, 1 representation to the proposal has been received, objecting to aspects of the Transport Statement on behalf of Cycle Basingstoke.

## Climate Change

161. Hampshire County Council declared a [climate change emergency](#) on 17 June 2019 and Basingstoke and Deane Borough Council declared theirs via [climate change emergency](#) on 19 September 2019. This proposed development has been subject to consideration of Paragraph 152 of the [NPPF \(2021\)](#) and via Basingstoke and Deane Borough Council's [Climate change and air quality strategy](#) (adopted 2021) as the proposed development reduces energy consumption through sustainable approaches to building design and layout, using low-impact materials and high energy efficiency. It also incorporates renewable or low carbon energy technologies, where appropriate.
162. As part of the planning application preparation, the [Climate Change Adaption tool and the Carbon Mitigation tool](#) have been used to assess vulnerability. The school design, layout and compact form has a direct relationship to the site context, topography and orientation. More information is set out in [The Proposal](#) section.
163. The assessment of the application with the Climate Change Adaption tool gave an initial vulnerability score for the development of 15 out of 100. Consequently, a full assessment has not been completed, this being required for projects which score 25 or above. However, as will be the case with all school buildings it was concluded that extreme heat waves could impose additional cooling loads on the building in the future, and further measures were taken at the design stage.
164. These measures included the use of 'Glazing areas' within the buildings where areas are shaded to maximise views out whilst minimising glare and solar gain. Thermal modelling, involving testing the overheating of the building against present day temperatures confirmed that with appropriate solar glass specification the building will pass current statutory requirements. Thermal modelling has additionally been carried out on temperatures as predicted for 2050 weather patterns. A more detailed

appraisal will take place during the technical design phase to ensure suitable solutions are implemented to mitigate expected increase in UK temperatures. Daylight analysis has also been carried out. Both of these assessments have been used to inform the design and ensure good levels of internal comfort, indoor air quality and daylighting is provided to teaching spaces, halls and resource areas.

165. The Carbon Mitigation tool was also used to influence the design process. The design seeks to incorporate a number of features that enable the building to be efficient, in terms of energy reduction and thermal performance. The proposed design and construction is based on 'Passivehaus' and 'fabric first' principles with a highly efficient 'form factor' to reduce energy demand and use and improve internal comfort, including through the employment of higher than levels of insulation and airtightness to ensure a 'high performing building envelope'. Measures including extended canopies, roofs, and solar control coatings to the glass to avoid over-heating and glare. High- and low-level opening vents, provide cross ventilation, ensuring teaching spaces and halls benefit from fresh air.
166. Sustainable technologies will also be employed within the proposed school site. These will include a PV array of 130 m<sup>2</sup> on the school roof that generally equates to a system size of a nominal 32 kWp. This represents a large increase on the nominal allowance of a 10-12 kWp system recommended for a typical primary school. Four twin outlet Electric vehicle Charging Points are proposed by the applicant, subject to agreement on terms of use with the end user academy trust. With regard to ventilation, the school will be designed to be compliant with BB101 and TM52 with a Mechanical Ventilation with Heat Recovery (MVHR) system. The centralised MVHR unit recovers between 80-90% heat energy from outgoing air that is used to temper incoming fresh air. This provides 'hygienic ventilation' by means of a constant supply of filtered fresh air to the building interior resulting in excellent indoor air quality. Combined with a super-insulated and airtight building envelope this will improve thermal comfort during winter and summer seasons and reduce the heating and cooling load of the building. The proposed MVHR system in conjunction with secure louvred window vents will also be used to provide passive night-time cooling of the building interior to help mitigate summer overheating during daytime use.
167. The design approach is intended to achieve the lowest level of carbon emissions as is practical and viable. The potential impact of the proposal on the issue of climate change has been given due thought and various design and mitigation measures proposed to address this. This proposed development is therefore considered to be in accordance with Paragraph 152 of the [NPPF \(2021\)](#) as well as Policies SD1 (Presumption in Favour of Sustainable Development), EM5 (Green Infrastructure), EM9 (Sustainable Water Use) and EM10 (Delivering High Quality Development) of the Basingstoke and Deane Borough Council adopted the Local Plan 2011 to 2029 (2016).

## Habitats Regulation Assessment

168. This was previously assessed as part of the outline stage of development under planning permission [19/00971/OUT](#) and 15/04503/OUT. This determined that there would be no likely significant effects as a result of development and as such there is no further assessment needed at reserve matters stage.

## Commentary

169. Consideration of the proposal against each of the identified key issues is as follows:

### Principle of the Development and Need

170. Paragraph 95 of the [NPPF \(2021\)](#) states it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*

171. The principle of the development, as part of a major development area, and need for the new School is firmly established in the adopted [Basingstoke and Deane Borough Council adopted the Local Plan 2011 to 2029 \(2016\)](#) (BDLP (2016) through Policy SS3.12 which allocates the school provision within the approved outline planning permission 15/04503/OUT for the 750 residential units adjoining the proposed

172. The new School is planned to be 1.5 form entry (FE) and will have a capacity for 315 pupils aged between four and eleven years. However, the site is being developed so that it will be possible that it could become a 2FE school (420 pupil capacity) in the future, if and when additional capacity is required as the development progresses. The evidence submitted within the application is limited to a 1.5FE school, and so a condition has been included in **Appendix A** limiting the school to a standard pupil number of 315 pupils / 1.5FE, unless further consent is granted.

173. The need for the school is clearly set out in local planning policy. The principle of a school in this location is already accepted as approved under the outline planning permissions [19/00971/OUT](#) and 15/04503/OUT. It is also supported by Policies SS3.11 and SS3.12 of the BDLP (2016). The proposal is located in an area of planned growth and would meet the needs

of the local community in accordance with Paragraph 95 of the [NPPF \(2021\)](#).

#### Highways impacts, Parking, Access, Servicing and Connectivity

174. The School site will be accessed via the new primary link road that also provides access to the new and adjoining residential area known as Hounsome Fields from the nearby A30, feeding into a newly constructed arm of an existing roundabout on the northern side A30. The primary vehicular access point will be to the east of the site, off the new primary access road.
175. Traffic associated with the proposed school development has been assessed with through a **Transport Statement (TS)** that references the requirements of the NPPF (2021), the County Council's 'On-Site School Parking Guidelines', The County Council's Local Transport Plan 4, the Basingstoke Transport Strategy and the Basingstoke LCWIP (draft). The TS should be read in conjunction with the proposed **School Travel Plan**.
176. Pupils are expected, in the main, to come from the two large residential developments - Hounsome Fields (750 homes) and Basingstoke Golf Course (1000 homes) - that are in part occupied and currently under construction. Both development areas lie within close proximity to the proposed school site and they form the catchment area from which the 420 pupils will come.
177. The published admission number (PAN) is 60 with a maximum capacity of 420 pupils. Teacher and non-teacher staff numbers are forecasted to be 20 teaching and 27 non-teaching staff. Thirty-eight car parking spaces will be provided on site, as will two accessible parking spaces, four electric vehicle charging points, plus forty cycle spaces (including six for visitors) and forty-two scooter spaces, all of which will be under cover and with some being lockable.
178. Access into the school is shown on the **Site Strategy Plan** showing all proposed pedestrian and vehicular accesses. Vehicular access will be via the spine road from the A30 roundabout junction and Treetop Avenue. There will be three pedestrian access due north of the site and one from the south. The southern access will provide direct access from the Winchester A30 road linking to a signal-controlled pedestrian and cycle crossing from the Basingstoke Golf Course residential development on the opposite side of the A30, which that developer will be delivering.
179. In terms of trip generation, accurately predict trip generation and mode share for the new School, an assessment of the most recent (2022) school census data for 7 neighbouring primary, infant and junior schools was undertaken. These schools were: Chalk Ridge Primary School, Hatch Warren Infant School, Kempshott Infant School, Manor Field Infant School, Oakley Infant School, Park View Primary School and St Mark's Church of England Primary School. The anticipated modal split is set out. As the catchment area for Hounsome Fields School is within one mile, it is anticipated that the percentage of pupils walking and cycling could be

higher than the average taken from neighbouring schools with potentially larger catchment areas. Staff It has been assumed as a worst-case scenario that all 47 staff trips will occur as single occupancy car driver trips. In reality there are likely to be some trips undertaken by other modes, as well as car sharing. The staff trips have been predicted to be 42 one-way trips in the morning peak hours (7:30–9:30) and 35 one-way staff trips during afternoon peak hours (15:30 – 17:30) with the remaining trips taken outside of the school peak times.

180. Overall, it is considered that this anticipated level of traffic can be accommodated on the local roads without compromising network capacity. However, as this is a new school, baseline travel trends will need to be ascertained once the school is operational to check that there are no major deviations from the expected modal split and so that the travel plan can be finalised and implemented
181. The Framework **School Travel Plan** (STP) included with the application is considered to be of a good standard by the Highway Authority.
182. Provision will also be made for the covered storage of cycles for pupils and staff; 40 cycle spaces and 42 scooter spaces will be provided for pupils and covered cycle spaces will be provided for staff. This provision meets the requirements of Hampshire's On-site School Parking Guidelines (April 2013). Conditions are proposed to secure electric vehicle charging points and cycle/non-motorised Scooter parking and are included in **Appendix A**.
183. A representation was received in relation to the timing of the school crossing opening alongside the wider housing development and associated safety issues. These concerns are acknowledged. The timing of the wider outline permission and wider connectivity is established by the wider outline consent. These are outside of the applicants control and relate specifically to the outline permissions. The layout proposed for the location of the cycle and scooter spaces has been established to encourage use from different directions and paths.
184. It is recognised that this development will result in a number of additional vehicles accessing and parking on the roads surrounding the school for school drop off / pick up. However, it is considered that the local highway network can accommodate both the anticipated level of vehicle movements and number of cars parking on the local highway network without compromising network capacity or safety. The Local Highway Authority raised no objection to the proposal subject to conditions relating to the submission of a Construction Traffic Management Plan and a updated School Travel Plan. These conditions are included in **Appendix A**. On this basis, the proposal is considered to be in accordance with Policy CN9 (Transport) of the BDLP (2016).

### Design

185. Policy EM10 - Delivering High Quality Development of the BDLP (2016) is of relevance to the proposal. It states that 'all development proposals will be of high quality, based upon a robust design-led approach' and set a

number of design led criteria to govern this. This includes aspects such as access and connectivity, adaptable developments, positive design, energy consumption and sustainability. Part 2 of the policy also sets out a number of areas which developments will be required to adhere to.

186. A **Design and Access Statement** was prepared to support the planning application. This was supported by a **Sustainability Statement**.
187. The grant of outline consent is of relevance here as certain aspects related to the design will have been set out under the wider planning consent.
188. The proposal is based on the compact two storey County Council Generic Primary design (Stoneham layout). Reference to the Department for Education guidance BB103 Generic Design Brief formed the basis for the development of the building design. 'Baseline Design Type 2' was initially reviewed and analysed to consider how to best optimise the design solution and allow potential future expansion.
189. The proposal It comprises a new 420 place Primary School with SEN/RP for up to 8 SEMH/ASD pupils on a green-field site as part of a large housing development which is currently under construction to the south of Basingstoke. The 2FE school has been designed to allow for up to 1FE future expansion to the south. All aspects of the site and building design will be developed from a best practice approach.
190. The main design aspects (including sustainability measures) of the proposal are set out in the [Proposal](#) section of this report.
191. The **Sustainability Statement** notes that a BREEAM Consultant was initially commissioned for the benchmark project at Stoneham Park Primary Academy. A pre-assessment was undertaken, targeting BREEAM Excellent and demonstrated at feasibility stage a score of 73.6% could be achieved. However BREEAM is widely considered an unreliable prediction of actual energy performance as it relies on SBEM analysis to demonstrate compliance with Building Regulations Part L2A 'Conservation of Fuel and Power in new buildings other than dwellings'. Consequently this project intends to adopt Passivhaus design principles to achieve an appropriate standard for sustainability, notably reduced operational energy use.
192. A Certified Passivhaus Design Consultant has been appointed to work as part of the design team, from RIBA Stage 2 Concept Design, to ensure the Passivhaus methodology is followed, with outputs at the end of each RIBA design stage and confirm the designed energy usage and space heating demand remains on target. There is evidence that the rigorous Passivhaus methodology significantly reduces the performance gap between designed and actual energy performance. Outputs from modelling the proposal using a Passivhaus Planning Package (PHPP) will indicate:
  - space heating demand;
  - energy use intensity;
  - overheating risk (current climate and future);

- embodied carbon of construction materials can also be explored.
  - With energy usage reduced to a minimum through the Passivhaus design methodology, on site renewable technology can be introduced to achieve a carbon neutral or net zero building proposal. The RIBA Sustainable Outcomes Guide includes 'Passivhaus' in the list of Sustainability Assessment Tools (p.14/52) but notably defines BREEAM as 'optional'. The guide defines the most important outcomes and gives project teams flexibility to choose the sustainability assessment and certification methods that best suit the project.
193. In recognition of relevant Local Plan policies, the applicant will aim to address any specific Design and Sustainability guidance including BREEAM criteria.
194. Taking all matters into account, it is considered that the proposal would have an acceptable visual impact when seen neighbouring areas. No concerns about the design of the proposal have been raised by consultees. Conditions are included on some design aspects including on materials. On this basis, the proposal accords with Policy EM10 - Delivering High Quality Development of the BDLP (2016).

#### Visual impact and arboriculture

195. The visual impact of the wider outline consent has been established through planning permission. The wider development essentially screen the proposed school site visually.
196. It is acknowledged that the school site will be visible from the new residential areas but the location of the site has already been determined through the grant of the outline consent.
197. The application was supported by an **Arboricultural Assessment** as well as wider landscaping details. External lighting plans have also been submitted.
198. No objections have been received from consultees in relation to visual impact and arboriculture. Conditions have been requested in relation to planting, boundary fencing and other landscape matters. These are included in **Appendix A**.
199. On this basis, the proposal is considered to be in accordance with Policies SS3.12 (Hounsome Fields), EM1 (Landscape), EM5 (Green Infrastructure) and EM10 (Delivering high quality development) of the BDLP (2016).

#### Ecology

200. Policy EM4 – Biodiversity, Geodiversity and Nature Conservation of the BDLP (2016) is of relevance to the proposal.
201. The grant of the outline consent means there is a significant evidence base on ecological impacts across the wider site.

202. The school site was predominantly arable land with ecological receptors along the boundaries including woodland, hedgerows, badger setts and the presence of dormouse. This assessment identified some botanical value around the boundaries of the site and has emphasised the need for a management and monitoring plan for the proposed landscaping, to ensure the ecological receptors close to the boundaries of the site are protected and to ensure an ecological net gain.
203. An **Ecological Appraisal** and **Biodiversity Net Gain Assessment** was submitted to support the application.
204. Natural England and the County Ecologist raised no objection to the proposal. The County Ecologist requested conditions in relation to BNG and an Ecological and Management Plan
205. Conditions are proposed in relation to BNG and the requirement for an Ecological and Management Plan. These are included in **Appendix A**.
206. On the basis of the proposed mitigation and conditions, the proposal is considered to be in accordance with Policy EM4 – Biodiversity, Geodiversity and Nature Conservation of the BDLP (2016).

#### Historic environment

207. Policy EM11 – The Historic Environment of the BDLP (2016) is of relevance to the proposal as it relates to potential impacts on heritage assets.
208. Conditions 14,15 and 16 of the outline planning approval required a preliminary archaeological survey (known as an evaluation). The WSI for this was submitted and all relevant conditions were agreed and discharged. The approved details included a Geophysical Survey Report (and figures 1-10) Report Ref: J9000 Dated: November 2015, a Heritage Desk Based Assessment Report Ref: QU-0062/1 Dated: October 2015 and a Written Scheme of Investigation for Archaeological Excavation Report Ref: HFBH17 Dated: February 2019.
209. Pre application discussions with the County Archaeologist confirmed that *‘Owing to the presence of nearby significant later prehistoric archaeology (settlement and funerary) an archaeological evaluation was undertaken within Hounsome Fields in 2018, ahead of the wider development of the area. This archaeological evaluation covered the proposed school development site. The work demonstrated that there were no significant archaeological remains within the proposed development area and that no further archaeological work would be required for this area. As such, archaeology will have no impact upon the design of the development and it is likely that no archaeological issues will be raised during the planning process’*.
210. Based on the information available no further investigation is proposed within the school site and this is accepted.



211. The County Archaeologist was consulted on the planning application and didn't raise archaeological concerns. It was confirmed that all archaeological field work was completed as part of the wider archaeological mitigation for the residential development of Hounsme Fields.
212. The development is therefore considered to be in accordance with Policy EM11 – The Historic Environment of the BDLP (2016).

#### Impact on amenity

213. Policy EM12 - Pollution Development of the BDLP (2016) states that development will be permitted provided that it does not result in pollution which is detrimental to quality of life, or poses unacceptable risks to health or the natural environment. It sets a number of criteria to guide development.
214. A **Ground Investigation Report** was submitted with the application.
215. The **Noise Impact Assessment** was submitted as part of the application, prepared for the outline consent. It was concluded that with the required noise mitigation measures, the requirements of Conditions 23 and 24 of planning consent 15/04503/OUT will be met. A follow up assessment for the school was prepared to support the application. This concluded that acoustic modelling has been undertaken to predict traffic noise levels across the school site, based on data obtained by 24 Acoustics as part of the outline application and reserved matters submissions. Recommendations have been provided for an acoustic barrier along the site boundary with the A30. With the recommended barrier in place, it has been determined that natural ventilation via open windows would be feasible on ground floor façades that are not directly facing the A30. 5.5 In order to achieve BB 93 noise levels within the first floor teaching rooms, attenuated ventilation (passive or mechanical) would be required.
216. A **Lighting Assessment** was submitted to support the planning application.
217. No public representations have been received in relation to the scheme and there will be no adverse amenity impacts once the school is built.
218. No other concerns have been raised by consultees, including the EHO, in relation to amenity issues.
219. A condition requiring the submission of a Construction and Environmental Management Plan is included in **Appendix A** covering many areas relating to amenity such as noise, lighting. Conditions are also included on hours of use.
220. On this basis, and subject to the proposed conditions, the proposal is considered to be in accordance with the proposal is considered to be in accordance with Policy EM12 - Pollution Development of the BDLP (2016).

#### Impact on water resources and flooding

221. Policies EM6 - Water Quality and EM7 – Managing flood risk of the BDLP (2016) is off relevance to the proposal.
222. A **Flood Risk Assessment and Drainage Strategy** were prepared to support the planning application.
223. Surface water drainage will be dealt with in a sustainable way by discharging runoff to infiltration systems designed to cater for the 1% AEP (1:100 year) storm with 40% additional storage to allow for climate change. The new surface water drainage system will be designed as recommended by Building Regulations and the SUDS manual. The system will be capable of draining the site, without flooding, during a 1 in 30 year storm whilst retaining the 1 in 100 year storm flows plus 40% allowance for climate change within the site boundary without putting existing buildings, the proposed development and any third party land at risk from flooding.
224. The site is located with Flood Zone 1.
225. Thames Water initially raised concerns about the submitted drainage information. Concerns were also raised by the Lead Local Flood in relation to insufficient information provided in relation on the impermeable surfacing the drainage needs to manage nor are there drainage plans to highlight the drainage proposed, how the infiltration rates have been identified and required clarification in relation to maintenance responsibilities.
226. The applicant submitted additional information. The LLFA was consulted and noted that *'the drainage strategy has been amended and consists of trench soakaways and pond with interlinking pipework. Infiltration testing and calculations have been provided to show suitability of the network at the relevant return periods and as such this is considered acceptable'*. The response included some queries in relation to the design but it was noted that given the nature of these queries, it is considered that they can be addressed by a planning condition. This is included in **Appendix A**. On this basis, subject to the inclusion of a condition the development is in accordance with Policies EM6 - Water Quality and EM7 – Managing flood risk

#### Sport England – Open Space and Recreation

227. The proposed new primary school will comprise new playing field land consisting of a U11 9x9 natural turf football pitch and U9 7x7 natural turf mini soccer pitch. There is also a hard play area which is marked out for sport as indicated by the court markings. However, it is not clear to what extent this constitutes a formal sports facility i.e. Multi-Use Games Area (MUGA). It would appear that the facility is more of a hard play/recreational space. **Proposed Site Plan (P11378-HCC-ZZ-00-DR-A-110)** shows the proposed pitch layout. The proposed layout and drainage design for the grass pitches will be undertaken in accordance with the Sport England Design Guidance Note for 'Natural Turf Sport' (2011). The sports pitches will be established in accordance with BB103 and Sport England recommendations and standards.

228. Sport England was consulted on the application. They supported the application, as it is considered to meet Objective 3 “To provide new opportunities to meet the needs of current and future generations” of their policy and they encourage the community use of the site and the implementation of a future community use agreement. They have also recommended conditions for a ground conditions assessment to be provided, for the playing field to have a sports use specification, and for the construction of the fields/pitches to be carried out in accordance with guidance. Conditions and informatives relating to these matters have been included in **Appendix A** below.

### **Conclusion**

229. In conclusion, it is considered that the proposal would be in accordance with the relevant policies of the Basingstoke and Deane Local Plan (2016). It would implement the Educational Provision requirements of the Hounsome Fields and Basingstoke Golf Club strategic residential developments and meet need for primary school places in the area (Policies SS3.11, SS3.12, CN7 and CN8 and Paragraph 95 of the [NPPF \(2021\)](#)). The scheme is of a good design and the site is sufficiently large and well located (Policy EM10). The scheme has appropriate access and parking arrangements (Policy CN9). The scheme is acceptable in relation to landscape, visual impact and ecology (Policies EM1 AND EM4). The scheme complies with the development plan and national policy and there are no other material planning considerations.

### **Recommendation**

230. That planning permission GRANTED subject to the recommended conditions set out in **Appendix A**.

### **Appendices:**

Appendix A – Conditions

Appendix B – Committee plan

Appendix C – Site Location inclusive of developer's proposed Masterplan

Appendix D - Site Plan Proposed

Appendix E – General arrangement plan

Appendix F – Proposed site layout

Appendix G - Roof Plan – Proposed

Appendix H – Proposed elevations

Appendix I - Proposed Landscape GA plan drawing.

Appendix J - Proposed biodiversity strategy.

Other documents relating to this application:

<https://planning.hants.gov.uk/Planning/Display/HCC/2021/0455>

**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

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

**Other Significant Links**

<b>Links to previous Member decisions:</b>	
<u>Title</u>	<u>Date</u>
<b>Direct links to specific legislation or Government Directives</b>	
<u>Title</u>	<u>Date</u>

<b>Section 100 D - Local Government Act 1972 - background documents</b>	
<p><b>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.)</b></p>	
<u>Document</u>	<u>Location</u>

23/00750/CC3  
BAE067

Hampshire County Council

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

## **EQUALITIES IMPACT ASSESSMENTS:**

### **1. Equality Duty**

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 by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

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

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

Officers considered the information provided by the applicant, together with the response from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## CONDITIONS

### Reasons for approval

It is considered that the proposal would be in accordance with the relevant policies of the Basingstoke and Deane Local Plan (2016). It would implement the Educational Provision requirements of the Hounsome Fields and Basingstoke Golf Clue strategic residential developments and meet need for primary school places in the area (Policies SS3.11, SS3.12, CN7 and CN8 and Paragraph 95 of the [NPPF \(2021\)](#)). The scheme is of a good design and the site is sufficiently large and well located (Policy EM10). The scheme has appropriate access and parking arrangements (Policy CN9). The scheme is acceptable in relation to landscape, visual impact and ecology (Policies EM1 AND EM4). The scheme complies with the development plan and national policy and there are no other material planning considerations.

### Commencement of Development

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. The hours of working on site during the construction phases of the development shall be restricted to 07:30 to 18:00 hours Mondays to Fridays, 07:30 to 13:00 hours on Saturdays and no working shall take place on Sundays, Bank or Public Holidays.

The term 'working' shall, for purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, deliveries to and from the site and the movement of construction vehicles within the curtilage of the site.

Reason: To safeguard the residential amenity of the area in accordance with Policy EM12 (Pollution) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

### Access

3. With the exception of the earthworks required to achieve the levelling of the development site, no other development shall take place until either:
  - i. An adopted road access has been completed to the main site entrance in accordance with the planning consent 15/04503/OUT; or



- ii. A temporary construction access road has been completed in accordance with details submitted to and approved in advance by the Local Planning Authority and the approved access road so implemented. The temporary access road shall be removed and the land restored once a permanent highway to the site is completed.

No occupation of the school for school use shall commence until the adopted road access has been completed to the main site entrance in accordance with the planning consent 15/04503/OUT.

Reason: To ensure there is proper access to the site for construction in accordance with Policies CN9 (Transport) and EM12 (Pollution) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016). This is required to be a pre-commencement condition in part to ensure amenity is not harmed by construction starting without sufficiently good access.

### **Highways and parking**

4. With the exception of the earthworks required to achieve the levelling of the development site, no other development hereby permitted shall commence until a Construction Traffic Management Plan (to include details on the daily and total number and size of lorries accessing the site, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles) and a programme of works has been submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and in accordance with Policies CN9 (Transport) and EM12 (Pollution) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

5. The development hereby permitted shall not be occupied until an area for cycles/non-motorised scooter storage facilities and four electric vehicle charging points in line with Hampshire County Council Parking Standards has been made available for use in accordance with details to be submitted to and approved by the Local Planning Authority and those facilities shall be maintained for the duration of the development.

Reason: To ensure the provision and availability of adequate cycle/non-motorised scooter parking in accordance with Policy CN9 (Transport) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

6. A full School Travel Plan demonstrating the interventions, incentives and targets which will be implemented to promote a reduction in single occupancy

car trips by pupils to the site should be submitted to and approved in writing by the County Planning Authority within 12 months of the school being occupied. The School Travel Plan should include details of its implementation and ongoing monitoring.

Reason: To support sustainable transport policy and encourage the use of alternative means of travel in compliance with the aims and objectives of the National Planning Policy Framework (2021) and in accordance with Policy CN9 (Transport) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

## **Landscape**

7. Prior to the commencement of any tree felling, demolition or construction works as a full landscape scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not be limited to:
  - i. A plan showing existing vegetation to be retained and safeguarded during construction which shall be consistent with any Construction Environmental Management Plan;
  - ii. Details of works undertaken under the Section 106 of planning permission 15/044503/OUT.
  - iii. Details of species, number, density, and size of shrubs/trees to be planted and composition of any grass seeding mix or turfing;
  - iv. Design, type and location of biodiversity structures, features or habitats;
  - v. Methods of establishment plus short-term and long-term after-care of all landscape features, plants and biodiversity structures, features and habitats to be installed and retained;
  - vi. Organisation or personnel responsible for implementation of the scheme;
  - vii. Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control;
  - viii. Details of surfacing, boundary treatments and landscaping structures including design, location, size, colour, materials and openings;

Development shall be carried out in accordance with the approved scheme and in accordance with the landscape implementation phasing plan.

If at any time in the five years following planting any tree, shrub or hedge shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the County Planning Authority.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments, and in the interests of landscape character and visual amenity, and to ensure the scheme is established and maintained in accordance with Policies EM1 (Landscape and EM4 (Biodiversity, geodiversity and nature conservation) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

## **Noise**

8. Prior to the occupation of the development hereby permitted, details need to be submitted and agreed by the County Planning Authority for the installation of an acoustic barrier along the site boundary with the A30. The scheme shall be implemented as approved.

Reason: In the interests of public amenity and the users of the school in accordance with Policy EM10 (Delivering high quality development) of the Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

## **Ecology**

9. 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. This should include details of features such as bird and bat boxes or other habitat features around the site and other measures to enhance biodiversity to meet Biodiversity Metric 3 requirements (or whatever metric applies at the point of commencement) and to demonstrate how the development will contribute to achieving a post development biodiversity value shall be a minimum of 10% higher than site pre-development biodiversity value. The post development biodiversity value may include off-site biodiversity gain under the control of the applicant and/or purchased biodiversity credits. The Plan should include details on how features will be managed after implementation.

The development shall be carried out in full accordance with the approved Biodiversity Net Gain Plan.

Reason: In the interests of nature conservation and to ensure that biodiversity gains are delivered for enhancement and improvements of habitats and to enhance biodiversity in accordance with Paragraph 152 of the National Planning Policy Framework (2021), the local authority's duty under the Natural Environment and Rural Communities Act (2006) and Policy EM4 (Biodiversity geodiversity and nature conservation) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

10. With the exception of the earthworks required to achieve the levelling of the development site, prior to the commencement of any other development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
- i. The identification of stages of works;
  - ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
  - iii. Details of all plant and machinery to be used during the construction stage;
  - iv. Details for avoiding vegetation clearance during the bird nesting season;
  - v. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - vi. Details of external lighting - including site lighting whether required for safe working or for security purposes;
  - vii. Details of measures to remove/prevent colonisation of non-native species; and
  - viii. Confirmation of the appointment of the Ecological Clerk of Works to oversee the wider development as require by the Section 106 under planning permission 15/04503/OUT.
  - ix. measures to avoid harm to protected species under a Natural England Licence such as newt fencing, pre works checks for badgers and environmental protection measures;
  - x. Procedures for emergency deviation of the agreed working hours.

All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to County Planning Authority as required until construction of the development is completed.

The construction of the development shall only be carried out in accordance with the approved CEMP.

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent increases in local problems of air quality in accordance with Policies EM12 (Pollution) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

### **Playing Field**

11. With the exception of the earthworks required to achieve the levelling of the development site, no other development of the school playing field shall take place unless and until:

- a. A detailed assessment of ground conditions of the land proposed for the new/retained/replacement playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the County Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the County Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing fields in accordance with Policy CN8 (Community, leisure and cultural facilities) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

12. 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).

### **Sustainability**

13. Within three months of occupation of the building hereby permitted, a copy of a post-construction completion certificate, verifying that the building has achieved a BREEAM "Very Good" rating (or equivalent accreditation) or above, must be submitted to the County Planning Authority.

Reason: To ensure the development achieves the lowest level of carbon emissions and water and energy consumption in accordance with Policy SD1 (Presumption in Favour of Sustainable Development) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

### **Protection of the water environment**

14. The development hereby permitted shall not be occupied until drainage plans for the disposal of foul water have been submitted to and approved in writing by the County Planning Authority.

The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure the health and safety of owners/occupiers of the site and to minimise the risk of damage to property. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for the health and safety of owners/occupiers and visitors to the site. It will also ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution. In accordance with Policy EM6 (Water quality) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

15. With the exception of the earthworks required to achieve the levelling of the development site, no other development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy report rev P02, has been submitted and approved in writing by the County Planning Authority. The submitted details should include:
- a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment and Drainage Strategy.
  - b) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
  - c) Exceedance plans demonstrating the flow paths are routed away from buildings; and
  - d) Maintenance information in relation to trench soakaways.

Reason: To ensure the health and safety of owners/occupiers of the site and to minimise the risk of damage to property in accordance with Policy EM7 (Managing flood risk) of Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

### **Compliance with Approved Plans / Documentation**

16. The development hereby permitted shall be carried out in accordance with the following plans/documentation:

<u>Location/Site Plans:</u>	<u>Drawing ref:</u>
Location Plan	P12045-HCC-ZZ-ZZ-DR-A-100
Existing Site Plan	P12045-HCC-ZZ-ZZ-DR-A-101

Proposed Site Plan P12045-HCC-ZZ-ZZ-DR-A-102

Proposed Landscape Site Strategy Plan P12045-HCC-L-7001

GA Plans:

Ground Floor proposed P12045-HCC-ZZ-ZZ-DR-A-200

First Floor – proposed P12045-HCC-ZZ-ZZ-DR-A-201

Roof Plan – proposed P12045-HCC-ZZ-ZZ-DR-A-202

Elevations:

Proposed GA Elevations 1-100 P12045-HCC-ZZ-ZZ-DR-A-300

GA Elevations East & West P12045-HCC-ZZ-ZZ-DR-A-301

GA Elevations North & South P12045-HCC-ZZ-ZZ-DR-A-302

Sections:

GA Sections 1-200 P12045-HCC-ZZ-ZZ-DR-A-311

Perspectives:

Swept Path Analysis Refuse Lorry P12045-ECH-XX-XX-DR-C-7101

Existing Topo Survey P12045-ECH-XX-XX-DR-C-7401

Notes and Drawing Key Plan P12045-ECH-XX-XX-DR-C-7500

Below Ground Drainage around Building P12045-ECH-XX-XX-DR-C-7501

Below Ground Drainage Sheet 1 P12045-ECH-XX-XX-DR-C-7502

Below Ground Drainage Sheet 2 P12045-ECH-XX-XX-DR-C-7503

Exceedance Route P12045-ECH-XX-XX-DR-C-7504

And in accordance with the following approved documents:

- Design and Access Statement;
- School Travel Plan;
- Noise and Vibration Assessment Report;
- Sustainability Strategy;
- Flood Risk and Drainage Strategy.

Reason: For the avoidance of doubt and in the interests of proper planning, as well as to define the scope of this permission and to ensure that the

impact on the surrounding built environment and the amenity of neighbouring residents is mitigated in accordance with the policies of the Basingstoke and Deane Borough Council Local Plan 2011 to 2029 (2016).

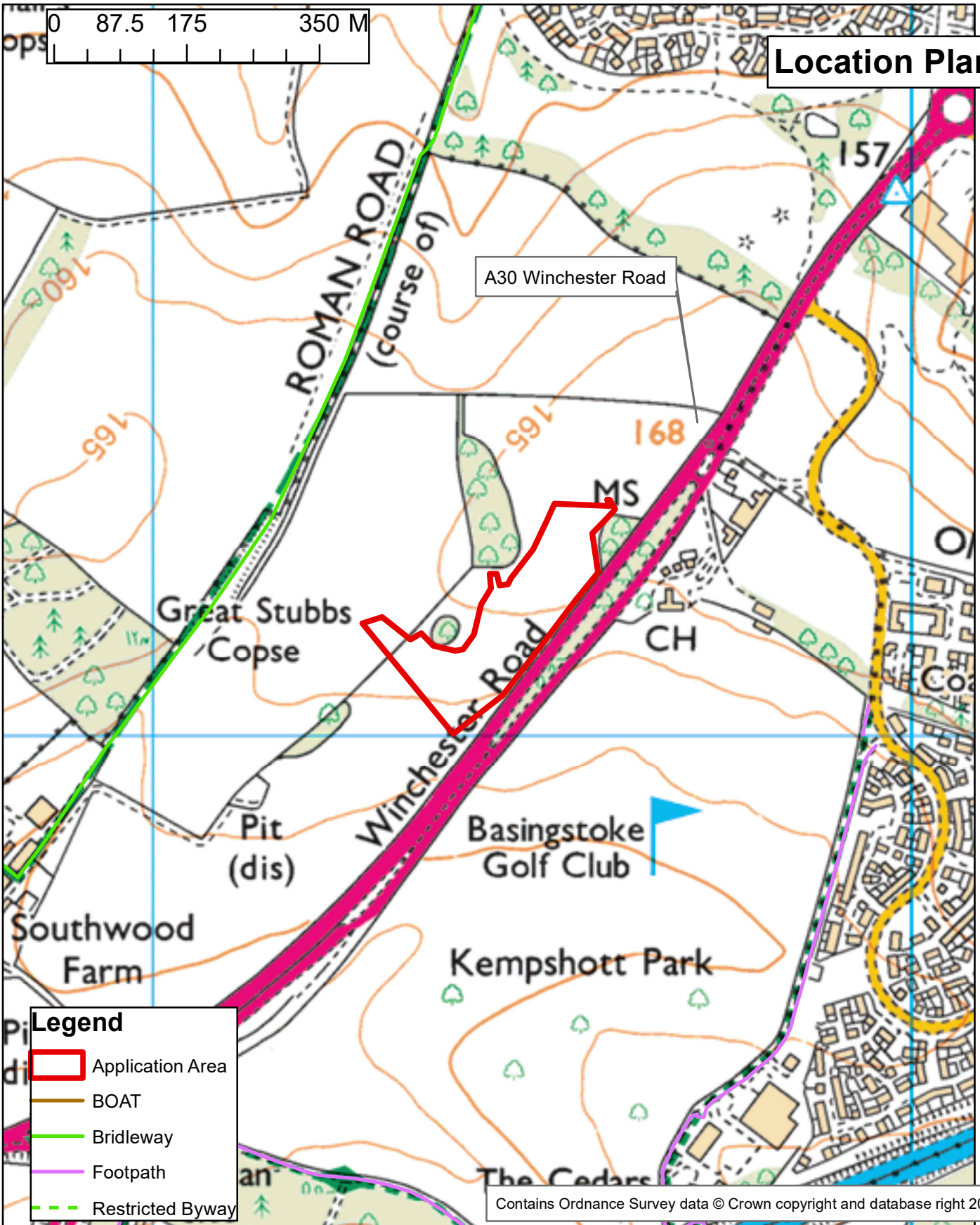
### **Note to Applicants**

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2018), 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.
3. It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the County Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, County Planning Authority, Parish Councils, Water Companies and private management companies.
4. For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:  
<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption. Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.
5. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> .
6. The Outline Planning permission 15/045013/OUT is of relevance.



0 87.5 175 350 M

# Location Plan



**Legend**

- Application Area
- BOAT
- Bridleway
- Footpath
- Restricted Byway

Contains Ordnance Survey data © Crown copyright and database right 2016

**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**

Regulatory Committee  
 Date: 13 September 2023  
 1:7,000



Application No: 23/00750/CC3 Site Ref: BAE667 Page 177

Drawn by: Planning Control & Development Management

This page is intentionally left blank



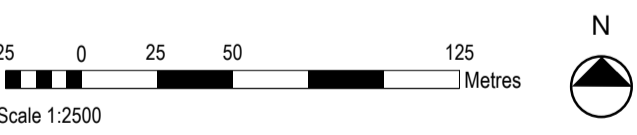
Property Services

**Hounsme Fields**  
2FE Primary School

**Existing Site Plan**



Page 179



© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

**PLANNING**

1 : 500 @ A1  
P11378-HCC-ZZ-00-DR-A-100



This page is intentionally left blank






Property Services

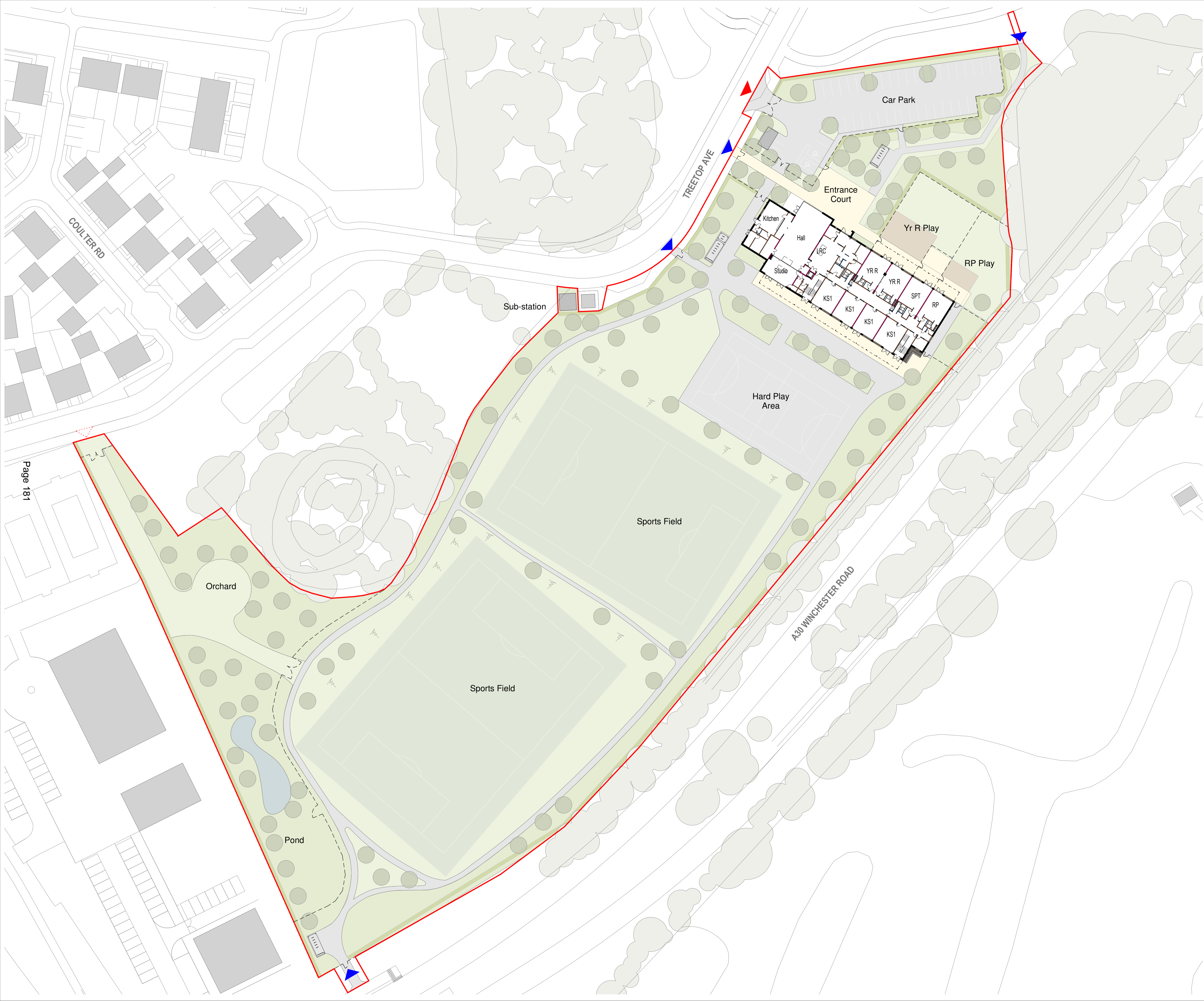
### Hounsome Fields 2FE Primary School

### Proposed Site Plan

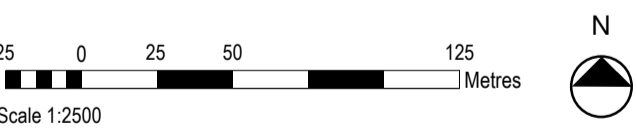
#### Key

-  Pedestrian Entrance
-  Vehicle Entrance
-  Grounds Maintenance Entrance

Refer to drawing Site Strategy Plan  
P11378-HCC-ZZ-ZZ-DR-L-7001 for  
more details.



Page 181



© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

### PLANNING

1 : 500 @ A1  
P11378-HCC-ZZ-00-DR-A-110

This page is intentionally left blank



NOTE - ALL FENCE POSTS IN RPA FOR TREE T12 TO BE HAND DUG AND SET IN REDUCED SIZE FOUNDATIONS

Page 183

**General Notes**

1. This drawing is © copyright Hampshire County Council 2021. No unauthorised reproduction of any kind is permitted.
2. No dimensions to be scaled from this drawing. Verify all dimensions prior to construction. Immediately report any discrepancies on the document to the Architect/Contract Administrator. This document shall be read in conjunction with associated models, specifications and related consultant's documents.
3. Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications.
4. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright & may lead to prosecution or civil proceedings (100019180) 2021.

Hampshire County Council

- Proposed contour
- Geogrid porous gravel parking bays
- Vehicular Tarmac
- Pedestrian Tarmac
- Block Paving
- Rubber Paving
- Grass
- Wildflower Meadow
- Sensory Planting
- Native hedgerows
- Bioretention Pond
- Proposed Trees
- Bin Storage
- Electrical vehicular charging point
- Vertical bar metal railings - 1.8m high
- Vertical bar metal railings - 1.1m high
- Metal/softwood reflective acoustic fencing - 2.8m high min.
- Retained groundcover
- CS1- Open fronted shelter with hoops/racks for 10 cycles and 14 scooters (for pupils and visitors)
- CS2- Manual gate fronted shelter with hoops/racks for 10 cycles and 14 scooters (for pupils only)
- CS3- Automated gate fronted shelter with hoops/racks for 10 cycles and 14 scooters (for pupils and parents waiting only)
- CS4- Manual gate fronted shelter with hoops for 4 cycles (for staff only)
- Parent/ pupil dual use shelter
- Lighting columns

P8	Planning Issue	04.01.23	EM	CL
P7	Draft Planning Issue	13.12.22	EM	CL
P6	Various Update	24.11.22	EM	CL

Rev Description Date By Chkd  
 HCC Property Services, Three Minsters House, 76 High Street, Winchester SO23 8UL, tel: (01962) 847801  
 Property Services

**PROJECT NAME**  
 Hounsme Fields Primary School, Basingstoke

**SHEET NAME**  
 General Arrangement Plan

**SCALE** 1:500 @ A1  
**DRAWN** EM  
**CHKD** CL/DK  
**APRV** CL/DK

**DRAWING No.** P111378-HCC-ZZ-XX-DR-L-7004 P8\_00  
 project code - originator - volume - level - type - role - number version  
 WIP PLANNING

For Planning






This page is intentionally left blank



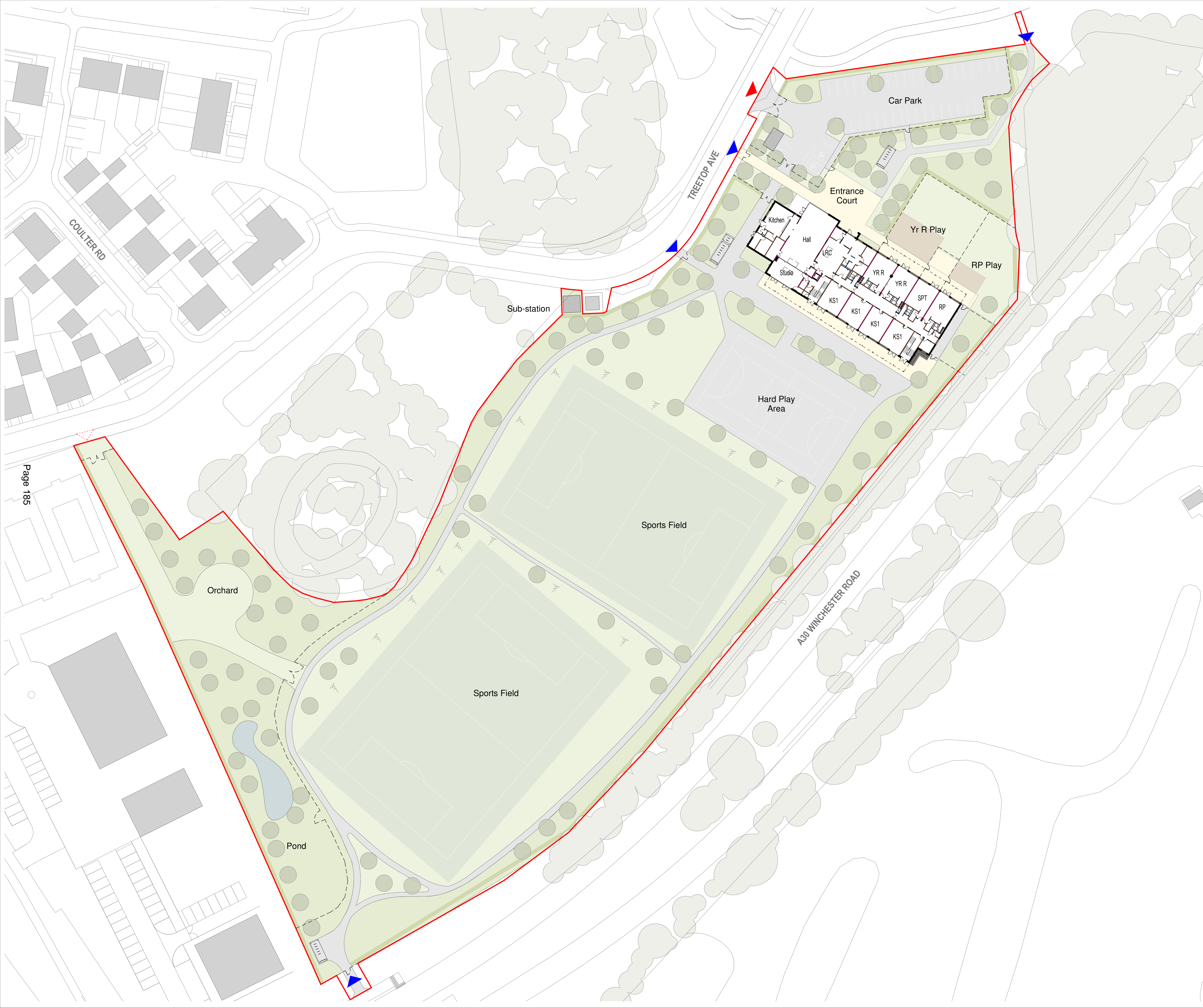
**Hounsome Fields  
2FE Primary School**

**Proposed Site Plan**

**Key**

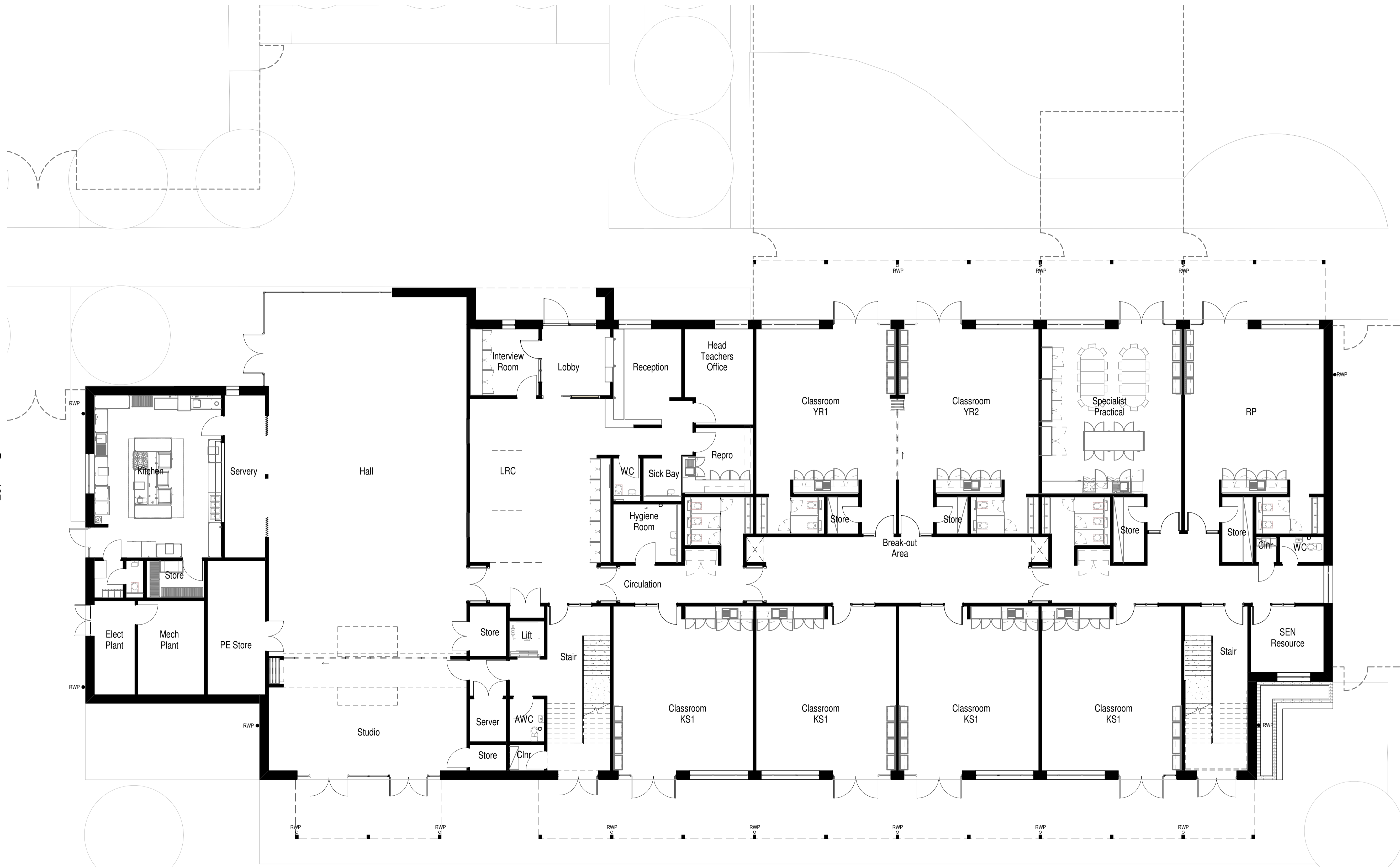
-  Pedestrian Entrance
-  Vehicle Entrance
-  Grounds Maintenance Entrance

Refer to drawing Site Strategy Plan  
P11378-HCC-ZZ-ZZ-DR-L-7001 for  
more details.



**PLANNING**

This page is intentionally left blank

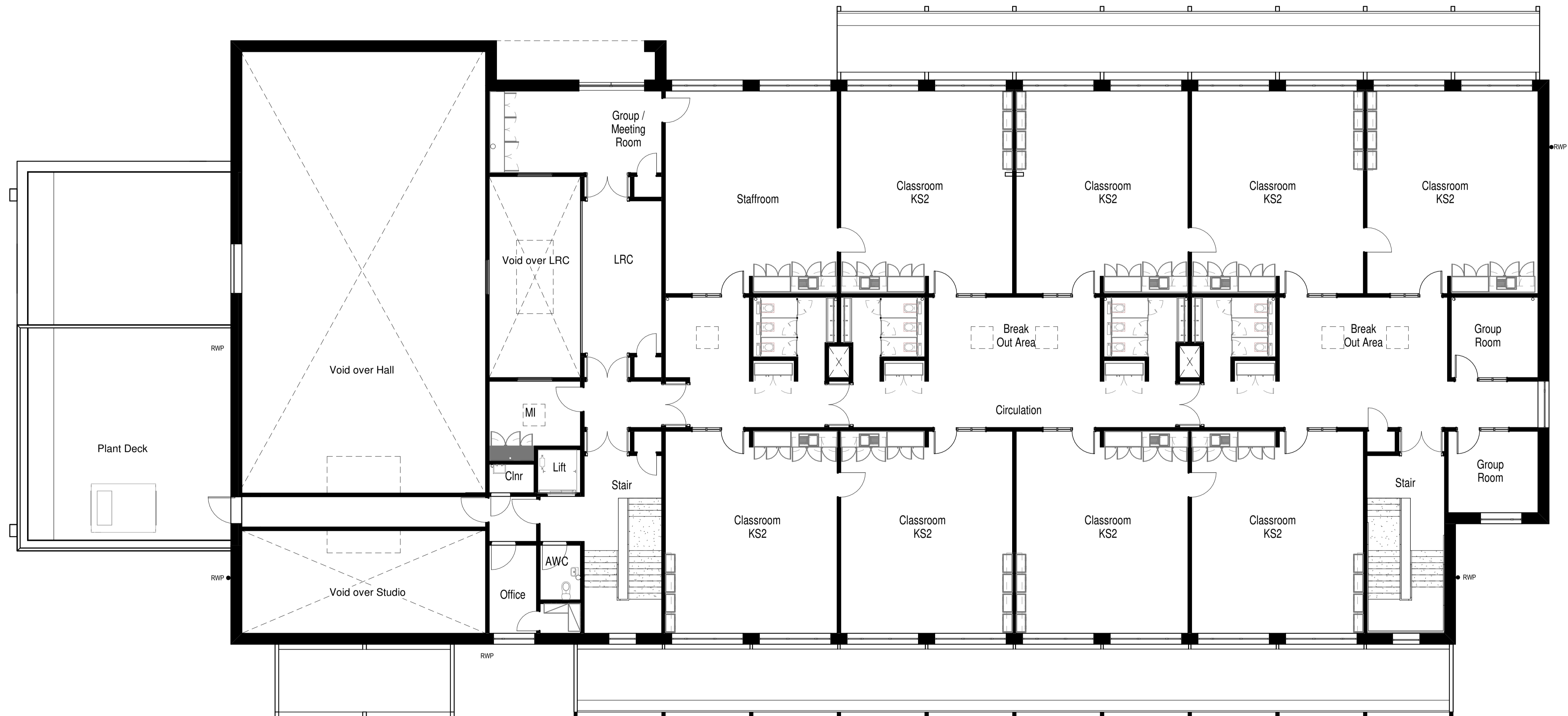


© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

**PLANNING**

1 : 100 @ A1  
P11378-HCC-ZZ-00-DR-A-200

This page is intentionally left blank



© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

**PLANNING**

1 : 100 @ A1  
P11378-HCC-ZZ-01-DR-A-201

First Floor Plan  
1:100

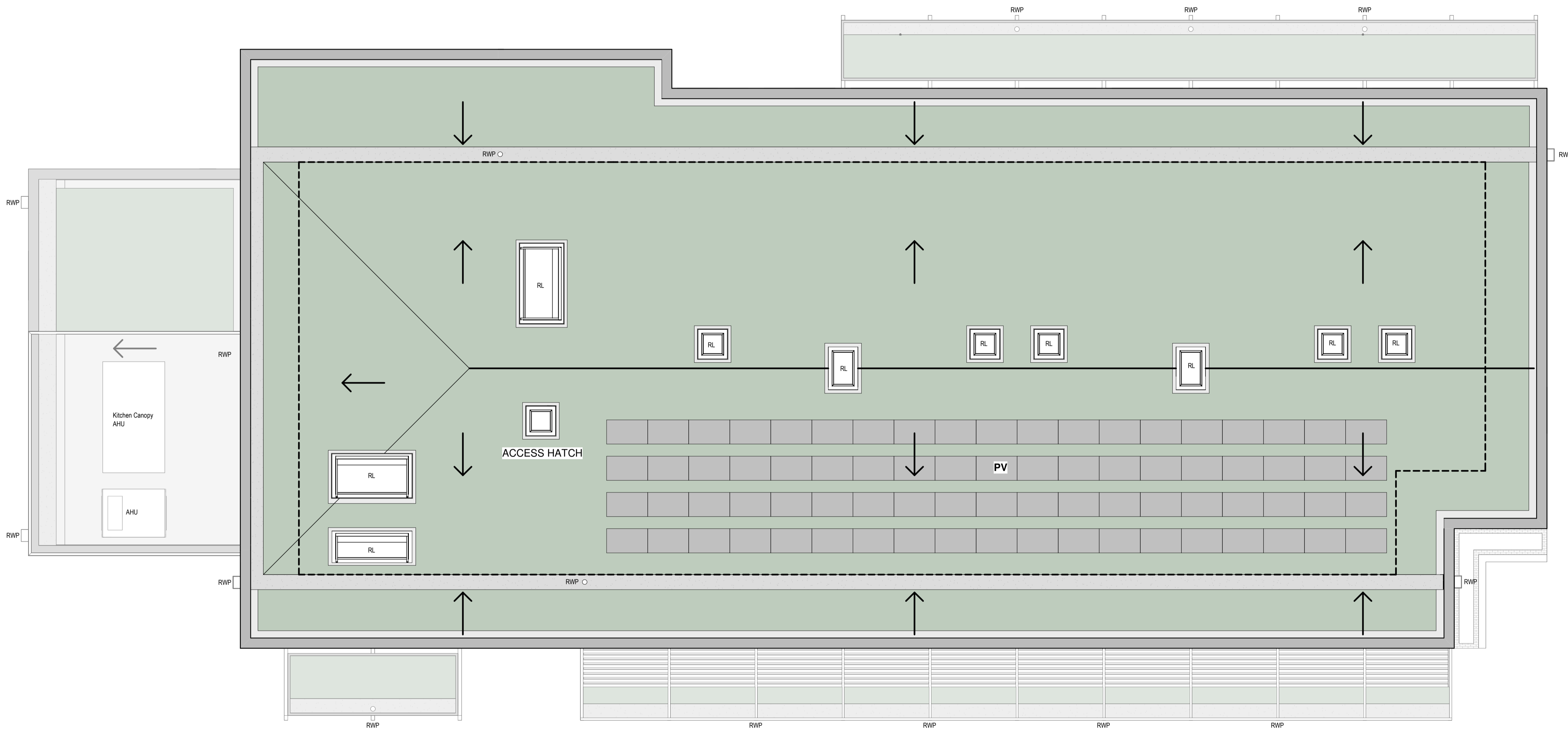
This page is intentionally left blank

**Hounsme Fields  
2FE Primary School**

**Proposed Roof Plan**

Legend

- Extensive sedum roof
- Insulated roof
- Aluminium Coping
- Demarkation
- RL** Rooflights
- RWO** Rainwater Outlet
- RWP** Rainwater Pipe
- PV** Photovoltaic Panels



© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

**PLANNING**

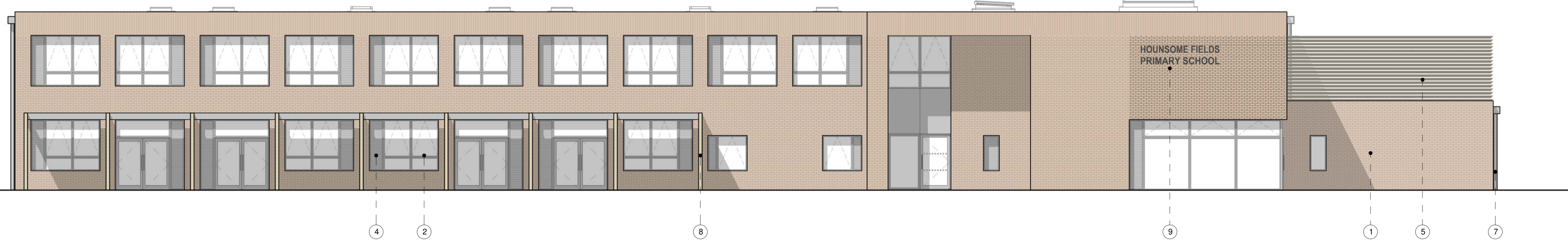
As indicated @ A1  
P11378-HCC-ZZ-RL-DR-A-202

This page is intentionally left blank



**Hounsme Fields  
2FE Primary School**

**Proposed Elevations**



North Facing Elevation

1:100



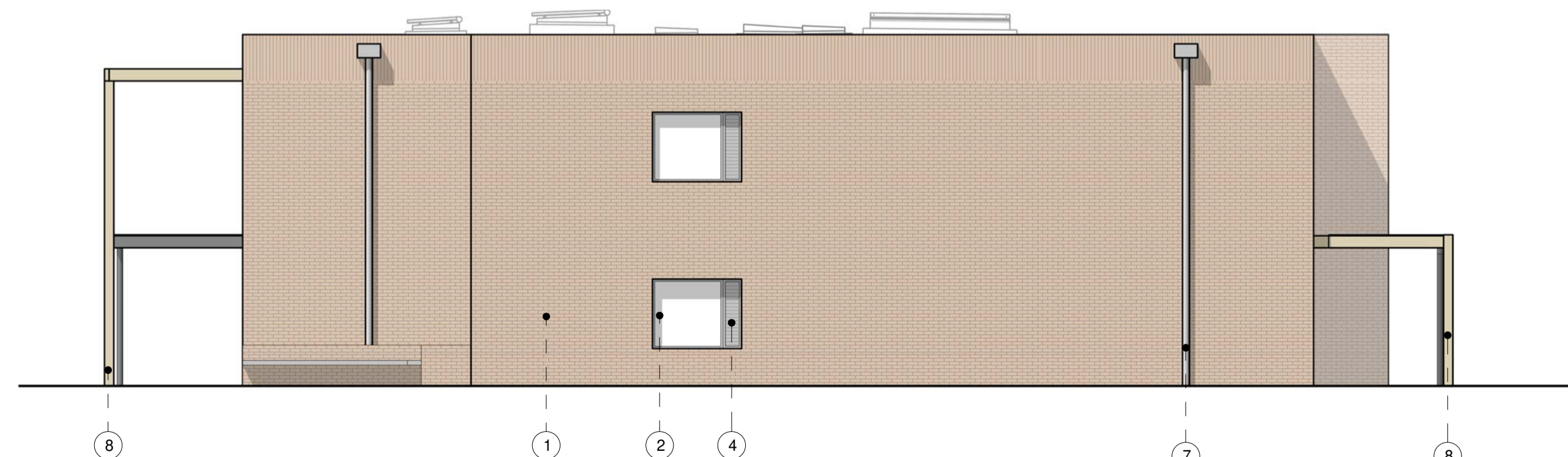
South Facing Elevation

1:100



West Facing Elevation

1:100



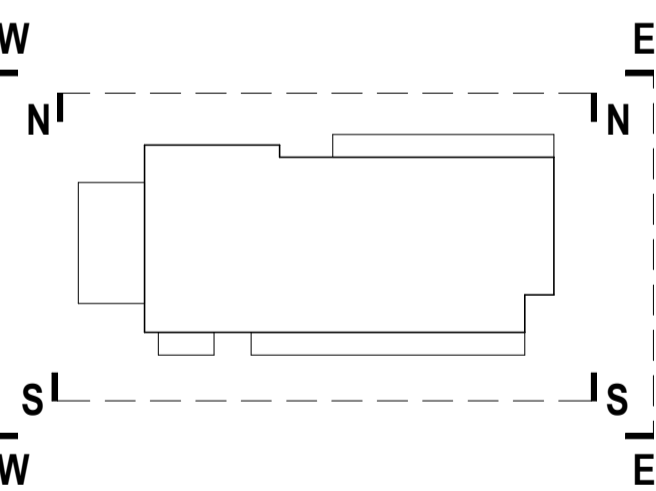
East Facing Elevation

1:100

Page 193

**Legend**

- ① **Facing Brickwork**  
Stretcher bond facing brick with soldier course parapet.
- ② **Windows**  
PPC Aluminium
- ③ **Doors**  
PPC Aluminium
- ④ **Louvers / Vents**  
PPC Aluminium
- ⑤ **Plant screening louvres**  
Timber
- ⑥ **Rooflights**  
PPC Aluminium
- ⑦ **RWP**  
PPC Aluminium
- ⑧ **Canopy & Shading Structure**  
Glulam Structure  
Lower canopy roof sedum and plywood deck  
Upper louvers PPC aluminium
- ⑨ **School Signage**



© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

**PLANNING**

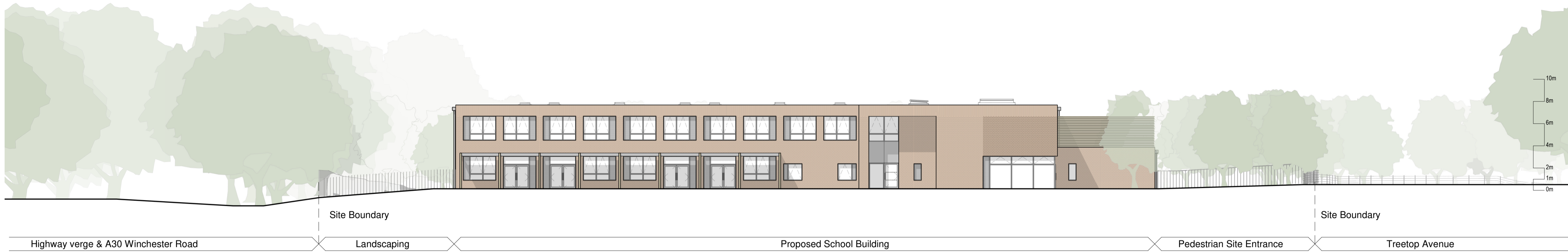
As indicated @ A1

P11378-HCC-ZZ-ZZ-DR-A-300

This page is intentionally left blank

**Hounsome Fields**  
2FE Primary School

**Proposed Elevations**



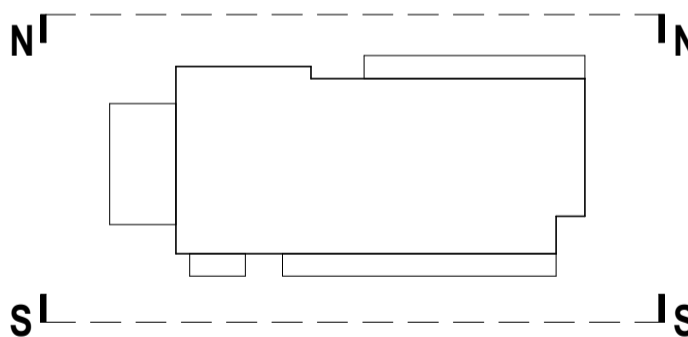
North Facing Elevation

1:200  
Page 195



South Facing Elevation

1:200



© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

**PLANNING**

As indicated @ A1

P11378-HCC-ZZ-ZZ-DR-A-301

This page is intentionally left blank

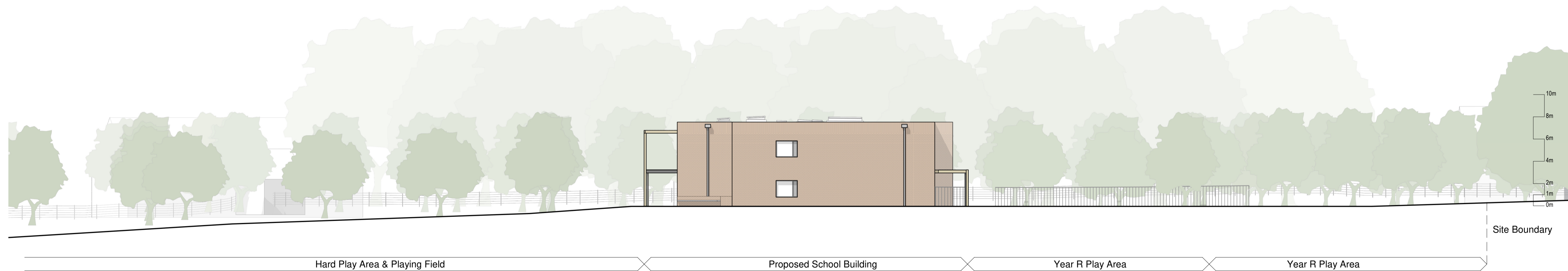
**Hounsome Fields**  
2FE Primary School

**Proposed Elevations**



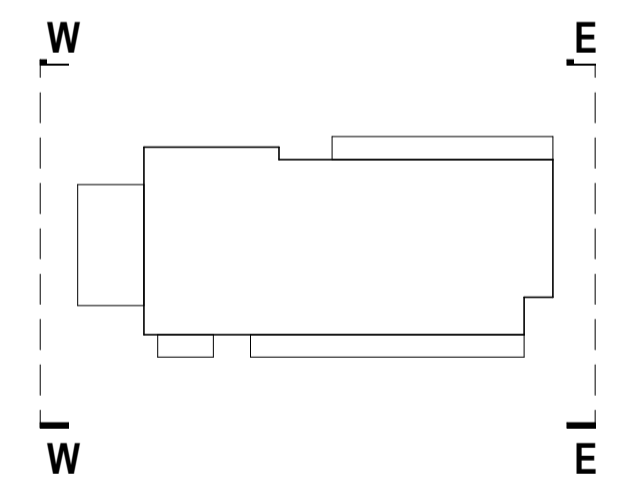
West Facing Elevation

1:200  
Page 197



East Facing Elevation

1:200



© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

**PLANNING**

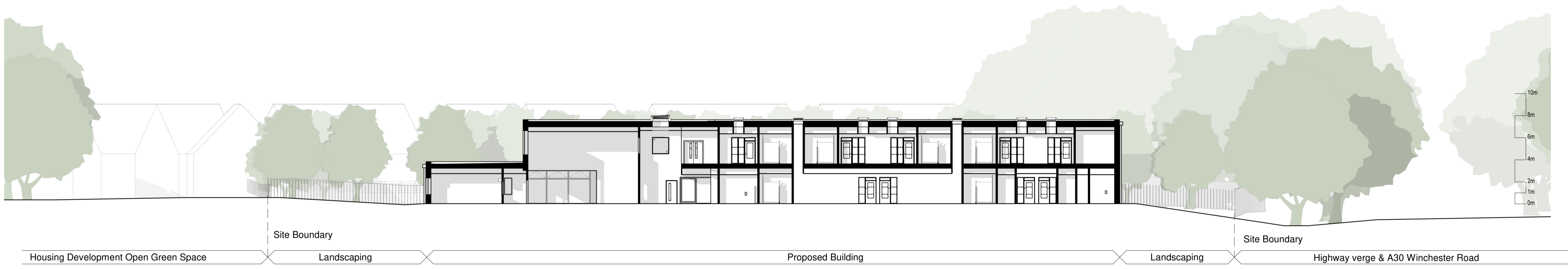
As indicated @ A1

P11378-HCC-ZZ-ZZ-DR-A-302

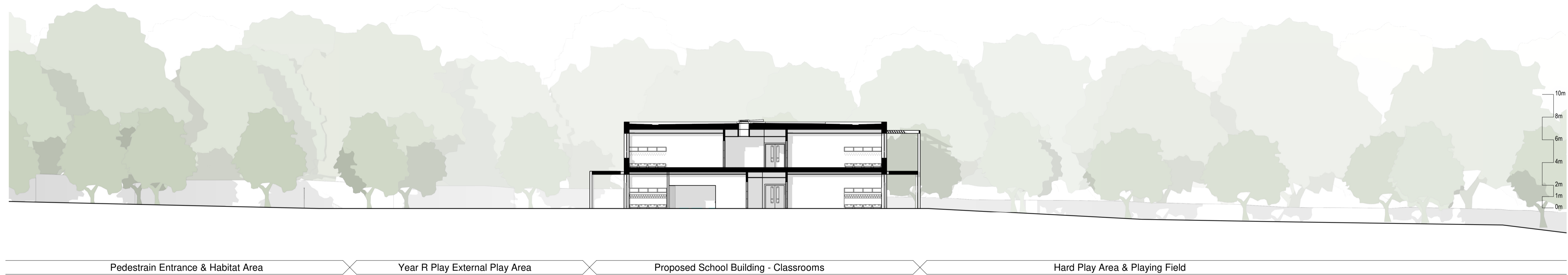
This page is intentionally left blank

**Hounsome Fields**  
2FE Primary School

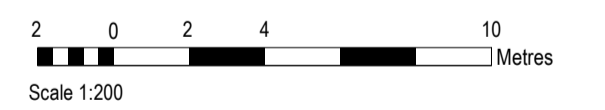
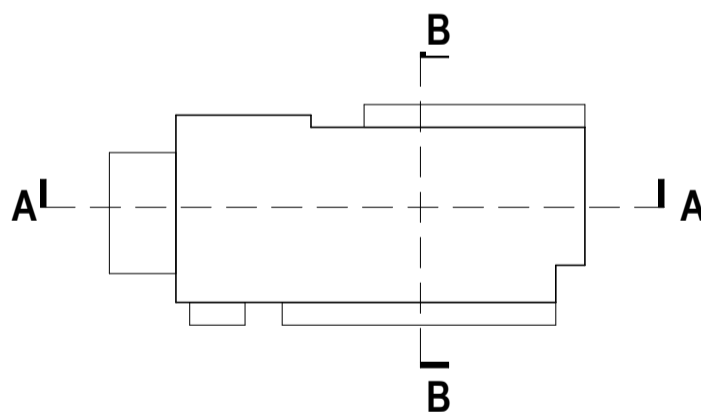
**Proposed Sections**



Section A  
1:200



Section B  
1:200



© Crown Copyright and database rights 2020. All rights reserved.  
HCC 100019180

**PLANNING**

As indicated @ A1

P11378-HCC-ZZ-ZZ-DR-A-310

This page is intentionally left blank








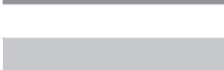
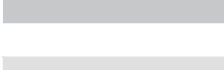
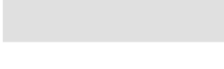



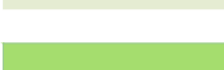














NOTE - ALL FENCE POSTS IN RPA FOR TREE T12 TO BE HAND DUG AND SET IN REDUCED SIZE FOUNDATIONS

Page 201

**General Notes**


1. This drawing is © copyright Hampshire County Council 2021. No unauthorised reproduction of any kind is permitted.
2. No dimensions to be scaled from this drawing. Verify all dimensions prior to construction. Immediately report any discrepancies on the document to the Architect/Contract Administrator. This document shall be read in conjunction with associated models, specifications and related consultant's documents.
3. Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications.
4. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright & may lead to prosecution or civil proceedings (100019180) 2021.

Hampshire County Council

-  Proposed contour
-  Geogrid porous gravel parking bays
-  Vehicular Tarmac
-  Pedestrian Tarmac
-  Block Paving
-  Rubber Paving
-  Grass
-  Wildflower Meadow
-  Sensory Planting
-  Native hedgerows
-  Bioretention Pond
-  Proposed Trees
-  Bin Storage
-  Electrical vehicular charging point
-  Vertical bar metal railings - 1.8m high
-  Vertical bar metal railings - 1.1m high
-  Metal/softwood reflective acoustic fencing - 2.8m high min.
-  Retained groundcover
-  CS1- Open fronted shelter with hoops/racks for 10 cycles and 14 scooters (for pupils and visitors)
-  CS2- Manual gate fronted shelter with hoops/racks for 10 cycles and 14 scooters (for pupils only)
-  CS3- Automated gate fronted shelter with hoops/racks for 10 cycles and 14 scooters (for pupils and parents waiting only)
-  CS4- Manual gate fronted shelter with hoops for 4 cycles (for staff only)
-  Parent/ pupil dual use shelter
-  Lighting columns

P8	Planning Issue	04.01.23	EM	CL
P7	Draft Planning Issue	13.12.22	EM	CL
P6	Various Update	24.11.22	EM	CL

Rev Description Date By Chkd  
 HCC Property Services,  
 Three Minsters House,  
 76 High Street, Winchester SO23 8UL,  
 tel: (01962) 847801

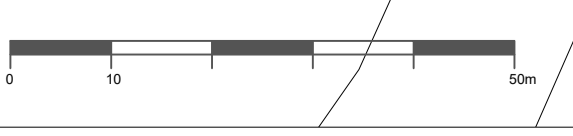


**PROJECT NAME**  
 Hounsme Fields Primary School, Basingstoke

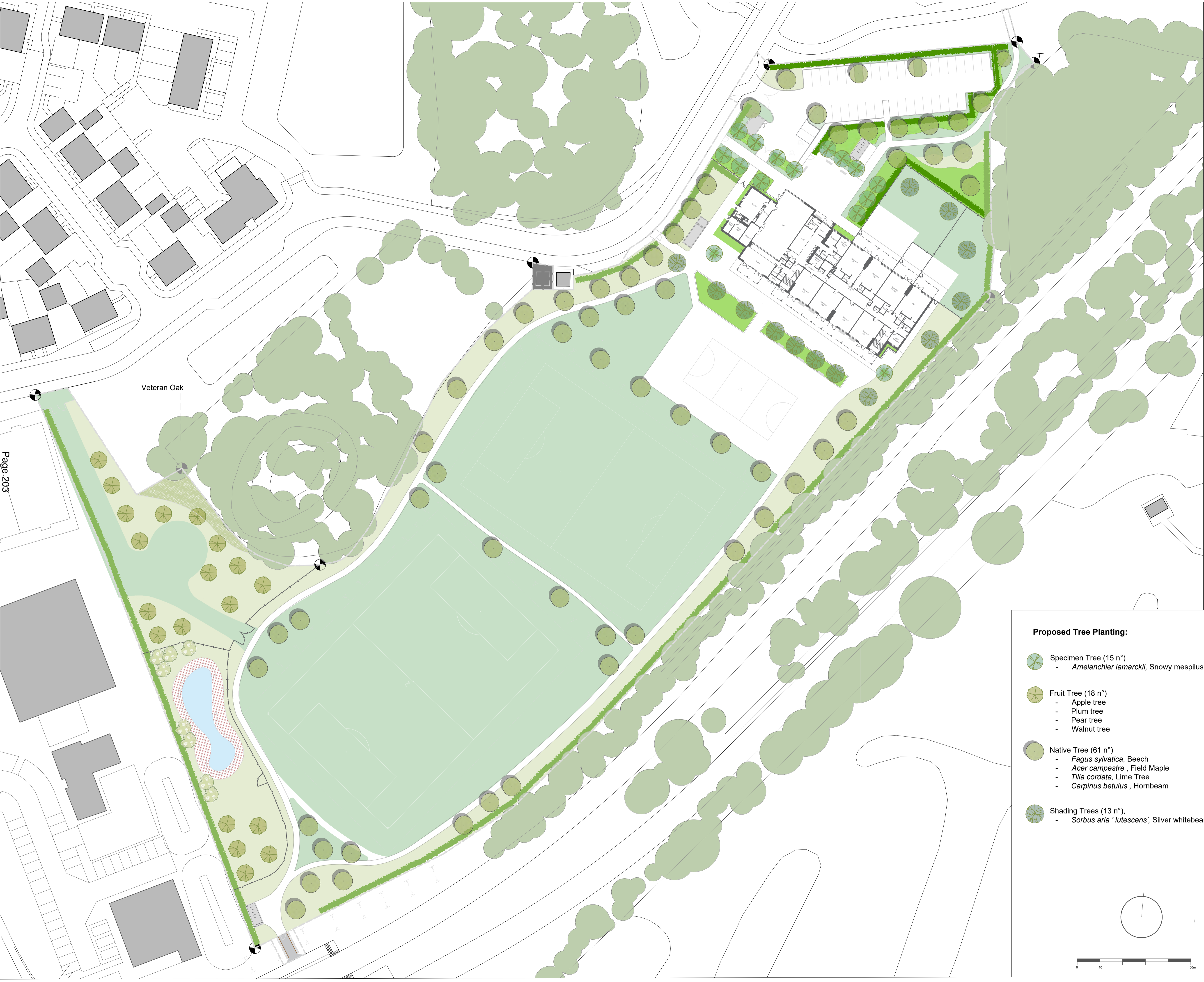
**SHEET NAME**  
 General Arrangement Plan

**SCALE** 1:500 @ A1  
**DRAWN** EM  
**CHKD** CL/DK  
**APRV** CL/DK

**DRAWING No.** P111378-HCC-ZZ-XX-DR-L-7004 P8\_00  
 project code - originator - volume - level - type - role - number version  
 WIP PLANNING



This page is intentionally left blank



Page 203

**General Notes**

1. This drawing is © copyright Hampshire County Council 2021. No unauthorised reproduction of any kind is permitted.
2. No dimensions to be scaled from this drawing. Verify all dimensions prior to construction. Immediately report any discrepancies on the document to the Architect/Contract Administrator. This document shall be read in conjunction with associated models, specifications and related consultant's documents.
3. Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications.
4. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright & may lead to prosecution or civil proceedings (100019180) 2021.

Hampshire County Council

- Proposed Shrub Planting:**
- Mixed Native Hedge,
    - *Corylus avellana*, Hazel
    - *Crataegus monogyna*, Hawthorn
    - *Sambucus nigra*, Elder
    - *Euonymus europaeus*, Spindle
    - *Viburnum lantana*, Wayfaring Tree
  - Formal Hedge (around car park),
    - *Fagus sylvatica*, Beech

- Proposed Shrub and Herbaceous Planting:**
- Mixed Sensory Planting,
    - Allium
    - Sedum
    - Choisya
    - Lavender
    - Ceanothus
    - Perovskia
    - Erysimum
    - Rudbeckia
    - Geranium
    - Verbena
    - Geum

- Chalk Grassland Meadow Mix
  - *Cynosurus cristatus*, Crested Dogtail
  - *Festuca rubra commutata*, Chewings Fescue
  - *Festuca ovina*, Sheeps Fescue
  - *Festuca rubra litoralis*, Slender Fescue
  - *Agrimonia eupatoria*, Common Agrimony
  - Others

- Chalk Grassland Meadow Mix Managed
- Sports Grass Mix
- Retained Ground Cover

- Bioretention pond with associated native pond margin planting:
  - *Iris pseudacorus*, Yellow Flag Iris
  - *Caltha palustris*, Marsh Marigold
  - *Valerian officianalis*, Common Valerian
  - *Filipendula ulmaria*, Meadowsweet
  - *Lythrum salicaria*, Purple Loosestrife
  - *Butomus umbellatos*, Flowering Rush
  - *Stachys palustris*, Marsh Woundwort
  - *Leycesteria formosa*, Himalayan Honeysuckle
  - *Sorbaria sorbifolia 'Sem'*, Sorbaria
  - *Spirea x cinerea*, Garland Spirea

- Proposed Tree Planting:**
- Specimen Tree (15 n°)
    - *Amelanchier lamarckii*, Snowy mespilus
  - Fruit Tree (18 n°)
    - Apple tree
    - Plum tree
    - Pear tree
    - Walnut tree
  - Native Tree (61 n°)
    - *Fagus sylvatica*, Beech
    - *Acer campestre*, Field Maple
    - *Tilia cordata*, Lime Tree
    - *Carpinus betulus*, Hornbeam
  - Shading Trees (13 n°)
    - *Sorbus aria 'lutescens'*, Silver whitebeam

**For Planning**

P2	Planning Issue	04-01-2023	EM	CL
P1	Various Updates	17-10-2022	EM	CL

Rev	Description	Date	By	Chkd

HCC Property Services,  
Three Minsters House,  
76 High Street, Winchester SO23 8UL  
tel: (01962) 847801



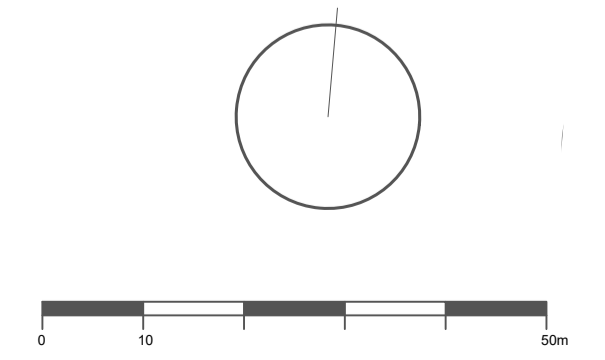
**PROJECT NAME**  
Hounsoms Fields Primary School, Basingstoke

**SHEET NAME**  
Biodiversity Strategy

**SCALE** 1:500 @ A1  
**DRAWN** EM  
**CHKD** CL/DK  
**APRV** APRV

**DRAWING No.** P111378-HCC-ZZ-XX-DR-L-7011 P2\_00  
project code - originator - volume - level - type - role - number version

WIP PLANNING



This page is intentionally left blank

## HAMPSHIRE COUNTY COUNCIL Decision Report

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	13 September 2023
<b>Title:</b>	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 (No. 33619/008) EH141
<b>Report From:</b>	Assistant Director of Waste & Environmental Services

**Contact name:** Mark Sennitt

**Tel:** 0370 7795509

**Email:** [Mark.Sennitt@hants.gov.uk](mailto:Mark.Sennitt@hants.gov.uk)

### Recommendation

1. That planning permission be GRANTED subject to the conditions listed in **Appendix A** and completion of a section 106 agreement to secure restrictions to prevent Heavy Good Vehicle U-turns on the A31 at Froyle.

### Executive Summary

2. The application refers to an existing Materials Recovery Facility (MRF) and Waste Transfer Station (WTS) located to the south of the A31 and to the east of Holybourne and Alton.
3. The existing facility is well-established is a safeguarded under Policy 26 (Safeguarding – waste infrastructure) of the [Hampshire Minerals Waste Plan \(2013\)](#) (HMWP).
4. The proposals seek to replace the on-site MRF to provide an Anaerobic Digester (AD). The on-site WTS will be retained.
5. The rationale for the development, in part, due the construction and operation of a recently consented MRF at Chickenhall Lane, Eastleigh (resolved planning permission [CS/22/92463](#)). Once completed the existing WTS at the application site will become redundant (at which point construction work can take place on-site).
6. The works comprise the demolition of part of existing building and the provision of the following:

- Waste reception, pre-treatment and odour abatement facility;
  - Pasteurisation plant;
  - Anaerobic digestion and buffering tanks;
  - Gas treatment facility (also referred to as the Gas to Grid facility);
  - Combined Heat and Power Units; and
  - Emergency Flare.
7. The existing eastern end of the MRF and WTS building would be partially demolished to enable the construction of the AD tank area. The remaining building would be re-purposed to provide a WTS and the AD waste reception and processing activities. Gas treatment, CHP engines, flare and a further digestate tank would be located to the north of the site. Other elements of the existing infrastructure that would be retained and repurposed include:
- Weighbridges and Weighbridge Office;
  - Administration and Welfare Building;
  - Internal roads, hardstanding's, and car parks;
  - Fire tank and pumps;
  - Drainage and services; and
  - Landscaping.
8. There would be a below ground connection to the local gas distribution network.
9. The existing building is some 15.2 metres (m) in height. The replacement AD tanks will be 12.97m above ground level. The overall height of the proposed development will 2.23m lower than the maximum height of the existing building.
10. The proposed AD facility will use kerb site and commercial organic waste products and not crops grown specifically for this purpose.
11. The AD process converts organic waste to provide biomethane gas primarily for export into the local gas distribution network. A by-product of the process is digestates which are then used as fertilizer.
12. A below ground pipe connecting the AD Facility to the local gas main (which crosses the eastern section of the site) would be constructed, along with a kiosk containing apparatus for connection into an existing gas main that runs

through the eastern portion of the site. Two CPH engines are proposed, which will use biogas to generate electricity to be used on-site to provide heat, to maintain optimum operating temperatures and power for the AD process.

13. Access arrangements will be unchanged from the existing site and all traffic, to include HGV traffic, will continue to use the A31 to both access and exit the site. With regard to HGV movements the TA states that for the period 2016-2019 there were an average of 126 two-way HGV trips per day associated with the existing MRF/WTS. The proposed development anticipates some 113 two-way HGV movements per day. These HGV movements will include those transporting digestates off-site.
14. The proposed development is not an Environmental Impact Assessment (EIA) development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
15. Key issues raised are:
  - The principle of the use and need;
  - Highway implications, HGV movements and routes;
  - Ecological issues and Biodiversity Net Gain;
  - Visual impact to include that of the new buildings, the emergency flare and odour stack;
  - Landscaping;
  - Contamination risks to include pollution to local groundwater sources and the River Wey;
  - Potential light pollution;
  - Odour;
  - Source of food waste and implications in terms of impact on the Special Protection Area;
  - Storage and use of digestate.
16. The planning application is being considered by the Regulatory Committee due to the interest in the site and at the request of Councillor Kemp-Gee.
17. A committee site visit by Members took place on 19 June 2023 in advance of the proposal being considered by the Regulatory Committee.
18. The acceptability of the sites location as a waste site has already been determined through the grant of previous planning permissions at the site. The focus here is on the changes proposed to the waste use. It is considered that the proposed AD is an appropriate form of waste development in that it replaces one safeguarded site with another meeting

Policy 26 (Safeguarding – waste infrastructure) of the [HMWP \(2013\)](#). Comparisons should therefore be made between the impact of the proposed AD/WTS use with that of the existing MRF/WTS. The proposed AD use will divert organic waste from landfill and create biomethane which will be used in the local gas network and to generate electricity to power and heat on-site facilities and export electricity to the national grid. The existing MRF on-site will be redundant following completion of the relocation of MRF capacity to Chickenhall Lane, Eastleigh. The proposed AD will sit alongside the existing WTS on site within an established site that has the established infrastructure to support the proposed use.

19. The scale and massing of the proposed buildings and structures are (with the exception of the odour stack) no higher than the existing building. The proposals seek to replace a single structure on part of the site (the existing building will be retained in part to accommodate the WTS) with a number of smaller buildings which will add visual interest to the site. The application is supported by a Landscape Visual Impact Assessment which demonstrates that the proposed buildings will not harm the character of the local area as compared to the existing buildings. Impact on the wider area to include the South Downs National Park in terms of visual impacts and light pollution have also been considered. Policy CP19 (Development in the countryside) of the [East Hampshire and South Downs Joint Core Strategy \(2014\)](#) (EHSDJCS) seeks to protect the countryside from inappropriate development. Policy CP20 (Landscape) of the [EHSDJCS \(2014\)](#) seeks to protect the local distinctiveness of the countryside and conserve the natural beauty of the South Downs National Park. Policy CP29 (Design) of the [EHSDJCS \(2014\)](#) requires high quality design. The proposed development complies with these policies, by reason of the existing use on-site as a MRF/WTS and the fact that the scale and massing of the proposed development is comparable to the existing buildings. Furthermore, policies 10 (Protecting health, safety and amenity) and 13 (High quality design of minerals and waste developments) of the [HMWP \(2013\)](#) relate to visual impact and design respectively and are met.
20. It should be noted that there are no restrictions on the hours of operation of the existing facility. The applicants have confirmed that at the present time the MRF/WTS is not used overnight. By the nature of the AD process staff will have to be present on-site 24/7. Overnight there will be a maximum of two staff on-site and the applicants have stated that there will be need for only minimal low-level lighting that will be controlled by movement sensors.



21. Policy 3 (Protection of habitats and species) of the [HMWP \(2013\)](#) as well as Policy CP21 (Biodiversity) of the [EHSDJCS \(2014\)](#) seek to protect habitats and species and encourage biodiversity on-site. This has been achieved by the provision of additional planting.
22. It is recommended that planning permission be granted subject to the conditions listed in **Appendix A** and the applicant entering into a S106 to secure restrictions to prevent HGV U turns on the A31 at Froyle.

### **The Site**

23. The site currently accommodates a Materials Recovery Facility (MRF) and a Waste Transfer Station (WTS) which has been operational since 2005 through planning permission [F33619/004](#).
24. The MRF facility sorts 'dry' recyclable materials (such as paper, card, plastic bottles and cans) that are currently collected co-mingled from Hampshire's local authority kerbside recycling collections.
25. The existing site forms part of a network of waste facilities operated by Hampshire Waste Disposal Services Contract as part of the Hampshire Waste Management Contract. The existing MRF and WTS site has planning permission ([F33619/004](#)) to accept 125,000 tonnes of non-hazardous waste per annum. Alton MRF handles household recyclable waste with waste materials being delivered and exported by road from the site. The permission also includes 'ancillary depot uses'.
26. The existing MRF and WTS site occupies an area of 2.9 hectares within an area of land which is commercialised and industrialised. The site is a brownfield site.
27. The Site is in a largely rural part of East Hampshire and sits amongst a swathe of undulating countryside. The topography of the land immediately north of the Site is relatively flat, before transitioning into a rolling landscape, whereas to the south the land undulates toward the South Downs National Park. Electricity pylons are prominent in the surrounding landscape. The landscape of the surrounding area is defined by the valley of the River Wey (130m to the south of the site) and the surrounding undulating downland topography. This has resulted in a landform of ridges incised with steep-sided tributary valleys. The elevation of the Site is gently sloping, with a high point of approximate 100.9 above Ordnance Datum (AOD) at the entrance points on the northern boundary of the Site and a low point of 97 ADO along the south-east boundary. Agricultural fields lie to the north of the A31, to the

east of the site and to the south of the railway. **Appendix C - Site context plan** shows the site within the context of local features to include the South Downs National Park, the River Wey, The St Swithun's Way, local dwellings and heritage assets and Holybourne and Upper Froyle. Surrounding land cover is a mixture of fields enclosed by hedges and tree belts, and small woodlands.

28. The existing Site is largely defined by hedgerows and trees. There is an open area of amenity grassland within the Site, to the east of the main MRF building. This includes two small reedbed areas for waste management. Further hedges and tree belts often run alongside roads and public rights of way. The site aerial photograph (see **Appendix G – Aerial photo**) shows the existing site within the context of the immediate area revealing the extent of buildings and hardsurfacing on-site and the provision of mature landscaping, both within and outside the site on its northern boundary, and the area of open land within the eastern part of the site.
29. The site is located approximately 600 metres (m) east of the village of Holybourne and 2 kilometres (km) north-east of the town of Alton. The village of Upper Froyle is located approximately 1km to the north-east and includes a new housing development at Froyle Park. Outside of Holybourne and Alton, the surrounding land is predominantly agricultural, with the occasional farmhouse/ rural dwelling. Bonham's Farm is approximately 440m to the north-west from the application site's boundary (red line) and on the opposite side of the A31, Hawbridge Farm and Hawbridge Cottages are situated approximately 440m due south of the site with West End Lodge situated approximately 480m north-east of the site (see **Appendix C - Site context plan**).
30. The existing main building currently occupying the site is approximately 160m long and 45m wide and is approximately 15m in height. A separate amenity building is located to the north of the main MRF and WTS building, along with car parking for approximately 60 vehicles (see **Appendix D - Site Layout Plan**). The main building is surrounded by a concrete hardstanding and there is a weighbridge and associated office at the entrance.
31. Vehicular access and egress are achieved from the nearby westbound A31 dual carriageway via an existing slip road. The A31 is a strategic road as illustrated on the [Key Diagram of the HMWP \(2013\)](#) There are two site access and egress points from this slip road, both operating a left-in / left-out arrangement. One access leads to the car park and is used by light vehicles (employees and visitors), further along the slip road to the west is a separate access for Heavy Goods Vehicles (HGVs). The applicant has indicated that

on average, 128 two-way movements take place each day associated with the existing facility. There are no conditions relating to HGV vehicles numbers of the existing planning permissions for the MRF / WTS. There is an existing section 106 agreement attached to planning permission [F33619/004](#) in relation to highway contributions. This also prevents HGVs making U-turning movements on the A31 at Froyle (Hen and Chicken Inn junction) to access the site.

32. The boundary of the Site is formed by hedgerows and trees. There is an open area of amenity grassland within the Site to the east of the main building. This area also includes two small reedbeds used for the treatment of water arising from the MRF and WTS (see **Appendix D - Site Layout Plan**).
33. The Site is located approximately 1.2 kilometres (km) north-west from the northern boundary of South Downs National Park (SDNP) and 8.5km west from the western boundary of the Surrey Hills Area of Outstanding Natural Beauty (AONB). There are no statutory environmental nature designations within the application Site or immediately adjacent to the Site that are relevant to the development. There are four Special Areas of Conservation (SAC) and two Special Protection Areas (SPA) but are no Ramsar Sites within the 10km search radius of the Site. There are no Sites of Special Scientific Interest (SSSI) or Local Nature Reserves (LNR) within 2km of the proposed facility although the Site lies within the Impact Risk Zone for two SSSI at Upper Greensand Hangers: Wyck to Wheatley and Bentley Station Meadow. Upper Greensand Hangers forms part of East Hampshire Hangers SAC. A number of Sites of Importance for Nature Conservation (SINC) are located within 2km of the Site. The location of these designations is set out in **Appendices B - Committee Plan** and **C - Site context plan**.
34. There are several designated heritage assets situated within a 1km radius of the application Site (see **Appendix C -Site context plan**). The nearest being the Grade II Listed 'Bonham's Milestone' situated approximately 380m due west of the Site on the northern side of the A31 and the Grade II\* Listed 'Bonham's Farmhouse' situated approximately 600m north-west of the Site. A cluster of Grade II Listed buildings, structure and features are situated between 680m and 1km due east of the Site, at and near to Fulling Mill (south of the A31). Other Grade II Listed Buildings situated at Turnpike Cottages are situated approximately 895m to 925m due north-east (north of the A31). The Cuckoo's Corner Roman site, Neatham' and 'Cuckoo's Corner Roman settlement, Neatham', both Scheduled Monuments, are situated approximately 750m due west/south-west of the Site.

35. The Site is situated within Flood Zone 1, the lowest risk zone, as designated by the Environment Agency. Whilst the Site is not situated within any groundwater 'source protection zones', the Site overlies a principal aquifer.
36. The River Wey is located 130m to the south of the site and which comprises Flood Risk Zone 3 (see **Appendix C - Site context plan**).
37. Surface water from the existing Site is managed via a series of drains and pipes which flow to a number of soakaway channels around the Site. This system is regulated under the site's existing Environmental Permit.
38. The Wey Valley is a corridor for a series of linear infrastructure, including the A31, a railway and pipelines. The Alton Branch railway line lies along the southern boundary of the Site. To its west, is the Holybourne Oil Terminal pumping station and beyond that an oil storage and rail terminal. Oil and gas pipelines run through these terminals and beneath the eastern edge of the existing MRF and WTS Site. The proposed Esso Southampton to London Pipeline route lies adjacent to the Site (see **Appendix C - Site context plan**).
39. There are no public rights of way (PRoW) on the Site. Froyle Footpath 15, which makes up part of the 'Saint Swithuns Way' long distance path, is located approximately 800m to the north-west of the development Site. Binsted Footpath 57 is located to the south-east, running between Binstead Road and Mill Court Lane which links to the 'Writers Way' (see **Appendix C - Site context plan**).
40. There are currently 95 staff employed at the existing MRF and WTS operations.
41. There are no existing planning conditions for the MRF or WTS relating to operating hours, although the Waste Disposal Authority has confirmed that Veolia work to the hours required to deliver waste collection/transfer contractual obligations.

## Planning History

42. The planning history of the site is as follows:

<b>Application No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date Issued</b>
<a href="#">33619/007</a>	Materials Recovery Facility, waste transfer station and ancillary depot	Refused	09/03/22

	uses		
<a href="#">33619/005</a>	Operation of food waste compactor unit, including construction of a food waste compactor pit and access ramps	Granted	17/01/12
<a href="#">F33619/004</a>	Redevelopment of site to form materials recycling facility, waste transfer station and ancillary depot uses	Granted	02/04/03

43. The site is occupied by the current existing MRF and WTS, which is permitted to process up to 125,000 tonnes of waste per annum. The existing waste site is safeguarded through Policy 26 (Safeguarding – waste infrastructure) of the [Hampshire Minerals and Waste Plan \(2013\) \(HMWP\)](#) as a municipal solid waste MRF and WTS. The MRF and WTS Site is operated by the applicant as part of the Project Integra waste partnership. Project Integra is the waste management partnership which was formed between Hampshire County Council, the two unitary authorities of Southampton and Portsmouth, the 11 District Councils within Hampshire, and Hampshire Waste Services (now known as Veolia - Disposal Services Contract. This partnership was created in 1995.
44. As already indicated, prior to the site's use as a MRF and WTS, the site was occupied for non-waste management uses. These non-waste applications on the site were granted by East Hampshire District Council. Prior to the development of the MRF and WTS, the site was occupied by Gibbs-Palmer as a depot for packing, storage and distribution purposes for the garden centre industry. Prior to Gibbs-Palmer using the site, it is understood that the site was used as a Ministry of Works Army Cold Store in the 1930's and for several decades during the last century. Due to the passage of time since these were granted, and the fact that the site has been redeveloped as a MRF and WTS, these are not included in the above table.
45. Previous planning consents have not placed restrictions on the hours of operation in respect of the use of the site.

### **The Proposal**

46. All documents associated with the planning application can be found on the planning application [webpage](#).
47. The proposed development would comprise a 20,000 tonnes per annum (tpa) WTS (i.e. a reconfiguration of the existing WTS on-site) and a new 50,000 tpa AD facility.
48. The proposals seek to replace the on-site MRF to provide an Anaerobic Digester (AD). The on-site WTS will be retained. The works comprise the demolition of part of existing building and the provision of the following:

- Waste reception, pre-treatment and odour abatement facility;
  - Pasteurisation plant;
  - Anaerobic digestion and buffering tanks;
  - Gas treatment facility (also referred to as the Gas to Grid facility);
  - Combined Heat and Power Units; and
  - Emergency Flare.
49. The existing eastern end of the MRF and WTS building would be partially demolished to enable the construction of the AD tank area. The remaining building would be re-purposed to provide a WTS and the AD waste reception and processing activities. Gas treatment, CHP engines, flare and a digestate tank would be located to the north of the site. Other elements of the existing infrastructure that would be retained and repurposed include:
- Weighbridges and Weighbridge Office;
  - Administration and Welfare Building;
  - Internal roads, hardstanding's, and car parks;
  - Fire tank and pumps;
  - Drainage and services; and
  - Landscaping.

*Design and layout:*

50. The majority of the works are to be provided largely within the footprint of the existing building. These include four digestive tanks and the buffer tanks and are to be provided in what is known as the southern bund. A fifth digestive tank and the emergency flare is proposed to the immediate north of the existing building, within the existing facility on an area currently provided as hardsurfacing (in what is known as the northern bund).
51. The proposed site layout plan (see **Appendix D** - Site Layout Plan) shows the location of the proposed AD facility in relation to the retained, existing, building to include two bunded areas. The southern bund contains three fermentation tanks, a digestate tank, three buffer tanks and an odour stack and is largely contained within the site of the existing building. The northern bund contains a single digestate tank. There is a culverted bund link connecting the northern and southern bunds. To the west of the north bund are two Combined Heat and Power (CHP) engines.
52. The existing building is a maximum of 15.2m in height above ground level. The replacement AD tanks will be 12.97m above ground level and all the same size. The overall height of the proposed development will therefore be 2.23m lower than the maximum height of the existing building.
53. The proposed elevations (see **Appendix E – Proposed elevations**) shows the height scale and massing of the tanks and associated structures. These

elevations show the odour stack (in the southern bund) which is 3m higher than the retained building and the flare (to the west of the northern bund). The existing elevations are set out in **Appendix F– Existing elevations** as a comparison. Given that the proposals comprise only partial demolition of the existing building a clear comparison can be drawn between the proposed structures and the retained building. All structures will be lower than the existing building to be demolished with the exception of odour abatement stack. This will be 19m in height and thus +3.8m higher than the retained building so as to allow for maximum odour dispersal.

54. Both bunds will be sunk into the ground by 1m and surrounded by a 1.8m high wall. Both bunds are to be connected by a culverted bund link. All five tanks are the same size and have a capacity of 2,712m<sup>3</sup> (i.e. 13,560m<sup>3</sup> overall). In addition, there are three buffer tanks which have a combined capacity of 1,506m<sup>3</sup> - as such the total liquid that is potentially stored in all the tanks is 15,066m<sup>3</sup>. The capacity of the overall bunded area is 6,252m<sup>3</sup> which is approximately 41% of the overall capacity of the tanks.
55. The submitted plans show doors on the bund perimeter wall which will be used to provide access into the bunded areas for maintenance and consumable deliveries. These doors would be designed to provide full containment i.e. have impermeable seals, and would only be opened under supervision during specific deliveries and maintenance works. As such, they would not be frequently used. They would be kept closed during operations and there would be specific management operating procedures for the plant to specifically detail how they would be used and managed to maintain the necessary environmental protection to comply with Environmental Permit requirements.

*Waste source:*

56. The AD facility would be fuelled with food and other organic waste arriving via direct delivery and bulked from Transfer Stations (TS's) from within Hampshire. The submitted **Transport Assessment** confirms that source of the organic waste will be from Transfer Stations within Hampshire. However, it should be noted that the applicant is a commercial operator and may well accept waste materials from outside Hampshire
57. Supplementary third party bulked organics and/or liquid would also be delivered to the site.

*Digestate:*

58. A by-product of the AD process is that of digestate. This will be stored for a temporary basis within one of two digestate storage tanks before being removed by tanker for direct application to land (during the permitted spreading periods), storage at a farm before being spread to land or taken to a facility for further processing to provide fertiliser/compost. There is no reference in the submitted documents to a need for open storage of

digestates. Previous consents have ensured no open storage of waste on site.

*Odour:*

59. The odour abatement system will maintain the buildings under a negative pressure which will draw air from outside the buildings thus preventing the egress of potential smells. An induced draft fan will ensure that there are three changes of air from within the AD reception and process buildings per hour. The extracted air will then be filtered through ultra-violet light and activated carbon system (or equivalent). This process will remove the majority of odours from the air. The filtered air is then released to the atmosphere via the odour control system.

*Energy:*

60. Two CHP units are proposed. They will be 5m in height and include independent emission stacks of 15.2m in height (i.e. the same height as the main building) so as to ensure adequate emission dispersion.
61. The proposed development also involves the export of biogas into the local gas distribution network. As such a below ground pipe connecting the AD Facility to the local gas main (which crosses the eastern section of the Site) would be constructed, along with a kiosk containing apparatus for connection into the gas main.
62. Two CPH engines are proposed, one of which will use biogas to generate electricity to be used on-site to provide heat, to maintain optimum operating temperatures and power for the AD process. Should, for short term technical reasons, it not be possible to inject biomethane into the gas grid, then the CPH engines will generate electricity for the local network.
63. In the event that there is excess biomethane (i.e. that cannot be exported to the gas network, used to generate electricity on-site or exported to the local network) then this will burnt-off so as to prevent the over pressurisation of the gas system. The emergency gas flare is some 8.2m high and located within the northern portion of the site and to the immediate east of the fifth AD tank.
64. Should, for short term technical reasons, it not be possible to inject biomethane into the gas grid, then the CPH engines will generate electricity for the local network. The reason for the provision of two CPH is to provide a backup should one fail.
65. The emergency flare is to be enclosed thereby containing the naked flame and it will not be visible. However, the submitted Landscape Visual Impact Assessment (at para 5.1.2) confirms that the 'occasional presence of the emergency flare may result in some very limited additional glow from the top of the enclosed flare stack at times at night'.



66. In the further scenario where it is not possible to export bio-gas, neither CPH engines are not working and it is not possible to use the emergency flare then gas will be released into to the atmosphere. However, the **Air Quality Report** (para 7.1.1.3) states that '*emissions from these sources are only expected to occur under exceptional emergency situations, and therefore will be extremely unlikely and short-term events*'. The report also confirms that in such a scenario that odours will be effectively dispersed.

*Landscaping and ecology:*

67. The application is supported by a **Landscaping Scheme** which sets out how additional landscaping is to be provided on site. The landscaping scheme provides for additional planting of 3 oak trees and shrub planting on the southern boundary. The opportunity for additional on-site is limited due to the size of the site and the applicants have stated that there is no opportunity for off-site landscaping to mitigate impact. The applicant also points out that the site is well established, the proposals do not seek to increase scale and massing on-site and that the site is already well screened, not least due to existing off-site vegetation.
68. In addition, a **Landscape Visual Impact Assessment (LVIA)** has been submitted, which seeks to set out how the proposals, when compared to the existing buildings on site will impact on the character of the wider area. The LVIA concludes that relative impact of the proposed development on the wider area is acceptable.
69. The proposals seek to use the colour green as the external material.
70. 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 7% net gain on-site.
71. The site is a well-established site and fencing and site security provision will be unchanged.

*Hours of working and operations:*

72. As previously noted, there are no existing planning conditions for the MRF or WTS relating to operating hours, although the Waste Disposal Authority has confirmed that the applicant work's to the hours required to deliver waste collection/transfer contractual obligations.
73. The AD process is a continual one and as such will be operational 24 hours a day and for seven days a week. Overnight there will be two members of staff on-site and 4 staff for weekend shifts.

74. The WTS would operate on Monday to Friday from 0700-1900, on Saturday 08.00-16.00 and Sunday 0900-1600.
75. Deliveries of waste to the AD and WTS facilities will be consistent with the operation of the WTS, i.e. Monday to Friday from 0700-1900, on Saturday 08.00-16.00 and Sunday 0900-1600.
76. The current staffing levels on-site are some 95 employees with a maximum of 50 staff on-site at any one time. The proposed development will only require 16 staff, with a maximum of 6 staff on-site at any one time. There will therefore be a significant reduction in staff vehicular movements compared to current use.

*Lighting:*

77. Once commissioned the AD facility would operate on a continuous basis and at certain times of the year the WTS would operate during hours of darkness / low light. As such during hours of darkness there would be a need for lighting commensurate with Health and Safety requirements to ensure a safe working environment for operatives on site.
78. New light sources would typically be LED, or other high efficiency sources. This would maximise both energy efficiency and longevity. Luminaires would be chosen in order to prevent light output above the horizontal, minimising light pollution. All non-essential external lighting would be turned off during hours of darkness outside normal working hours. Lighting would be controlled via a timer system with photocell override (e.g. timer could be overridden if sufficient ambient light is available).

*Highways and access:*

79. The site is on the [Strategic Road Network](#) as defined by the [HMWP \(2013\)](#). Access to the site is currently via a slip road from the A31, there are two site accesses taken from this slip road, both operating a left-in / left-out arrangement; one access leads to the car park and is used by light vehicles, further along the slip road to the west is a separate access for HGVs. No changes to the access are proposed.
80. Access arrangements will be unchanged and all traffic, to include HGV traffic, will continue to use the A31 to both access and exit the site. The application is supported by a Transport Assessment (TA) which states that vehicular movements, to include HGV movements, will be reduced as a result of the proposal.

81. With regard to HGV movements the **TA** states that for the period 2016-2019 there were an average of 126 two-way HGV trips per day associated with the existing MRF/WTS. The proposed development anticipates some 113 two-way HGV movements per day (i.e. a reduction of 13 two-way HGV movements per day).
82. The current MRF/WTS use has a maximum of 50 staff on site at any one time – with an average of 0.5 visitors per day there are therefore some 101 non-HGV vehicular movements per day. The proposed use will have 12 members of staff on site per day and on average 0.5 visitors per day giving rise to an additional 25 daily two-way car / light vehicle trips (a reduction of 76 movements per day).
83. The proposed combined AD facility and WTS will therefore generate a maximum combined daily total of 138 two-way Heavy Goods Vehicles (HGV) and light vehicle movements (69 in and 69 out). This will mean a reduction 88 two-way trips resulting from the proposed development compared to the existing MRF / WTS. This comprises a reduction of 12 two-way HGV trips and 76 daily two-way Staff / Visitor movements.
84. A Section 106 (s106) legal agreement attached to the current permission prevents HGVs accessing the site from making U-turns on the A31 at Froyle. It is proposed that the arrangements in the existing s106 agreement would be implemented through a legal agreement if planning permission is granted.

*Construction:*

85. The construction period is anticipated to take approximately 18 months with the timing dependent on the construction and commissioning of the new MRF at Chickenhall Lane. Construction will be during the hours of 7am to 7pm, Mondays to Saturdays.
86. The applicant proposes that a Construction Traffic Management Plan (CTMP) with an HGV routeing strategy is required to be submitted to and agreed with the Waste Planning Authority prior to construction via a condition.
87. The proposed development comprises partial redevelopment of an existing facility with the new development largely contained within the footprint of the existing facility.
88. The applicant also proposes that a Construction Environmental Management Plan (CEMP) will submitted to and approved by the Waste Planning Authority prior to implementation of the consent via a planning condition. The CEMP will require the applicant to address the potential for harm that may well arise as a result of the construction process to include impact on neighbouring residential amenities such as noise and dust, potential pollution

to the local river network, to minimise potential light pollution and to protect local biodiversity.

*Employment:*

89. There are currently 95 employees on-site. It is anticipated that the new combined WTS / AD Plant will employ a total of 16 staff with 2 at the WTS and the remaining 14 working shifts at the AD (with a maximum of 4 per shift). It is also anticipated that there would be an average of 0.5 visitors per day.

*Other operational matters:*

90. Issues of potential harm through litter and pest/vermin control are relevant to the application not least as organic waste will be delivered to the site and rejected waste and digestates are to be exported. Conditions are recommended that seek to ensure that issues in this regard are both minimised and mitigated. These matters are also addressed under the site Environmental Permit.

## **Environmental Impact Assessment**

91. The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). The proposed development is not an EIA development under the Regulations due to the scale and nature of the development and the existing waste infrastructure in place.

## **Development Plan and Guidance**

92. Section 38(6) of the [Planning and Compulsory Purchase Act 2004](#) requires that applications are determined in accordance with the statutory 'development plan' unless material considerations indicate otherwise. Therefore, consideration of the relevant plans, guidance and policies and whether the proposal is in accordance with these is of relevance to decision making.
93. The key policies in the development plan which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy and other policies that guide the decision-making process and which are material to the determination of the application.
94. For the purposes of this application, the statutory development plan comprises the following.

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

95. The following policies are of the relevance to the proposal:

- Policy 1: Sustainable minerals and waste development;
- Policy 2: Climate change - mitigation and adaptation;
- 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 14: Community benefits;
- Policy 16: Safeguarding - minerals infrastructure;
- Policy 25: Sustainable waste management;
- Policy 26: Safeguarding - waste infrastructure;
- Policy 27: Capacity for waste management development;
- Policy 28: Energy recovery development; and
- Policy 29: Locations and sites for waste management.

#### **Update to the Hampshire Minerals and Waste Plan (emerging)**

96. Hampshire County Council and its partner Authorities (Southampton City Council, Portsmouth City Council, New Forest National Park Authority and South Downs National Park Authority) are working to produce a partial update to the Hampshire Minerals and Waste Plan (2013) which will guide minerals and waste decision making in the Plan Area up until 2040. The partial update to the Plan will build upon the adopted Hampshire Minerals and Waste Plan (2013), eventually providing new and updated policies based on up-to-date evidence of the current levels of provision for minerals and waste facilities in the Plan Area. Plan making is currently at the [Regulation 18 draft plan consultation stage](#). The update to the Plan and its associated policies are only emerging policy. This means that the policies cannot be given weight on decision making at this stage.

97. The following emerging policies are of the relevance to the proposal:

- Policy 1: Sustainable minerals and waste development;
- Policy 2: Climate change - mitigation and adaptation;
- 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 8: Water resources;
- Policy 9: Protection of soils;
- Policy 10: Restoration of minerals and waste developments;
- Policy 11: Protecting public health, safety, amenity and well-being;

- Policy 12: Flood risk and prevention;
- Policy 13: Managing traffic;
- Policy 14: 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;
- Policy 28: Energy recovery development; and
- Policy 29: Locations and sites for waste management.

**East Hampshire and South Downs Joint Core Strategy Part 1 (2014)**

(EHSDJCS (2014))

98. The following policies are relevant to the proposal:

- CP1 – Presumption in favour of sustainable development;
- CP4 – Existing Employment Land;
- CP19 - Development in the countryside;
- CP20 – Landscape;
- CP21 – Biodiversity;
- CP24 – Sustainable construction;
- CP25 – Flood risk;
- CP26 – Water resources/water quality;
- CP27 – Pollution;
- CP28 – Green Infrastructure;
- CP29 – Design;
- CP30 – Historic Environment; and
- CP31 – Transport.

99. Please note that EHDC is in the process of consultation with respect to their emerging local plan – Reg 18, part 1. This is available to view at the following location: [EHDC Reg 18](#).

**South Downs National Park Dark Skies Technical Advice Note Version 2**

100. The site is located 1.2km from the South Downs National Park. The whole of the national park is a designated International Dark Sky Reserve and potential impact in this regard is a material planning consideration.

101. Other policies and guidance of relevance to the proposal include the following:

**National Planning Policy Framework (2021) (NPPF)**

102. The following paragraphs are relevant to this proposal:

- Paragraphs 10-12: Presumption in favour of sustainable development;
- Paragraphs 38, 47: Decision making;

- Paragraphs 55 – 56: Planning conditions;
- Paragraphs 57: Planning obligations;
- Paragraphs 81: Support of sustainable economic growth;
- Paragraphs 84-85: Rural economy;
- Paragraph 92: Healthy, inclusive and safe places;
- Paragraph 100: Public rights of way and access;
- Paragraphs 104, 110-113: Sustainable transport;
- Paragraph 120: Types of land;
- Paragraphs 126-136: Design;
- Paragraphs 153-158; Planning and climate change;
- Paragraphs 174, 176-178: Contributions and enhancement of natural and local environment;
- Paragraphs 180-181: Biodiversity and planning;
- Paragraphs 183-188: Ground conditions and pollution;
- Paragraphs 194-208: Heritage assets.

### **National Planning Policy for Waste (2014) (NPPW)**

103. The following paragraphs are relevant to the proposal:

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

### **National Planning Practice Guidance (NPPG)**

104. The following paragraphs are relevant to the proposal:

- Paragraphs 005, 006 and 008: Air quality (November 2019);
- Paragraphs 002, 003 and 004: Appropriate assessment (July 2019);
- Paragraphs 001, 002, 004, 009: Climate change (March 2019);
- Paragraphs 001, 009, 012, 016: Design (October 2019);
- Paragraphs 001-024: Determining a planning application (June 2021);
- Paragraphs 001-007: Effective use of land (July 2019);
- Paragraph 001: Hazardous substances (December 2012);
- Paragraphs 001-012: Healthy and safe communities (August 2022);
- Paragraphs 001-002, 006-064: Historic Environment (July 2019);
- Paragraphs 001-007: Light pollution (November 2019);
- Paragraphs 001-043: Natural environment (July 2019);
- Paragraphs 001-017: Noise (July 2019);
- Paragraph 001-015: Travel plans, transport assessments and statements (March 2014);
- Paragraphs 001, 010, 011, 012, 013: Renewable and low carbon energy (June 2015);
- Paragraphs 001-030: Use of planning conditions (July 2019); and
- Paragraphs 001-0055: Waste (October 2015);

### **Planning Practice Guidance for Waste (15 October 2015) (Live) (PPGW)**

105. The following are paragraphs relevant to the proposal:

- Paragraph 001 - Who is the planning authority for waste development?;
- Paragraph 002 - What matters come within the scope of 'waste development'?
- Paragraphs 008 and 009 - Who contributes to moving waste up the Waste Hierarchy;
- Paragraph 045 - How are counties and districts expected to work together in respect of waste development planning applications;
- Paragraph 047 - Should existing waste facilities be expanded/extended?;
- Paragraph 050 - What is the relationship between planning and other regulatory regimes;
- Paragraph: 051 - What is the main role of the environmental permit?

#### Waste Management Plan for England (2021) (WMPE)

106. The following are sections are relevant to the proposal:

- The Waste Management Plan and the objectives of the Waste (England and Wales) Regulations 2011;
- Waste management in England;
- Waste hierarchy; and
- Waste arisings.

### **Consultations**

107. The following responses have been received from consultees. A summary is provided below. A full record of all consultation responses is available to view on the planning application webpages under 'consultee responses' <https://planning.hants.gov.uk/Planning/Display/HCC/2023/0057>.

108. **County Councillor Kemp-Gee:** Raised concerns and made the following comments:

- Current landscaping is totally inadequate and screening on the southern and eastern aspects must be greatly improved to mitigate the appearance from the SDNP. Everything should have green/camouflage paint.
- The application has under-estimated the digestate movement requirements.
- Strict conditions should be enforced on HGV traffic not using the B3006 through Selborne.
- Mitigation should also be sought with regard to the use of Mill Lane, Alton, as traffic approaches the site from the B3004. Veolia must instigate regular litter picks on the A31 as a condition.
- Strict conditioning is required with regard to lighting, noise, smell and gas flaring.
- No digestate should be stored in the open air on the site as on-site storage facilities for digestate are inadequate. Absolutely no food crops should be used in the AD.
- There should be a strong and representative Liaison Panel financed by the applicant.



- Concerns have been raised by local residents with regard to the possibility of ground water contamination in the Upper Wey Valley. Any successful application should ensure that the Environment Agency and County Council Mineral and Waste Officers to take every care with regard to this issue.

**109. East Hampshire District Council:** Raised concerns as follows:

- Any development proposals, in this countryside location, have to be fully justified and the likely impacts assessed sensitively. The need for the AD should be established.
- The proposed green tanks would introduce a rather incongruous and alien set of features in the landscape. A non-reflective grey or brown might be more appropriate providing a more subdued impact - particularly important with regard to the tank in close proximity to the A31.
- The combination of the buildings and structures would have more of an impact locally than the one building currently on the site and highly noticeable from local rights of way.
- Mitigation in the form of a robust native planting scheme is required.
- Impact of light pollution on the South Downs National Park should be considered.
- Adequate ecology surveys should be undertaken, nitrate neutrality met and BNG provided.
- Organic waste may well be delivered from outside the county.
- A current S106 restriction on U-turns on the A31 by HGV vehicles is being ignored thereby harming highway safety.
- Concerns are raised with regard to groundwater vulnerability.
- Conditions in respect of odours and emissions, external lighting, hours of use, hours of delivery, and a Construction Environmental Management Plan are required.

110. **East Hampshire District Council Environmental Health Officer (EHO):** Was notified. However, no response has been received despite numerous officer chases. Any update will be reported to committee via an update report.

111. **Environment Agency:** No objection subject to conditions relating to drainage systems, remediation and verification.

112. **East Hampshire District Council Conservation Officer:** Was notified.

113. **County Archaeologist (Hampshire County Council):** No archaeology issues raised.

114. **County Arboricultural Officer (Hampshire County Council):** No objections raised, subject to a tree protection condition.

**115. Bentley Parish Council:** Object to the proposal on the following grounds:

- Concerns over contamination from the AD facility to local groundwater sources and the River Wey.
- There appears to only be a limited source of food waste and will have to rely on other material to make the AD economically viable. This seems counter productive and will lead to increased vehicular movements.
- There is unproven need for the facility.
- Concerns are raised with regard to air quality and nuisance as a result in smells and odours.
- Further information is required in respect of storage and use of the digestate.
- Potential harm to the wider area in respect of light pollution and impact on the South Downs National Park policy in respect of dark skies.

**116. Froyle Parish Council:** Object to the proposal on the following grounds:

- Is there is already sufficient AD capacity planned in Hampshire to handle the kerbside collections? Will this AD be predominantly if not solely for the benefit of Hampshire? Will it be used to import other waste as feedstock from further afield with resulting implications for traffic etc? Kerbside collections have yet to be introduced so their success or otherwise cannot be determined. As such, additional AD capacity may not be required. Will the source of such waste be monitored as we are not in favour of prime agricultural land being used for cultivating plants solely to be used as feedstock in an AD?
- If there is no demonstrable need for the facility then why should the development be approved given the potential disadvantages that will result in respect of odour, light pollution, airborne emissions, groundwater contamination, pollution to the River Wey and increased HGV traffic.
- The majority of food waste should come from Hampshire and purpose grown crops should be excluded from use within the AD process.
- The reuse of the site and ensuring that the proposed buildings are no higher than the existing buildings (with the exception of the odour stack) is welcomed. However there is inadequate screening and it is noted that the required screening for the MRF was never implemented.
- It is unclear how the odour control process works. There should be no external storage of feedstock and digestates.
- A visit to a similar facility should be arranged.
- The bunds should be designed to accommodate the full capacity of the full content of all the tanks. Any spillage should no be allowed to enter local groundwater.
- The use of the emergency flare should be carefully monitored. Will controls be placed on the frequency of use of the emergency flare?
- Other AD facilities create issues of odour to neighbouring residents. Concerns are raised with regard to the effectiveness of odour dispersal over a 500m radius. Wil this be monitored?
- Information is required in respect of vermin control. Concerns are raised with regard to both the potential impact of rodents on the local ecosystem and overcontrol through the overuse of poison.

- The proposal is to be operated 24/7 and concerns are raised over the impact on the South Downs National Park International Dark Skies Reserve. What light emissions will be set and how will they be monitored.
  - There is no electricity point to connect to and thus the facility will be unable to export electricity to the National Grid.
  - Where will digestate be stored?
  - How will carbon dioxide be processed and disposed of?
  - Consultation should be undertaken with regard to the S106 agreement, in respect of litter collection on the A31 verge; no external storage of feedstock/digestates; mitigation planting; traffic routing; cycle routes/access; compensation to the Local Authority in respect of the loss of employment and biodiversity net gain.
117. **Binstead Parish Council:** Object to the proposal on the following grounds:
- Concerns raised over the potential for ground water contamination to the River Wey as a result of the rupture of the AD tanks. Conditions should be placed on any consent with regard to the construction and maintenance of the bunds to ensure no seepage into the groundwater.
  - There is unproven need for the AD capacity. Any facility should be for the benefit of Hampshire, not least to local capacity issues on the A31. The applicants should not have to rely on local agricultural slurry or be able to encourage the use of prime agricultural land to grow plants solely as feedstock for the AD.
  - The site is not in an ideal location for an AD plant and there is no obvious local heat demand.
  - There is no connection from the site to the national grid – which is two miles away.
  - The proposed screening will not mitigate visual impact.
  - Concerns are raised with regard to what emissions would be vented from the stack, how would flaring be controlled and managed. Flaring should be minimal and used as an exception rather than on a regular basis. Criteria should be applied as to when it is lit. Proper control and setting of all emissions must be guaranteed to include the installation of scrubbers and setting of limits for each element.
  - Many other ADs create odours and information should be provided with regard to the design of the facility and its odour control system and external storage of feedstock and digestates. Concerns are raised over the claim that odours will be dispersed over a distance of 500m.
  - A site visit to another, similar, AD facility is requested to understand the effectiveness of the proposed controls.
  - Information with regard to vermin control is requested.
  - Concerns are raised with regard to potential harm to the night sky – the site is in close location to the South Downs National Park International Dark Sky Reserve. The facility is to be operational 24/7 and the dark sky should be protected.
  - There should be no open air storage of digestates or foodstock.
  - Information should be provide in respect of the processing and removal from the site of carbon dioxide.

- A S106 should be secured in respect of the running of a liaison panel; fortnightly collection of refuse from the A31 verges; additional mitigation planting to both the A31 and the railway line side of the application site – which should have been provided as part of the MRF application; a segregated cycle lane, biodiversity net gain provision, off-site if required; traffic routing; no external storage of foodstock or digestates and; compensation to the local authority in respect of job losses.
- 118. Selborne Parish Council:** Object to the proposal on the following grounds:
- No clear evidence of need has been provided and no identification of the specific areas the waste will come from. As such it is impossible to understand how the projected figure of 70,000 tonnes have come from. There has been no review of existing or proposed AD sites and to move food waste considerable distances adds to climate change and defeats biogas benefits of the scheme. There are already AD's at Herriard and Farleigh and questions are raised over the need for an additional site so close to those existing.
  - The traffic report does not identify where waste may originate and traffic may therefore come via local areas. Selborne already has considerable local traffic issues. Any HGVs and smaller lorries, carrying food waste and associated odours, should not travel through local villages.
  - There is potential for ground water pollution – the proximity of food waste to the River Wey and the local water table must have great risks.
  - Additional lighting over and above what has been already authorised should be resisted so as to protect the Dark Night Skies area.
- 119. Alton Town Council:** No objection.
- 120. Natural England:** No objection subject to the following:
- the planning authority undertaking an appropriate Habitats Regulations Assessment (HRA) to ensure that mitigation is secured to ensure that the proposals would not have an adverse effect on the integrity of the Solent designated sites, including the Solent and Southampton Water Special Protection Area (SPA).
  - Conditions relating to the submission of a full Construction Environmental Management Plan (CEMP) and information on adherence to the permitted source feedstock types.
- 121. Defence Infrastructure Organisation:** No safeguarding objections raised.
- 122. Network Rail:** Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail has requested that the applicant engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing.
- 123. Farnborough Airport:** No objection.
- 124. Environment Agency:** No objection subject to conditions in respect of any propose drainage system, contamination and any required remediation.

125. **South Downs National Park Authority:** Raised concerns as follows:

- Potential for light pollution in respect of the scheme, echoing concerns also raised by the County Council Landscape Officer. LVIA paragraph 5.1.2 outlines that the night time effects from new lighting would not materially change the existing extent of light pollution. This position is a missed opportunity to improve upon reducing light pollution to benefit the landscape and should also be considered as part of the assessment of impacts upon the setting of the National Park - which is an International Dark Night Skies Reserve.
- The proposed cladding of the building and reducing the prominence of the proposed building within the landscape, particularly in views towards the site including from the National Park.
- Mitigation planting is required to help to filter/mitigate visual impact in views from the edge of the National Park - as seen in viewpoints 4 and 5 in the LVIA. More detailed consideration of species and planting methods for example could potentially be conditioned. Native planting consistent with local landscape character is recommended.
- On the basis of the above, the Authority considers that the proposals could result in a minor adverse impact upon the setting of the National Park. However, if the Landscape Officer's advice is addressed to their satisfaction and a lighting scheme which overall reduces light pollution is proposed then the Authority raise no objection.

126. **Surrey County Council:** Provided the following comments:

- In general the application is supported. The site comprises previously developed land and benefits from existing waste management infrastructure with good access to the A3. The proposed development would include two combined heat and power engines which would generate renewable electricity and heat as by-products of the AD facility. These would be used to power operations on the application site, and excess electricity may also be exported to the grid thereby making a contribution to decarbonising energy infrastructure. These measures are welcomed in the context of a changing climate and the need to mitigate and adapt to the same.
- In the interests of the Waste Hierarchy, a construction waste management plan as part of the CEMP would be welcomed. In this regard Hampshire County Council should satisfy itself that CD&E waste generated as a result of the development is limited to the minimum quantity necessary and that opportunities for re-use and recycling of any CD&E waste that does arise are maximised.

127. **Historic England:** Was notified.

128. **Local Highway Authority:** Following a review of the information contained in the application the LHA is satisfied that the proposal will not represent a material impact on the safety or capacity of the A31. No objection is

therefore raised subject to conditions in respect of a Construction Traffic Management Plan and the routing of HGV's – to be supported by a S106 agreement.

129. **Lead Local Flood Authority (LLFA):** groundwater monitoring and more extensive infiltration testing to be able to confirm that the proposed drainage will meet the required standard. Given the changes proposed, the information provided and given that groundwater monitoring season has passed, this can be addressed by condition.
130. **Landscape Planning and Heritage (Landscape) (Hampshire County Council):** Following the submission of additional information in respect of the Landscape and Visual Impact Assessment and the landscape plan no objection is raised.
131. **Landscape Planning and Heritage (Archaeology) (Hampshire County Council):** No objection.
132. **Countryside Planning Officer (Hampshire County Council):** No objection has been raised to the application. However, a number of informative's are suggested to protect local rights of way.
133. **County Ecologist (Hampshire County Council):** Initial concerns with regard to lack of survey data have been addressed to the satisfaction of the County Ecologist. The applicant confirmed that there was insufficient water in the reedbeds to undertake an eDNA great crested newt survey, further information with regard to the extent of habitat impact on reptiles and clarifying a mitigation strategy. Information has also been provided in relation to the extent of pruning and scrub clearance along with the extent of native scrub planting on site to minimise impacts and enhance habitat suitability for dormice on site on site to minimise impacts and enhance habitat suitability for dormice on site. All these measures are considered to be satisfactory.

The application includes a Biodiversity Enhancement Plan, which confirms the planting of 3 oak trees on site. This is acceptable subject to a condition is added to the decision notice to ensure the measures detailed in the submitted Biodiversity Enhancement Plan (Kevin Barry, June 2023) are adhered to and fully implemented. Furthermore, a CEMP is also secured via a pre-commencement planning condition.

134. **Public Health (Hampshire County Council):** Was notified.
135. **NATS Safeguarding:** No objection.

## Representations

136. Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications. In complying with the requirements of the SCI, Hampshire County Council:
- Published a notice of the application in the [Hampshire Independent](#);
  - Placed notices of the application at the application site and local area;
  - 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 500-800 metres of the boundary of the site over and above the requirements of the SCI.
137. Following the initial round of public consultation, the Minerals and Waste Planning Authority concluded that further information was required for the purposes of determining the application. The request for further information is summarised as follows:
1. Requirement to respond to comments from the Local Lead Flood Authority
  2. A rebuttal statement in respect of ecology requirements
  3. Additional landscape information to include cross sections, confirmation of the colour of external materials and a landscaping scheme.
  4. Additional information in respect of consultee responses to include the catchment area from which organic waste is to be received, digestate storage management, onward distribution, use of the local road network, litter and odour management, the provision of lighting and the possibility of providing additional off-site landscaping.
138. The information was submitted by the applicant on 27<sup>th</sup> June 2023 and subject to a consultation between 14<sup>th</sup> July – 28<sup>th</sup> July 2023 in accordance with the adopted SCI.
139. As of 2<sup>nd</sup> September 2023, objections to the proposal have been received from 35 local residents as well as from Alton Climate Change and Alton Natural History Society.
140. The main areas of concern raised in the objections related to the following areas:
- impact on wildlife, failure to undertake appropriate ecology surveys and lack of biodiversity net gain;
  - impact of the site and its activities on the rural location;
  - impact on nearby countryside;
  - design, scale and massing of proposed structures and concerns over the impact on the wider area and to the landscape character of the wider area;
  - lack of landscaping and screening, both with regard to the proposed development but also with the disregard to screen the current facility;

- the presence of an emergency flare stack and the implications of its use and frequency of use.
- impact of lighting associated with the development especially at night to include harm to the South Downs National Park, which is designated as an International Dark Sky Reserve;
- proximity to residential properties;
- Impact on the amenity of the village and local residents;
- noise impacts;
- impact on air quality;
- associated health impacts;
- odour associated with the development, both in respect of the AD process and due to the presence of food waste on-site;
- pollution and emissions associated with the development to include potential harm to local chalk streams;
- increase in traffic to the local network:
- surrounding highways/local roads not suitable for additional HGV movements;
- the development is out of character in the rural area and should be located in a more suitable area closer to areas of higher population;
- lack of demonstrated need for the development in Hampshire to include concerns over the failure to currently have kerbside collection of food waste in Hampshire and the likely requirement to bring such food waste from outside Hampshire;
- concerns that crops will be grown specifically for the AD process rather than food waste;
- lack of public consultation;
- impact of the external storage of foodstock;
- litter problems, particularly on the A31.
- loss of employment to include concerns that the proposal will result in a reduction of staff on-site from 95 to 16 and associated impact on the local economy;
- lack of consideration of other / alternatives sites and locations for the development;
- implications of the short term nature of the development – a 25 year life is anticipated;
- lack of information submitted as part of the planning application;
- safety concerns with regard to the AD process; and
- continued failure of other AD's in the UK to adequately protect waterways pollution to include from the storage and use of digestates, both AD sites and on farm

141. Comments have also been received from Damian Hinds MP, which included:

- Concerns have been raised over the potential for spillage from the AD and contamination of the River Wey chalk stream. Engagement with the EA is encouraged in this respect.
- Careful consideration should also be given to the potential for odour emissions.



- Care should also be taken in respect of the visual impact of the proposed development on the rural area of East Hampshire, the South Downs National Park and the historic market town of Alton.
- It is recognised that there is a potential need for an AD – the question remains as to whether this is the right location for an AD and whether any negative externalities can be countered.
- It would also be helpful to understand what monitoring and compliance mechanisms would be in place, and what the consequences would be if assurances made in the planning application (for example odours or vehicular movements were not to materialise).

142. The above issues will be addressed within the following commentary except where identified as not being relevant to the decision. Such matters may be covered in [Non-material planning issues raised in representations](#).

### **Habitats Regulation Assessment:**

143. In accordance with [Conservation of Species and Habitats Regulations 2017](#) (the Habitats Regulations), Hampshire County Council (as a ‘competent authority’) must undertake a formal assessment of the implications of any new projects we may be granting planning permission for e.g. proposals that may be capable of affecting the qualifying interest features of the following European designated sites:

- Special Protection Areas [SPAs];
- Special Areas of Conservation [SACs]; and
- RAMSARs.

144. Collectively this assessment is described as ‘Habitats Regulations Assessment’ [HRA]. The HRA will need to be carried out unless the project is wholly connected with or necessary to the conservation management of such sites’ qualifying features.

145. It is acknowledged that the proposed development includes environmental mitigation essential for the delivery of the proposed development regardless of any effect they may have on impacts on European designated sites.

146. Natural England have been consulted in respect of the proposed development and raise no objection subject to appropriate mitigation being secured. Natural England confirm that without appropriate mitigation the application would have an adverse effect on the integrity of the Solent designated sites, including the Solent and Southampton Water Special Protection Area (SPA). Concerns were also raised that the source foodstock crops (rather than household and commercial waste) could be used in the AD process and this could result in the concentration of foodcrops that would lead to the increased presence of nitrates in the ground which will in turn harm the SPA. The applicant has confirmed (in the clarification letter dated 27th June 2023) that no such crops will be used in the AD process and that

the AD process will rely on household and commercial waste. On this basis Natural England confirm that, subject to an appropriate condition that no objection is raised to this aspect of the scheme.

147. The County Ecologist has been consulted in respect of the application and has agreed that in respect of Air Quality Impacts (with respect to dust) and Water Quality Impact that they can be dealt with by condition in a CEMP. Further information was requested in respect of survey data and biodiversity net gain (BNG). This information has subsequently been submitted and the County Ecologist raises no objection to the proposal subject to conditions.
148. The HRA screening hereby carried out by the Minerals and Waste Planning Authority considers the proposed development to have no likely significant effect on the identified European designated sites as potential impact can be mitigated through relevant conditions.
149. Links to the emerging requirements for Biodiversity Net Gain (BNG) requirements are covered in the [Ecology](#) section of the commentary section of this report, where they are relevant to the proposal.

## **Climate Change**

150. Hampshire County Council declared a [Climate Emergency](#) on 17 June 2019. Two targets have been set for the County Council, and these also apply to Hampshire as a whole. These are to be carbon neutral by 2050 and preparing to be resilient to the impacts of temperature rise. A [Climate Change Strategy and Action Plan](#) has since been adopted by the Council. The [Climate Change Strategy and Action Plan](#) notes the priority of creating new infrastructure which is carbon efficient and resilient to climate change. It includes an action 'to enable, support and deliver a reduction in carbon emissions associated with the built environment to net zero (neutrality) by 2050 and a climate resilient infrastructure — both existing and new. The Action Plan is clear that the priority for buildings and infrastructure will be to work with stakeholders to develop a holistic systems-based approach that considers the whole-life cycle of construction to occupation including the consumption of energy and water, and the integration climate change adaptation. This includes (by not exclusively) consideration of issues such as energy efficiency, energy consumption, on-site renewable energy generation, integration with wider renewable energy generation and electrification, utilities — water, gas, electricity, reduce consumption of resources (water, energy), planning - new developments (e.g. Sustainable Drainage Systems (SuDS)), biodiversity and green infrastructure, resilience to weather, flood risk, preservation of historic buildings and water resilience.
151. When it comes to planning decisions, consideration of the relevant national or local climate change planning policy is of relevance. The Strategy and Action Plan do not form part of the Development Plan so are not material to decision making. However, it is true to say that many of the principles of the

Strategy and Action Plan may be of relevance to the proposal due to the nature of the development.

152. In terms of the carbon impact of the proposal, the application includes, within the planning statement a section on the benefits of anaerobic digestion. It is estimated that in 2018 that there was some 13 million tonnes of food waste generated in the UK each year (3.5 million tonnes generated before food products left the farm gate and 9.5 million tonnes produced by UK households, the hospitality & food service, food manufacture, retail and wholesale sectors).
153. In 2019, the waste sector accounted for 4% of all GHG emissions, 75% of these came from landfill. A significant issue with GHG emissions from landfill is that they contain a large proportion of methane which is a highly potent GHG, estimated to be 28 times more powerful than CO<sub>2</sub> over a 100-year period, and 86 times more powerful over a 20 year period.
154. Where food waste can be captured and separated from the residual waste stream it is possible to manage it within an AD facility. Management of food waste in an AD facility has been identified as the most preferable waste management method. It is considered to have the following benefits:
- Reduces the volume of food waste sent to landfill. Landfill has a number of environmental disbenefits including:
  - uncontrolled release of carbon dioxide and methane to atmosphere;
  - putrescible organic waste generates odour which is hard to control at landfill sites causing amenity issues; and
  - decay of waste within a landfill generates leachate which if released into groundwater or surface water can be harmful to the environment or if captured requires treatment.
  - AD facilities can generate and capture methane which can be used to produce:
    - Heat;
    - Electricity; and
    - Fuel.
155. It is estimated that a 50,000 tonne per annum food waste plant could result in carbon savings of approximately 43,760 tonnes of CO<sub>2</sub> per year via:
- 30,835 tonnes CO<sub>2</sub>e from avoided landfill methane emissions;
  - 1,690 tonnes CO<sub>2</sub>e from displaced fertilizer; and
  - 11,235 tonnes CO<sub>2</sub>e from displaced natural gas.
156. The proposed development has been subject to consideration of Policy, Policy 2 (Climate change – mitigation and adoption) of the [HMWP \(2013\)](#). This policy requires, where possible, that waste developments should reduce vulnerability and provide resilience to the impacts of climate change by reducing greenhouse gas emissions and the more sustainable use of resources and developing energy recovery facilities. The proposals meet these policy requirements by reason of the diversion of food waste that

would otherwise be diverted to landfill and which would therefore create greenhouse gas emissions and also in respect of the energy recovery facility that creates methane that will be either provided to the gas network or to heat and power the AD facility or provide electricity for the national grid.

## **Commentary**

157. The commentary section provides more information on the key planning issues in relation to the proposal.

### Policy context

158. This first section of the commentary summarises the main policy context for the proposal.

159. The proposals seek to provide an AD on-site that will divert food waste from landfill and provide an energy recovery facility, which will provide gas to the gas network and electricity to the national grid. For the reasons outlined, the proposal is considered to meet the requirements of Policy 2 (Climate change mitigation and adaptation).

160. The proposals are supported by Policy 25 (Sustainable waste management) of the [HMWP \(2013\)](#) as they encourage waste to be managed at the highest achievable level of the waste hierarchy. Furthermore, the development is likely to reduce the amount of biodegradable waste sent to landfill, and will be a co-location of activities, comprising an AD facility and a WTS. The WTS would have a capacity of 20,000 tpa. and the AD facility a capacity of 50,000 tpa. The current capacity at the WTS/MRF is 125,000tpa.

161. The specific use of the AD facility will be to manage municipal and commercial food waste from Hampshire. This will include food waste and other organic materials, recyclable waste, green waste, and residual waste (i.e. waste which is left after recycling and composting). It is anticipated that the majority of the waste would be from the municipal waste stream, although, as presently occurs at the site, there would be a small proportion of commercial and industrial waste accepted at the site. The applicant has confirmed that no crops such as maize will be used in the AD process.

162. The proposed development is intended to meet the needs of Hampshire. However, it should be noted that the applicant is a commercial operator and may well accept waste materials from outside Hampshire. Given that the management of waste is not fixed to administrative boundaries, with waste arising in one authority's area frequently being managed in another, this is considered to be acceptable. More information on this aspect is set out in [Demonstration of need and capacity for waste management](#) and [Application of the waste hierarchy and proximity principle](#).

163. The operations currently occupying the site are safeguarded under Policy 26 (Safeguarding – waste infrastructure) of the [HMWP \(2013\)](#). As such, alternative capacity would be expected to be provided should these operations come to an end. The existing MRF is to be replaced by a new facility at Chickenhall Lane, Eastleigh EBC ref [\(CS/22/9246\)](#) and its demolition will not take place until Chickenhall Lane is operational. More information on this aspect is set out in [Replacement of the existing waste management uses](#).
164. The proposal will contribute to the requirement for 0.39 million tpa of additional non-hazardous waste recovery capacity as set out under Policy 27 (Capacity for waste management development) of the [HMWP \(2013\)](#). More information on this aspect is set out in [Demonstration of need and capacity for waste management](#).
165. Policy 28 (Energy recovery development) of the [HMWP \(2013\)](#) requires that Energy Recovery Development be used to divert biodegradable waste from landfill and provide combined heat and power. Whether this proposal meets this requirement is set out in the later section on [energy](#).
166. Policy 29 (Locations and sites for waste management) also supports the proposal, given that the site is located on the strategic road network and has been previously developed for waste uses. More information on this aspect is set out in [Suitability of site location and alternatives](#). Whether the site is supported by Policy 12 (Managing traffic) of the [HMWP \(2013\)](#) is set out later in [Highways impact](#).
167. Whether the proposal is considered to be in accordance with paragraph 11 of the [NPPF \(2021\)](#), Policy 1 (Sustainable minerals and waste development) of the [HMWP \(2013\)](#) and Policy CP1 (Presumption in favour of sustainable development) of the [EHSDJCS \(2014\)](#) will be considered in the remaining sections of this commentary section.

#### Demonstration of need and capacity for waste management

##### *Need and waste hierarchy:*

168. It is clear that there is a significant volume of food waste generated in the UK which needs to be managed in a sustainable manner, minimising the environmental impact of waste management and delivering maximum benefit in terms of the use of our resources.
169. Paragraph 158 of the [NPPF \(2021\)](#) states that planning authorities should not require applications to demonstrate the overall need for renewable energy development as set out below:

*'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; and*
- b) approve the application if its impacts are (or can be made) acceptable'.*

170. The thrust of government policy over the past 10 years has been for food waste to be diverted from landfill and where possible for food waste to be treated at an AD facility. The [Environment Act 2021](#) introduced a legislative commitment for waste collection authorities to introduce separate weekly food waste collection. At present, only Eastleigh, Rushmoor and Portsmouth have separate food waste collections. However, there will be the imminent need for the remaining Hampshire districts and boroughs to introduce collections. On this basis it will be necessary for Hampshire to ensure it has sufficient capacity to deal with the inevitable increase in separate food waste arisings and in particular for waste generated via the Hampshire Waste Services Contract. Some indicative modelling undertaken by the Waste Disposal Authority has show that food waste collections could mean a range of c41,000- c61,000 tonnes per annum of food waste per annum requiring management.

171. The **TA** confirms that the deliveries of organic waste will be from Transfer Stations from the following sites within Hampshire:

- Rushmoor;
- Basingstoke and Deane;
- Hart;
- Portsmouth;
- Gosport;
- Fareham;
- Havant; and
- East Hampshire

172. In addition, Southampton, Otterbourne or Andover TS could also deliver to the site.

173. It is important to note that the requirements for food waste collection set out in the Act, will also apply to businesses as well but this will be implemented later.

174. The site is currently safeguarded as a waste site. This is considered in more detail in the section on [Replacement of the existing waste management uses](#).

175. Policy 25 (Sustainable waste development sets out a long-term aim is to enable net self-sufficiency in waste movements and divert 100% of waste from landfill. It states that '*all waste development should:*
- a) *encourage waste to be managed at the highest achievable level within the waste hierarchy; and*
  - b) *reduce the amount of residual waste currently sent to landfill; and*
  - c) *be located near to the sources of waste, or markets for its use; and / or*
  - d) *maximise opportunities to share infrastructure at appropriate existing mineral or waste sites.*

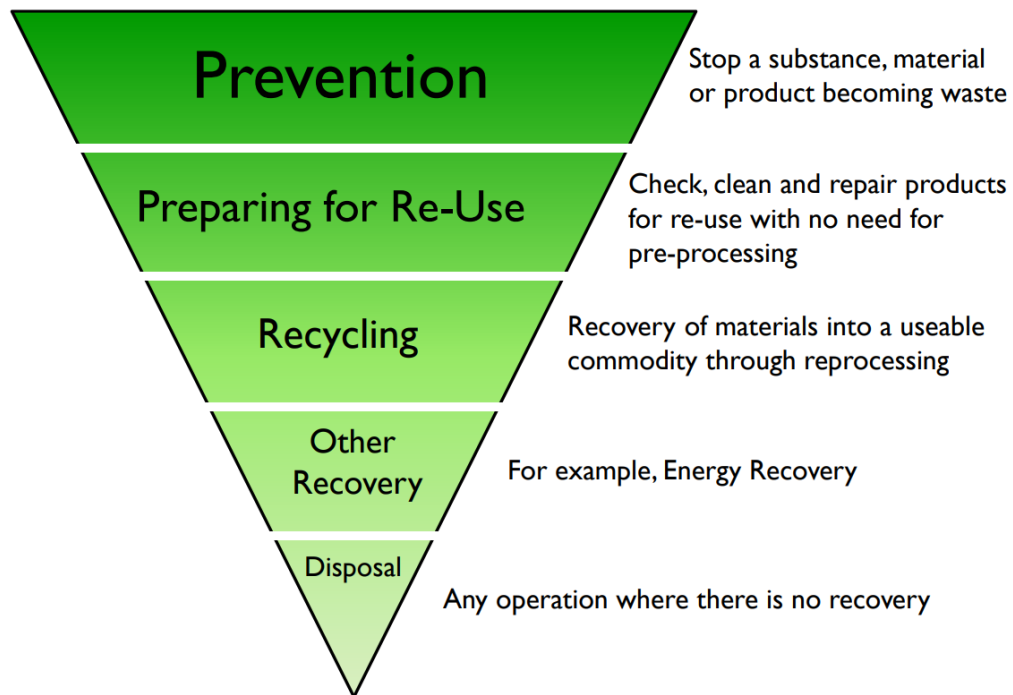
*The co-location of activities with existing operations will be supported, where appropriate, if commensurate with the operational life of the site, and where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area (including access routes), or prolong any unacceptable impacts associated with the existing development.*

*Provision will be made for the management of non-hazardous waste arisings with an expectation of achieving by 2020 at least:*

- *60% recycling; and*
- *95% diversion from landfill.*

176. Article 4 of the [Waste Framework Directive](#) sets out the appropriate means of waste management. Driving waste up the waste hierarchy is an integral part of the [Waste Management Plan for England \(2021\)](#) as well as national planning policy for waste. The 'waste hierarchy' gives order and priority to waste management options, from prevention through to disposal (e.g. landfill). When waste is created, it gives priority to preparing it for re-use, followed by recycling, recovery, and lastly disposal (e.g. landfill). The waste hierarchy is a material consideration when making a decision on a planning application. The requirement to apply the waste hierarchy is set out in the Waste (England and Wales) Regulations 2011 and the amendments laid out in [The Waste \(England and Wales\) \(Amendment\) Regulations 2012](#). The Waste Management Plan includes a key thread to encourage and promote the delivery of sustainable waste management underpinned through the application of the waste hierarchy.

177. To achieve compliance with the waste hierarchy, waste management policy has incentivised the prevention and re-use of waste as far as practical and driven a major increase in recycling and composting. The waste hierarchy is shown in Figure 1.



178. Paragraph 016 of the [NPPG \(Waste\)](#) is clear that everyone involved in waste management is expected to use all reasonable methods to apply the waste hierarchy, except where, for specific waste streams, departing from the hierarchy is justified in life cycle on the overall effects of generations and the management of waste to assist and ensure that waste should be recycled and is not sent to landfill. This legal obligation on waste producers and transferors provides over-arching controls within the waste industry and assists in ensuring that waste that should be recycled is not sent to a recovery facility or landfill for treatment or final disposal. It also seeks to ensure that planning decisions are made in the context of the waste hierarchy.
179. The principles of the waste hierarchy are translated into Policy 25 (Sustainable waste management) of the [HMWP \(2013\)](#), which seeks to divert 100% of waste from landfill. The proposal is also supported by Policy 25 (Sustainable waste management) of the [HMWP \(2013\)](#) as the facility's would encourage waste to be managed at the highest achievable level of the waste hierarchy. Furthermore, the development is likely to reduce the amount of biodegradable waste sent to landfill, and will be a co-location of activities, comprising an AD facility and a WTS.
180. Waste transfer sits in the middle of the hierarchy above recovery. AD would sit in the recovery stage. The proposed WTS and AD is policy compliant in that it will encourage the reduction in biodegradable waste that will be sent to landfill. The [Guidance and applying the Waste Hierarchy](#) states that 'other recovery' includes the AD process. This sits above 'disposal' in relation to the hierarchy. The proposal is considered to meet parts a, b, c and d of Policy 25 as the proposal would allow for the recovery of food waste, reducing the need for disposal. It is also clear that there will be an increased



requirement for food waste collections in Hampshire on the back of the Environment Act provisions. Furthermore, the proposal seeks to co-locate with an existing (but to be reconfigured) WTS. On this basis, the proposal is considered to meet the requirements of Policy 25 (Sustainable waste management) of the [HMWP \(2013\)](#) in relation to the waste hierarchy.

*Capacity:*

181. Policy 27 (Capacity for waste management development) of the [HMWP \(2013\)](#) sets out the objectives for waste management capacity within the plan period. *'In order to reach the objectives of the Plan and to deal with arisings by 2030 of 2.62mtpa of non-hazardous waste, 2.49mtpa of inert waste and 0.16mtpa of hazardous waste'*. It sets out minimum amounts of additional waste infrastructure capacity which are estimated to be required, which in the case of non-hazardous recovery capacity is of 0.39mtpa. The Policy sets out criteria for where support will be given if they maintain and provide additional capacity for non-hazardous recycling and recovery including new sites to provide additional capacity.
182. There are a number of AD facilities in Hampshire to include Manor Farm, Farleigh Wallop and Bushywarren Lane, Herriard. The applicant states that 2021, these two facilities processed some 33,000 tonnes of food waste.
183. The planning applications for other Hampshire AD facilities stated that the following tonnage of waste would be as follows (at the time of determination);

*Table 1: AD tonnage*

<b>Site</b>	<b>App ref</b>	<b>Food waste (tpa)</b>	<b>Notes</b>
Basingstoke Waste Water Treatment	15/03425	None	Operational. Sludge Treatment only
Manor Farm, Farleigh Wallop	BDB/75034	30,000	Operational. Mixture of commercial and municipal. Additional 10,000 slurry
Bushywarren Lane, Herriard	BDB/76332	16,700	Operational. 29,200 overall of which 12,500 from crops. Commercial foodwaste.
Chickenhall Lane, Eastleigh	S/13/73507	67,000	Not implemented. Not operational
Hartley Park Farm, Selborne Road	22267/016	20,000	Commercial food waste

Down Farm, Odiham	16/02203	None	Operational Woodchip only
Selborne Brickworks	20661/048	22,000	Not operational

184. Whilst in theory the operational food waste capacity as set out in the preceding table is some 88,700 tpa, it should be noted that much of the capacity is are focused on existing commercial food waste requirements or other AD requirements and not kerbside food waste. The distinct differences here between the sites is that the Alton site would take the majority of the waste from the Hampshire Waste Services contract.
185. As noted above, the Environment Act provisions could mean between c41,000 and c60,000 tonnes of waste requiring management in Hampshire. The proposed AD will (after rejecting waste materials at some 10%) process some 45,000 tonnes of food waste per annum. The proposed AD would therefore make an important contribution to the minimum requirement for 0.39 million tpa of additional non-hazardous waste recovery capacity as set out in by Policy 27 (Capacity for waste management development) of the [HMWP \(2013\)](#).
186. The proposed development complies with the provisions of the [National Planning Policy for Waste \(2014\)](#), which requires applicants to demonstrate the need for waste management facilities only where such proposals are not consistent with an up to date Local Plan. Consideration should also be given by the planning authority to various locational factors to include protection of water quality, landscape and visual impacts, nature conservation, traffic and access, air emissions, odours, noise, light and litter. These matters are addressed in other parts of this commentary section.
187. The proposal would also help contribute to the delivery of renewable energy generation as set out in [Energy generation](#).

#### *Capacity for waste from outside of Hampshire*

188. Some concerns have been raised about the potential for the proposal to deal with waste from outside of Hampshire. These are noted.
189. Paragraph 006 of the NPPG (Waste) states that *'the principles of self-sufficiency and proximity (commonly referred to as the 'proximity principle') are set out in Article 16 of the Waste Framework Directive, Local Planning Authorities are required, under Regulation 18 of the 2011 Regulations which transposed the Directive, to have regard to these requirements when exercising their planning functions relating to waste management'*. In addition, paragraph 007 of the NPPG (Waste) states that although it is the aim that each Waste Planning Authority to manage all of its own waste *'there is no expectation that each Local Planning Authority should deal solely with its own waste to meet the requirements of the self-sufficiency and proximity principles. Nor does the proximity principle require using the absolute closest*

*facility to the exclusion of all other considerations. Furthermore, there could also be significant economies of scale for local authorities working together to assist with the development of a network of waste management facilities to enable waste to be handled effectively’.*

190. [Defra’s Energy from Waste Guide \(2014\)](#) also summarises the issues of the proximity principle and energy recovery neatly. Paragraph 152 states that *‘the principle is often over-interpreted to mean that all waste has to be managed as close to its source as possible to the exclusion of other considerations, and that local authorities individually need the infrastructure required to do so. This is not the case. Indeed, the final part of the Article itself states, “The principles of proximity and self-sufficiency shall not mean that each Member State has to possess the full range of final recovery facilities within that Member State”. Clearly if not even the entire country needs to have the full range of facilities, a specific local authority does not have to. While there is an underlying principle of waste being managed close to its source, there is no implication of local authorities needing to be self-sufficient in handling waste from their own area’.* Paragraph 153 goes onto say that *‘the proximity principle itself requires mixed municipal waste “...to be recovered in one of the nearest appropriate installations, by means of the most appropriate methods and technologies, in order to ensure a high level of protection for the environment and public health”.* This has a number of implications:
- “one of the nearest” means it doesn’t have to be the absolute closest facility to the exclusion of all other considerations, including cost;
  - It may be justified to use a more distant solution if it provides a more appropriate method or technology to ensure overall a higher level of protection of the environment and public health;
  - It applies to the network of facilities in the EU – it doesn’t mean a new facility has to be constructed if capacity doesn’t exist in that country.
191. There is nothing in the legislation or the proximity principle that says accepting waste from another council, city, region or country is unacceptable; in many cases it may be the best economic and environmental solution and/or be the outcome most consistent with the proximity principle. Paragraph 154 of the Guide clearly states that *‘there is an expectation on local authorities to work together (re-enforced by the need to demonstrate that they have done so through the Duty to Co-operate provisions of the Localism Act 2011) to ensure that waste needs across their respective areas are handled properly and appropriately. However, it is recognised that to many, accepting waste from elsewhere does appear wrong and it is often cited in objections to a planning proposal or to demonstrate that a plan is flawed’.*
192. Paragraph 155 of the Guide also states that *‘the concern about accepting waste from elsewhere is often a proxy for more fundamental concerns about the scale of a plant on a given site and the impacts of transporting waste,*

particularly if it is perceived that taking waste from elsewhere is driving the development of a facility in a given community than would otherwise be required to deal with 'their' waste.

193. The management of waste is not fixed to administrative boundaries, with waste arising in one authority's area frequently being managed in another. Furthermore, in order to secure economies of scale, waste management facilities will often have a catchment which extends beyond the boundary of the planning area within which it is situated. This is recognised in the [NPPW](#) that recognises '*that new facilities will need to serve catchment areas large enough to secure the economic viability of the plant*'. For these reasons the management of waste is a cross-boundary strategic matter, the planning for which requires co-operation between Waste Planning Authorities. The movement of certain wastes (particularly waste from businesses and industry) to different locations for management either into or out of Hampshire is commonplace.
194. Energy generation from waste or other low carbon fuels is an important component of Hampshire's strategy for generating low carbon and renewable energy. More information on this is set out in the [Energy generation](#) section.
195. The location and acceptability of the site for waste uses are already established through the grant of previous planning permissions at the site. This is considered in more detail in [Suitability of site location and alternatives](#).
196. Taking all matters into account, the proposal is considered to be in accordance with Policy 27 (Capacity for waste management development) of the [HMWP \(2013\)](#).

#### Replacement of the existing waste management uses

197. The proposal would result in the change of the existing MRF and WTS uses from the existing site and replacement with a reconfigured WTS and AD facility. The application site is a safeguarded site as set out under Policy 26 (Safeguarding - waste infrastructure) of the [HMWP \(2013\)](#).
198. The proposals are policy compliant and in effect replace one safeguarded waste use (i.e. a combined MRF/WTS use) with another and make a contribution towards non-hazardous waste recovery. However, with the construction of the MRF at Chickenhall Lane, Eastleigh ([CS/22/92463](#)) the MRF at the application site will become redundant. The proposed combined WTS/ AD facility will be a safeguarded site if planning permission is granted.

199. On this basis, the proposal is considered to be in accordance with Policy 26 (Safeguarding - waste infrastructure) of the [HMWP \(2013\)](#).

#### Suitability of site location and alternatives

200. The location and acceptability of the site for waste uses are already established through the grant of previous planning permissions at the site. This is considered in more detail below. Therefore, its acceptability as a waste use has already been determined. The focus here is therefore on the relative impact of the proposed development.
201. Policy 29 (Locations and sites for waste management) of the [HMWP \(2013\)](#) seeks to direct waste management sites to suitable locations. Given that the site is an existing waste management site there is a presumption that this policy requirement has previously been met. Policy 29 requires that suitable sites include those that are located on strategic road corridors, on previously developed land, and is of a scale compatible with the setting.
202. As already set out, the precedent for using this Site for waste management uses is already established. Therefore, what is important here is the change of the waste management proposed. The [HMWP \(2013\)](#) expects market led delivery and therefore does not identify and allocate any individual sites identified for recycling and recovery facilities. To provide more flexibility to the market, this Plan identifies broad locations within Hampshire that would be suitable in principle for waste management facilities. This approach recognises the 'spatial' needs of different types of waste facilities, including the demand for certain sites, and the constraints that limit the location of some facility types.
203. The Site will become available for redevelopment as a result of the relocation of MRF capacity to Eastleigh which means that the Alton MRF will no longer be required. The NPPW (2014) acknowledges that particular priority should be given to the re-use of brownfield land. The site has a direct access to the A31, which is part of the strategic road network (as set out in the [Key Diagram](#) of the [HMWP \(2013\)](#)) and the proposal comprises the use of previously developed land. Part 1 of Policy 29 sets out criteria that waste development needs to meet. To accord with this part of the policy, the proposal needs to meet criteria i-iii. The proposal does not meet the criteria as it is not in an urban area, planning area of development although it is acknowledged that the Site is located on a strategic road as illustrated by the Key Diagram of the [HMWP \(2013\)](#). As the proposal does not meet part 1, part 2 of the policy is also not relevant. Part 3 is therefore the only part of the policy which is of relevance to proposal and covers development in other locations. It states that it would be supported if the Site has good transport connections and/or markets for the type of waste being management and that a special need for the location and Site is justified, specifically for the management of food waste as result of the requirements of the Environment

Act. For the reasons outlined in the [Policy context](#) and the [Demonstration of need and capacity for waste management](#) sections, it is considered that the proposal has effectively demonstrated a need for the development in terms of capacity, the ability to manage food waste, divert it from landfill alongside its potential to generate energy from waste. Furthermore, as already set out, the Site already has an established waste use to the principle of the Site location for waste uses cannot be disputed. The proposal is therefore considered to be in accordance with the relevant provisions of part 3 of Policy 29 (Locations and sites for waste management development) of the [HMWP \(2013\)](#).

204. Additional issues with regard to the suitability of the site are also considered with reference to on-site material planning consideration to include the proximity of the site to the South Down National Park Site, potential impact on the landscape character of the area, landscaping and biodiversity net gain are covered elsewhere in this commentary section of the report.

#### *Alternative locations:*

205. The consideration of alternatives is more specifically related to EIA developments. This proposal is not an EIA which means that Schedule 4 of the EIA Regulations 2017 does not apply.
206. The applicant has not considered alternative sites or locations to pursue an AD facility. Instead the applicant has pointed to the fact that the existing MRF on-site is to be replaced by a new facility at Chickenhall Lane Eastleigh, EBC reference ([CS/22/92463](#)) and as a safeguarded site on the strategic road network the application site is a suitable location for the proposed AD use.

#### Energy generation

207. The Governments' focus on ensuring a security of energy supply and renewable energy is clearly set out in national policy and guidance. National energy security is becoming more of a nationally important issue and one that the Government places significant weight on. Renewable energy will help the UK to tackle climate change and energy recovery is identified as a key part of this in National Policy Statement for Energy. Indeed, paragraph 3.3.20 of the draft revised NPS EN-1 states 'there is an urgent need for new electricity generating capacity to meet our energy objectives.' This will help with a security of supply.
208. The application is also supported by Policy 28 (Energy recovery development) of the [HMWP \(2013\)](#), as the proposals will help to divert biodegradable waste away from landfill. The site will be capable of producing heat and electricity, although the heat produced will be utilised on site.

209. Policy 28 (Energy recovery development) of the [HMWP \(2013\)](#) is of relevance here. It states that energy recovery development should:
- a) be used to divert waste from landfill and where other waste treatment options further up the waste hierarchy have been discounted; and
  - b) wherever practicable, provide combined heat and power. As a minimum requirement the scheme should recover energy through electricity production and the plant should be designed to have the capability to deliver heat in the future; and
  - c) provide sustainable management arrangements for waste treatment residues arising from the facility.
210. Proposals for the sustainable management of waste residues from energy generation should minimise, so far as possible, the amounts of waste going to landfill. Where deposits to landfill are necessary, the most sustainable location should be used.

*Source of energy:*

211. Generating energy from waste can provide a valuable domestic energy source contributing to energy security, contribute to our renewable energy targets which are aimed at decarbonising energy generation; and complement other renewable energy sources such as wind or solar. Energy recovery from residual waste is an initiative encouraged in order to decarbonise energy. Current government guidance sets out examples to reduce emissions. In particular, with regards to waste, this focuses on providing opportunities for renewable and low carbon energy technologies and providing opportunities for energy and heat. Energy from waste therefore bridges two sectors – waste management and energy generation. The evolution of these sectors is of relevance here as waste management practices move toward resource management and energy recovery seeks to make the best use of renewables and low carbon fuel sources. [Defra's Energy from Waste Guide \(2014\)](#) confirms that the Government sees a long-term role for energy from waste both as a waste management tool and as a source of energy. Government policy is to move towards zero landfill, and the treatment of wastes and energy recovery is one of a number of measures which can be used to deliver this. ERF for planning purposes is a low carbon energy source, even if it cannot be classified as non-carbon.
212. [Defra's Energy from Waste Guide \(2014\)](#) acknowledges that long term changes in the energy mix, particularly the decarbonisation of the UK's electricity generation system, has significant consequences for the relative merits of carbon emissions when comparing energy recovery with disposing of waste at landfill. It identifies a potential balance point whereas energy decarbonises, increasing efficiency alone is no longer sufficient to ensure energy from waste is better than landfill in carbon terms, with the biogenic content of the waste feedstock becoming critical.

213. Government policy over the last 15 years or so year has placed focus on the deployment of renewable and low carbon energy policy. This includes the [Energy White Paper \(2007\)](#), the [UK Renewable Energy Strategy \(2009\)](#), the [UK Low Carbon Transition Plan \(2009\)](#), the [Energy Act \(2013\)](#) and the [Energy White Paper 2020](#). These have provided a positive policy framework to facilitate and support investment in renewable energy and increase the use of renewable energy as well as helping to establish the legislative framework and measures for delivering electricity market reform. Pulling this all together, the clear message from government policy relating to energy policy is one of urgency.
214. The [Energy White Paper 2020](#) seeks to provide a positive policy framework to facilitate and support investment in renewable energy; the aim of the UK Renewable Energy Strategy (2009) is to radically increase the use of renewable energy; and the UK Low Carbon Transition Plan records that the scale of change needed in its energy system is unparalleled. In short, the expectation of industry is to provide as much renewable energy capacity as swiftly as possible. The [Energy White Paper 2020](#) identifies a continuing and future role for energy recovery.
215. The [Waste Management Plan for England \(2021\)](#) is clear that the government supports efficient energy recovery from residual waste. Energy from waste is generally the best management option for waste that cannot be reused or recycled in terms of environmental impact and getting value from the waste as a resource, and the Plan states that ‘recovery plays an important role in diverting waste from landfill’. The Resources and Waste Strategy promotes the greater efficiency of energy from waste plants through utilisation of the heat generated in district heating networks or by industry.
216. The [Waste Policy Review \(June 2011\)](#) also is clear that that waste management falls within the wider energy policy context insofar that recovering energy from waste which cannot be sensibly reused or recycled is an essential component of a well-balanced energy policy and underlines the importance of maximising energy recovery from the portion of waste which cannot be recycled.
217. The gas and electricity generation components form an integral part of the planning application. The facility proposes a new connection to the gas grid and two Combined Heat and Power (CPH) engines within the site. When gas is being exported from the site only one CPH engine will be operation, providing heat and electricity for the AD process. However, in the scenario where gas were not able to be injected into the gas grid, for short term technical reasons, then both CPH engines could be in operation thereby generating electricity for export.
218. The proposed AD facility will generate up to 1.5 megawatts (MW) of renewable electricity, of which up to 1.0MW could be exported to the national grid.



219. Food waste is defined in paragraph 19 of the Defra [Energy from Waste Guide \(2014\)](#) as renewable energy (i.e. which comes from renewable non-fossil sources. For energy from waste this means things that were recently growing). The [Defra's Energy from Waste Guide \(2014\)](#) is clear, that where there is residual waste (i.e. remaining waste that cannot be economically or practically reused or recycled), the aim is to get the most value from it via energy recovery, where doing so is the best overall environmental option. Building on this, paragraph 153 of the NPPF (2021) seeks to increase the use and supply of renewable and low carbon energy and heat.
220. As already acknowledged, Hampshire County Council declared a climate emergency on 17 June 2019 and the subsequent publication of a Climate Change Strategy and Action Plan. The Climate Change Strategy and Action Plan notes the priority of energy generation and distribution to enable and support renewable energy generation capacity and distribution across the county, with a focus on providing low carbon, resilient energy to residents and businesses, whilst reducing costs. It states that the priority for energy will be to work with local partners and communities to actively promote and enable the generation of local, renewable, resilient energy which would stimulate and support green growth in Hampshire maximising the use of technology and innovation. This should be delivered through a range of initiatives at all scales — i.e. large-scale, community owned or individual household schemes. This includes the use of renewable energy, decarbonise grid/gas, the use of new technologies technology and ensuring resilient energy systems.
221. There are concerns raised by Natural England and a number of local representations with regard to the source of feedstock for the AD process. These concerns focus on the potential use of crops, such as maize as such a source. In response to these concerns the applicant has confirmed that the AD will use only household and commercial food waste. There would be no use of crops. This is an important clarification in that the use of purpose grown crops could result in the intensification of use of agricultural land and which in turn could result in harm to the Solent and Southampton Water Special Protection Area (SPA). In light of the commitment made by the applicant in respect of the feedstock source, a planning condition is recommended restricting this to household and commercial food waste. This is included in **Appendix A**.

*Grid connection:*

222. Concerns were raised through the consultation process about the lack of connection from the site to the national grid. These are noted. It should be noted that there would be a below ground connection to the local gas distribution network an on-site connection. The rest of the energy would be used on site to power the plant. A condition is included relation to the connection to the grid in **Appendix A**.

223. There is no evidence to suggest that the gas and electricity generated by the Site would not be required by the network.

*Energy efficiency and other matters:*

224. Issues such as energy efficiency, efficient use of raw materials and avoidance, recovery and disposal of wastes will be considered by the Environment Agency when assessing the Environmental Permit. The [National Planning Policy for Waste \(2014\)](#) makes it clear that WPAs should not *'concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced'*.

225. Taking all matters into account, the ability of the proposal to generate renewable energy by connecting to the National Grid, means the proposal is clearly supported by national policy and guidance. Government policy requires that significant weight be given to a proposal's provision of renewable energy. The Energy White Paper 2020 and the NPPF (2021) make it clear that Local Authorities should look favourably upon planning applications for renewable energy developments. Low carbon energy derived from energy recovery of residual waste is strongly supported by national planning policy and the [HMWP \(2013\)](#), and this policy support should be given significant weight when considering the acceptability of the proposal. Subject to the proposed conditions, the proposal is considered to meet national policy and guidance in relation to energy generation as well as Policy 28 (Energy recovery development) of the [HMWP \(2013\)](#).

*Heat generation*

226. As with energy, Policy 28 (Energy recovery development) of the [HMWP \(2013\)](#) is of relevance here. In relation to heat it states that, *'wherever practicable, proposals should provide combined heat and power. As a minimum requirement the scheme should recover energy through electricity production and the plant should be designed to have the capability to deliver heat in the future'*.

227. AD process generates biogas which will be utilised by two Combined Heat and Power (CHP) engines, which can generate up to 1.5 megawatts (MW) of heat. This heat will be only used in the AD process and not exported from site.

228. The heat generated will be used on site to power the plant.

229. It is clear to meet the principles of Policy 28 (Energy recovery development) of the [HMWP \(2013\)](#) by reusing the heat produced to power the plant. All other issues relating to CHP would be covered by the Environmental Permitting regime.

Impacts on the South Downs National Park and the Surrey Hills Area of Outstanding Natural Beauty

230. The Site is located approximately 1.2km north-west from the northern boundary of South Downs National Park (SDNP) and 8.5 km west from the western boundary of the Surrey Hills Area of Outstanding Natural Beauty (AONB).

231. Paragraph 174 of the [NPPF \(2021\)](#) requires that planning decisions contribute to and enhance the natural and local environment by, amongst other considerations 'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'. Furthermore, paragraph 176 states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*.

232. The proposal is located within 1.2 km of the South Downs National Park and 8.5km of the Surrey Hills Area of Outstanding Natural Beauty. It is therefore important that full consideration is given to the potential impact on the National Park and the AONB.

233. Policy CP20 (Landscape) of [EHSDJCS \(2014\)](#) is of relevance here. This states that the special characteristics of the district's natural environment will be conserved and enhanced. *'New development will be required to:*

- a) *conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;*
- b) *protect and enhance local distinctiveness sense of place and tranquillity by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;*
- c) *protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;*

- d) *protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;*
  - e) *incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;*
  - f) *maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).*
234. There is a precedent for waste uses in this location through the grant of the previous planning consents. The existing MRF and WTS uses are not subject to planning conditions that control the hours of operation of the site.
235. In order to assess potential harm from the scale and massing and design of the proposed buildings and structures the presence of the existing buildings on site is a significant material consideration and in this sense harm should be measured in terms of relative harm.
236. The County Landscape Officer has been consulted in respect of the application and provided comments in respect of the submitted plans to include a landscape scheme and the **Landscape and Visual Impact Assessment**. With respect to the potential impact of the proposed development the LVIA states that there is little visibility predicted from within the SDNP – ‘from those locations where visibility would occur, the Proposed Development would not have any influence upon the views which would be appreciably different to the influence of the existing MRF.’
237. Concerns that were initially raised in relation to the colour of the proposed tanks, the loss of existing screen vegetation along the northern boundary and discrepancies between proposed mitigation in the Landscape and Ecological reports.
238. The South Downs National Park Authority raised concerns in relation to lighting impacts, the proposed materials, visual impacts but it was noted that the proposals could result in a minor adverse impact upon the setting of the National Park. However, it was also noted that if the Landscape Officer's advice is addressed to their satisfaction and a lighting scheme which overall reduces light pollution is proposed then the Authority raise no objection.
239. The applicant provided revised information in response to these concerns to include a revised landscape scheme that seeks to provide additional planting on the southern boundary of the site. As a result, the County Landscape Officer raised no objection to the proposal subject to conditions securing the implementation of the submitted landscape scheme and the agreement of an

acceptable colour and finish to the proposed buildings which are included in **Appendix A**.

240. The whole of the national park is a designated [International Dark Sky Reserve](#) and potential impact in this regard is a material planning consideration. Lighting impacts are covered in more detail in the section on [Lighting](#).
241. On the basis of the proposed mitigations and planning conditions, the proposal is in accordance with Policy CP20 (Landscape) of [EHSDJCS \(2014\)](#).

#### Development in the countryside

242. The site is a well-established one used as a MRF/WTS and comprises Previously Developed Land (PDL). Whilst the site is located in the countryside as defined in the local plan the presence of the existing building and structures on site is a significant material planning consideration by which the application should be judged.
243. Paragraph 130 of the [NPPF \(2021\)](#) requires that planning decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, paragraph 174 states that planning decisions should contribute to and enhance the natural and local environment by (amongst other considerations) protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
244. Policy 5 (Protection of the countryside) of the [HMWP \(2013\)](#) states that minerals and waste development in the open countryside, outside the National Parks and Areas of Outstanding Natural Beauty, will not be permitted unless it is a time-limited mineral extraction or related development or the nature of the development is related to countryside activities, meets local needs or requires a countryside or isolated location or the development provides a suitable reuse of previously developed land, including redundant farm or forestry buildings and their curtilages or hard standings. The policy also includes an expectation that the highest standards of design, operation and restoration will be met and there will be a requirement that it is restored in the event it is no longer required for minerals and waste use.
245. Policy CP19 (Development in the countryside) of the is of the [EHSDJCS \(2014\)](#) of relevance. This states that '*The approach to sustainable*

*development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6)'. Furthermore, Policy CP20 (Landscape) of the [EHSDJCS \(2014\)](#) is of relevance here in particular parts a, b, d and e which relate to conserve and enhance the natural beauty, tranquillity of the South Downs National Park and its setting, protection of Landscape Character, and planting.*

246. Policy CP20 (Landscape) of [EHSDJCS \(2014\)](#) is again of relevance here.
247. The scale and massing of the proposed development, with the exception of the odour stack is no higher than the existing building on-site. The majority of the buildings are located within the footprint of the building to be demolished. However, new structures, to include an AD tank, the two CPH plants and the emergency flare are to be provide to the north of the demolished building. All the proposed works are to be contained with the application site and therefore involve the use of PDL. In effect, the proposals seek consent for the replacement of existing barrel roofed building with a number of structures of comparable scale and massing.
248. The impact of the proposed development on the wider area and an assessment of potential harm in this regard has been set out in the submitted **Landscape Visual Impact Assessment**. This concludes that the impact of the proposed development, when compared to the existing buildings on site is not material.
249. The County Landscape Architect has reviewed the LVIA and submitted **Landscape Scheme** (which provides for mitigation planting) and advises that the impact of the scheme on the countryside is acceptable.
250. Conditions are recommended in respect of the colour and finish of external materials (the applicant has requested a dark green colour), so as to ensure that the impact is compatible with a countryside location, and respect of the submitted landscaping scheme. These are included in **Appendix A**.
251. On the basis of the proposed mitigation and planning conditions, the proposal is in accordance with Policy 5 (Protection of the countryside) of the [HMWP \(2013\)](#) and Polices (Development in the countryside) and CP20 (Landscape) of the [EHSDJCS \(2014\)](#).

Visual impact, landscape and arboriculture

252. Part D of Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) states that '*Minerals and waste development should not.... have an unacceptable visual impact*'.
253. Policies CP19 (Development in the countryside) and CP20 (Landscape) of the [EHSDJCS \(2014\)](#) are both of relevance here.
254. The proposals comprise the demolition of part of the existing building on site (at 15m high) with a series of similar sized buildings sited contained largely within the footprint of the demolished building or on land to its immediate north. The only structure that is higher than the existing building is the odour stack (which is 18m high). Also included within the application is an emergency flare stack.
255. The site is screened by existing mature vegetation. However, site is located on a valley floor and it is clearly visible from a number vantage points to include Froyle Footpath 15, which makes up part of the 'Saint Swithuns Way' long distance path, is located approximately 800m to the north-west of the development Site. Binsted Footpath 57 is located to the south-east, running between Binstead Road and Mill Court Lane which links to the 'Writers Way'.
256. As already noted, the site is located some 1.2km from the South Downs National Park.
257. Concerns were raised by Councillor Kemp-Gee and other representations about the adequacy of the current landscaping and screening to the southern and eastern aspects and the need for these to be improved. These concerns are noted.
258. The presence of the existing waste buildings on site is a significant material consideration in respect of the application and impact of the scale massing and design should be considered within the context of the existing buildings on site.
259. The application is supported by a **Landscape Visual Impact Assessment** (LVIA) that provides an assessment in this regard. The LVIA seeks to provide a clear understanding of the site and its context, an understanding of the proposed development and how it would relate to the existing landscape and views; an understanding of its likely significant effects and; how any harm could be mitigated.
260. The LVIA confirms that the majority of existing vegetation will be retained (with the exception of a limited area of vegetation associated with gas pipeline). The effects of the proposed development on the landscape character of the area will not be significant. Whilst there will be a change in the assemblage of buildings their appearance and colour will be more suited to the largely rural context. All perimeter tree cover will be retained.

261. The odour stack will be 3m higher than the existing building. However, this will be a single point feature that will be screened by existing vegetation from certain views.
262. The flare stack is some 8.2m high and screened from many views by existing and proposed buildings and existing vegetation. The flare is to be fully contained and so the flare will not be visible. However, the LVIA notes that that when used at night time the occasional presence of the emergency flare may result in some very limited 'additional glow from the top of the enclosed flare stack at times (the naked flame would be wholly enclosed and would not be visible), but this would have very little appreciable influence upon the night-time environment. Night-time landscape and visual effects would not be significant'.
263. It is difficult to assess how often the emergency flare would be used as it is part of the back up process to ensure that excessive pressure in the tanks does not build up. For the emergency flare to be used there planning statement confirms that there will have to be a failure the ability to export gas from the site and both CPH engines to fail, which is presumably relatively rare. Furthermore, in such a scenario the applicants have indicated that they will slow down the AD process so as to reduce gas production until relevant issues are resolved. The LVIA concludes that the landscape and visual effects of the proposed development would not be significant. As such, the application does not include any additional mitigation measures.
264. All new build development will therefore be within the footprint of the existing building or on what is currently hard surfacing. The exception are the works to accommodate the proposed gas pipeline and kiosk. The proposals do not result in the loss of any trees on-site. In addition, it is noted that the site is relatively well screened by the presence of existing mature vegetation, that limits views into the site.
265. As already noted, the application is supported by a **Landscape Scheme** that mitigates for the loss of on-site vegetation. It also provides for three additional oak trees on-site.
266. The County Landscape Architect has reviewed the LVIA and confirms that its assessments of the effects is broadly fair assessment of it impact on the landscape character of the area.
267. The County Arboriculturist has reviewed the landscaping proposals and raises no objection to the proposals subject to a condition requiring trees are protected during the construction process.
268. Conditions are proposed in respect of the submission and approval of a landscaping scheme and of the colour of external materials to be used in the proposed development.



269. On the basis of the proposed mitigation and planning conditions, the proposal is in accordance with Policy 10 (Protection of public health, safety and amenity) of the [HMWP \(2013\)](#) as well as Policies 19 (Development in the countryside) and 20 (Landscape) CP20 (Landscape) of the [EHSDJCS \(2014\)](#).

## Ecology

270. The site is located nearby to designated sites comprise East Hampshire Hangers SAC (Special Area of Conservation) and Upper Greensand Hangers: Wyck to Wheatley Site of Special Scientific Interest (SSSI) located 3.7km to south-east of the site and a number of locally designated nature conservation sites such as Ancient Woodland and SINCs (Site of Importance for Nature Conservation) located as close as 700m to the application site.

271. Paragraph 174 of the [NPPF \(2021\)](#) states that planning decisions ‘*should contribute to and enhance the natural environment*’. In addition, paragraph 175 of the [NPPF \(2021\)](#) states that when determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

272. Policy 3 (Protection of habitats and species) of the [HMWP \(2013\)](#) 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.

273. Policy CP21 (Biodiversity) of the [EHSDJCS \(2014\)](#) seeks to maintain and enhance the District's biodiversity.
274. The application is supported by an **Ecological Impact Assessment**. This confirms that the existing reedbeds will be retained whilst an area of the scrub along the northern section of the site will be cut back to enable the gas export pipe to be laid. It also identifies that the gas connection pipeline and associated control kiosk would require removal of scrub / grassland in the eastern part of the site.
275. No adverse impact is anticipated with regard to on the nearby designated sites such as East Hampshire Hangers SAC and Upper Greensand Hangers: Wyck to Wheatley SSSI located 3.7km to south-east of the site and a number of locally designated nature conservation sites such as Ancient Woodland and SINC's located as close as 700m to the application site.
276. In relation to air quality impacts, it is noted that the contribution from the proposed development is less than 1% of the long-term Critical Level and less than 10% of the short-term Critical Level for all ecological receptors. In addition, the contribution from the proposal is below 1% of the relevant Critical Loads for nitrogen and acid deposition at all ecologically designated sites. Therefore, the impact of the proposed development at ecological sites can be screened out as 'insignificant'.
277. Dust and water quality impacts and any associated ecological impacts during the construction phase should be dealt with an appropriate Construction Environmental Management Plan (CEMP). It is recommended that this is secured via a pre-commencement Planning Condition, as set out in **Appendix A**.
278. Concerns have been raised in respect of potential pollution to local groundwater sources during the construction process and through potential harm to the Solent and Southampton Water Special Protection Area (SPA) as result of increased nitrates that might be generated should crops be used as a food source for the AD process rather than food waste. However, these issues can be addressed through the proposed planning condition requiring the submission of a CEMP controlling the extent of pollution during the construction process and restricting the source of feedstock for the AD process to household and commercial waste.
279. The River Wey is located approximately 130m south of the site. Whilst this habitat lacks any statutory or non-statutory designations, it is considered to be a notable habitat. Surface water generated from hardstanding areas

subject to potential major contaminant spillages will continue to drain as per the existing drainage arrangements, i.e. to the exiting reed beds via a pumping arrangement.. Any associated drainage matters are covered in [Impact surface or groundwaters and flooding](#).

280. Concerns were raised by the County Ecologist with regard to the relevance of out of date ecology surveys in respect of Great Crested Newts, Reptiles and Dormice. In response , an ecological update technical note (June 2023) has been submitted, which is in part based on a site visit undertaken on site by the applicant's ecologist on the 12<sup>th</sup> April 2023. The report details a number of minor changes since the previous survey work. This report also confirms that the reedbeds on site did not contain sufficient water for an **updated eDNA survey** for great crested newts. It also provides further information in relation to the extent of habitat impact on reptiles and clarifies the mitigation strategy which is acceptable. Information is also provided in relation to the extent of pruning and scrub clearance, along with the extent of native scrub planting on site to minimise impacts and enhance habitat suitability for dormice on site. As a result of this submission the County Ecologist confirms that these measures are considered to be satisfactory.
281. A Biodiversity Metric has also been submitted as part of the application. Three oak trees are proposed and the predicted BNG will be +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.
282. Conditions are recommended in respect of a Construction Environmental Management Plan, restrictions on the use of materials in the AD process, protection of local groundwater sources and included in **Appendix A**. On the basis of the proposed mitigation and planning conditions, the proposal is in accordance with Policy 3 (Protection of habitats and species) of the [HMWP \(2013\)](#) and Policy CP21 (Biodiversity) of the [EHSDJCS \(2014\)](#).

#### Public Access

283. The application seeks to redevelop part of a well-contained established site that has no opportunity for public access. The proposals do not seek to extend the site and the application has no implications in terms of local public rights of way. No objections were received in relation to public access. Informative's are included in **Appendix A** in relation to rights of way matters at the request of the countryside officer.

#### Design and sustainability

284. The [Planning Act 2008](#) places great importance on good design and sustainability. Paragraph 126 of the [NPPF \(2021\)](#) confirms that good design is a key aspect of sustainable development and helps create better places in

which to live and work to make development acceptable to communities. Paragraph 130 of the [NPPF \(2021\)](#) requires that planning decisions ensure that developments 'will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting'. Paragraph 134 of the [NPPF \(2021\)](#) also advises that permission should be refused for development that is not well designed.

285. Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) protects residents from significant adverse visual impact. In addition, 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.
286. Policy CP29 (Design) of the [EHSDJCS \(2014\)](#) seeks to ensure high quality design in respect of new development.
287. The proposal seeks to redevelop part of an existing facility. The scale and massing of the proposed development is similar to the current building on-site. The proposed development seeks to replace an existing single building with what are a number of smaller buildings. As such, the bulk of development is reduced slightly and the presence of a number of buildings is more appropriate to the rural/agricultural nature of the immediate area.
288. Concerns were raised in relation to the external materials proposed. These include comments made by Councillor Kemp-Gee. These are acknowledged. Whilst the proposed materials are yet to be agreed, and as such will be subject to a condition, the applicants have suggested the colour of the external materials will be dark green. The premise for the choice of dark green is on the basis that the colour is appropriate to an agricultural/rural area. The precise detail of this external colour will be subject to the external materials condition thus providing the opportunity to explore this issue in greater detail and to ensure that the materials chosen will be acceptable. This is considered in more detail in **Appendix A**.
289. In relation to sustainability, the renewable energy potential of the proposed development has already been set out.
290. The AD process also creates digestates as a by-product of the process (45,000 tonnes pa). This digestate is processed on site and stored in digestate tanks prior to the export. Digestates can either be exported for use as a fertilizer direct to arable crops or sent for further processing to provide as compost/fertilizer.

291. The concerns raised about digestate storage and management raised by representations and including comments from Councillor Kemp-Gee are acknowledged. There will be no open storage of digestates on the site and this is restricted by planning condition as set out in **Appendix A**. In addition, it is proposed that a further condition is applied for the submission of a digestate management plan.
292. As part of the design, and as already set out, the application is supported by a **landscaping scheme** which includes replacement shrub planting and three oak trees. This scheme has been found to be acceptable.
293. Further planning conditions are also proposed in respect of external materials and are set out in **Appendix A**.
294. On the basis of the design, proposed mitigation and planning conditions, the proposal is in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the [HMWP \(2013\)](#) as well as Policy CP29 (Design) of the [EHSDJCS \(2014\)](#).

#### Cultural and Archaeological Heritage

295. The site is a well contained site and the works are contained within the footprint of an existing building (to be demolished) or land to its immediate north. The scale and massing of proposed development, with the exception of the odour stack are no higher than the existing building.
296. There are a number of listed buildings in the vicinity of the site, the nearest being the Grade II Listed 'Bonham's Milestone' situated approximately 380m due west of the Site on the northern side of the A31 and the Grade II\* Listed 'Bonham's Farmhouse' situated approximately 600m north-west of the Site. A cluster of Grade II Listed buildings, structure and features are situated between 680m and 1km due east of the Site, at and near to Fulling Mill (south of the A31). Other Grade II Listed Buildings situated at Turnpike Cottages are situated approximately 895m to 925m due north-east (north of the A31). The Cuckoo's Corner Roman site, Neatham' and 'Cuckoo's Corner Roman settlement, Neatham', both Scheduled Monuments, are situated approximately 750m due west/south-west of the Site.
297. Paragraph 130 of the [NPPF \(2021\)](#) relates to developments which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'. In addition, paragraph 194 of the [NPPF \(2021\)](#) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Paragraph 194 states that '*any harm to or loss of the*

*significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Paragraph 195 states that 'where a proposed development will lead to substantial harm to a designated heritage asset planning permission should be refused unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh the harm'. Paragraph 196 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*

298. Policy 7 (Conserving the historic environment and heritage assets) of the [HMWP \(2013\)](#) 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.
299. Policy CP30 (Historic Environment) of the of the [EHSDJCS \(2014\)](#) seeks to conserve the historic environment of the District.
300. Given the scale of development, as compared to the existing buildings, and the screening afforded by the existing mature vegetation outside the site it is considered that the impact of the proposed development on neighbouring listed buildings is acceptable.
301. The County Archaeologist has been consulted in respect of the application. No objection is raised to the proposed development on the basis that the proposed development would not impact any below ground archaeology as the built footprint would remain within the extent of the site which has been disturbed. No comments were received from the Conservation Officer.
302. The proposal is in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the [HMWP 2013](#) and Policy CP30 (Historic Environment) of the of the [EHSDJCS \(2014\)](#).

#### Impact on public health, safety and amenity

303. Paragraph 174 of the [NPPF \(2021\)](#) states that planning decisions should '*contribute to and enhance the natural and local environment by: e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate*'.

304. In relation to pollution control and associated health issues, Government policy concerning pollution control is most clearly set out within the [NPPF \(2021\)](#) and the [NPPW \(2014\)](#) including its supporting planning practice guidance. Paragraph 185 of the [NPPF \(2021\)](#) states that *'planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'*.
305. Paragraph 7 of the National Planning Policy for Waste [NPPW \(2014\)](#) requires that Waste Planning consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B and the locational implications of any advice on health from the relevant health bodies. Appendix B includes locational criteria in respect of site suitability to include a requirement to protect water quality with the proximity of a site to vulnerable surface and groundwater or aquifers a material consideration.
306. Paragraph 005 of the [PPGW](#) states that *'planning authorities can ensure that waste is handled in a manner which protects human health and the environment through testing the suitability of proposed sites... against the policies in paragraphs 4 to 7 and the factors in Appendix B of the [National Planning Policy for Waste](#)'*. These include ensuring that suitable planning conditions are put in place and adequate enforcement and monitoring undertaken.
307. 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. It sets out a number of criteria. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between waste developments and other forms of development.
308. Policies CP26 (Water Resources and Quality) and CP27 (Pollution) of the [EHSDJCS \(2014\)](#) seeks to protect water quality or ensure that development does not result in pollution that can prejudice the health and safety of communities and their environments.

309. Planning and permitting decisions are separate but closely linked. Planning permission determines if a development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution. The Environment Agency was consulted on the application and raised no objection to the proposal. More information is set out in [Links to Environmental Permitting](#).

*Emissions to the atmosphere:*

310. The application is supported by an **Air Quality Assessment** that seeks to provide a view on dust created during the construction process, an assessment of vehicle movements, process emissions and odour emissions, as follows:
- Construction process - based on the activities to be carried out and the sensitivity of the area the site has been assessed to be of low risk for demolition, earthworks, construction and trackout.
  - Vehicle movements - as there is a reduction in vehicle numbers the impact on air quality from road vehicle emissions is deemed to be negligible.
  - Process emissions – the existing MRF creates a potential odour source and which is not subject to a current odour management plan. There is therefore the opportunity of placing a condition on any consent in this regard. The AD reception and process building will include an odour abatement system. This will maintain the buildings under a negative pressure using an induced draft (ID) fan.
311. The negative pressure will draw in air from outside the buildings and prevents the egress of potentially odorous air out of the buildings. The ID fan will operate so as to ensure there are three changes of air per hour from within the AD reception and process buildings. The extracted air will then be filtered using an ultra-violet (UV) light and activated carbon system, or equivalent technology. The carbon filter and UV light would remove the majority of odours from the air, and the filtered air is then released to atmosphere via the odour control system stack. This process is collectively called the odour abatement system. The system will ensure that odours are not released fugitively from the AD reception and process buildings.
312. The combustion process releases various pollutants which have the potential to be odorous. Carbon monoxide and carbon dioxide released from combustion are odourless, so do not pose any risk of odour. Although the other pollutants such as oxides of nitrogen, sulphur dioxide and VOCs can be odorous, at the concentrations released and the dispersion of the emissions it is not expected for that odour from the combustion emissions would be detected.
313. The assessment confirms that whilst the AD process creates an odour which will be contained within the AD process and that odour management measures will mitigate potential harm.



314. The proposals also include the provision of an emergency gas flare located to the west of the northern bund. The flare will be used in the event that gas cannot be exported from the site and the CPH engines are not functioning. The flare will burn off excess gas.
315. A further scenario has been identified in the event that the emergency flare cannot burn off excess gas. In that event excess gas will be released into the atmosphere from pressure valves from the fermentation and digestate tanks to avoid over pressurisation. Should gases be released from these pressure valves, they would likely contain methane, hydrogen sulphide, VOCs and be odorous. However, emissions from these sources are only expected to occur under exceptional emergency situations, and therefore will be extremely unlikely and short-term events. In such an event the odours will disperse within 500m from site – the nearest residential property Hawbridge Cottages is some 500m from the odour stack.
316. Little risk of odour is anticipated. Where this does occur it is anticipated that it will disperse within 500m. It is considered that neighbouring properties, to include Hawbridge Cottages are within 500m of the site but not within 500m of the proposed AD tanks/odour stack.
317. A number of consultees have raised concerns over the use of the emergency flare suggesting controls in respect of the frequency use. However, it is difficult to place controls on this frequency of use not least as it is part of an emergency back system so as to ensure that excess gas pressure does not build up within the AD tanks. The imposition of such a condition may well encourage the applicants to release gas into the atmosphere.
318. Discussions have taken place with the applicants in respect of the use of the emergency flare and the release of gas. Whilst the applicants have not set out the anticipated likelihood of the use of the emergency flare or the release of gas into the atmosphere they have pointed out that these are backup systems in the event that gas cannot be exported into the gas network and both CPH engines are not working. The applicants have stated that is an unlikely scenario and if it were to occur then they would slow down or stop the AD process so as to rectify any problems.
319. No comments have been received from the Environmental Health Officer in relation to this aspect of the planning application to date. An update to committee will be made if any comments are received. No other consultees raised objection. Odour management will also be covered by the required Environmental Permit.
320. A condition is included in **Appendix A** in relation to an Odour Management Plan.

321. In the event that national policy or regulations required operators to provide mandatory CO<sub>2</sub> management and removal at a later date, it will be for the applicant to apply for any planning permissions required, at that time, to achieve this.

*Emissions to land:*

322. The proposal includes the provision of five AD tanks and three buffer tanks that process food waste to create biogas and digestate. The proposals do not include the open storage of food waste, at the start of the process or digestates at the end of it. All materials are therefore to be kept within the processing building or within tanks prior to export.

323. All tanks are to be provided within a bunded area designed to ensure that should any of the tanks have a leak then any material discharged from the tank can be contained within that bund so as to ensure that pollution to the immediate area, to include the River Wey, can be adequately contained.

324. There are two bunded areas (northern and southern bunds) but they are connected by a link and so there is, in effect, one large bund. As such, the overall capacity of the bund is 6,252m<sup>3</sup>. The largest tank is 2,712m<sup>3</sup>. The capacity of the bund is therefore 230% the size of the largest tank.

325. There are sealed entry points to the southern bund to enable entrance for maintenance purposes. These gates will only be open to allow for the entry and exit of required machinery. At all other times access and exit from the bund will be via steps.

326. No comments have been received from the Environmental Health Officer in relation to this aspect of the planning application to date. No other consultees raised objection.

327. Litter management measures would be defined within the Environmental Management Plan (EMP), as required by the Environmental Permit, to prevent the release of litter from the facility buildings. It would be expected that this would include measures such as

- Regular inspections of the facility to ensure litter within and adjacent to the facility would be collected and disposed of;
- The waste reception hall would be cleaned daily to ensure that material that could attract rodents or other pests does not accumulate;
- All vehicles carrying waste to the Site would be adequately sheeted to ensure that litter will not escape onto the public highway or other areas outside the boundary of the Site.
- All delivery vehicles entering the facility would be inspected by the gatehouse operator to ensure that vehicles are appropriately enclosed.

Measures would be included on what would happen if drivers fail to comply with site regulations.

- All unloading of waste would be undertaken within the enclosed reception hall, which would be controlled under negative air pressure. This would assist in preventing any litter from escaping the building;
- The boundary fencing would help prevent litter from being blown beyond the Site boundary;
- The internal and external boundaries of the facility would be inspected daily, and any litter would be collected and disposed of; and
- Regular inspections of the facility by pest control specialists will take place.

328. Conditions are included in **Appendix A** in relation to litter management. This issues will also be covered fully by the Environmental Permit.

329. A Pest Management Plan will be required as part of the Environmental Permit.

330. Conditions are also recommended in order to ensure that development is carried out in accordance with the submitted plans and that there is adequate capacity within the proposed bunded areas and that doors to the bund are closed at all times other than for essential maintenance or emergencies. These are set out in **Appendix A**. A condition is also included on a digestate management plan.

*Human health:*

331. The proposed development seeks to provide a new AD/WTS on site in place of the existing MRF/WTS facility. As such takes foodwaste and as part of the AD process creates gas, which is then used to generate gas and electricity and heat and digestates.

332. No comments have been received from the Environmental Health Officer in relation to this aspect of the planning application to date. An update to committee will be made if any comments are received.

333. Mitigation measures and planning conditions relating to odour management and air quality are of particular relevance here and are covered in other sections of the commentary.

*Noise and vibration:*

334. The application is supported by a **Noise Impact Assessment (NIA)** which seeks to set out existing day time and night time noise levels near neighbouring residential properties. It then seeks to compare them with anticipated noise levels from the construction process and the operation of the WTS/AD (bearing in mind that the AD process will be active 24/7).

*Construction:*

335. The results indicate that noise generated by peak noise activities during the demolition, movement of soil, infrastructure and plant installation would not be significant and below the guidance threshold. Potential impact in this respect can be mitigated by the application of 'best practicable means' and noise report suggests that the following measures can be employed to control noise generation:

- Restriction of construction hours to non-sensitive times of day would normally form part of the planning consent conditions.
- All construction plant and equipment will comply with EU noise emission limits.
- Plant will be serviced regularly to minimise adverse noise impacts.
- All vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers and where practicable acoustic enclosures/hoods and maintained in good efficient working order.
- Machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum.
- Materials will be handled with care and be placed (e.g. not dropped into skips or lorries or dropped onto metal surfaces).
- Mobile plant to be fitted with non-tonal reversing alarms i.e. broadband type noise reversing alarms used (e.g. 'squawker' type) not 'beeper' type or use of a banksman or use of visual alarm subject to health and safety approval.
- Community Relations – "It is suggested that good relations can be developed by keeping people informed of progress and by treating complaints fairly and expeditiously. The person, company or organisation carrying out the work on site should appoint a responsible person to liaise with the public."

336. The **NIA** also addresses the issue of potential vibration during the construction process and concludes that the separation distances from the site to neighbouring residents would mean that nuisance in this regard would be negligible.

*Operational noise:*

337. The NIA seeks to set out the highest likely noise prediction with regard to fixed and mobile plant noise sources during both the daytime and night-time periods. The report confirms that noise levels will be lower than the background noise levels and so impact on neighbouring residential amenities will be acceptable to include during overnight.

*Emergency flare noise:*

338. Should the emergency flare be used overnight the anticipated noise levels would be lower than the background noise levels with the exception of Bonham Farm where the predicted noise level will be 2dB higher – 34dB would be anticipated. This is acceptable given that the threshold guidelines for bedroom levels during night-time periods to protect from sleep disturbance is 40dB.

339. No comments have been received from the Environmental Health Officer in relation to this aspect of the planning application to date. An update to committee will be made if any comments are received.

340. Conditions are recommended in respect of noise and vibration control and these are included in **Appendix A**.

*Lighting:*

341. The whole of the national park is a designated [International Dark Sky Reserve](#) and potential impact in this regard is a material planning consideration.

342. There are no restrictions on the hours of operation of existing MRF/WTS. The existing MRF/WTS does not operate 24/7, it will in the winter period have a need for external lighting during some hours of darkness. The **Planning Statement** confirms that there are to be no additional lighting on-site over and above that on-site at the present time.

343. The AD facility will operate on a continual basis and during the winter period the WTS will operate during hours of darkness. The application therefore identifies a need for external lighting to the site during hours of darkness. Given the operation is required to operate 24 hours an hour, it is reasonable to assume that there will be some minor additional lighting at night. Overnight there will be two members of site and it is likely that at times they will need to access the whole of the site resulting in a need for lighting.

344. No specific lighting details have been submitted as part of the development proposals. However, the applicants have indicated that there will be no need to additional lighting over and above the current arrangements. The planning statement confirms that all non-essential lighting will be turned off during hours of darkness.

345. No comments have been received from the Environmental Health Officer in relation to this aspect of the planning application to date. An update to committee will be made if any comments are received.

346. In order to mitigate harm in this regard a condition is included in the recommendation requiring the submission of a lighting strategy confirming that light pollution will be minimised and restricted to an acceptable level. This included in **Appendix A**. This will address issues to include the location and luminance of any additional lighting on-site requiring all non-essential lighting to be turned off outside specified working hours and that lighting be directed so that it minimise light input above the horizontal.

*Public Infrastructure:*

347. Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail has requested that the applicant engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This is included as an informative.
348. Taking all matters into account, on the basis of the mitigation and conditions, the proposal is in accordance with Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) and Policies CP26 (Water Resources and Quality) and CP27 (Pollution) of the [EHSDJCS \(2014\)](#).

#### Impact surface or groundwaters and flooding

##### a) *Surface and groundwaters:*

349. Policy 10 (Protecting public health, safety and amenity) states that minerals and waste development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. This includes not releasing emissions to water (above appropriate standards).
350. Policies CP25 (Flood risk), CP26 (Water Resources and Quality) and CP27 (Pollution) of the [EHSDJCS \(2014\)](#) seeks to prevent flooding and protect water quality or ensure that development does not result in pollution that can prejudice the health and safety of communities and their environments.
351. The **Planning Statement** and **Groundwater Risk Assessment** sets out how risks of pollution to the River Wey can be mitigated. All AD tanks are to be sunk into the ground by 1m and accommodated within a bund, the base of the which will be constructed from 1m thick reinforced concrete and will provide impermeable containment. The bund base and walls will be designed as a liquid-retaining structure in accordance with BS EN 1992-1-1:2004. This bunding is intended to accommodate at least 110% of the capacity of the largest AD tank thereby containing waste products in the event of a leak from one of the tanks.
352. Whilst there are two bunds on site they are linked by a underground pipe which in effect means that there is in effect one large bund with a capacity of 6,252m<sup>3</sup>. Given that the cubic capacity of the largest tank on site will be 2,752m<sup>3</sup> this means that there will be some 252% containment capacity within the bund in the event of a leak.
353. In respect of rainwater during operation of the facility any rainwater falling on existing hard surfaced areas will drain via the existing drainage system and filtered through the reed beds that are located in the eastern portion of the site. Rainwater that falls into the bunded area will be collected and routed into the AD process. In times of excessive rainfall the following three options will be pursued:

- removed by vacuum tanker and taken off-site, or;
  - tested for contaminants and, if acceptable, pumped into the infiltration drainage system (subject to EA permit acceptance criteria) or;
  - pumped at a rate which would allow input back into the AD process.
354. Whilst there are two separate bunds (northern and southern bunds) they are connected by a culverted bund link (and so in effect are one bund). The bunds are to be sunk 1m below ground level and surrounded by a 1.8 high wall. The bunds will contain 5 fermentation/digestion tanks, each of which have a capacity of 2,712m<sup>3</sup> (13,560m<sup>3</sup> overall). In addition, there are three smaller buffer tanks that have a combined capacity of 1,506m<sup>3</sup>. There is therefore the capacity to store up to 15,066m<sup>3</sup> on-site. The combined capacity of the two bunds is 6,252m<sup>3</sup> (i.e. 3,777m<sup>3</sup> for the southern bund and 2,475m<sup>3</sup> at the northern bund). Given that the largest tank is 2,475m<sup>3</sup> the bund amounts to 252% the size of the largest tank.
355. The base of the bund will be constructed from 1m thick reinforced concrete and will provide impermeable containment. The bund base and walls will be designed as a liquid-retaining structure in accordance with BS EN 1992-1-111.
356. The southern bund has access doors for maintenance purposes. They will only be opened for specific purposes, for example, to allow for access and exit of relevant machinery, and properly manned. In the event of a leak from one of the tanks whilst they doors are open these doors can be readily closed so as to prevent leakage.
357. The River Wey is located approximately 130m south of the site. Whilst this habitat lacks any statutory or non-statutory designations, it is considered to be a notable habitat. Surface water generated from hardstanding areas subject to potential major contaminant spillages will continue to drain as per the existing drainage arrangements, i.e. to the exiting reed beds via a pumping arrangement. It is proposed to continue to infiltrate surface water runoff generated by hardstanding areas not subject to major contaminated spillages in line with existing runoff and infiltration arrangements.
358. Rainwater that falls within the bunded areas will be used as part of the AD process. In the event of excess rainwater it will either be transported off-site or tested for contaminants and if appropriate fed into the reed bed system.
359. Natural England has been consulted in respect of the scheme and has raised concerns with regard to impact on the Solent and Southampton Water Special Protection Area (SPA) in respect of nitrates, harm to species and habitats during the construction process and potential pollution to local ground water sources and to the River Wey. As already noted, Natural England suggested that a condition requiring that a Construction Environmental Management Plan (CEMP) be submitted so as to prevent

pollution affecting the water quality of the River Wey. This is included in **Appendix A**.

360. A number of local residents also have raised concerns that the applicants may elect to use purpose grown crops for the AD process. The application has been submitted as a food waste recovery facility rather than being developed to process 'energy crops' such as maize. The applicant has confirmed that the 'predominant material that would be managed at the proposed AD facility would be food waste derived from domestic or commercial sources'.
361. Concerns would be raised if the facility were to be used to process purpose grown crops not least due to the potential impact, without appropriate mitigation, on the integrity of the Solent designated sites, including the Solent and Southampton Water Special Protection Area (SPA). To use purpose grown crops, within relatively close proximity to Solent river catchments, could result in a more intense land use might have a more significant challenge in achieving nutrient neutrality.
362. Natural England has raised concerns that the use of such crops in the AD process will potentially lead to additional nitrates, phosphates and sediment entering Solent and thereby harm local biodiversity. Natural England has therefore recommended that the range of materials to be managed at the site are secured by way of an appropriately worded condition to support the intended use of the AD plant, thereby negating the need for further information and evidencing of potential for driving land use change to more nutrient intensive land uses.
363. The Environment Agency notes that this site is on a secondary A aquifer, above Principal aquifer bedrock (Chalk). Groundwater is predicted to be shallow and sensitive and vulnerable, at around 3 m bgl, with the potential for even shallower perched water in the River Terrace Deposits. As a result, the EA requested more information about the risks to groundwater from these tanks which would sit around only 1 m above groundwater in the form of a groundwater risk assessment and proposed control and mitigations.
364. In addition, further information was requested in respect of the sampling of rainwater that will fall within the sunken AD areas and that would be pump into the surrounding drainage system. Concerns were raised in respect of frequency of testing, the definition of contaminated water and how to mitigate.
365. The **Groundwater Risk Assessment** (May 2023) confirms that rainwater collected within the bund area will be routed into the buffer tanks and fed into the AD process. In periods of excess rain this rainwater will be either taken off-site, tested for contaminants of fed into the infiltration drainage system



(subject to EA permit acceptance criteria) or pumped at a rate which would allow input back into the AD process. Surface water generated from hardstanding areas will continue to drain as per the existing drainage arrangements (i.e., infiltration and drainage to the existing reed beds via a pumping arrangement).

366. In response to the revised Groundwater Risk Assessment the EA raises no objections to the application subject to conditions that control the provision of surface water drainage systems, a remediation strategy in respect of contamination risks, a verification respect of the remediation strategy and a remediation strategy in respect of unsuspected contamination. These are included in **Appendix A**.
367. The Local Lead Flood Authority note that no winter groundwater monitoring has been undertaken. Groundwater inflow was recorded at 1.2 metres below ground level Soakaway testing was completed in one pit at the eastern end of the site. This may not be representative for the soakaways proposed in the west of the site, considering that one pit was dug and not used for testing in a more central location due to the non-natural soils found there. It should be considered that the existing soakaways are not suitable for draining the new development, especially considering the lack of information regarding their age and condition. As such, the LLFA requested additional information in respect of winter groundwater monitoring and representative infiltration testing results and updated water treatment and maintenance information in accordance with best practice. In response to the revised Groundwater Risk Assessment the LLFA raises no objections to the application subject to conditions requiring the submission of detailed surface water drainage scheme for the site. These conditions are included in **Appendix A**.

*b) Flooding:*

368. Whilst the site is not located in an area of flood risk it is located on an aquifer and within 130m of the River Wey which is a chalkstream. Potential impact on this area is a material consideration in respect of the application.
369. Policy 11 (Flood risk and prevention) of the [HMWP \(2013\)](#) relates to minerals and waste development in flood risk areas and sets criteria which developments should be consistent with relating to flood risk offsite, flood protection, flood resilience and resistance measures, design of drainage, net surface water run-off and Sustainable Drainage Systems.
370. Policy CP25 (Flood risk) of the [EHSDJCS \(2014\)](#) seeks to mitigate flood risk on sites.
371. The Lead Local Flood Authority note that the site is brownfield, within Flood Zone 1 and generally at very low risk of flooding from surface water. The

existing development drains to soakaways, except where there is a significant pollution risk and runoff from these areas is pumped to a reed bed system. The drainage strategy is to utilise the existing system for an equivalent impermeable area post-development. As a result, the LLFA requested details of a revised drainage system proposal that can accommodate the 1 in 30 year event plus climate change allowance without flooding. A Groundwater Risk Assessment was submitted in response to the revised Groundwater Risk Assessment, the LLFA recommend that a condition in respect of requiring sufficient attenuation for storm events up to and including 1:100 + climate change with no flooding shown at the 1:30 storm event. This is set out in **Appendix A**.

372. On the basis of the proposed mitigation and planning conditions, the proposal is in accordance with Policy 11 (Flood risk and prevention) of the [HMWP \(2013\)](#) and Policies CP25 (Flood risk), CP26 (Water Resources and Quality) and CP27 (Pollution) of the [EHSDJCS \(2014\)](#).

#### Links to Environmental Permitting

373. 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](#))
374. Planning and permitting decisions are separate but closely linked. The Environment Agency has a role to play in both.
375. Planning permission determines if a development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution.
376. The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an Environmental Permit. An application for an Environmental Permit will include an assessment of the environmental risk of the proposals including the risk under both normal and abnormal operating conditions. The Environment Agency will assess the application and the adequacy of the impact assessment including whether the control measures proposed by the operator are appropriate for mitigating the risks and their potential impact.
377. It is not appropriate for the planning process to condition operational issues which relate to the jurisdiction of the environmental permit. Paragraph 050 of the [NPPG](#) 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.

378. The waste disposal element of the development will require an Environment Permit / a variation of the existing permit from the Environment Agency. The permit will cover a range of issues such as litter management and vermin control.
379. The scope of an Environmental Permit is defined by the activities set out in the Environmental Permitting Regulations (England and Wales) 2016 (EPR). The aim of the EPR regime is to protect the environment from potential impacts associated with certain liable facilities or installations. The permitted activities may form a part of, but not all, of the development needing planning permission. In these cases, the planning application will need to address environmental considerations from those parts of the development that are not covered by the permit.
380. The Environment Agency carry out unannounced inspection visits to ensure sites are operating in accordance with permit conditions and scrutinise data associated with the development. The Environment Agency has the powers to suspend any permits it considers are not being fully complied with and are creating an unacceptable risk.
381. The proposed facility is acceptable in terms of planning. Should a new or revised permit be granted for the operation, it will be monitored and enforced in the same manner as any other regulated site by the Environment Agency. Several mechanisms are put in place to monitor to ensure compliance such as audits, site visits, data analysis and compliance checks are carried out by the regulator.

#### Highways impact

382. Paragraph 110 of the [NPPF \(2021\)](#) advises that '*when assessing planning applications opportunities should be taken to promote sustainable transport modes, ensure development sites have safe and suitable access for all users and where there are any significant impacts on the transport network in terms of capacity, congestion or highway safety these should be cost effectively mitigated to an acceptable degree*'. In addition, paragraph 111 of the [NPPF \(2021\)](#) states that '*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*' Within this context, applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
  - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
  - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design

standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

383. Policy 12 (Managing traffic) of the [HMWP \(2013\)](#) 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.

384. Policy CP31 (Transport) of the [EHSDJCS \(2014\)](#) seeks to ensure that new development is located so as to reduce the need to travel.

*a) Access:*

385. The site is located on the A31 and currently serves the existing MRF/WTS. Access arrangements will be unchanged and all traffic, to include HGV traffic, will continue to use the A31 to both access and exit the site. With regard to HGV movements the TA states that for the period 2016-2019 there were an average of 126 two-way HGV trips per day associated with the existing MRF/WTS. The proposed development anticipates some 113 two-way HGV movements per day. These HGV movements will include those transporting digestates off-site.

*b) HGV movements:*

386. It is anticipated that of the waste received at the AD plant, approximately 10% would contain reject items which could not be processed at the facility. These rejects would be taken to an alternative waste management resource, appropriate for that type of waste.

387. The facility therefore anticipates some 50,000 tonnes of organic waste to be delivered to the site on an annual basis. This would comprise some 30.4 HGV one-way movements per day.

388. Some 10% (5,000 tonnes pa) will be rejected as a result of the screening process and transferred to alternative sites. The remainder (45,000 tonnes per year) will comprise digestates – the combined daily HGV one way movements for rejects/digestates will be 12.5.

389. Concerns have been raised by consultees that HGV's taking digestates from site are more likely to use the local road network. This would be relevant if, for example, digestates are being delivered to local farms with the consequence that local residential amenities could be harmed. In response a

condition is recommended requiring the submission and adherence to a digestate routing plan that can control such vehicular movements.

390. In addition, the WTS will generate 13.5 one way movements. Overall this will result in 56.4 one way movements – 112.8 two way movements in total.
391. The TA confirms that as a result of the proposed development that to include removal of digestates from the site that there will be a total of 113 HGV movements per day (of which 23 HGV movements per day relate to digestates). The current use generates 125 HGV trips – an overall reduction of 12 two-way HGV trips.
392. There would also be 12 members of staff on site per day and on average 0.5 visitors per day giving rise to an additional 25 daily two-way car / light vehicle trips. The proposed combined AD facility and WTS will therefore generate a maximum combined daily total of 138 two-way HGV and light vehicle movements (69 in and 69 out).
393. The existing MRF/WTS currently accommodates 150,000tonnes per annum. The proposed use anticipates 70.000tpa. As such, there is a reduction in HGV movements to and from the site. The existing MRF/WTS generates 126 two-way HGV movements and the proposed AD/WTS use anticipates 113 – an overall reduction of 13 daily two way movements.
394. The proposed use also looks to reduce the numbers of staff on site – from the existing use of 95 to a proposed 16. Staff/visitor vehicular movements will therefore reduce from 101 to 25 as a result of the proposed use.
395. Overall the impact on the local highway network will be reduced as a result of the proposed development and all traffic will still be required to use the A31.

*c) Highways safety*

396. Personal Injury Accident (PIA) data taken from the Department for Transport (DfT) for the period from 2019 to 2021 has been considered within the **TS**. The study area extends from the A31 / Montecchio (B3004) roundabout to the Islington Lane / A31 slip roads.
397. It is stated that a total of 11 accidents were recorded within the study area between 2019 and 2021 with 8 of these accidents classified as ‘slight’ and the other 3 classified as ‘serious’. It is also noted that there were no ‘fatal’ accidents on the road. Accidents in the study area comprise the following:
- 3 accidents on the approaches to the Montecchio Way roundabout;
  - 5 accidents on the A31 carriageway, north of the site, (4 northbound and 1 southbound), all in different locations; and
  - 3 accidents around the crossing point near the Hen and Chicken Inn (1 of these being serious and 2 being slight).

398. The data provided is not as accurate as data provided directly by Hampshire Constabulary and therefore additional data for the latest 5 years has been obtained from this source. This has confirmed that, as noted on a recent site visit there was a fatal accident in September 2022 involving a cyclist opposite the site egress. The full details of this accident are not likely to be known prior to a planning decision being made but it is understood that HGVs were not involved.
399. The accident record has not identified any patterns that are likely to be exacerbated by this application.
400. The County Highway Officer has responded in respect of the application and noted that there is a net reduction in HGV vehicular movements associated with the proposed development and the proposal will not represent a material impact on the safety or capacity of the A31. No objection was raised subject to conditions in respect of a Construction Management Plan and routing plans (through a S106 agreement).

*d) Routing*

401. The **TA** confirms that the deliveries of organic waste will be from Transfer Stations from the following sites within Hampshire:

- Rushmoor;
- Basingstoke and Deane;
- Hart;
- Portsmouth;
- Gosport;
- Fareham;
- Havant; and
- East Hampshire

402. In addition, Southampton, Otterbourne or Andover TS could also deliver to the site. Supplementary third party bulked organics and/or liquid would also be delivered to the site.

403. The County Highway Officer has responded in respect of the application and raised no objection subject to routing plans for both construction and operational traffic (which will be secured by a S106 agreement. A legal agreement is proposed to continue to existing routing arrangements.

*e) Sustainable transport*

404. There is limited opportunity to enhance sustainable transport options for the site by reason of its location on the A31 and there are no other accesses to the site. Employees there have little option other than to use the motor vehicle to access the site.

405. The reduction in employee numbers on site (there will be a maximum of 6 staff on site at any one time there is limited options, for example, for car sharing).
406. Local consultees have requested that cycle lanes could be introduced to the A31. In response, it should be noted the proposals look to reduce staff vehicular movements and it is considered unreasonable to require such provision. In addition, there are questions with regard to the desirability of providing a cycle lane on the A31 particularly for a limited distance. A condition relating to staff travel plan has been included in **Appendix A**.

*f) Construction:*

407. The construction period is anticipated to take approximately 18 months with the timing dependent on the construction and commissioning of the new MRF at Chickenhall Lane. Construction will be during the hours of 7am to 7pm, Mondays to Saturdays.
408. The County Highway Officer has responded in respect of the application and noted that there is a net reduction in HGV vehicular movements associated with the proposed development and the proposal will not represent a material impact on the safety or capacity of the A31. No objection was raised subject to conditions in respect of a Construction Management Plan and routing plans for construction and operational traffic. This is included in **Appendix A**.
409. On the basis of the proposed planning conditions and legal agreement, the proposal is in accordance with Policy 12 (Managing traffic) of the [HMWP \(2013\)](#) and Policy CP31 (Transport) of the [EHSDJCS \(2014\)](#).

Restoration

410. Policy 9 (Restoration of minerals and waste developments) of the [HMWP \(2013\)](#) requires temporary minerals and waste development to be restored to beneficial after-uses consistent with the development plan. Restoration of minerals and waste developments should be in keeping with the character and setting of the local area, and should contribute to the delivery of local objectives for habitats, biodiversity or community use where these are consistent with the development plan. It also indicates that restoration of mineral extraction and landfill sites should be phased throughout the life of the development.
411. A condition is included for the reinstatement of the site should the proposed uses cease. This is included in **Appendix A**. On this basis, the proposal is

in accordance with Policy 9 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#).

#### Socio-economic impacts

412. Paragraph 7 of the [NPPF \(2021\)](#) states that achieving sustainable development is the primary objective of the planning system, with paragraph 8 confirming the importance that the economic role of development has in delivering sustainable development. Further to this, the [NPPF \(2021\)](#) incorporates planning policy in relation to the socio economic effects of development. Specifically, paragraph 81 of the [NPPF \(2021\)](#) states that: *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'*.
413. For waste sites, this is built on by paragraph 4.38 of the [HMWP \(2013\)](#) which acknowledges that appropriately managed 'waste development (are) important to support employment and provision of services in rural areas (including more sustainable energy supplies).
414. The applicants are pursuing the scheme not least to meet the requirements of the [Environment Act \(2021\)](#) which introduced a legislative commitment for waste collection authorities to introduce separate weekly food waste collection. The site has been chosen not least due to the fact that it is being replaced by the proposed MRF at [Chickenhall Lane Eastleigh](#) and is therefore available for redevelopment.
415. The current staffing levels on-site are some 95 employees with a maximum of 50 staff on-site at any one time. The proposed development will only require 16 staff, with a maximum of 6 staff on-site at any one time. There will therefore is a significant reduction in staff employed on site.

#### Monitoring and enforcement

416. As an operational waste site, the site is subject to regular monitoring by the Councils Monitoring and Enforcement team to ensure compliance with previous permissions granted. If permission were granted, the Site would be inspected by officers in the Minerals and Waste Planning Authority's Monitoring and Enforcement team to ensure compliance with any permission granted.
417. Two complaints have been received, in 2021, in respect of lorry routing.
418. The Environment Agency would also inspect the Site as part of monitoring the Environmental Permit. The Environment Agency has the powers to



suspend any permits it considers are not being fully complied with and are creating an unacceptable risk.

#### Other matters

419. The management of any construction, demolition and excavation wastes generated through the redevelopment of the site is covered by the proposed planning condition on the submission of a construction and environmental management plan (as set out in **Appendix A**).

#### Non-material planning issues raised in representations

420. A number of representations have raised concerns as part of the planning process which although acknowledged, are not material to the planning process. These include the following matters.

##### *Previous operator performance and enforcement:*

421. Concerns have been raised over the lack of landscaping provided for the MRF and that compensatory landscaping should be provided. In response, it should be noted that the proposed development seeks to replace existing buildings on site with buildings and structures that are comparable in scale. The Landscape Visual Impact Assessment confirms that the effects of the proposals on the wider area are not significant. The County Landscape Architect agrees with this conclusion. As such it is clear that the proposed landscaping scheme is appropriate for the site.

##### *Compensation to the local authority in respect of the loss of jobs:*

422. The proposal results in the loss of 79 jobs on site. This is not a material planning consideration in this instance. The existing MRF use is to be replaced by a new facility in Chickenhall Lane Eastleigh and the proposals seek a suitable alternative use on site.

#### Planning conditions

423. A number of conditions are proposed in order to mitigate the potential impact of the development on the wider area. These include conditions relating to the construction process to ensure that the wider area is protected from harm through pollution to include that of groundwater, noise and vibration and the local highway network. They also refer to the operational development and include mitigation of visual impact through landscaping, odour controls to protect local residential amenities and measures to ensure pollution is avoided.

#### Legal agreement

424. A legal agreement is proposed that seeks to control vehicular movements on the A31.. This continues the current legal agreement arrangement through the grant of previous planning permissions at the site.

425. Some representations raised the need for a liaison panel within the s106. The establishment of a panel, as already noted, covered by an informative.
426. Litter management outside of the site was also raised as an area for the legal agreement. Litter management measures are already included in the application and this is also covered is a matter for the Environmental Permit. On site litter controls already take place on site and will continue.
427. Some representations have also requested the legal agreement covers the provision of a segregated cycle lane. There has been no requirements set out by the Local Highway Authority on this matter.

### Community benefits

428. A frequent concern of communities that host minerals and waste developments is that there are no immediate benefits to 'compensate' for the inconvenience that occurs. Policy 14 (Community Benefits) of the [HMWP \(2013\)](#) encourages negotiated agreements between relevant minerals and waste developers/operators and a community as a source of funding for local benefits. These benefit packages can comprise bilateral arrangements between the main parties. Agreements can be between operators and local bodies such as Parish Councils or resident's associations. Whilst the Minerals and Waste Planning Authority encourages these agreements, it cannot be party to such agreements and the agreements cannot be considered in decision making.
429. Paragraph 5.59 of the [HMWP \(2013\)](#) states that there is an expectation that all 'major' minerals and waste development will be accompanied by a site Liaison Panel. Panels should be setup between the site operator, Minerals and Waste Planning Authority, other interested parties and community representatives to facilitate effective engagement with stakeholders in the interests of promoting communication between the site operator and local community.
430. Paragraph 5.59 of the [HMWP \(2013\)](#) states that there is an expectation that all 'major' minerals and waste development will be accompanied by a site Liaison Panel. An informative note to applicant is included in **Appendix A** on the establishment of a liaison panel for the Site if permission were to be granted in the interests of promoting communication between the site operator and local community. This should be established and sit before the commencement of construction works. The earliest engagement is encouraged by the Waste Planning Authority.

### **Conclusions**

431. The proposed development seeks to build an anaerobic digestion facility and waste transfer station on-site. The fact that there is an existing MRF/WTS on-site is a material consideration in respect of the application.
432. In accordance with section 38 of the [Planning and Compulsory Purchase Act 2004](#) and relevant national policy, the decision on this application should be taken in accordance with the Development Plan unless material considerations indicate otherwise. There are a large number of relevant development plan policies which have been reviewed and assessed as part of the process of coming to a recommendation. All relevant policies need to be considered and a balance needs to be made on the suitability of the proposal.
433. As such, consideration should be given to the impact of the proposed development in comparison with the existing use. In this respect the proposals seek to replace one safeguarded use (i.e. the MRF/WTS) with another (i.e. the AD/WTS) and the principle of development is therefore acceptable in this regard.
434. The application has also been submitted in response to the requirement under the S57 of the [Environment Act 2021](#) for separate collection of residential and commercial food waste and its subsequent diversion from landfill. This will increase the amount of food waste which requires management in Hampshire, helping to meet the minimum requirements for waste management as set out under Policy 27 of the [HMWP 2013](#). The AD facility will therefore divert up to 50,000 tpa (i.e. 45,000 tpa food waste and 5,000tpa of rejected waste, which will then be recycled) from landfill.
435. The proposal seeks to make a contribution toward renewable energy and will provide gas into the gas grid and the option of electricity to the national grid. In addition, the site will be self-sufficient in respect of power and heat meeting the requirements of Policy 28 of the [HMWP 2013](#).
436. The AD process will create up to 45,000 tpa of digestate which can be used on agricultural land as a fertilizer.
437. All the proposed buildings, with the exception of the odour stack will be lower, in height, than the existing building (the odour stack will be 3.8m higher) and are considered to be acceptable in terms of design and visual impacts, meeting the requirements of Policies 10 and 13 of the [HMWP 2013](#).
438. It is noted that there are limited opportunities on-site to provide additional planting due to on-site constraints. The application is supported by a landscape scheme that provides additional mitigation and what has been

proposed is considered to be acceptable in accordance with the scale of the development.

439. No alterations to the access arrangements and as such all traffic will have to use the A31 to enter and leave the site. The use of this road and other parts of the strategic highway network to deliver waste to the site will be secured by a legal agreement. The site highway movements will reduce compared to existing HGV movements and are considered to be acceptable, with conditions and a legal agreement from highway safety and capacity perspectives, meeting this requirements of Policy 12 of the [HMWP 2013](#).

440. Careful consideration has be given to issues to include potential impact on human health, odour management, light pollution, air and water quality. It is considered that these can be mitigated by condition, meeting the requirements of Policy 10 of the [HMWP 2013](#).

441. Taking all these matters into account, on balance the proposal, subject to the conditions proposed and associated section 106 agreement, is on the whole considered to be a sustainable waste management development in accordance with paragraph 11 of the [NPPF \(2021\)](#) and Policy 1 (Sustainable minerals and waste development) of the [HMWP \(2013\)](#).

442. It is therefore concluded that, on balance, that planning permission be GRANTED subject to the conditions listed in **Appendix A** and completion of a section 106 agreement to secure Heavy Goods Vehicle routing.

### **Recommendation**

443. That planning permission be GRANTED subject to the conditions listed in Appendix A and completion of a section 106 agreement to secure restrictions to prevent HGV U turns on the A31 at Froyle.

Appendices:

- Appendix A – Conditions
- Appendix B – Committee Plan
- Appendix C – Site context plan
- Appendix D – Site Layout Plan
- Appendix E – Proposed Elevations
- Appendix F – Existing Elevations
- Appendix G – Aerial Photograph

Other documents relating to this application:

<https://planning.hants.gov.uk/Planning/Display/HCC/2023/0057>

**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

<b>Hampshire maintains strong and sustainable economic growth and prosperity:</b>	No
<b>People in Hampshire live safe, healthy and independent lives:</b>	No
<b>People in Hampshire enjoy a rich and diverse environment:</b>	No
<b>People in Hampshire enjoy being part of strong, inclusive communities:</b>	No

**OR**

**This proposal does not link to the Strategic Plan 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 or local planning authority.

**Other Significant Links**

**Links to previous Member decisions:**

<u>Title</u>	<u>Date</u>

**Direct links to specific legislation or Government Directives**

<u>Title</u>	<u>Date</u>

**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

33619/008  
EH141

Hampshire County Council

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

## **EQUALITIES IMPACT ASSESSMENTS:**

### **1. Equality Duty**

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 by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

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

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

Officers considered the information provided by the applicant, together with the response from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## **CONDITIONS**

### **Reasons for Approval**

It is considered that proposed development is acceptable in accordance with the relevant policies of the development plan. The proposal provides for a sustainable form of waste development that diverts food waste from landfill and the Anaerobic Digestion process use this waste to create energy in the form of gas, electricity and heat (Policies 25 and 27 of the Hampshire Minerals & Waste Plan (HMWP)). The proposal seeks to redevelop an existing safeguarded site (Policy 26 of the HMWP (2013)) that has the existing infrastructure for waste development and does not have a significant effect in terms of visual or amenity impact (Policy 10 of the HMWP (2013) and Policy CP27 – Pollution of the of East Hampshire and South Downs Joint Core Strategy (2014) (EHSDJCS) and is acceptable from a highway safety perspective (Policy 12 of the HMWP (2013) and Policy CP31 – Transport of the HMWP (2013)). The proposal is acceptable in relation to ecology (Policy 3 of the HMWP (2013) and Policy CP21 of the EHSDJCS (2014)). The proposal also creates renewable energy (Policies 2 and 28 of the HMWP (2013)). The proposal provides the opportunity to place conditions on any consent in order to mitigate impact in respect of impact on the wider area to include protection of local groundwater, neighbouring residential properties, the neighbouring highway network, digestate management and on the character of the area. Taking all matters into account, on balance, the proposal is therefore considered to be sustainable in accordance with paragraph 11 of the National Planning Policy Framework (2021), Policy 1 (Sustainable minerals and waste development) of the HMWP (2013) and Policy CP1, Presumption in favour of sustainable development of the EHSDJCS (2014).

### **Conditions**

#### **Commencement of development**

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

#### **Pre commencement**

2. The operator shall notify the Waste Planning Authority of the date of the commencement of demolition of the existing Materials Recovery Facility/

Waste Transfer Station at least 7 days prior to commencement of demolition.

The operator shall notify the Waste Planning Authority of the date of the commencement of demolition of the existing Materials Recovery Facility/ Waste Transfer Station at least 7 days prior to commencement of demolition.

3. The operator shall notify the Waste Planning Authority of the date of the material start of each phase of development in writing at least 7 days, prior to each phase commencing.

The phases of development shall comprise:

- a) commencement of demolition of the existing Materials Recovery Facility/ Waste Transfer Station;
- b) the commencement of construction; and
- c) the date when the development will become fully operational (“fully operational” is defined as the point from which it has been demonstrated that the development operates in accordance with its specified performance once the commissioning trials have been successfully completed).

Reason: To enable the Waste Planning Authority to monitor compliance with the conditions of the planning permission.

4. No development shall commence, including any works of demolition, until a Construction Environmental and Traffic Management Plan has been submitted to, and approved in writing by, the Waste Planning Authority.

The Plan shall include:

1. An indicative programme for carrying out of the works;
2. Details of site preparation works (prior to construction);
3. Measures to minimise the noise (including vibration) generated by the demolition and construction process setting out the use of best practice;
4. Measures to mitigate and minimise noise during the construction phase and to include:
  - identification of the methodology and frequency of noise measurement
  - the selection of plant, equipment and machinery to be installed / constructed on site during the demolition and construction process;
  - the location of plant away from the nearest sensitive receptors or in locations that provide good screening in the direction of sensitive receptors;



- use of broadband noise reverse alarms (where practicable) on mobile plant;
  - Machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum;
  - Materials will be handled with care and be placed (e.g. not dropped into skips or lorries or dropped onto metal surfaces);
  - Mobile plant to be fitted with non-tonal reversing alarms i.e. broadband type noise reversing alarms used (e.g. `squawker' type) not `beeper' type or use of a banksman or use of visual alarm subject to health and safety approval;
  - careful handling of materials used in construction processes to avoid unnecessary noise;
  - Ensuring plant and machinery are regularly serviced and well maintained so as to minimise adverse noise impacts during the demolition and construction process.
5. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination including association measures to limit temporary effects;
  6. Details of the parking of vehicles of site operatives and visitors;
  7. Details of the loading and unloading of plant and materials;
  8. Details of the storage of plant and materials used in constructing the development;
  9. The erection and maintenance of security hoarding including decorative Displays and facilities for public viewing, where appropriate;
  10. Details of the wheel washing facilities;
  11. Measures to control the emission of dust and dirt during construction to include construction phase dust mitigation measures;
  12. A scheme for recycling/disposing of waste resulting from demolition and construction works;
  13. Details of the litter and pest management;
  14. Protocols governing the establishment of the temporary construction compounds;
  15. Proposed method of piling for foundations and penetrative methods and associated timescales and noise mitigation measures;
  16. Details for the management of protected species and ecological mitigation;
  17. Water quality and surface water management to include the following;
    - Details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off) is able to enter groundwater;
    - Details on the storage and disposal of waste on site;
    - Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water;

- Details of Biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters;
18. Details of the traffic management measures including:
- details on the daily and total number and size of lorries accessing the site;
  - the turning of delivery vehicles;
  - provisions for removing mud from vehicles;
  - A programme of works;
  - restrictions on vehicle delivery hours;
  - on-site construction vehicle parking & manoeuvring arrangements;
  - an HGV routing strategy;
  - staff parking arrangements;
  - management and procedures for access by abnormal loads;
  - local signage strategy; and the
  - details of any temporary highway works necessary for the construction of the facility.

The approved details shall be implemented throughout the duration of the demolition and construction phases.

Reason: To protect the amenities of nearby residential premises during the construction phase of the development and in the interests of highway safety, in accordance with Policies 10 (Protection of health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013), Policies CP27 (Pollution) and CP31 (Transport) of the East Hampshire and South Downs Joint Core Strategy (2014) and the revised National Planning Policy Framework (2021). This is a pre-commencement condition required to ensure the development is constructed in a manner which ensures amenity is protected and includes appropriate noise controls and thus goes to the heart of the permission.

5. Prior to the commencement of operations at the site, a Staff Travel Plan shall be submitted to and agreed in writing by the Waste Planning Authority. The Plan shall be implemented as agreed for the duration of the development.

Reason: To support sustainable transport policy in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013). and Policy CP31 – Transport of the East Hampshire and South Downs Joint Core Strategy (2014). This is a pre-commencement condition to ensure a Full Travel Plan is in place for the life of the development and thus goes to the heart of the permission.

6. Prior to the commencement of development, precise details of the external construction materials, finishes and colours shall be submitted to the Waste Planning Authority for approval. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting health, safety and amenity) and 13 (High quality minerals and waste development) of the Hampshire Minerals & Waste Plan (2013) and Policy CP29 – Design of the East Hampshire and South Downs Joint Core Strategy (2014). This is a pre-commencement condition to ensure that the exact construction materials are acceptable prior to the commencement of the development and thus goes to the heart of the development.

7. The demolition of the existing Materials Recovery Facility / Waste Transfer Station to prepare the site for the commencement of the construction of the development hereby permitted shall only take place once replacement waste management capacity (Materials Recovery) has been secured, as part of the Hampshire Waste Management Disposal Contract. Evidence of this secured capacity should be provided to the Waste Planning Authority prior to the commencement of demolition.

Reason: To ensure that there is no loss of an active waste site before adequate capacity can be secured elsewhere in accordance with Policy 26 (Safeguarding - waste infrastructure) of the Hampshire Minerals & Waste Plan (2013). This is a pre commencement condition required to ensure waste capacity is sustained and thereby goes to the heart of the permission.

8. Prior to the commencement of development, a Tree Protection Plan identifying all trees on the application site and those which are to be retained/protected during development shall be submitted to the Waste Planning Authority for approval in writing. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of the protection of flora and fauna, landscape character and visual amenity in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013) and to ensure there is adequate provision for the preservation of trees (as required by Section 197 of the Town and Country Planning Act (1990)). This is a pre commencement condition to ensure effective tree protection for the construction and operation of the development hereby permitted and thus goes to the heart of the permission.

9. 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.

Specified trees, shrubs, and grasses should be consistent with the character of native vegetation in colour/tone.

Any trees that are removed or found to be dead, dying, severely damaged or diseased within a period of five years from the date of planting shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

The approved details will be adhered to in full for the duration of the development.

Reason: To ensure the protection of flora and fauna, landscape character and visual amenity to ensure compliance with Policies 5 (Protecting the countryside), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

10. Prior to the commencement of the development hereby permitted, a Lighting Scheme shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall include details of all external lighting, including floodlighting, safety lighting and illumination in relation to the construction of the development from within the plant, and measures to prevent light pollution spilling over the site boundary and to ensure surrounding countryside (including the South Downs National Park Dark Skies Reserve) is not impacted.

All lighting shall be in accordance with the standards set out in the Institute of Lighting Engineers 'Guidance notes for the reduction of obtrusive light' (ILE, 2005). The Lighting Scheme should take into account the International Dark Skies Reserve status of the National Park. It should be proportionate to the operational requirements of the site and not introduce an excessive amount of illumination. All lighting should be designed to minimise upward light spill.

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

Reason: To minimise visual impact and to ensure the development is in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013). This is a pre commencement conditions relating to mitigating the impacts of lighting, particularly for the Dark Skies Reserve so thereby goes to the heart of the permission.

11. No development approved by this planning permission shall 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;
  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.

The scheme shall be implemented as approved.

Reason: To ensure the effective management of any contaminated soils to protect the amenity of nearby residential properties and the environment in

accordance with Policy 10 (Protecting health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013) and of the East Hampshire and Policy CP27 – Pollution of the South Downs Joint Core Strategy (2014). This is a pre-commencement condition to ensure appropriate noise controls relating to construction works and thus goes to the heart of the permission.

12. Where remediation is required pursuant to Condition 11 (3), 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 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

Reason: To ensure the effective management of any contaminated soils to protect the amenity of nearby residential properties and the environment in accordance with Policy 10 (Protecting health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013) and of the East Hampshire and Policy CP27 – Pollution of the South Downs Joint Core Strategy (2014). This is a pre-commencement condition to ensure appropriate noise controls relating to construction works and thus goes to the heart of the permission.

13. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Surface Water Drainage Assessment V2.3, has been submitted and approved in writing by the Waste Planning Authority. The submitted details should include:
  - a) A technical summary highlighting any changes to the design from that within the approved Surface Water Drainage Assessment V2.3..
  - b) Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed and demonstrating the 1m unsaturated zone. This must include winter / spring groundwater monitoring extending below the required 1m unsaturated zone.
  - c) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
  - d) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change with no flooding shown at the 1:30 storm event.

- e) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- f) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Reason: To ensure the development does not contribute to, and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policies 10 (Protecting health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

#### Construction operations

- 14. During the construction of the development, the hours of working shall be limited to 07.00 to 19.00hrs Monday to Saturday only. There shall be no working outside of these hours.

Reason: To minimise the impacts on residential and environmental amenity from the construction of the development in accordance with Policy 10 (Protecting health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

#### Operations

- 15. The development is permitted to operate on a 24-hour, 7 days a week basis. Heavy goods vehicles delivering any waste material, process consumables or removing material or residues associated with the operational phase of the development hereby approved shall only take place between the hours of 07.00 and 19.00 daily, outside of these hours (between the hours of 19.00 and 07.00) a maximum of 3 vehicles are permitted to deliver waste to the facility. There shall be no delivery of waste, the export of rejected waste or digestates on Christmas Day or Boxing Day.

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).

- 14. Prior to the commencement of the operation of the Anaerobic Digester facility, a Digestate Management Plan shall be submitted to and agreed in writing with the Waste Planning Authority.

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

Reason: In order to ensure that the development does not harm important habitats and species and local amenity in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

15. The Anaerobic Digester shall only process organic waste material derived from domestic or commercial sources.

Reason: In order to ensure that the development does not harm important habitats and species in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

16. The unloading, storage and reloading of waste materials (both incoming and outgoing) shall only take place inside the building or from the digesters hereby approved.

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).

17. The loading doors to the Anaerobic Digestion reception shall only be opened when required to allow vehicles and mobile equipment into and out of buildings, for maintenance or in an emergency. The loading doors shall be fitted with a fast-acting closing system that ensures they are closed rapidly following the safe passage of a vehicle into and out of the building. Doors which allow the movement of personnel into and out of the buildings shall be closed when not in use.

Reason: To minimise noise and odour emissions from the operation of the development to protect local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

18. Fugitive litter arising from the construction and operation of the development shall be minimised and measures shall be adopted to minimise the escape of litter from the boundaries of the planning application site. The steps to be taken by the operator to control the discharge of litter shall include but not be limited to: shall not be permitted to escape the boundaries of the planning application site. The steps to be taken by the operator to control the discharge of litter shall include but not be limited to:



- I. 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 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.

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

19. The applicant shall publish air quality information on the facilities website as collected in accordance with the Environmental Permit.

Reason: To demonstrate the facility performance on air quality matters and to ensure local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

#### Waste types

20. Only residual non-hazardous waste, in accordance with the requirements of the Environmental Permitting (England and Wales) Regulations (2016) and the Waste (England and Wales) Regulations 2021, shall be imported to the site.

A record of the quantity of residual waste delivered to the site and all residues from the facility shall be maintained by the operator. This should be made available to the Waste Planning Authority on request. All records should be kept for at least 48 months.

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

### Storage of waste/digestates/rejected waste

21. There shall be no external deposition or outside storage of waste, digestates or rejected wastes outside of the main AD / WTS building and tanks.

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

### Connection to the grid

22. If within a period of 12 months of the facility hereby approved becoming fully operational, the Anaerobic Digester has not commenced the export of biogas to the natural gas distribution network or electricity to the electrical distribution grid, the facility shall immediately cease operations. The facility will only be able to recommence operations once the export of biogas to the natural gas distribution network or electricity to the electrical distribution grid has been established. The Waste Planning Authority will be provided with evidence of the connection prior to the recommencement of operations.

Reason: To confirm the recovery status of the development and ensure that the waste is managed at a higher level of the waste hierarchy to comply with Policy 25 (Sustainable waste management) of the Hampshire Minerals & Waste Plan (2013).

### Highways

23. There shall be no more than 113 two-way (in and about) Heavy Goods Vehicle movements per day.

Reason: In the interest of preventing littering and so reducing pollution and local amenity impact in accordance with 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Policy CP31 – Transport of the East Hampshire and South Downs Joint Core Strategy (2014).

24. 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 be fitted with and use white-noise type reversing alarms.

Reason: In order to protect local amenity in accordance with Policy 10

(Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

25. All heavy goods vehicles entering and leaving the site associated with Waste Transfer Station shall be sheeted.

Reason: In the interest of preventing littering and so reducing pollution and local amenity impact in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Policy CP31 – Transport of the East Hampshire and South Downs Joint Core Strategy (2014).

### Ecology

26. The biodiversity measures detailed in the submitted Biodiversity Enhancement Plan (Kevin Barry, June 2023) shall be adhered to and fully implemented for the duration of the development.

Reason: In the interests of nature conservation in accordance with the Habitats Regulations and Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013) and Policy CP21 – Biodiversity of the East Hampshire and South Downs Joint Core Strategy (2014).

### Noise

27. Prior to the operation of the facility hereby approved, an updated Noise Assessment shall be submitted to and approved approval by the Waste Planning Authority. This assessment should demonstrate the additional mitigation measures to be employed on site, how the operational noise criteria will be met at all sensitive receptor locations, as detailed in the Noise and Vibration Assessment (April 2020).

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).

### Water Environment

28. No waste material or sediments shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: To prevent pollution of the water environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

29. 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 prevent pollution of the water environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013) and Policy CP27 – Pollution of the East Hampshire and South Downs Joint Core Strategy (2014).

30. Any doors to the bunded areas shall be closed at all times except for maintenance purposes or during emergencies.

Reason: To prevent pollution of the water environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013) and Policy CP27 – Pollution of the East Hampshire and South Downs Joint Core Strategy (2014).

#### Restriction of PD rights

31. Once the development hereby permitted is fully operational, notwithstanding the provisions of Schedule 2, Part 7 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order), no extension to the building hereby permitted, or the erection of any building, fixed plant, fixed machinery or fixed structures on the land shall be erected other than that expressly authorised by this permission.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the Hampshire Mineral & Waste Plan (2013).

## Restoration / closure of the site

32. Following the decommissioning of the plant, a scheme and timetable for the demolition of the building and plant, the decontamination of the plant and the restoration of the site shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall be implemented as approved.

Reason: To ensure that the land is capable of beneficial use following cessation of use in accordance with Policies 9 (restoration of minerals and waste developments), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the Hampshire Mineral & Waste Plan (2013).

## Plans

33. The development hereby permitted shall be carried out in accordance with the following approved plans: **VES\_TD\_ALTONAD\_200\_001 Rev A, VES\_TD\_ALTONAD\_200\_002 Rev A, VES\_TD\_ALTONAD\_200\_003, VES\_TD\_ALTONAD\_200\_004, VES\_TD\_ALTONAD\_200\_005**

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

## **Note to Applicant**

1. In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2021), 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.
3. The Minerals and Waste Planning Authority, in accordance with the Hampshire Minerals & Waste Plan (2013), recommends that the site operator should set up and run a regular liaison panel to aid in addressing public complaints about the existing activities on the site, to assist resolution of any possible future issues, and support community relationships. The Panel should be set prior to the demolition of the MRF / WTS. More guidance on the establishment of a liaison panel is found here:  
<https://documents.hants.gov.uk/mineralsandwaste/LiaisonPanelProtocolformineralsandwastesites.pdf>

4. Under the Environmental Permitting (England and Wales) Regulations 2016 the operator of a waste site will require an environmental permit for the importation, storage and treatment of waste.
5. The digestion activity associated with this development will require an Environmental Permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.
6. The sites Environmental Permit will govern the types and quantities of waste which can be accepted at the site.
7. The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/ or land development works is waste or has ceased to be waste. Under the Code of Practice:
  - excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution;
  - treated materials can be transferred between sites as part of a hub and cluster project;
  - some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The EA recommends that developers should refer to:

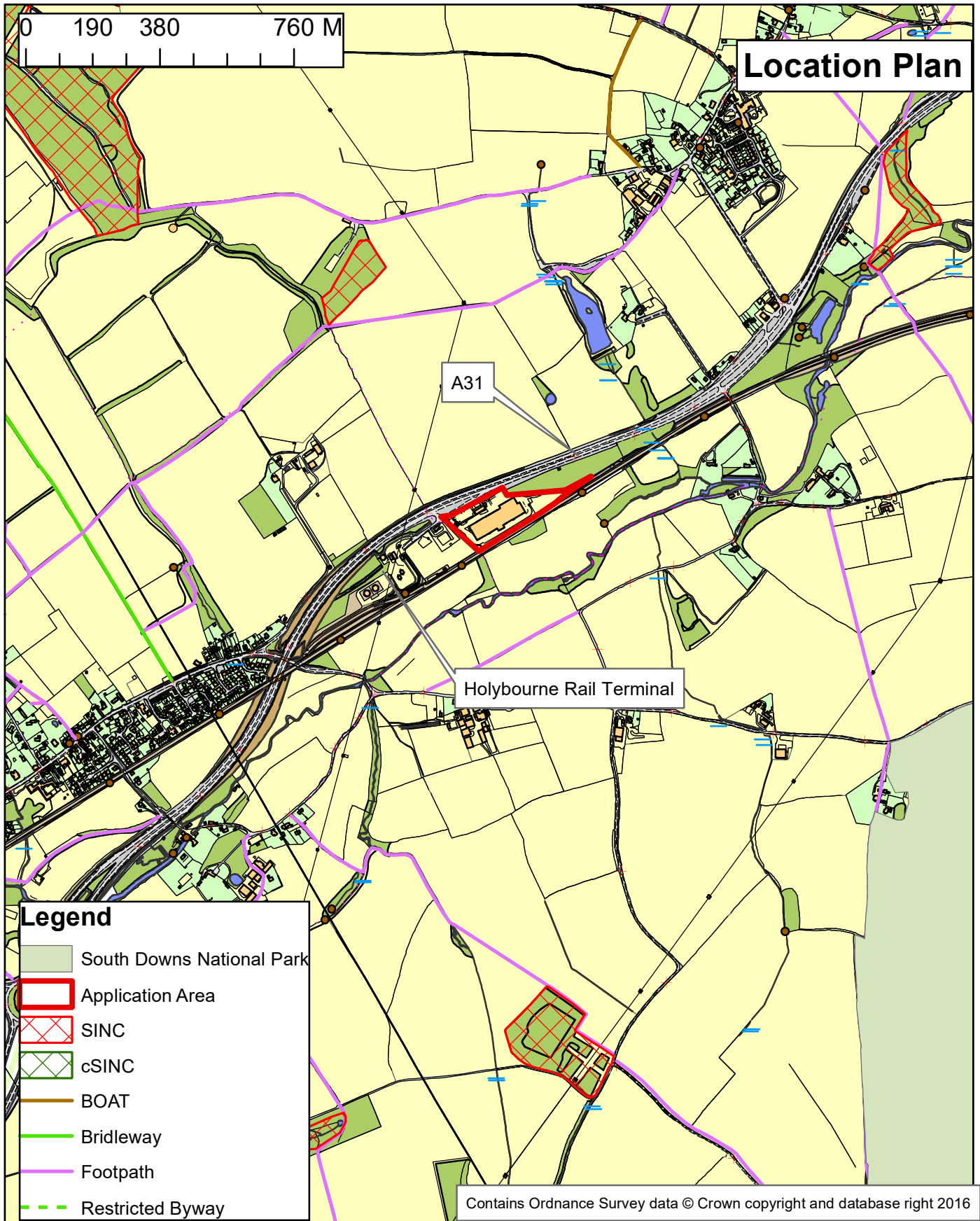
- the [Position Statement](#) on the Definition of Waste: Development Industry Code of Practice;
  - The [waste management](#) page on gov.uk
8. It is noted from the site's environmental permit that there is no groundwater monitoring on site. Any boreholes that remain on site should be kept in place for possible permitting requirements, and suggest that discussions with the Environment Agency should be had regarding these.
  9. The operator should be aware they are responsible for any littering of waste from this site. It is acknowledged that the opportunities for the operator to clean up of litter on public highways are limited, but the operator should take all reasonable and necessary measures to prevent litter and to collect and dispose of any that does occur, on or off their site.

10. Network Rail's request that the applicant contacts Asset Protection and Optimisation (ASPRO) team prior to works commencing if permission is granted and provide more information as noted in their planning application consultation response. The Alton branch line rail connection should be safeguarded for the duration of the development.  
[\(https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/\)](https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/).
11. Where Public Rights of Way are close to application sites or are used for access to the development site, applications must show these Rights of Way on the submitted plans and detail how they will be accommodated within the proposals. Government guidance requires that applications should not be validated unless such a plan has been submitted.
12. Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times.
13. Should the developer identify the need to temporarily close or adjust a PROW, they should follow the guidance on the Hampshire County Council website. This includes further information on the duties as a land owner and/or developer, found at <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/landowners>
14. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the public right of way at all times.
15. Granting of planning permission does not grant the applicant access rights to the site via the PROW network and separate consent is required.
16. All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic (or Environmental) Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highway Authority prior to any approval by the Planning Authority, and prior to commencement, to ensure the protection of biodiversity and public safety.
17. There must be no surface alterations to a Public Right of Way without the consent of Hampshire County Council as Highway Authority. Planning permission under the Town and County Planning Act (1990) does not provide this and separate consent is required. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).
18. No works to the surface of the Public Right of Way shall be carried out without prior approval of the Area Countryside Access Manager. Any damage caused

to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.

19. There is a legal agreement attached to this decision. This covers mitigation concerning Heavy Goods Vehicle routing,





**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**

**Regulatory Committee**

**Date: 13 September 2023**

**1:15,000**



**Hampshire  
County Council**

**Universal Services**

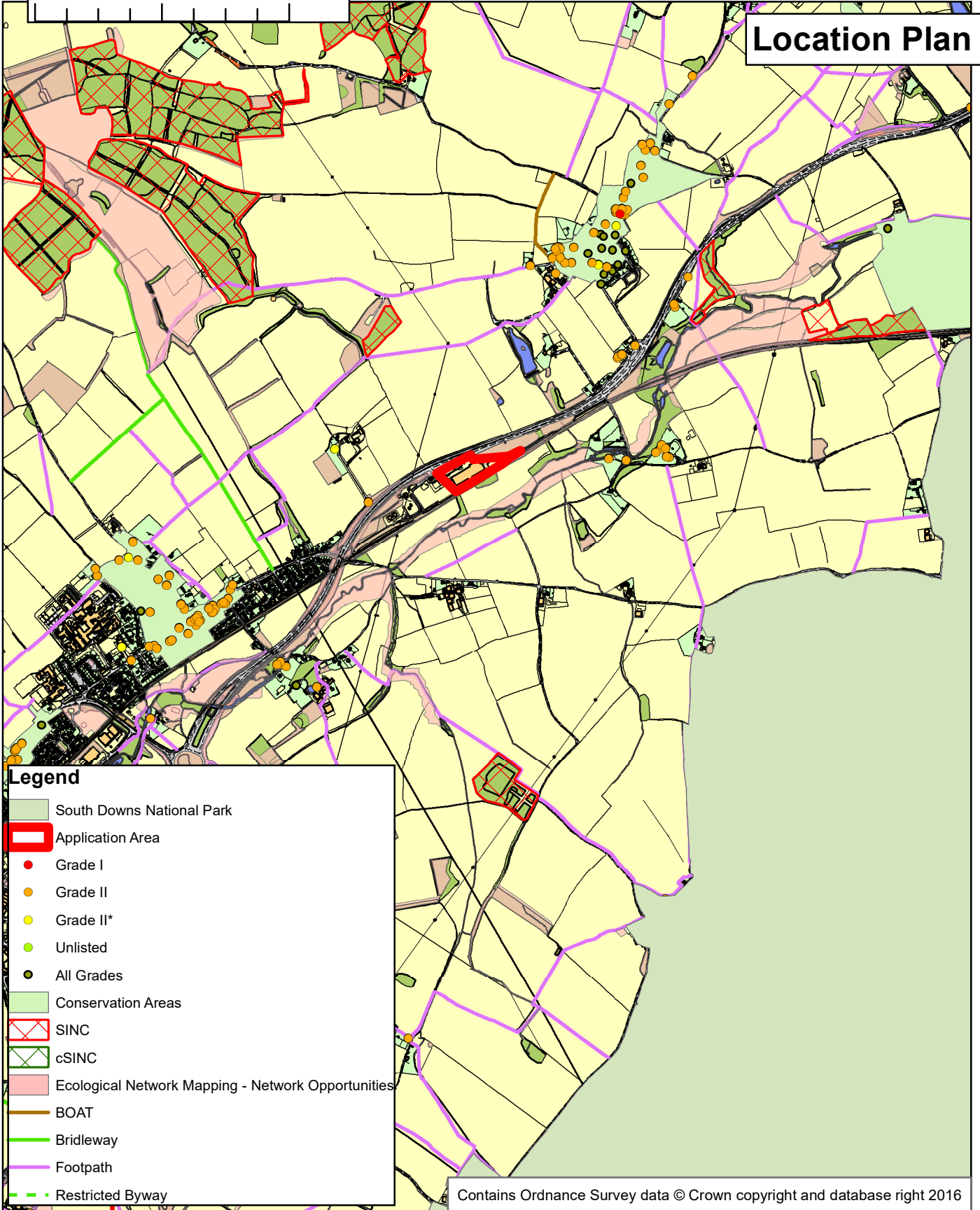
**Page 305**

**Drawn by: Planning Control & Development Management**

This page is intentionally left blank

0 300 600 1,200 M

# Location Plan



## Legend

- South Downs National Park
- Application Area
- Grade I
- Grade II
- Grade II\*
- Unlisted
- All Grades
- Conservation Areas
- SINC
- cSINC
- Ecological Network Mapping - Network Opportunities
- BOAT
- Bridleway
- Footpath
- Restricted Byway

Contains Ordnance Survey data © Crown copyright and database right 2016

**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**

Regulatory Committee 13 September 2023

1:25,000



Application No: 33619/008

Page 307



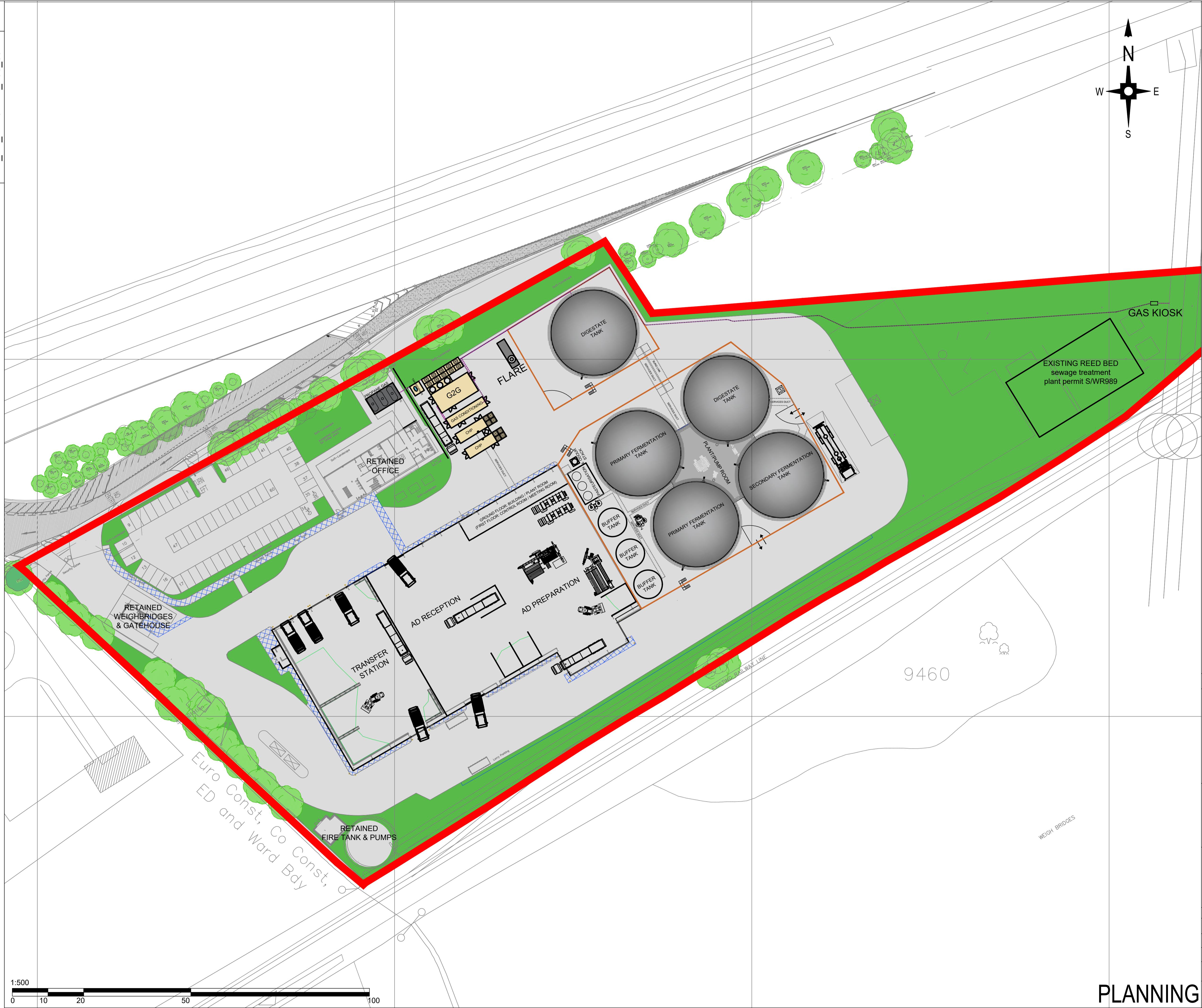
**Hampshire**  
County Council

Universal Services

Site Ref: EH141

Drawn by: Planning Control & Development Management

This page is intentionally left blank



- PLANNING APPLICATION BOUNDARY —
- GAS PIPELINE ROUTE —
- BUND WALL —
- UNDERGROUND SERVICES —
- 1. ACTIVATED CARBON
- 2. FERRIC CHLORIDE
- 3. DIGESTATE SCREEN
- 4. ODOUR STACK
- INTERNAL EQUIPMENT & POSITIONS ARE SHOWN INDICATIVELY

Rev	Description of revision	Drawn	Chkd	App	Date
A	SERVICE LINES UPDATED	RB	MN	-	23.06.23
-	FIRST DRAFT	-	-	-	-

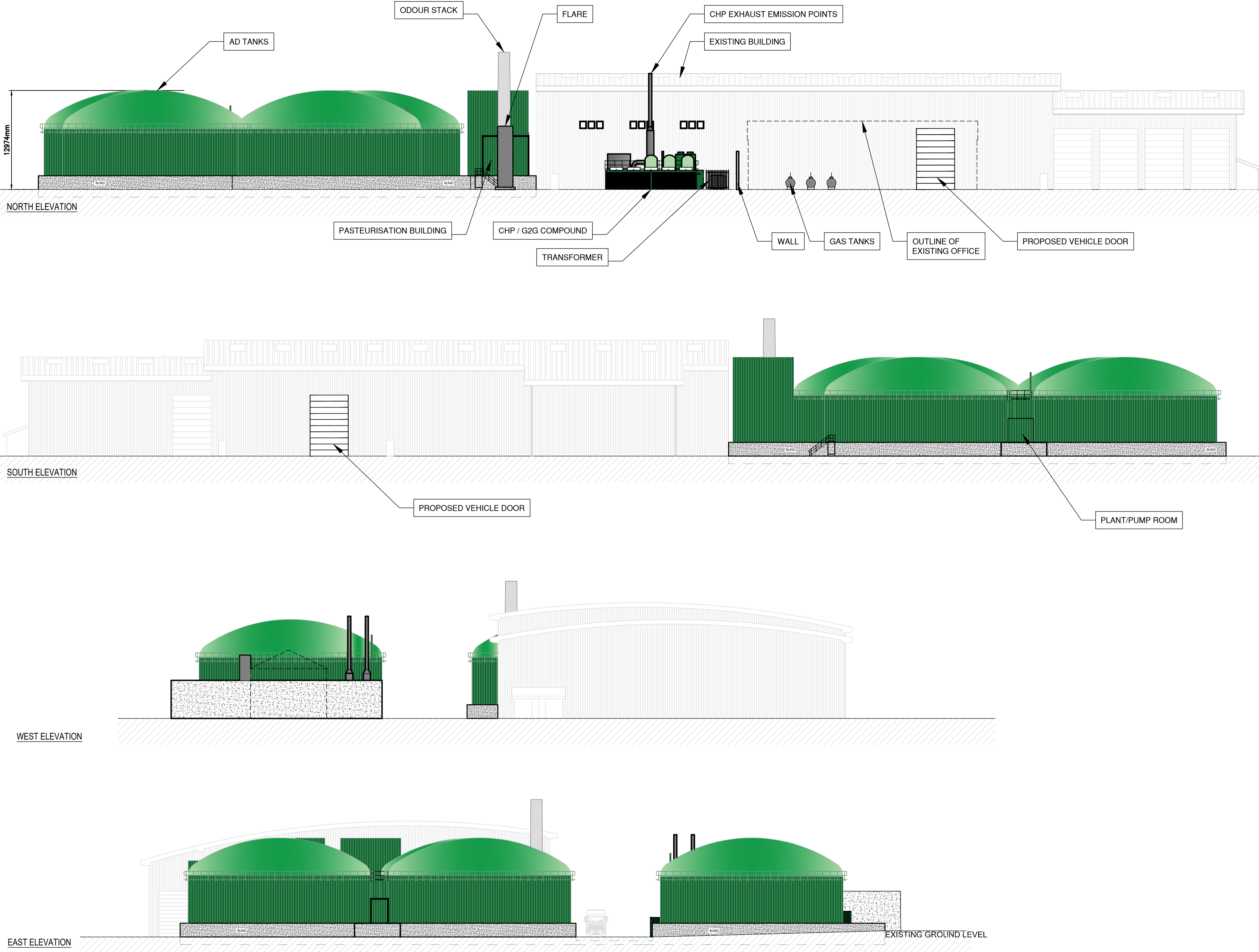


Project  
**ANAEROBIC DIGESTION FACILITY & WASTE TRANSFER STATION**

Title  
**PROPOSED SITE LAYOUT PLAN**

Drawn	Initials	Date	Scale	Sheet size
Checked				
Approved				
			© Copyright Reserved	
Job No. ALTON				

This page is intentionally left blank



SUNKEN BUND ----

EXISTING OFFICE BUILDING ----

INTERNAL EQUIPMENT & POSITION ARE SHOWN INDICATIVELY

COLOURS OF TANKS & SOME ANCILLARY STRUCTURES TO BE A GREEN SIMILAR TO THAT USED ON THE MRF BUILDING. TO BE AGREED VIA CONDITION WITH HCC

A	EAST & WEST UPDATED	RB	-	-	07.08.23
-	FIRST DRAFT	-	-	-	-
Rev	Description of revision	Drawn	Chkd	App	Date



Project  
**ANAEROBIC DIGESTION FACILITY & WASTE TRANSFER STATION**

Title  
**PROPOSED ELEVATIONS**

Drawn	Initials	Date	Scale	Sheet size
RB	RB	13.12.22	1:250@A1	A1
Checked				
Approved			© Copyright Reserved	

Job No. ALTON

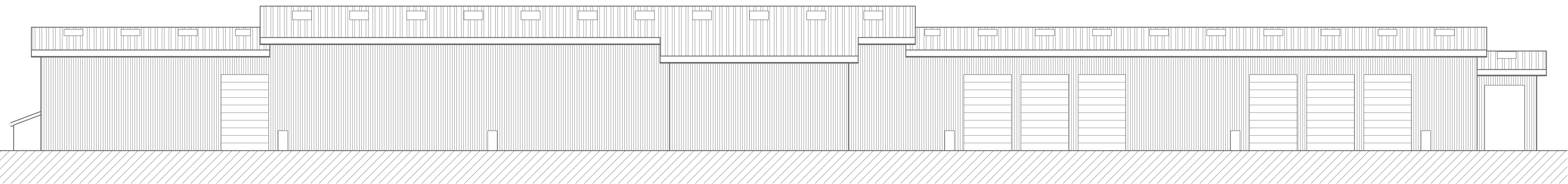
Drawing No. VES\_TD\_ALTONAD\_200\_002

Revision A

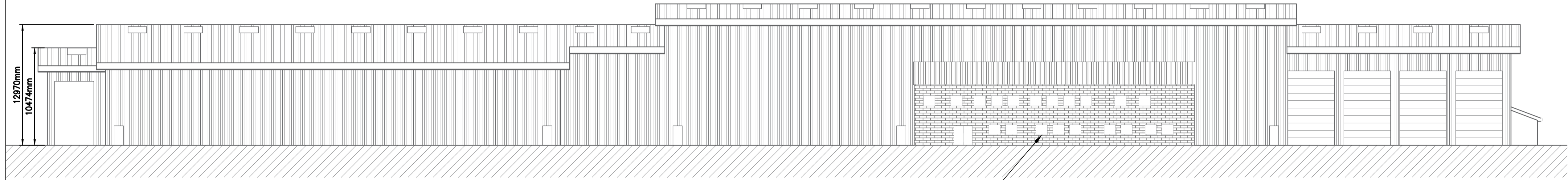
**PLANNING**

This page is intentionally left blank



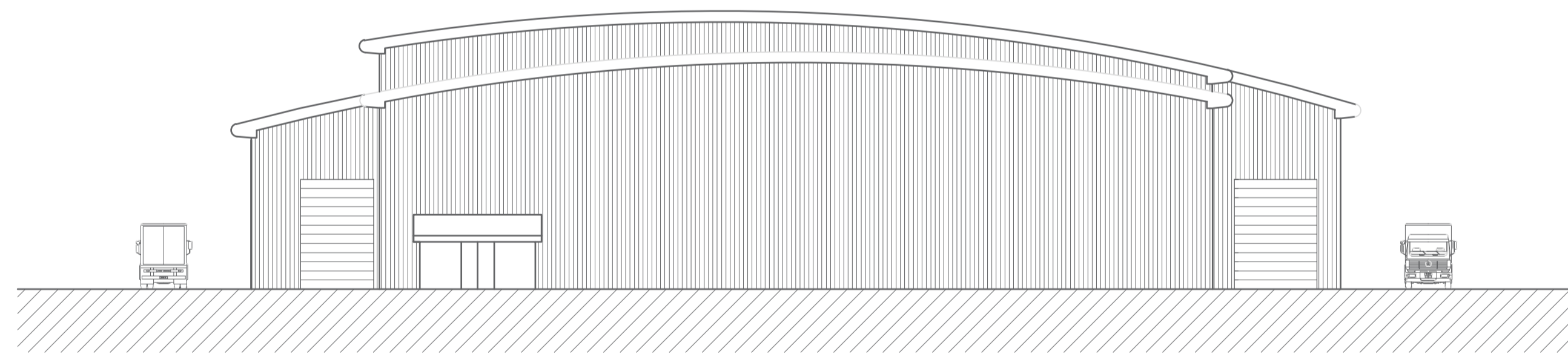


SOUTH ELEVATION

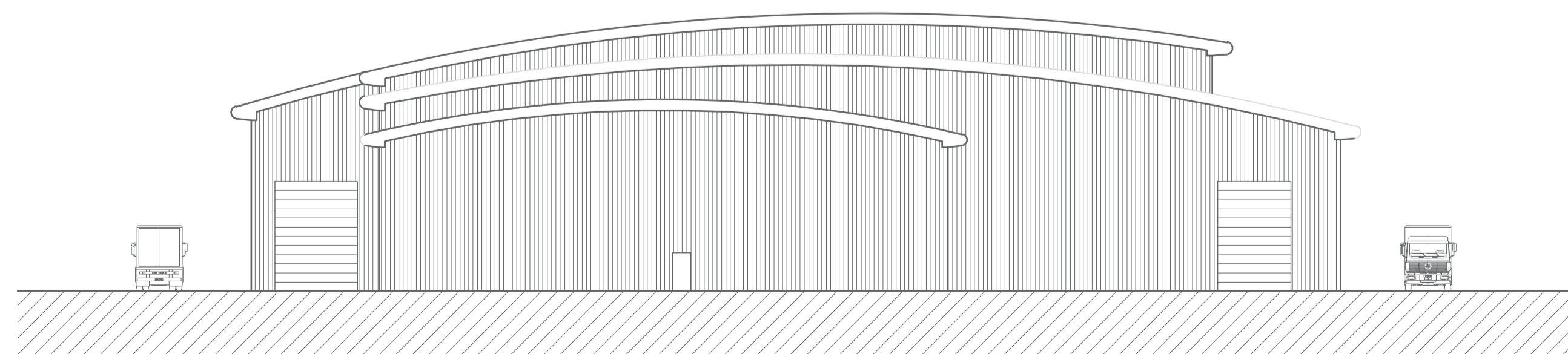


NORTH ELEVATION

OFFICE




WEST ELEVATION



EAST ELEVATION




- FIRST DRAFT					
Rev	Description of revision	Drawn	Chkd	App	Date
 Design, Technology & Operations					
Project					
ANAEROBIC DIGESTION FACILITY & WASTE TRANSFER STATION					
Title					
EXISTING ELEVATIONS					
Drawn	Initials	Date	Scale	Sheet size	
	RB	13.12.22	1:250@A1	A1	
Checked					
Approved	© Copyright Reserved				
Job No. ALTON					
Drawing No. VES_TD_ALTONAD_200_004					Revision
					-

This page is intentionally left blank



Key:

 Site of Proposed Development



Alton Anaerobic Digestion Facility and Waste Transfer Station

Figure 3

Site Aerial Photograph

Scale  
1:2,500@A3

Date  
December 2022

This page is intentionally left blank