

NOTICE OF MEETING

Meeting	Regulatory Committee
Date and Time	Wednesday, 14th July, 2021 at 10.00 am
Place	Ashburton Hall - HCC
Enquiries to	members.services@hants.gov.uk

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

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live via 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 3 - 6)

To confirm the minutes of the previous meeting

4. DEPUTATIONS

To receive any deputations notified under Standing Order 12.

5. CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

6. SALVIDGE FARM, BUNNY LANE, TIMSBURY (Pages 7 - 58)

To consider a report from the Head of Strategic Planning regarding variation of condition 2, 9 and 10 of Appeal decision reference PP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMA) to reshape and improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only at Salvidge Farm, Bunny Lane, Timsbury SO51 0PG (No. 21/00588/CMA) (Site Ref: TV066)

7. BLUE HAZE LANDFILL SITE VERWOOD ROAD RINGWOOD (Pages 59 - 114)

To consider a report from the Head of Strategic Planning regarding a planning application for amendment and reprofiling of landfill site final restoration levels at Blue Haze Landfill Site, Verwood Road, Ringwood (Application No. 21/10083) (Site Ref: NF105).

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 observe the public sessions of the meeting via the webcast. If you wish to attend the meeting to observe, please inform members.services@hants.gov.uk know so seating can be arranged.

Agenda Item 3

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at Ashburton Hall, The Castle, Winchester on Wednesday 16th
June, 2021

Chairman:

* Councillor Peter Latham

* Councillor Lance Quantrill
* Councillor Lulu Bowerman
* Councillor Steven Broomfield
* Councillor Mark Cooper
* Councillor Rod Cooper
* Councillor Michael Ford
* Councillor Keith House

* Councillor Gary Hughes
* Councillor Adam Jackman
* Councillor Alexis McEvoy
* Councillor Stephen Parker
* Councillor Louise Parker-Jones
* Councillor Stephen Philpott
* Councillor Roger Price
* Councillor Kim Taylor

*Present

259. **APOLOGIES FOR ABSENCE**

All Members were present and no apologies were noted

260. **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.

261. **MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting were reviewed and agreed

262. **DEPUTATIONS**

The Chairman confirmed that two deputations had been received and the process was explained.

263. CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed that there were upcoming Site Visits scheduled for the 5 July at Bunny Lane and Alton. There were also two Regulatory meetings in July on the 14th and 28th.

264. SALVIDGE FARM BUNNY LANE TIMSBURY

Variation of condition 12 (hours of operations and staff working hours) of appeal decision reference APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMA) (retrospective) at Salvidge Farm, Bunny Lane, Timsbury SO51 0PG (No. 21/00298/CMA) (Site Ref: TV066)

The Committee received a report from the Head of Strategic Planning (item 6 in the minute book) regarding a variation to the hours of operation and working at Salvidge Farm in Timsbury.

Members were given a brief history of the site, along with its purpose and why it was important, which was supported with a location plan and aerial photographs. Different areas of the site were highlighted along with their purpose.

The current condition was shown alongside the proposed amendment to make it clear what was being requested and the key issues were summarised as noted in the report.

It was noted that an update report had been circulated to Committee, which included a paragraph relating to Climate Change considerations and also representations received on the application.

The Committee received two deputations on this item. Councillor Bob David spoke on behalf of Michelmersh and Timsbury Parish Council against the application. Whilst accepting the site played an important role, it was felt that there was not suitable justification in extending the operational hours and there was concern in the local community. John Palmer also addressed the Committee on behalf of the applicant and enforced that the changes proposed were only to accommodate vehicular access and did not apply to the use of machinery and did not change the number of vehicles entering or leaving the site. The extra hours would enable the vehicles to avoid rush-hour traffic and had been approved by the Environmental Health Officer.

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

- There had been no breaches of conditions reported until 2021, and the one breach had been done by mistake;
- The A3057 could be a busy road dependent on the time of day;

- Waste from returning vehicles was only emptied and sorted during fully operational hours the following day
- Conditions were already in place to protect residents from noise

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

- The Environmental Health Officer had been consulted on the changes to the condition and the circumstances were based on a 'worst case' scenario. In reality the changes would not be applicable every day.
- The application had been brought forward separately to one being considered for the same site in July 2021 due to it already being delayed from earlier in the year and it being ready to go to Committee.

In debate, Members discussed how significant the changes were and the possible effects to residents should the hours be extended. Some Members felt that 6:30 was too early for vehicles to be permitted to travel and enter the site whereas others did not feel it would make much difference due to the location of the site and lack of complaints.

It was proposed by Councillor Mark Cooper and seconded by Councillor Stephen Philpott that the starting time be changed to 7:00 instead of 6:30am and this was put to the vote:

Favour: 9

Against: 7

This resulted in the current Condition 12 (new Condition 11) being as follows:

"With the exception of a maximum of five (5 No.) skip lorries, two (2 No.) RoRo lorries and one (1 No.) articulated lorry (all HCVs) entering and leaving the site between **07:00** - 07:30 hrs Monday to Friday only, no heavy commercial vehicles (HCVs) shall enter or leave the site outside the following times: 07:30 - 19:00 hrs Monday to Friday and 07:00 - 14:00 hrs Saturday, and not at any time on Sundays, recognised Public or Bank Holidays.

No plant, equipment or machinery involved in the approved waste management operations shall be operated on the site outside the following times: 07:30 - 17:30 hrs Monday to Friday and 07:30 - 12:30 hrs Saturday, and not at any time on Sundays, recognised Public or Bank Holidays."

It was noted that a liaison panel would work well for the site and could be something for the applicant to consider going forward.

It was proposed by Councillor Rod Cooper and seconded by Councillor Gary Hughes that the application be deferred pending a site visit, but this was lost on a vote.

RESOLVED

That planning permission be GRANTED subject to the update report and the conditions listed in Appendix A, including the change from a 6:30 to 7:00 start time Monday to Friday (new Condition 11) as voted on at Committee.

Vote:

Favour: 15

Against: 1

265. **MONITORING AND ENFORCEMENT UPDATE**

The Committee received the Monitoring and Enforcement update from the Head of Strategic Planning (item 7 in the minute book), which covered March 2021 until May 2021.

Members were taken through the report, along with the Local Enforcement Plan.

It was explained that whilst there were powers in place to cease activity on site, enforcement was avoided unless necessary and regular visits and close liaison with site operators helped instil good working habits.

It was confirmed that inspections had originally been hindered during lockdown restrictions, a special dispensation had since been given in August 2020 to assist with site monitoring.

RESOLVED

The contents of this report were noted and the updated Local Enforcement Plan was approved subject to the finalisation of the document and formatting.

Chairman,

HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	14 July 2021
Title:	Revised Application - Variation of condition 2, 9 and 10 of Appeal decision reference APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMA) to reshape and improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only at Salvidge Farm, Bunny Lane, Timsbury SO51 0PG (No. 21/00588/CMAS) (Site Ref: TV066)
Report From:	Head of Strategic Planning

Contact name: Sam Dumbrell

Tel: 0370 779 7412

Email: Sam.dumbrell@hants.gov.uk

Recommendation

1. That planning permission be GRANTED subject to the conditions listed in **Appendix A**.

Executive Summary

2. This revised planning application seeks a variation of condition 2, 9 and 10 of Appeal decision reference [APP/Q1770/A/11/2161324](#) (Planning Application Reference: 10/02712/CMA) to reshape and improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only at Salvidge Farm, Bunny Lane, Timsbury SO51 0PG.
3. This revised application has been submitted to attempt to overcome the reasons for the refusal of planning application [20/01753/CMAS](#) by Regulatory Committee in December 2020. That application also sought to vary three conditions (No.s 2, 9 and 10) on Appeal Decision APP/Q1770/A/11/2161324.
4. As with planning application [20/01753/CMAS](#) the rationale of the proposed changes to the site is to allow improvements and enhancements to the existing peripheral bund along the site's north-eastern boundary and to temporarily install a wash plant within the site's southern margin to help

manage and screen the excess amounts of imported material that presently occupy the site.

5. This application is being considered by the Regulatory Committee following their decision to refuse the previous application and after originally being called in by the local County Councillor.
6. The site is an existing waste management facility which is safeguarded by Policy 26 (Safeguarding - waste infrastructure) of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#). It contributes towards an adequate and steady supply of aggregates for Hampshire and surrounding areas as well as the management of wastes.
7. With the exception of Michelmersh and Timsbury and Braishfield Parish Councils who are objecting to the proposal and the Environmental Health Officer at Test Valley Borough Council who has concerns over noise impacts, all other consultees raise no objection to the proposal.
8. Thirty-nine (No. 39) representations have been received from local residents and interested third parties, all either in objection to or raising concerns about the proposal, mainly about the wash plant element of the planning application.
9. A site visit was undertaken on 05 July 2021 in advance of the proposal being considered by the Regulatory Committee.
10. The key issues raised are:
 - Visual impact;
 - Air quality impacts;
 - Noise impacts/not assessed fully;
 - Impacts on the water environment;
 - The part retrospective nature of the application; and
 - Proposal is not acceptable within a countryside setting.
10. It is considered that the proposal would be in accordance with the relevant policies of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) and the [Test Valley Borough Revised Local Plan \(2016\)](#) and that the proposal would:
 - be acceptable in principle;
 - contribute in providing a steady and adequate supply of recycled and secondary aggregates for Hampshire by allowing an additional means of screening imported materials at an existing permitted waste management facility that is safeguarded for such purposes within the Hampshire Minerals and Waste Plan (2013);
 - maximise the recycling of construction, demolition and excavation wastes (CDE) wastes already located at the site;

- not cause unacceptable adverse visual impacts;
 - not cause unacceptable adverse effect on ecology and biodiversity;
 - not cause unacceptable adverse effects on the water environment;
and
 - not cause unacceptable adverse public health and safety or unacceptable adverse amenity impacts.
11. Therefore, it is recommended that permission be GRANTED subject to the conditions in **Appendix A**.

The Site

12. The entire site occupies an area of approximately 6.2 hectares of land. The site lies approximately 4 kilometres to the north of the town of Romsey, with the villages of Timsbury and Braishfield situated approximately 0.5 kilometres due west and 2 kilometres due east respectively (see **Appendix B - Location Plan**).
13. The site can be subdivided into three distinct areas (see **Appendix C - Layout Plan**):
- a. The northern third comprises large stockpiles of imported materials/waste, screened soils, and an area for concrete crushing;
 - b. The central third houses the materials recycling facility (MRF) and associated materials and waste storage areas, site buildings (offices and welfare facilities), vehicle/plant storage and parking areas plus the weighbridge; and
 - c. The southern third contains a further operational area where foam mix plant and wood shredding campaigns, are allowed but currently do not occur. The area also provides for the storage of stock materials, containers, skips and other equipment as an overflow area, as well as soil blending. This area is less intensively used. Waste soil stockpiles, waste wood storage and aggregate bays are currently located here. A small car park is also located here.
14. Access to the site is achieved from Bunny Lane at the site's south-eastern corner. Access to the wider highway network and Romsey and Southampton is gained via the A3057 due west of the site, where Bunny Lane joins it.
15. The site lies within the countryside and is bounded by hedgerows and trees along its northern and western boundaries. Beyond these are restored former mineral workings (north) and undeveloped grassland and agricultural land (west). The site's eastern boundary is bordered by a shared informal access track and restored former mineral workings characterised by water features, planting and grassland areas. The south-

western and southern boundaries are bordered by less mature and significant planting and Bunny Lane.

16. Public footpath 'Route Number 4' runs along the route of Bunny Lane alongside the site's southern boundary and adjoins the site's north-eastern corner.
17. 'Hill Top' and 'Little Herons' are the nearest residential properties to the site situated approximately 0.1 and 0.2 kilometres north-west and west of the northern/north-western boundary. The next nearest residential properties are located approximately 0.3 kilometres to the north of the site on Redland Drive and within the village of Michelmersh further north. Bunny Lane House is situated approximately 0.4 kilometres west of the site at the entrance to Bunny Lane. Other residential properties within the village of Timsbury on Manor Lane and St Andrews Close lie approximately 0.6 kilometres to the west.
18. Timsbury Lake, occupied by Warash Maritime Academy, is situated on land south of Bunny Lane approximately 0.4 kilometres south of the site. The Casbrook Household Waste Recycling Centre is situated approximately 0.4 kilometres to the north-east of the site. A number of industrial units forming 'Hunts Farm' are located approximately 0.6 kilometres on Rudd Lane to the north (beyond Redland Drive).
19. The site is not located in a sensitive surface water area (in Flood Zone 1, the lowest risk zone) but is situated in a sensitive groundwater area being situated on the boundary between Zones 2 and 3 of the Environment Agency's Groundwater Source Protection Zones (SPZs).
20. The site is not situated within any designated sensitive heritage, ecological or landscape sites.

Planning History

21. The relevant planning history of the site is as follows.

Application no.	Proposal	Decision	Date
21/00298/C MAS	Variation of condition 12 (Hours of operation for HCVs) of Appeal Decision APP/Q1770/A/11/2161324	Granted	18/06/2021
20/01753/C MAS	Variation of condition 2, 9 and 10 of Appeal decision reference APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMA) to reshape and	Refused	21/12/2020

	improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only		
16/00902/C MAS	Variation of condition 12 (Hours of operation for HCVs) of Appeal Decision APP/Q1770/A/11/2161324	Withdrawn	09/06/2016
15/03107/C MAS	Variation of conditions 12 (Hours of operation for HCVs) and 22 (HCV movements) of Appeal Decision APP/Q1770/A/11/2161324	Withdrawn	25/01/2016
15/00006/C MAS	Removal of an existing lean to building and replacement with a picking station including associated conveyors and containers, replacing an existing picking station with a larger unit, provision of concrete surfacing for aggregate storage, minor extension and relocation of the existing offices/mess rooms and revision of vehicle manoeuvring/car parking area with associated changes to approve Layout Drawing 396C/SL/2 (March 2011 as referenced in Condition 2 of Appeal Decision APP/Q1770/A/11/2161324	Granted	22/04/2015
10/02712/C MAS	Change of use to retain permanently and extend recycling facility with ancillary development and activities	Refused Allowed on Appeal APP/Q1770 /A/11/21613 24	04/08/2011 12/07/2012
10/00745/C MAS	Variation of Condition 5 (Remove boundary bund) on Planning Permission 09/00540/C/MAS	Withdrawn	22/06/2010

22. The facility operates under Appeal Decision [APP/Q1770/A/11/2161324](#), granted in 2012 by the Planning Inspectorate following a successful appeal against the County Council's refusal to grant planning permission under [10/02712/CMAS](#) in 2011.
23. Appeal Decision [APP/Q1770/A/11/2161324](#) allowed the facility to become permanent in nature, to extend its operational area (to today's current site area) and incorporate additional operations ancillary to the main use, including designated working and storage areas, peripheral bunding and environmental mitigation and enhancements (implemented through conditions and legal agreements).
24. The facility has been operating under Appeal Decision [APP/Q1770/A/11/2161324](#) since 2012 other than the modifications to the Materials Recovery Facility as granted by planning permission [15/00006/CMAS](#).
25. Planning application [20/01753/CMAS](#) was refused planning permission by Regulatory Committee in December 2020. It sought to vary three conditions (Nos 2, 9 and 10) on Appeal Decision [APP/Q1770/A/11/2161324](#). The reasons for refusal are set in the **Proposal** section of this report.
26. Planning application [21/00298/CMAS](#) to vary of condition 12 (hours of operations and staff working hours) of Appeal decision reference APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMA) was granted planning permission by the Regulatory Committee on 16 June 2021

The Proposal

27. This revised application has been submitted to attempt to overcome the reasons for the refusal of planning application [20/01753/CMAS](#) by Regulatory Committee in December 2020. That application also sought to vary these same three conditions (Nos 2, 9 and 10) on Appeal Decision APP/Q1770/A/11/2161324.
28. Planning application [20/01753/CMAS](#) was refused as members of the committee concluded that that the siting of the plant '*would have an unacceptable and detrimental impact on the landscape character and amenity value of the countryside setting by virtue of the design, size and location of the wash plant element*'.
29. Planning permission is again sought for the variation of conditions 2, 9 and 10 on Appeal decision reference [APP/Q1770/A/11/2161324](#).
30. Condition 2 presently reads:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 369C/10 – Location Plan – October 2010

Drawing no. 396C/AP1 – Application Plan – May 2010

Drawing no. 396C/SL/2 – Site Layout – March 2011

Drawing no. BL002Rev.a – Revised Landscape Mitigation Scheme – April 2011

Drawing no. BL003 – Cross Section Through Proposed Peripheral Bund – October 2010

Drawing no. BL005 – Indicative Cross-Sections A-A' to C-C' – April 2011

Drawing no. BL006 – Indicative Cross-Sections D-D' to F-F' – April 2011

Drawing no. BL007 – Proposed Landscape Planting Scheme – April 2011

Drawing no. Figure 1 – Site Context, Landscape Character and Viewpoint Locations – October 2010

Drawing no. Figure 2 – Viewpoints 1 & 2 – October 2010

Drawing no. Figure 3 – Viewpoints 3 & 4 – October 2010

Drawing no. Figure 4 – Viewpoints 5 & 6 – October 2010

Drawing no. DBLC001 – Viewpoint 5: Existing and indicative proposed view – January 2011

Drawing no. Figure 5 – Viewpoints 7 & 8 – October 2010

Drawing no. Figure 6 – Viewpoints 9 & 10 – October 2010

Drawing no. Figure 7 – Viewpoints 11 & 12 – October 2010

Drawing no. Figure 8 – Viewpoints 13 & 14 – October 2010

Drawing no. Figure 9 – Viewpoints 15 & 16 – October 2010

Drawing no. Figure 10 – Viewpoints 17 & 18 – October 2010

Drawing no. Figure 11 – Viewpoints 19 & 20 – October 2010

Drawing no. Figure 12 – Viewpoints 21 & 22 – October 2010

Drawing no. Figure 13 – Tranquillity Map – October 2010

Drawing no. Figure 14 – Viewpoint 15: Existing and Indicative Proposed View – October 2010

Hampshire County Council Rights of Way Office – Proposed diversion of part of Michelmersh Footpath No.4 – Amended April 2011.

31. Condition 9 presently reads:

No plant on the site shall exceed 4m in height above the existing ground level. All machinery loading material/waste onto or off stockpiles, plant and vehicles, shall operate in a manner that ensures it is entirely below the level of the bunds and associated screening vegetation in that part of the site. When not being operated all plant and machinery shall be in a location where it is entirely below the level of the bunds in that part of the site.

32. Condition 10 presently reads:

The “campaign” foam mix and wood shredding shall only take place in the bunded south west corner of the site as shown on approved drawing

no. 396C/SL/2 (March 2011). No more than one campaign activity (concrete crushing, wood shredding or foam mix) shall take place on the site at the same time.

33. The applicant reiterates that through varying these three conditions, the site's permitted operations would be improved without adversely affecting the local environment and its residents.
34. The first change sought again seeks to improve and enhance the existing peripheral bunding at and along the north-eastern boundary of the site. On the northern boundary the bund would be extended laterally eastward by 10 metres matching the existing bund height of 5 metres.
35. Alongside the site's north-eastern boundary bunding would be built up to a height of 4 metres and increased to 9 metres in width over its length of approximately 150 metres. This bunding is located closest to the nearest residential property at Hill Top. The bunds would be built up using inert waste/materials already located on site in the allocated stockpile areas (see **Appendix C**).
36. These works would be completed with planting using native trees and shrubs in keeping with that used on the western boundary. Other existing peripheral site bunding - on the western and southern boundaries - would have minor improvement works involving new and additional planting to strengthen current levels of screening (see **Appendix E**).
37. These works to site bunding (see **Appendix E**) would improve both screening of the site from external views and help to reduce emissions through site derived noise throughout the locality.
38. The second change sought again seeks to install and use a wash plant for a trial period of a 12 months to process imported materials on site that the applicant has been unable to sell and as a consequence export. Materials produced would include gravels, sharp sand and building sand.
39. The proposed wash plant would comprise a number of component parts and be installed within the south-western corner of the site (see **Appendix D**). The proposed wash plant has already been installed on site and would occupy an area of 72 metres in length (north to south) by 27 metres in width (east to west) with the tallest part of the plant standing to a height 9.2 metres. The peripheral bunding adjoining this plant stands to a height of 5 metres (4-metre-high bund with approximate 1-metre-high planting).
40. The wash plant would require the applicant to install a groundwater supply borehole to secure the volumes of water (approximately 50,000 litres per day) required to run it. This would need to be approved and regulated by the Environment Agency not by the County Council. All water used would be recycled and reused at all times.

41. Some advanced planting of the proposed planting scheme proposed has already been undertaken by the operator. Taller willows that were at the outer, lower part of the bund in the southeast corner of the site have been transplanted to the top of the bund. Part of the bund disturbed during the installation of the plant has been reprofiled to the proposed height with a stabilising grass seed mix added. The increase in height to the remaining bund and additional planting of taller trees will be undertaken if approved. The additional height increase relies on the construction of a concrete retaining wall. **Appendix F** sets out the mitigation works proposed associated with the wash plant.
42. As mentioned above, the applicant decided to install the proposed wash plant in 2020. Following the receipt of complaints from the Parish Council and local residents the County Council investigated.
43. Council officers were advised that the plant had been installed due to the supplier's delivery timescales being only possible in Autumn 2020. This left the applicant no choice officers were advised.
44. Whilst the plant has not been brought into use, the applicant has undertaken commissioning works, which have been noticed by local residents. County Council Monitoring and Enforcement Officers have continued to monitor the site, conducting numerous site visits (Covid-19 restrictions allowing) in 2020 and 2021. Officers have continued to advise the applicant that the installation should not have been undertaken without planning permission as without planning permission, this element of the proposal remains unauthorised development. Following a deadline from County Council Officers to cease commissioning activities, the plant has operated to facilitate noise measurements to inform the application.
45. Council officers explained that whilst this wash plant was unauthorised because it was not being used and with the application being determined in during early 2021, the plant would not be required to be removed. The applicant has been made fully aware that the risk of installing it before the planning application is considered by Regulatory Committee, is entirely theirs.
46. The applicant has proposed the construction of a further bund to be situated on the eastern side of the proposed wash plant to help with screening (visual and noise). This bund, if required, would also be constructed from on-site materials.
47. As a result of the above changes sought, the applicant proposed changes to condition 2 (in *italics* and/or ~~struck through~~) to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 369C/10 – Location Plan – October 2010

Drawing no. 396C/AP1 – Application Plan – May 2010
~~Drawing no. 396C/SL/2 – Site Layout – March 2011~~
 Drawing No. 001 – Site Location Plan – July 2020
~~Drawing no. BL002Rev.a – Revised Landscape Mitigation Scheme – Apr 2011~~
 Drawing No. 002 – Revised Landscape Mitigation Scheme and Site Layout – July 2020
 Drawing No. 003 – Existing and Proposed Bunds (Northern Section) – July 2020
 Drawing No. 004 – Cross Section of Wash Plant (Southern Section) – July 2020
 Drawing no. BL003 – Cross Section Through Proposed Peripheral Bund – October 2010
 Drawing no. BL005 – Indicative Cross-Sections A-A' to C-C' – April 2011
 Drawing no. BL006 – Indicative Cross-Sections D-D' to F-F' – April 2011
 Drawing no. BL007 – Proposed Landscape Planting Scheme – April 2011
 Drawing no. Figure 1 – Site Context, Landscape Character and Viewpoint Locations – October 2010
 Drawing no. Figure 2 – Viewpoints 1 & 2 – October 2010
 Drawing no. Figure 3 – Viewpoints 3 & 4 – October 2010
 Drawing no. Figure 4 – Viewpoints 5 & 6 – October 2010
 Drawing no. DBLC001 – Viewpoint 5: Existing and indicative proposed view – January 2011
 Drawing no. Figure 5 – Viewpoints 7 & 8 – October 2010
 Drawing no. Figure 6 – Viewpoints 9 & 10 – October 2010
 Drawing no. Figure 7 – Viewpoints 11 & 12 – October 2010
 Drawing no. Figure 8 – Viewpoints 13 & 14 – October 2010
 Drawing no. Figure 9 – Viewpoints 15 & 16 – October 2010
 Drawing no. Figure 10 – Viewpoints 17 & 18 – October 2010
 Drawing no. Figure 11 – Viewpoints 19 & 20 – October 2010
 Drawing no. Figure 12 – Viewpoints 21 & 22 – October 2010
 Drawing no. Figure 13 – Tranquillity Map – October 2010
 Drawing no. Figure 14 – Viewpoint 15: Existing and Indicative Proposed View – October 2010
 Hampshire County Council Rights of Way Office – Proposed diversion of part of Michelmersh Footpath No.4 – Amended April 2011.

48. As a result of the above changes sought the applicant proposed changes to Condition 9 (*in italics*) to read:

No plant on the site shall exceed 4m in height above the existing ground level (*except for the temporary washing plant (McCloskey operations)*). All *other* machinery loading material/waste onto or off stockpiles, plant and vehicles, shall operate in a manner that ensures it is entirely below the level of the bunds and associated screening vegetation in that part of the site. When not being operated all plant and machinery shall be in a location where it is entirely below the level of the bunds in that part of the site.

49. As a result of the above changes sought, the applicant proposed changes to Condition 10 (*in italics and/or struck through*) to read:

The “campaign” foam mix and wood shredding shall only take place in the bunded south west corner of the site as shown on approved ~~drawing no. 396C/SL/2 (March 2011)~~. Drawing No. 002 – Revised Landscape Mitigation Scheme and Site Layout – July 2020. No more than one campaign activity (*washing plant*, concrete crushing, wood shredding or foam mix) shall take place on the site at the same time.

50. Approved hours of use remain as approved by the recent grant of planning permission [21/00298/CMAS](#) of the following: ‘With the exception of a maximum of five (5 No.) skip lorries, two (2 No.) RoRo lorries and one (1 No.) articulated lorry (all HCVs) entering and leaving the site between 07:00 - 07:30 hrs Monday to Friday only, no heavy commercial vehicles (HCVs) shall enter or leave the site outside the following times: 07:30 - 19:00 hrs Monday to Friday and 07:00 - 14:00 hrs Saturday, and not at any time on Sundays, recognised Public or Bank Holidays’.
51. It is important to note that condition 2 of [APP/Q1770/A/11/2161324](#) is set out as conditions 1 in the proposed conditions set out in **Appendix A**. The change of numbering is as a result of the removal of condition 1 from the original appeal decision ([APP/Q1770/A/11/2161324](#)).
52. No changes to the approved maximum number of HCV two-way movements generated by the site on any one day would be 208 (104 in and 104 out) are proposed.
53. No changes to the annual permitted amount of waste materials imported to the site, which is 150,000 tonnes, are proposed.
54. Many of the extant conditioned mitigation schemes, controlling impacts from dust, noise, vehicle cleaning amongst others would also be retained. These conditions can also be reviewed and amended should there be material reasons for doing so. A condition for a revised site layout plan would be proposed to reflect the location of the wash plant and this included **Appendix A**.
55. The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). A Screening Opinion confirming this was issued by the County Council on 02 March 2021.

Development Plan & Guidance

56. Paragraph 47 of the [National Planning Policy Framework \(2019\)](#) (NPPF) requires ‘applications for planning permission (to) be determined in accordance with the 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.

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

National Planning Policy Framework (2019) (NPPF)

58. The following paragraphs are relevant to this proposal:

- Paragraphs 11 & 12: Presumption in favour of sustainable development;
- Paragraph 47: Determination in accordance with the development plan unless material considerations indicate otherwise;
- Paragraphs 54 - 55 & 58: Use of planning conditions and obligations and enforcement action;
- Paragraph 98: Protect and enhance public rights of way;
- Paragraph 170: Conserve and enhance the natural environment;
- Paragraphs 180: Prevent pollution of local area;
- Paragraphs 181 - 183: Ensure development is appropriately located and effectively integrated into its setting, ensuring impacts on the local environment are mitigated; and
- Paragraphs 203 - 208: Facilitating the sustainable use and supply of minerals.

National Planning Practice Guidance (NPPG)

59. Elements of the NPPG (Live) are also relevant, those being:

- Air quality (1 November 2019);
- Climate change (15 March 2019);
- Noise (22 July 2019);
- Planning obligations (1 September 2019); and
- Use of planning conditions (23 July 2019).

National Planning Policy for Waste (2014) (NPPW)

60. The following paragraphs are relevant to the proposal:

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

National Waste Planning Practice Guidance (NWPPG) (last updated 15/04/2015)

61. The following paragraphs are relevant to the proposal:

- Paragraph 045 (Counties and other Planning Authorities working on waste planning matters);
- Paragraph 047 (Expanding/extending waste management facilities); and
- Paragraphs 050 - 051: (Planning and environmental regulation).

Hampshire Minerals & Waste Plan (2013) (HMWP)

62. The following key policies are relevant to the proposal:

- Policy 1 (Sustainable minerals and waste development);
- Policy 2 (Climate change);
- Policy 5 (Protection of the countryside);
- 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 17 (Aggregate supply - capacity and source);
- Policy 18 (Recycled and secondary aggregates development); and
- Policy 26 (Safeguarding - waste infrastructure).

Test Valley Borough Revised Local Plan (2011 - 2029) (2016) (TVBLP)

63. The following policies are relevant to the proposal:

- Policy E1 (High quality development in the borough);
- Policy E3 (Protect, conserve and enhance landscape character);
- Policy E5 (Biodiversity);
- Policy E7 (Water management);
- Policy E8 (Pollution);
- Policy LHW4 (Amenity), and
- Policy T1: (Managing Movement).

Michelmersham & Timsbury Village Design Statement (2001)

64. This Supplementary Planning Document (SPD) was adopted by Test Valley Borough Council (TVBC) in 2001 for use in the consideration of and to influence development proposals within the Parish.

65. The Village Design Statement seeks to protect the history and character of this historic agricultural settlement, noting that the area does include land uses such as industrial, commercial and mineral extraction amongst more traditional agricultural and residential ones.

Consultations

66. **County Councillor Perry / Adams-King:** Shares the concerns raised by the Parish Councils' and local residents. The benefits of the work the applicant undertakes is acknowledged.
67. **Test Valley Borough Council - Planning:** Was notified.
68. **Test Valley Borough Council - Environmental Health Officer (EHO):** Initial concerns raised over the conclusions of the submitted noise assessments submitted with initial application. Further clarification was prepared on the Noise Assessment and submitted to EHO. Suggested condition to the effect that the applicant will need to respond to any complaints about noise, and any investigation work/report necessary to demonstrate compliance with the existing noise condition shall be at the applicants expense.
69. **Michelmersh & Timsbury Parish Council:** Objection on the grounds of unacceptable visual impacts on the local landscape from the proposed wash plant, no noise evidence to justify the bunding improvement works, no dust mitigation included for the proposed wash plant, some proposed plans and bunding dimensions appear conflict with each other and concerns that these changes to the site would impact unacceptably on the local community. The Parish Council remain critical of the applicant who has installed the wash plant on site in advance of the application being determined, and without planning permission. Additional landscaping proposals submitted will not have screening benefit over the 12 month period requested. Raised additional concerns regarding supplemental noise assessment including lack of measurements at the two existing representative measurement locations identified in the approved scheme for condition 8 of appeal decision [APP/Q1770/A/11/2161324](#).
70. **Braishfield Parish Council:** Objection on grounds of visual impact, traffic noise congestion from HCVs on narrow highway, lack of air quality study, concerns over ability of plantings to succeed on bunds of inert waste. Raised issue of stockpiles on site being over maximum allowed height.
71. **Romsey Extra Parish Council:** No comments.

72. **Environment Agency:** No comments.
73. **Southampton Airport:** No objection.
74. **Defence infrastructure Organisation:** No objection
75. **Public Health – Hampshire County Council:** Encouraged by stated lack of impact on air pollution, Noise pollution, and transport and access. Encouraged operator to mitigate any potential sources of odour from plant operation.
76. **County Ecologist – Hampshire County Council:** Were advised.
77. **Highway Authority:** No objection as material from bund construction already stored on site and there are no changes to access.
78. **County Landscape – Hampshire County Council:** Concerns with planting scheme details initially submitted but satisfied following additional provision of information on implementation and aftercare. The planting proposals are suitable and specific to help with screening of the proposed wash plant. Implementation of the proposed plantings, in terms of timing and seasons is crucial as is maintenance. Any trees which fail must be replanted in the next growing season.
79. **Lead Local Flood Authority – Hampshire County Council:** No objection.
80. **Planning Policy – Hampshire County Council:** Subject to satisfying other relevant policies in the HMWP (2013), the proposed development would contribute to achieving Hampshire's targets for producing recycled and secondary aggregates.
81. **Rights of Way – Hampshire County Council:** No direct impacts for Footpath 505 to the south and east of the site should be created. Consideration should be given to impacts through noise and appropriate mitigation on users of this right of way from the wash plant.

Representations

82. Hampshire County Council's Statement of Community Involvement (2017) (SCI) sets out the adopted procedure and publicity requirements associated with determining planning applications.

83. In complying with the requirements of the SCI, HCC:
- Published a notice of the application in the Hampshire Independent;
 - Placed notices of the application at the application site;
 - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
 - Notified by letter all residential properties within 100 metres of the boundary of the site as set out in the SCI).
84. 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 and invited to comment further.
85. As of the 01 July 2021, 39 representations in opposition to the proposal have been received from local residents and interested third parties. The main areas of concern raised in the objection relate to the following areas:
- Ongoing failure to manage existing boundaries and stop materials and waste leaving the site and polluting adjoining land and watercourses;
 - Traffic impacts;
 - Unsuitability of uses on site in countryside setting;
 - Bunding and stockpiles' dimensions breach existing conditions, specifically quality of planting and maximum heights;
 - Noise impacts from existing activities and new wash plant. No noise reduction need demonstrated for the bunding;
 - Visual intrusion of plant and effectiveness of proposed screening. The bunding changes would create visually intrusive features;
 - Use of site derived waste to form bunds is just a waste disposal ruse;
 - Materials on site are not all uncontaminated and inert as required by condition and the Environment Agency;
 - Plant will not be temporary addition;
 - Impact of water use;
 - The wash plant has been installed already without planning approval; and
 - The proposed development should be EIA development.
86. The above issues will be addressed within the following commentary where they are of relevance to the proposal.

Climate change

87. Hampshire County Council declared a climate change emergency on 17 June 2019. A Climate Change Strategy and Action Plan has since been adopted by the Council. 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 does not form part of

the development plan so is not material to decision making. The existing operations at Bunny Lane have permanent planning permission which means the principle of the site's location and its permitted operations have been found to be in compliance with the relevant planning policies. The proposed development only relates to the variation of the variations of conditions 2,9 and 10 of Appeal Decision APP/Q1770/A/11/2161324.

88. This proposed development has been subject to consideration of Policy 2 (Climate change – mitigation and adoption) of the [HMWP \(2013\)](#) and Paragraph 148 of the [NPPF \(2019\)](#). There may be some life-cycle benefits from the processing of waste soils to derive secondary aggregates using the wash plant versus the extraction of primary aggregates. Both primary and secondary aggregates would need to be processed by a wash plant before being suitable for market. However, no climate assessment was included in the application and so it cannot be demonstrated that the proposal addresses mitigation or adaption to climate change. It therefore not considered in accordance with Policy 2 (Climate change – mitigation and adoption) of the [HMWP \(2013\)](#) and the relevant paragraphs of the [NPPF \(2019\)](#).

Commentary

Principle of the development

89. The principle of the site as the location of waste management and specifically the production of recycled and secondary aggregate from imported waste materials has already been determined through the historical permissions granted, in particular appeal decision [APP/Q1770/A/11/2161324](#) and planning permission [15/00006/CMAS](#) granted in 2012 and 2015 respectively. Both of these allow waste management and ancillary operations to be undertaken on a permanent basis. The location of the proposed wash plant is currently approved for the processing of road planings including a foam mix plant, and wood shredding through the appeal decision. Concrete crushing is also allowed in the northern western corner of the site. Only one of these can be 'campaigned' at any time due to potential cumulative noise impacts and this position would change in the event that planning permission is granted for this proposal.
90. The application relates to a well-established and authorised waste management facility.
91. The site is safeguarded through Policy 26 (Safeguarding – waste infrastructure) of the [HMWP \(2013\)](#) which helps protect strategically important waste management infrastructure against redevelopment and inappropriate encroachment unless the site is no longer required and the merits of any such redevelopment outweigh the safeguarding need.

92. Policy 1 (Sustainable minerals and waste development) of the adopted [HMWP \(2013\)](#) states that the Hampshire Authorities will take a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development contained in the [NPPF \(2019\)](#). The development of the site will be supporting economic growth by maintaining a supply of recycled and secondary aggregates required for use in the building industry and in the construction and/or repair of roads and transport infrastructure. Avoiding the need for the extraction of primary aggregates (i.e. virgin sand and gravels) is a significant step in safeguarding natural resources and as such a highly sustainable form of both minerals and waste development.
93. The existing site already contributes to the supply of recycled and secondary aggregates in Hampshire. Recycled and secondary aggregates play an important role in ensuring a balanced supply of aggregate for Hampshire. Recycled and secondary aggregate are products manufactured from recyclables or the by-products of recovery and treatment processes. They can be produced when wastes such as construction, demolition and excavation (CDE) wastes are recycled. They can also be mixed with other minerals and wastes, usually after some form of processing such as screening, washing or blending to form new products. Not only does recycled and secondary aggregates provide an opportunity to recycle and recover inert / CDE wastes but it also provides a viable alternative to the extraction and use of land-won or marine-won aggregates. Recycled and secondary aggregates can also be used to blend with primary aggregates or processed to produce a high-quality recycled aggregate. It is important that recycled and secondary aggregates are processed to a high standard to be able to replace primary aggregates as described in the WRAP Aggregates Quality Protocol Standard. There is already an on-site supply of CDE waste on site to feed the wash plant, The applicant has indicated that the site has around 12 months of supply it is existing stockpiles.
94. Policy 17 (Aggregate supply – capacity and source) of the [HMWP \(2013\)](#) states that an adequate and steady supply of aggregates until 2030 will be provided for a variety of sources including land-won, marine won and 1mtpa of recycled and secondary aggregates. This 1 mtpa is a minimum capacity level. This is expected to be augmented through the safeguarding and developing of infrastructure at sites such as the Bunny Lane facility.
95. Hampshire's most recent [Local Aggregates Assessment \(LAA\) 2019](#) indicates that the supply of local sand and gravel is currently at a rate of 1.18 million tonnes per annum (mtpa). This is substantially below the requirement of Policy 17 of 1.56 mtpa. In terms of the landbank, this accounts for 5.81 years (Table 3 of the LAA). For sharp sand and gravel specifically, the local requirement is 6.59 years. This means that currently Hampshire is below the requirement of a minimum seven-year landbank overall for sharp sand and gravel as required by the [NPPF \(2019\)](#) and as a result is not meeting the policy requirements of Policy 17 (Aggregate supply – capacity and source) of the [HMWP \(2013\)](#). The landbank of sand

and gravel resources in Hampshire is therefore below the national required minimum level. The proposed development at the Bunny Lane site helps to contribute towards this requirement, and current shortfall for sand and gravel.

96. Further capacity to recycle aggregates to help deliver the minimum capacity requirements set out under Policy 17 is encouraged through Policy 18 (Recycled and secondary aggregates development) of the [HMWP \(2013\)](#). Policy 18 (Recycled and secondary aggregates) of the [HMWP \(2013\)](#) states that 'recycled and secondary aggregate production will be supported by encouraging investment and further infrastructure to maximise the availability of alternatives to marine-won and local land-won sand and gravel extraction.' Policy 18 is therefore supportive of the development of sites like that being considered at Bunny Lane.
97. In addition, paragraph 6.49 of the Plan clearly states that 'investment and the provision of improved infrastructure at Hampshire's existing recycled and secondary aggregate sites will help to support the maximisation of recycled and secondary aggregate in Hampshire'. It also states that investment 'may also help to facilitate greater production of high quality recycled and secondary aggregate. The potential to maximise the recovery of onsite construction, demolition and excavation wastes at the site to produce a recycled and secondary aggregate is therefore clearly in accordance with the provisions of the Plan in relation to recycled and secondary aggregate.
98. Building on this, Policy 25 (Sustainable waste management) of the [HMWP \(2013\)](#) seeks to divert 100% of waste generated from landfill and to maximise the use of existing infrastructure at existing waste sites to co-locate operations that seek to reduce the disposal of waste and increase the use of waste materials as a resource. The proposal helps to contribute towards this goal.
99. Policy 30 (Construction, demolition and excavation wastes) of the [HMWP \(2013\)](#) is also linked to Policies 17 and 18. Policy 30 states 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 provided that as far as reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling. Development to maximise the recovery of construction, demolition and excavation waste to produce at least 1mtpa of high quality recycled/secondary aggregates will be supported'.
100. Furthermore, paragraph 6.211 of the Plan clearly states that objective in Hampshire 'to reuse, recycle and recover as much as possible of the estimated 2.35 million tonnes (mt) of construction, demolition and

excavation (CDE) waste that is generated in Hampshire each year. Construction, demolition and excavation wastes is mostly made up of inert materials such as concrete, rubble or soils. This, as already noted, can be washed and processed to produce a recycled and secondary aggregate. The washing plant provides the opportunity to facilitate the recycling of the existing stockpiles of CDE waste which are also located at the Bunny Lane site. Paragraph 6.215 of the Plan reiterates the need to 'increase the investment in infrastructure to produce more high quality (e.g. washed) recycled and secondary aggregates which can replace primary aggregates such as sand and gravel, to meet the aggregate supply targets as set out in policies 17 (Aggregate supply - capacity and source) and 18 (Recycled and secondary aggregates developments) of the Plan. On the basis of the opportunity offered at the existing Bunny Lane site to maximize the recycling of CDE wastes, the proposal is considered to be in accordance with Policy 30 (Construction, demolition and excavation wastes) of the [HMWP \(2013\)](#).

101. The industry, including the applicant, is reporting a shift in demand following the Covid-19 pandemic. The applicant has reported that there is a shortage of recycled and secondary products for use in local developments projects. The applicant has indicated that they have imported a large volume, circa 5k tonnes of Type B filter stone from the Mendips as there isn't any being produced in the local area which is suitable. It was highlighted that the washed 20/40mm stone which could be produced from the wash plant meets the Type B spec to meet this demand. The applicant has estimated that a local supply of this aggregate would have saved a 160-mile round trip per 8-wheel tipper, across the job this would have saved 40'000 road miles. The applicant has also provided information to suggest a shortage of 10mm Shingle, 20mm Shingle and Soft Sand in the local areas. Local quarries are struggling to meet the surge in demand for aggregates. The amount of development sites and major construction projects in Hampshire and in nearby market areas means there is a potential considerable market for the recycled aggregates that can be produced by the wash plant.
102. It is also the understanding of the Minerals and Waste Planning Authority that this supply issue is being seen elsewhere in the south-east if not nationally. This issue was recently reported at [the South East England Aggregate Working Party](#). This is change in demand is also being replicated for primary (virgin) aggregates which means there is increased pressure on the industry, as a whole, to source the amount of aggregates it needs to meet demand. The ability to recycle material to create a recycled and secondary aggregate product to meet the demands for aggregates is one of the fundamental economic benefits of the proposal.
103. On the basis of the information before the Minerals and Waste Planning Authority and the ability for the washing plant to contribute to aggregate supply and the management of waste in Hampshire, the proposed

development is considered to be in accordance with Policies 17 (Aggregate supply – capacity and source), 18 (Recycled and secondary aggregates development), 25 (Sustainable waste management) and 30 (Construction, demolition and excavation wastes) of the [HMWP \(2013\)](#) as well as Paragraphs 80, 83-84 and 203 - 208 (Facilitating the sustainable use and supply of minerals) of the [NPPF \(2019\)](#). The proposal will help to contribute to Hampshire's supply of aggregates by enabling the production of additional volumes of recycled and secondary aggregates at a quicker rate than is currently being undertaken. It will also contribute to a more sustainable management of CDE waste already at the Bunny Lane site. Installing the wash plant also means that the CDE waste can be washed and processed much more quickly, thereby contributing to an adequate and steady supply of aggregates. Furthermore, the proposal would be in accordance with Paragraphs 80 and 83 - 84 of the [NPPF \(2019\)](#) all of which encourage the importance of local business needs, the rural economy and the diversification of this economy.

104. Whether the proposal is considered to be in accordance with Paragraphs 11 and 12 as well as Policy 1 (Sustainable minerals and waste development) is considered in the concluding section of this commentary, when all other material matters have been addressed.

Visual impact and landscape

103. Policy 5 (Protection of the countryside) of the [HMWP \(2013\)](#) identifies minerals and waste-related development as a development which will be permitted in the countryside 'if it related to the existing land use', 'meets local needs' and/or involves 'the suitable use of previously developed land...and their curtilages or hard standings'. It also indicates that development will be expected to meet highest standards of design, operation and restoration. In addition, Policy 13 (High-quality design of minerals and waste development) of the [HMWP \(2013\)](#) states that minerals and waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape and townscape. It also states that the design of appropriate built facilities for minerals and waste development should be of a high-quality and contribute to achieving sustainable development. Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) protects residents from significant adverse visual impact.
104. Policies E3 (Protect, conserve and enhance landscape character) and E1 (High quality development in the borough) of the TVBLP (2016) both require that development proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes and that all developments should seek to achieve a high-quality design and positively contribute to the overall appearance of the local area.

105. A proportionate assessment of the impact of the development - the changes to the peripheral bunding and the installation of the wash plant, the latter for a temporary period of 12 months, within the extant operational waste management facility - upon the landscape and visual amenity was undertaken by the applicant. This acknowledged that the ongoing operations as approved in 2012 on a permanent basis through appeal decision APP/Q1770/A/11/2161324 would continue to mitigate any adverse or negligible effect on the local visual and residential amenity.
106. The application's assessment of its impact upon the landscape and visual amenity concluded that: "The changes to the extant activities will not have any substantial adverse effects on either landscape character, or visual receptors." Whilst the County Council's Landscape Officer notes that there will be some visual impacts caused, it is agreed that subject to proposed improvement and enhancement works to site bunding (see **Appendix E**), incorporating appropriate planting and the ongoing management of this planting, would provide acceptable screening of the site from external views. This is particularly important to the west/south-west of the site (as raised by the Parish Council and local residents) as that will be where the wash plant, which in one section stands to a height of 9.2m which is 5-4.m higher than the peripheral bunding, would be situated and used for a 12-month period.
107. As established by the appeal decision, the principle of the location of the site in the countryside for the existing use has already been determined. The matters for consideration here are the changes to the peripheral bunding and the installation and use of the proposed wash plant for a period of 12 months.
108. The changes to the peripheral bunding would be undertaken using inert waste/materials already on site, and therefore no new transitory visual impacts created by vehicular movements to and from the site would be created as existing consented vehicular movements would remain unchanged and continue to be controlled by condition.
109. These works would be completed with planting using native trees and shrubs in keeping with that used on the western boundary. Other existing peripheral site bunding - on the western and southern boundaries - would have minor improvement works involving new and additional planting to strengthen current levels of screening. Again, these works would be controlled by conditions, including the replacement of any mitigatory planting should any fail or be harmed following planting and for a period of 5 years thereafter.
110. The proposal includes the provision of retaining wall around the wash plant. This is highlighted in **Appendix F** and will help to further enclose the plant and provide greater bunding. This would be implemented if planning permission is granted. This will also provide added noise mitigation upon installation.

111. It is acknowledged that the stockpiles of imported waste and materials in the northern third of the site do exceed maximum permitted levels as controlled by Condition 11 on appeal decision [APP/Q1770/A/11/2161324](#), which have a 'maximum of 4m above ground level'. In places this exceedance is up to 10m. Stockpiles heights have been an issue at this location in the past. In response, the applicant has advised that during the first half of 2020 importation of permitted materials continued but following the impacts of Covid-19 on the building industry demand dropped significantly for recycled products leaving an abnormal amount of material on site requiring storage. The sequence of two wetter than normal winters has also limited opportunities to screen the waste material.
112. This breach of Condition 11 has been raised by objectors as a breach of planning controls. Whilst this is correct, the applicant's proposals to use these materials to undertake both the bund improvement works and be washed within the proposed wash plant and then exported for use as recycled and secondary aggregates within other forms of development works would contribute significantly to removing these abnormal amounts of material. The reduction in stockpile height and improvement works to existing peripheral bunding would alleviate these problems and ensure compliance with Condition 11.
113. Although objections in terms of visual impact primarily from the proposed wash plant have been raised by the Parish Councils and local residents, the combination of distance to the nearest sensitive receptor approximately 450m west from the site's south-western boundary, improvement and enhancement works to the existing peripheral bunding and that the proposed wash plant is a temporary development for a period of 12 months, the proposal's impacts on the local landscape, including users of nearby rights of way, and to visual amenity is considered to be acceptable.
114. On the basis of the mitigation measures put in place, the proposed development is considered to be 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 development) of the adopted [HMWP \(2013\)](#) as well as with Policies E3 (Protect, conserve and enhance landscape character) and E1 (High quality development in the borough) of the TVBLP (2016) as it is a partially time limited permission (for the wash plant element) at an existing and safeguarded permitted waste management facility.

Ecology

115. Policy 3 (Protection of habitats and species) in the adopted [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.

116. 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.
117. The County Council's Ecologist was consulted on the planning application but raised no comment.
118. Based on the provision and implementation of the ecological mitigation strategy, the proposed development is considered to be in accordance with Policy 3 (Protection of habitats and species) of the adopted [HMWP \(2013\)](#) as well the relevant paragraphs of the [NPPF \(2019\)](#).

Impact on public health, safety and amenity

119. Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between waste developments and other forms of development. This acceptability of this proposal in relation to Policy 10 is therefore of importance here.
120. With the exception of complaints concerning the heights of stockpiles exceeding their 4m maximum heights (Condition 11 of [APP/Q1770/A/11/2161324](#)), and the associated operation of mobile plant so that they are visible above screening bunds, (Condition 9 of [APP/Q1770/A/11/2161324](#)), other complaints concerning operational noise and water/debris leaving the site have been made. HCC Officers have requested the operator to address these issues. The operator has undertaken drainage works and fencing to prevent water or debris leaving the site. Other than noise from construction and commissioning of the plant, other noise complaints have been attributed equipment malfunctions or repairs to mobile plant.
121. The extant planning approval (appeal decision [APP/Q1770/A/11/2161324](#)) includes conditions to mitigate against impacts on public health and amenity that would remain in force. These conditions relating to noise level controls, dust management, hours of site operations, maximum vehicle numbers and maximum annual waste volumes. Should planning approval be granted for this application for variation of conditions some changes to these conditions to reflect approved schemes are recommended.

122. Paragraph 50 of the 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. 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.
123. The extant waste management facility is also regulated by the Environment Agency (EA) and their Environmental Permit that the operator has to adhere to in terms of permitted waste types, emission control/s and the protection of the water environment to name but a few controls. This would continue to be enforced by the EA, separately to the planning process.

Noise

124. The location of the proposed wash plant is currently approved for the processing of road planings including a foam mix plant, and wood shredding. Concrete crushing is also allowed in the northern western corner of the site. Condition 10 of appeal decision [APP/Q1770/A/11/2161324](#) requires that only one of these can be 'campaigned' at any time due to potential cumulative noise impacts. In keeping with the intent of this existing condition, the wash plant will be added to this list to preclude other 'campaigns' concurrently.
125. Noise complaints from on-site emissions has not been substantiated under the approved scheme associated with condition 8 of appeal decision [APP/Q1770/A/11/2161324](#). The proposals to increase the height and extent of peripheral bunding on the wider site's northern and north-eastern boundaries is welcomed for what is a permanent waste management facility in a rural setting, and which has bunding and/or mature planting along all of its remaining peripheral bunding.
126. The applicant has submitted a Noise Assessment including measurements and modelling of the operational plant. This assessment reports considers noise levels at six locations outside of the site. This assessment reports that at the two proxy locations approved under the scheme submitted to discharge condition 8 of appeal decision [APP/Q1770/A/11/2161324](#), the plant was not audible and so no additional measurements were taken. At the other four locations the additional noise of the plant was difficult to differentiate from the background noise at those locations. Using measured noise levels to 'calibrate' a noise model, noise modelling was undertaken to determine the impact of the wash plant at the 6 locations. Condition 8 requires a maximum noise level (40dB per BS4142:1997) at two locations (Casbrook Fields and Cranbrook Farm) shall be adhered for all operations on the sites including when the foam mix plant or wood shredding activities in the area to be occupied by the wash plant. Other

properties closer to the wash plant existed at the time of appeal decision [APP/Q1770/A/11/2161324](#) but were not included as receptor locations under Condition 8. The noise assessment modelling concludes that the 40dB limit at properties closer to the wash plant than the Casbrook Field and Cranbrook Farm locations.

127. The retaining wall which will be installed as part of Landscaping Plan and will further mitigate noise once installed if planning permission is granted.
128. The applicant has installed an additional noise mitigation barrier around the generator of wash plant. This was recently installed and was not included in the Noise Assessment.
129. The EHO was consulted on the planning application. Initially the EHO had concerns about the conveyor part of the wash plant being above the proposed bund and the impact this would potentially have on noise levels.
130. During the operations of the plant on 5 July 2021, the EHO took four measurements on Heron Lane, two outside of the entrance to 'Little Herons' and two at the gate to 'Hill Top'. Their measurements indicated based on the current site layout, without the amendments to the bunds and the inclusion of the retaining wall, the 40db, as set out under condition 7 in Appendix A, may be exceeded at 2 properties on Heron Lane. However, the modelling prepared for the application showed that the additional mitigation measures would provide additional attenuation to bring below the conditioned levels.
131. Recognising the concerns felt by local residents and the Parish Council, and following discussions with the Environmental Health, the Waste Planning Authority has included a new condition relating to noise to include some monitoring following the development of the additional noise mitigation measures proposed. This wording has been worked up in agreement with the applicant and is reflected in **Appendix A**.
132. On balance, based on the temporary nature of the proposal, the mitigation measures proposed as well as the amendments to the conditions proposed to include noise monitoring, the proposed development is considered to be in accordance with Policy 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the adopted [HMWP \(2013\)](#), Policy E8 (Pollution) of the of the TVBLP (2016) as well the relevant paragraphs of the [NPPF \(2019\)](#).

Water environment

133. Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the [HMWP \(2013\)](#) both seek to ensure that minerals and

waste development protect the water environment ensuring that neither water quality nor quantity (i.e. surface water drainage and flood risk) are impacted unacceptably.

134. The site is situated in Flood Zone 1, which is the lowest risk flood zone with a less than 0.1% chance of flooding in any year. The site is also situated within a groundwater sensitive area being situated within a Groundwater Source Protection Zone 2 and 3, responsible for protecting groundwater used for potable usage.
135. In terms of developmental impacts on surface water, the Lead Local Flood Authority (LLFA) raise no objection as the proposals do not affect the site's existing surface water drainage regime and its extant conditional controls. The surface drainage plan would be appended to approved surface drainage management schemes and plans under condition 14 of [APP/Q1770/A/11/2161324](#).
136. In terms of developmental impacts on groundwater and its quality, the Environment Agency (EA) have made no comments in this regard. The wider waste management facility has an EA regulated Environmental Permit, which legally prohibits adverse impacts on and/or into groundwater.
137. The wash plant would require the applicant to install a groundwater supply borehole to secure the volumes of water (approximately 50,000 litres per day) required to run it. This would need to be approved and regulated by the Environment Agency not by the County Council. All water used would be recycled and reused at all times. The location of the proposed borehole is dependent on the decision of the EA.
138. Impacts on 2 local private groundwater supply boreholes that abstract from the same aquifer as the proposed wash plant would do would not be unacceptable and adverse in terms of groundwater quality and consumption at those private residences, as confirmed by the Environmental Health Department at Test Valley Borough Council who monitor quality at these private potable supply boreholes.
139. The applicant has done some recent work in the stockpile area at the north of the site following drainage issues over the 2020/21 wet winter.
140. A new condition has been included in **Appendix A** relating to surface water management on site.
141. Based on the condition proposed and that other regimes are responsible for monitoring and protecting groundwater quality at this site both from its existing and proposed operations, the proposed development is considered to be in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the [HMWP \(2013\)](#), Policies E7 (Water management) and E8 (Pollution) of the of the TVBLP (2016) as well the relevant paragraphs of the [NPPF \(2019\)](#).

Highways

142. No changes to the approved maximum number of HCV two-way movements generated by the site on any one day, being 208 (104 in and 104 out) are proposed. No changes to the route along Bunny Lane to and from the A3057 taken by HCVs is proposed either.
143. Approved hours of use remain as proposed by the recent grant of planning permission [21/00298/CMAS of:](#) 'With the exception of a maximum of five (5 No.) skip lorries, two (2 No.) RoRo lorries and one (1 No.) articulated lorry (all HCVs) entering and leaving the site between 07:00 - 07:30 hrs Monday to Friday only, no heavy commercial vehicles (HCVs) shall enter or leave the site outside the following times: 07:30 - 19:00 hrs Monday to Friday and 07:00 - 14:00 hrs Saturday, and not at any time on Sundays, recognised Public or Bank Holidays'.
144. No changes to the annual permitted amount of waste materials imported to the site, which is 150,000 tonnes, are proposed.
145. Many of the extant conditioned mitigation schemes, controlling impacts from dust and vehicle cleaning and sheeting of loads amongst others would also be retained.
146. The Local Highway Authority highlights that the material proposed to be used to construct the proposed bund is already stockpiled on the site and therefore no off-site traffic will be generated. As a result of this, the local Highway Authority that this proposal will not have a significant impact on the highway and raises no highway objections to the application. The proposed development is therefore considered to be in accordance with Policy 12 (Managing traffic) of the HMWP (2013) as well the relevant paragraphs of the [NPPF \(2019\)](#).

Retrospective nature of the development

147. As previously stated, the proposed wash plant was installed in 2020 within the established facility. As it has been undertaken without planning approval, it classified as unauthorised development. To date, the plant has not been brought into use although has been subject to some limited commissioning work until the end of February 2021 . The commissioning works were the subject of public complaints. As there is an active application to regularise the development HCC Officers have not requested that it is removed. A requirement to cease commission work by the end of February has been made by HCC Officers. Other than operation to facilitate noise measurements the operator has complied with this request. The retrospective nature of this planning application, in particular with regards to the location of the washing plant, is not a material consideration to the determination of this planning application.

Stockpiles

148. The stockpiles of waste and screened soils at the north of the site are above the permitted 4m allowed under Condition 11 of appeal decision [APP/Q1770/A/11/2161324](#). The height of the stockpiles has been a problem at the site previously.
149. Council Officers have been informed by the operator has experienced issues processing and exporting material due a combination of wet winters and a turn down in demand due to the COVID pandemic. Officers have observed a reduction in stockpile volumes during the spring of 2021. As mentioned above, the applicant sees the wash plant as a means to wash material in the soil stockpiles and bring stockpile heights into compliance
150. The over height stockpiles has resulted in the operator using mobile plant so that it is visible above screening around the site in breach of Condition 9 of appeal decision [APP/Q1770/A/11/2161324](#).
151. Depending on the outcome of all material planning considerations being considered throughout the **Commentary** section of this report, the regularisation of wash plant may be refused planning permission and would continue to be unauthorised development.
152. In the event that planning permission is refused, the County Council would then commence discussions with the applicant over the implementation of enforcement action to ensure that the stockpile heights were brought into compliance as promptly as possible.

Community benefits

153. A frequent concern of communities that host waste development is that there are no immediate benefits to 'compensate' for the inconvenience that occurs. In Hampshire there is already a precedent for minerals or waste operators to contribute to local communities' funds. However, this process lies outside of the planning system.
154. 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. Agreements can be between operators and local bodies such as Parish Councils or resident's associations. Whilst the Waste Planning Authority encourages these agreements, it cannot be party to such agreements and the agreements cannot be considered in decision making.
155. The Waste Planning Authority continues to encourage the applicant to engage with the local community on this issue. This would be encouraged following determination of this planning application, whether positive or

negative, as could be linked to the wider, established waste management facility that has permanent planning permission and will continue to operate.

156. Due to the local concern relating to this site, the Waste Planning Authority recommends that a Liaison Panel is established. An informative is included relating to this issue.

Changes / updates to the conditions

157. By varying the conditions proposed, some updated to the appeal decision conditions have been made.
158. As already noted, condition 2 of [APP/Q1770/A/11/2161324](#) is set out as conditions 1 in the proposed conditions set out in **Appendix A**. The change of numbering is as a result of the removal of condition 1 from the original appeal decision. The updated condition also includes updated to reflect drawings removed from the appeal decision which have been updated by planning permission [15/00006/CMAS](#) and this planning application. plan references
159. Updates have been made to conditions former 4, 5, 6, 8, 9, 10, 16, 18 (conditions 3, 4, 5, 7, 9, 10, 16, 18 in **Appendix A**) reflect the new plans, drawings and schemes being proposed by way of this planning application or general updates to condition wording.
160. A new condition has been added (condition 8 in **Appendix A**) related to noise monitoring as noted above.
161. Condition 12 was amended to reflect the grant of planning permission [21/00298/CMAS](#).
162. A new condition (condition 15 in **Appendix A**) has been included in relation to surface water management.

Conclusions

163. The applicant seeks proposed changes to the site is to allow improvements and enhancements to the existing peripheral bund along the site's north-eastern boundary and to temporarily install a wash plant within the site's southern margin to help manage and screen the excess amounts of imported material that presently occupy the site through variations of conditions 2, 9 and 10 of appeal decision [APP/Q1770/A/11/2161324](#). This is a temporary consent for a 12-month period.

164. The ability to produce recycled and secondary aggregates at a quicker rate than has happened in 2020 would allow the site to continue to contribute to the Hampshire's aggregate demand, in a sustainable manner. It will also allow for the maximisation of the use of on-site CDE wastes. This is supported by the relevant paragraphs of the [NPPF \(2019\)](#) as well as Policies 17 (Aggregate supply – capacity and source), 18 (Recycled and secondary aggregates development), 25 (Sustainable waste management) and 30 (Construction, demolition and excavation wastes). Other activities on site will still be undertaken in conjunction with the site's permitted operations under appeal decision [APP/Q1770/A/11/2161324](#).
165. In addition, the breaches in condition 11 'maximum stockpile heights of 4m' that are currently taking place would also be alleviated through the use of material within the stockpiles to improve and enhance the site's peripheral bunding and the wash plant cleaning waste materials at a quicker rate than has been the case to date, maximising opportunities to recycle CDE wastes into an aggregate.
166. The proposed amendments to the screening, noise mitigation measures and landscaping will help to mitigate the development during the temporary consent.
167. The site will continue to operate in accordance with all other planning conditions pursuant to appeal decision [APP/Q1770/A/11/2161324](#).
168. Taking all matters into consideration, on balance, the proposal is considered to be in accordance with the relevant paragraphs of the [NPPF \(2019\)](#) as well as the relevant policies of the [HMWP \(2013\)](#). On this basis, the proposal is considered to be in accordance with Paragraphs 11 & 12 (Presumption in favour of sustainable development) and Policy 1 (Sustainable minerals and waste development) of the [HMWP \(2013\)](#).

Recommendation

169. Therefore, it is recommended that permission be GRANTED subject to the conditions in **Appendix A**.

Appendices:

Appendix A – Conditions

Appendix B – Committee Plan

Appendix C – Currently Approved Layout Plan

Appendix D – Wash Plant

Appendix E – Landscape details

Appendix F – Wash Plant mitigation

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21664>

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No
OR	
<p>This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because:</p> <p>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>	

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

21/00588/CMAS

Hampshire County Council

Variation of condition 2, 9 and 10 of
Appeal decision reference

APP/Q1770/A/11/2161324 (Planning
Application Reference: 10/02712/CMA) to
reshape and improve the existing
peripheral north eastern landscape bund to
facilitate enhanced screening from wider
views into the site and improve biodiversity
on the site's periphery and to
accommodate a temporary wash plant
operation in the southern section of the
site for a period of twelve months only at
Salvidge Farm, Bunny Lane, Timsbury
SO51 0PG (Site Ref: TV066)

EQUALITIES IMPACT ASSESSMENTS:

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

1. The development hereby permitted shall be carried out in accordance with the following plans under Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012):

Drawing no. 396C/AP1 – Application Plan – May 2010
Drawing No. BL002Rev.a – Revised Landscape Mitigation Scheme and – Apr 2011
Drawing no. BL003 – Cross Section Through Proposed Peripheral Bund – October 2010
Drawing no. BL005 – Indicative Cross-Sections A-A' to C-C' – April 2011
Drawing no. BL006 – Indicative Cross-Sections D-D' to F-F' – April 2011
Drawing no. BL007 – Proposed Landscape Planting Scheme – April 2011
Drawing no. Figure 1 – Site Context, Landscape Character and Viewpoint Locations – October 2010
Drawing no. Figure 2 – Viewpoints 1 & 2 – October 2010
Drawing no. Figure 3 – Viewpoints 3 & 4 – October 2010
Drawing no. Figure 4 – Viewpoints 5 & 6 – October 2010
Drawing no. DBLC001 – Viewpoint 5: Existing and indicative proposed view – January 2011
Drawing no. Figure 5 – Viewpoints 7 & 8 – October 2010
Drawing no. Figure 6 – Viewpoints 9 & 10 – October 2010
Drawing no. Figure 7 – Viewpoints 11 & 12 – October 2010
Drawing no. Figure 8 – Viewpoints 13 & 14 – October 2010
Drawing no. Figure 9 – Viewpoints 15 & 16 – October 2010
Drawing no. Figure 10 – Viewpoints 17 & 18 – October 2010
Drawing no. Figure 11 – Viewpoints 19 & 20 – October 2010
Drawing no. Figure 12 – Viewpoints 21 & 22 – October 2010
Drawing no. Figure 13 – Tranquillity Map – October 2010
Drawing no. Figure 14 – Viewpoint 15: Existing and Indicative Proposed View – October 2010
Hampshire County Council Rights of Way Office – Proposed diversion of part of Michelmersh Footpath No.4 – Amended April 2011.

Except as amended in the middle third of the site by additional plans and drawings approved under Planning Permission [15/00006/CMAS](#); and

Except as amended by the following plans submitted for this planning permission:

Drawing no. 001 – Site location plan – July 2020;
Drawing no. BL-LSC01.3 – Wash plan landscape mitigation scheme – July 2021;
Drawing no. BL LSC02.3 – 'Wash Plant Mitigation Scheme – Sightline Sections' – July 2021;
Drawing no. Romsey final layout – Wash plant proposal 1 – April 2020;
Drawing no. Drawing 02 Rev.1 – Surface Water Management Plan – December 2020;

Drawing no. BL_LV04, - Viewpoint 1 – February 2021;
Drawing no. BL_LV05, - Viewpoint 1A – February 2021;
Drawing no. BL_LV06, - Viewpoint 2 – February 2021;
Drawing no. BL_LV07, - Viewpoint 2A – February 2021;
Drawing no. BL_LV08, - Viewpoint 3 – February 2021;
Drawing no. BL_LV09, - Viewpoint 3A – February 2021;
Drawing no. BL_LV10 - - Viewpoint 4 – February 2021; and
Drawing no. BL_LV11 – Viewpoint 4A– Dated Feb 2021;

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

2. No works to the existing perimeter bunding hereby permitted shall physically encroach on to the route of the Michelmersh and Timsbury Footpath No.4 as shown on the drawing entitled Hampshire County Council Rights of Way Office – Proposed diversion of part of Michelmersh Footpath No.4 – Amended April 2011.

Reason: To ensure that the routes as well as the use of and the enjoyment of nearby legally public rights of way are protected at all times 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 development) in the Hampshire Minerals and Waste Plan (2013).

3. Within two months of permission being approved, new or altered perimeter bunds shall be constructed as shown on Drawings no. BL-LSC01.2 – Wash plan landscape mitigation scheme – March 2021; and Drawing no. BL LSC02.2 – ‘Wash Plant Mitigation Scheme – Sightline Sections’ – July 2021
Excepting the above, no changes to the existing earth screening bunds approved and implemented under Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012) shall be undertaken.

Reason: To prevent harm being caused through unacceptable visual impacts on the locality and those living, visiting and working there 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 development) in the Hampshire Minerals and Waste Plan (2013).

4. New or altered bunds constructed according to Condition 4 shall be planted and seeded according to the Landscape Implementation and Aftercare scheme (dated March 2021); Drawings no. BL-LSC01.2 – Wash plan landscape mitigation scheme – March 2021; and Drawing no. BL LSC02.2 – ‘Wash Plant Mitigation Scheme – Sightline Sections’ – March 2021 by the first planting season following permission being approved.

Excepting the above, no changes to the planting scheme approved and implemented under Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012) as depicted on Drawing No. BL002Rev.a – Revised Landscape Mitigation Scheme – Apr 2011 shall be undertaken.

Reason: To ensure the protection of the local landscape 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 development) in the Hampshire Minerals and Waste Plan (2013).

5. No changes to the positions, design, materials and types of erected security fencing, gates and modifications to the site's vehicular entrance as approved in boundary treatment details (dated 24 June 2013; ref: LL /v1.6) approved under Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012) shall be undertaken.

Reason: To ensure the protection of the local landscape 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 development) in the Hampshire Minerals and Waste Plan (2013).

6. Reversing alarms attached to vehicles and mobile plant and machinery operating on the site that are under the control of the operator shall be low-level and non-tonal 'white noise' type alarms at all times. Measures shall be taken by the operator to discourage the use on the site by others of vehicles that have 'non-white noise' alarms.

Reason: To ensure the protection of local residents, visitors and those working within the locality in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) in the Hampshire Minerals and Waste Plan (2013).

7. The development hereby permitted shall continue to be undertaken in accordance with the approved Cole Jarman Noise Compliance Strategy (dated 28 March 2013; ref: 2011/4841/L2-04) requiring that the rating level of noise emitted from the site as determined in accordance with BS4142:1997 shall not exceed 40dB(A) at any existing dwelling on the Casbrook Fields Development and Cranford Farm at any time during permitted site operations as approved in Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012). The approved strategy shall be implemented in full.

Where the Waste Planning Authority upon their own investigation considers it likely for this limit to have been exceeded, a one-off verification exercise, and the timescale for the submission of the results of this investigation to the Waste Planning Authority.

Reason: To ensure the protection of local residents, visitors and those working within the locality in accordance with Policies 10 (Protecting public

health, safety and amenity) and 13 (High-quality design of minerals and waste development) in the Hampshire Minerals and Waste Plan (2013).

8. Within 3-months of the development (wash plant) being fully completed, including the construction of the proposed retaining wall, associated bund and any other noise attenuating measures deemed appropriate, a programme of annual noise compliance monitoring shall be undertaken at the nearest noise-sensitive receptors (NSR's) to the Site, as identified within SLR Noise Assessment Report Ref; 416.07338.00003, dated May 2021.

The monitoring shall consist of noise measurements at each of the identified NSR's over representative daytime periods whilst the wash plant is operating under normal conditions in conjunction with the guidance contained in BS4142:2014+A1:2019. Detailed notes shall also be made on the prevailing noise climate and the audibility of the wash plant at each of the NSR's.

The results of the noise compliance monitoring, including any subjective observations, shall be compared to noise limits specified within Condition 7 and included within a report to be submitted to the Waste Planning Authority within 1-month of the completion of each monitoring exercise.

NOTE: If during the monitoring it is determined that the noise from the wash plant is not audible at any one of the identified NSR's, but the measured levels are observed to be above the limits specified in Condition 7 then further monitoring shall be undertaken at appropriate locations closer to the Site, where the noise from the wash plant is the dominant noise source. The noise levels measured at these locations would be corrected for distance and other environmental factors (i.e. ground, air absorption) to each relevant NSR and assessed accordingly.

Reason: To ensure the protection of local residents, visitors and those working within the locality in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) in the Hampshire Minerals and Waste Plan (2013).

9. No with the exception of the wash plant facility hereby permitted, no plant on the site shall exceed 4m in height above the existing ground level. All machinery loading material/waste onto or off stockpiles, plant and vehicles, shall operate in a manner that ensures it is entirely below the level of the bunds and associated screening vegetation in that part of the site. When not being operated all plant and machinery shall be in a location where it is entirely below the level of the bunds in that part of the site.

Reason: To ensure the protection of the local landscape 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 development) in the Hampshire Minerals and Waste Plan (2013).

10. The “campaign” foam mix and wood shredding shall only take place in the bunded south west corner of the site as shown on the revised plan required by Condition 1.

No more than one campaign activity (washing plant, concrete crushing, wood shredding or foam mix) shall take place on the site at the same time.

Reason: To ensure the protection of the local landscape 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 development) in the Hampshire Minerals and Waste Plan (2013).

11. Stockpiles of processed and unprocessed materials and waste on the site shall not exceed 4 metres above existing ground level.

Reason: To ensure the protection of the local landscape 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 development) in the Hampshire Minerals and Waste Plan (2013).

12. With the exception of a maximum of five (5 No.) skip lorries, two (2 No.) RoRo lorries and one (1 No.) articulated lorry (all HCVs) entering and leaving the site between 07:00 - 07:30 hrs Monday to Friday only, no heavy commercial vehicles (HCVs) shall enter or leave the site outside the following times: 07:30 - 19:00 hrs Monday to Friday and 07:00 - 14:00 hrs Saturday, and not at any time on Sundays, recognised Public or Bank Holidays.

No plant, equipment or machinery involved in the approved waste management operations shall be operated on the site outside the following times: 07:30 - 17:30 hrs Monday to Friday and 07:30 - 12:30 hrs Saturday, and not at any time on Sundays, recognised Public or Bank Holidays.

The applicant shall keep daily records of the times all HCVs enter and depart the site. These shall be made available for inspection by the Waste Planning Authority when requested.

Reason: To ensure the protection of local residents, visitors and those working within the locality in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) in the Hampshire Minerals and Waste Plan (2013).

13. Any above ground oil/chemical storage tank/container and associated pipe work shall be bunded in a manner so as to retain at least 110% volume of the tank capacity.

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

14. The development hereby permitted shall continue to be undertaken in accordance with the approved operational drainage systems at all times during permitted site operations as approved in:

Appeal Decision APP/Q1770/A/11/2161324 comprising:

- Drainage Statement (dated 10 April 2014, ref: LL/v1.3;
- Drainage, Hardstanding & Bay Construction Plan (dated July 2006; ref: 396/DRAIN/1.

Permission 15/00006/CMAS comprising:

- Proposed site drainage and car parking, Drawing BL021, Dated April 2015;
- Drainage Scheme LL/v1.1, dated 28/04/2015).

and the drainage scheme hereby approved for the vicinity of the wash plant:

- Surface Water Management Plan, Drawing 02 Rev 1, Dated Dec 2020.

The approved operational drainage systems shall be implemented in full.

Reason: To ensure the protection of the water environment in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) in the Hampshire Minerals and Waste Plan (2013).

15. All site operations within the development hereby permitted shall continue to be managed in accordance with the RFSF Recycling Environmental Management Plan ref: LL/v1.2 dated 15.10.10 pages 1-4 (as amended) and attached Appendix A (pages 5-7) the *Dust Management Scheme* contained within the Environmental Statement as approved in Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012).

Reason: To ensure the protection of local air quality and surrounding land uses in accordance with Policy 10 (Protecting public health, safety and amenity) in the Hampshire Minerals and Waste Plan (2013).

16. All site operations within the development hereby permitted shall continue to be managed in accordance with the RFSF Recycling Environmental Management Plan ref: LL/v1.2 dated 15.10.10 pages 1-4 (as amended) and Appendix B the *Surface Water Management Scheme* contained within the Environmental Statement as approved in Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012).

Reason: To ensure the protection of the water environment in accordance with Policies 10 (Protecting public health, safety and amenity) and 11

(Flood risk and prevention) in the Hampshire Minerals and Waste Plan (2013).

17. The development hereby permitted shall continue to be undertaken in accordance with the approved site lighting scheme (dated 03 April 2013; ref: LL /v1.3) at all times during permitted site operations as approved in Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012). The approved strategy shall be implemented in full.

If any additional lighting is required for the wash plant, a Lighting Scheme will need to be submitted, and approved by the Waste Planning Authority prior to its use.

Reason: To ensure the protection of local residents and the local landscape from unacceptable lighting impacts in accordance with Policies 5 (Protection of the countryside) and 10 (Protecting public health, safety and amenity) in the Hampshire Minerals and Waste Plan (2013).

18. The development hereby permitted shall continue to be undertaken in accordance with the findings of the existing land contamination report (dated April 2013 by Apple Environmental) at all times during permitted site operations as approved in Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012).

Reason: To protect the health of site workers and local residents and maintain the quality of local ground conditions and the water environment from the effects of contamination in accordance with Policy 10 (Protecting public health, safety and amenity) in the Hampshire Minerals and Waste Plan (2013).

19. All Heavy Commercial Vehicles (HCVs) accessing and egressing the site when loaded with waste or recycled materials shall be fully sheeted to prevent the spillage of materials onto the public highway.

Reason: To ensure the protection of local residents and the locality from unacceptable road safety impacts in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) in the Hampshire Minerals and Waste Plan (2013).

20. No vehicle shall exit the site onto the public highway until the vehicle is sufficiently clean to prevent mud or detritus being carried onto and/or deposited on the public highway.

Reason: To ensure the protection of local residents and the locality from unacceptable road safety impacts in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) in the Hampshire Minerals and Waste Plan (2013).

21. No more than 150,000 tonnes of waste shall be imported to the site per annum.

Reason: To ensure the protection of local residents and the locality from unacceptable road safety impacts in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) in the Hampshire Minerals and Waste Plan (2013).

22. There shall be no more than 208 (104 in and 104 out) Heavy Commercial Vehicle (HCV) movements per day to and from the site. Records of vehicle movements to and from the site shall be kept and made available for inspection at the request of the Waste Planning Authority. An HCV is defined for the purposes of this permission as a commercial vehicle over 7.5 tonnes unladen weight.

Reason: To ensure the protection of local residents and the locality from unacceptable road safety impacts in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) in the Hampshire Minerals and Waste Plan (2013).

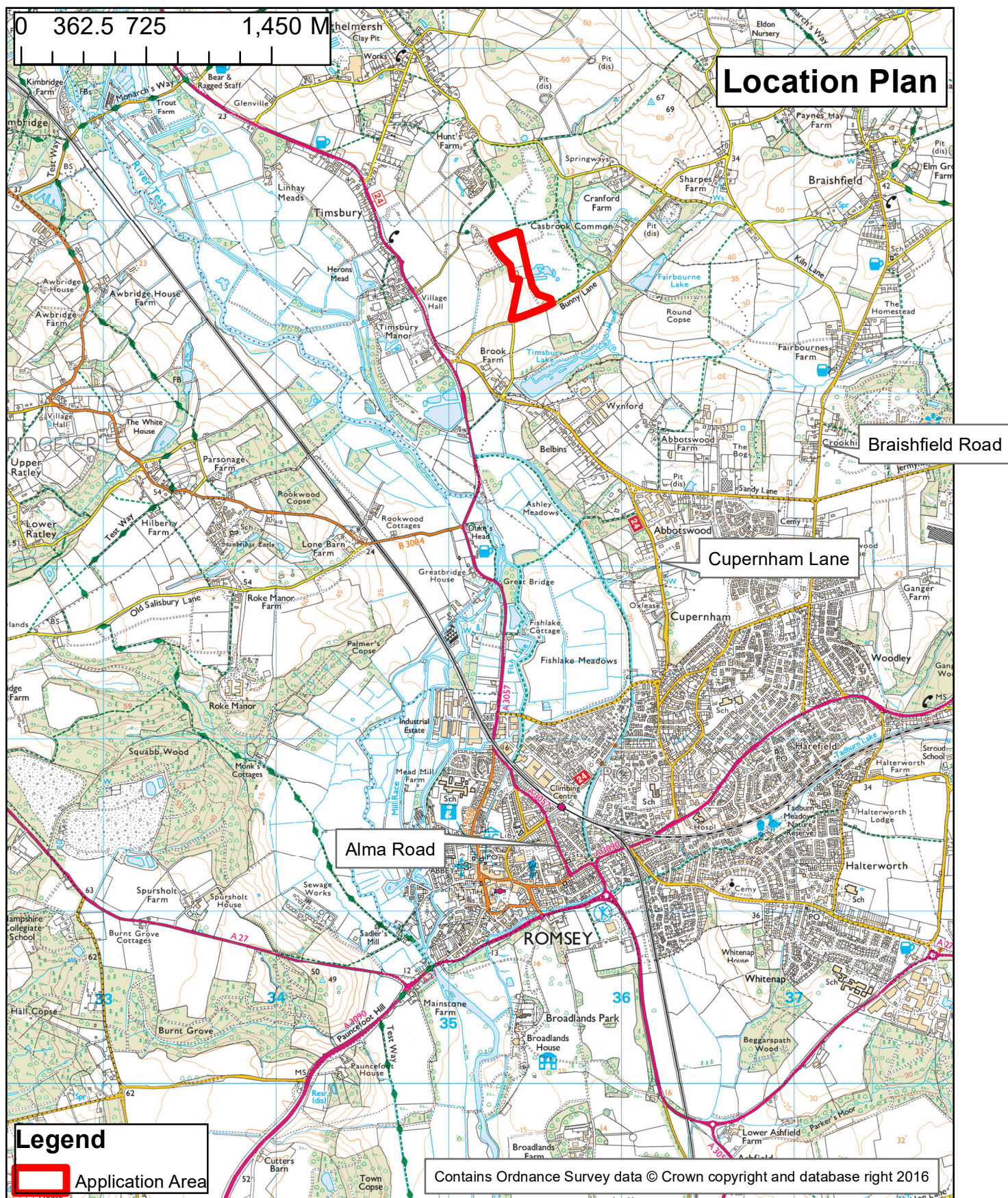
23. All approved herpetological, amphibian (newt), butterfly and bat mitigation approved and implemented under Appeal Decision APP/Q1770/A/11/2161324 (allowed 12 July 2012) shall continue to be implemented and maintained throughout the duration of the development in accordance with ecological mitigation proposed within the approved Environmental Statement, including the ECIA report by Jonathon Adey dated June 2010 and the report by Jonathan Cox dated 18 May 2011.

Reason: To ensure the protection of local ecology and biodiversity from unacceptable impacts in accordance with Policies 3 (Protection of habitats and species) and 5 (Protection of the countryside) in the Hampshire Minerals and Waste Plan (2013).

Note to Applicants

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 (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The Waste Planning Authority strongly recommends that the applicant creates and organises a Liaison Panel that meets regularly throughout the operational life of the site. These panels usually include the applicant, the Waste Planning Authority, other regulators, local councillors, the local Parish Council and local residents/interested parties, all of whom can discuss freely any matters arising within the locality that are attributable to the site and its operations.

3. 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.



Revised Application - Variation of condition 2, 9 and 10 of Appeal decision reference APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMA) to reshape and improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only at Salvidge Farm, Bunbury Lane, Gimsbury

Application No: 21/00588/CMA Site Ref: TV066

Site Visit

Date 5 July 2021

1:30,000



Hampshire
County Council

Economy, Transport and Environment

Drawn by: Strategic Planning

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RFSF Recycling

Recycling Operation Timsbury

Site Layout

Date: March 2011

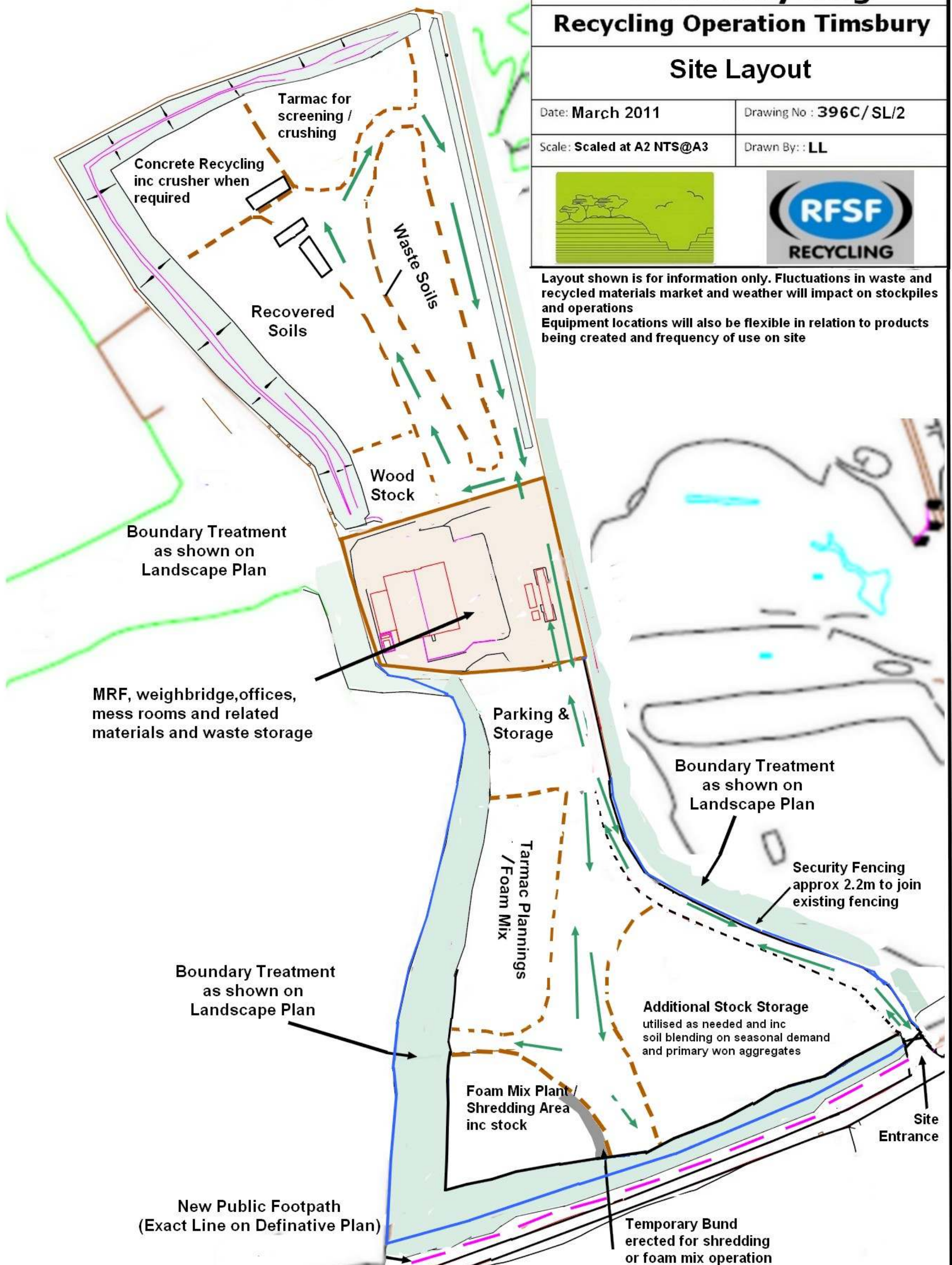
Drawing No : 396C/SL/2

Scale: Scaled at A2 NTS@A3

Drawn By: LL

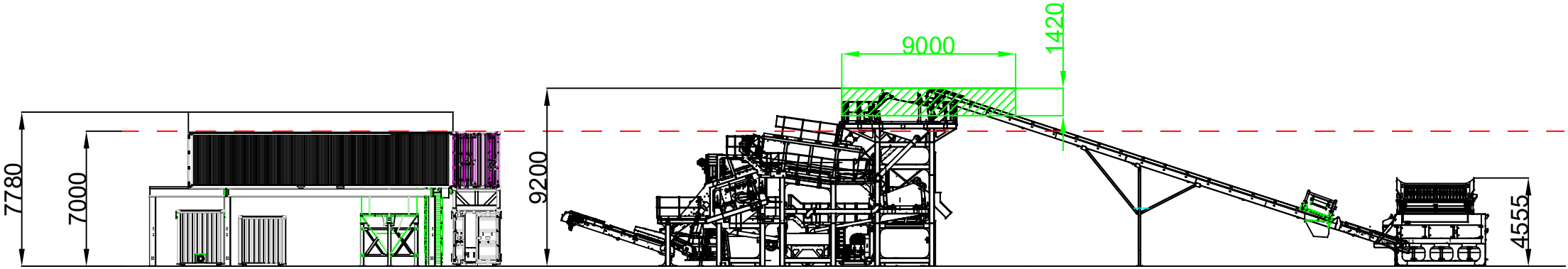
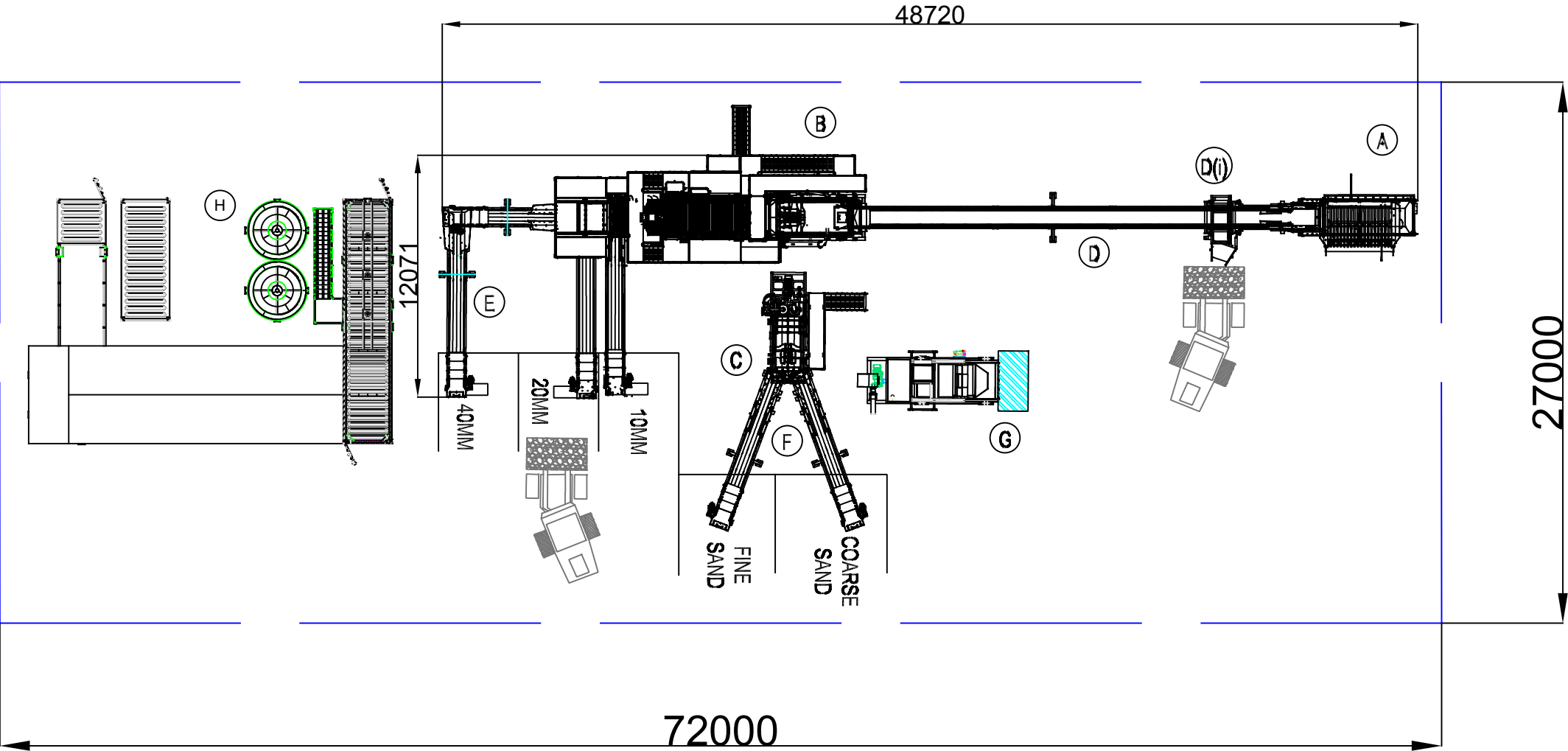


Layout shown is for information only. Fluctuations in waste and recycled materials market and weather will impact on stockpiles and operations
Equipment locations will also be flexible in relation to products being created and frequency of use on site



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ITEM	DESCRIPTION
A	MODULAR FEED HOPPER WITH DDVG
B	AGGSTORM 80
C	COMPACT SAND PLANT-2 GRADE
D	MAIN FEED CONVEYOR
D (i)	OVERBAND MAGNET
E	8M AGGREGATE CONVEYORS - QTY 3NO
F	8M SAND CONVEYORS - QTY 2NO
G	WASTE WATER TRASH SCREEN
H	WATER TREATMENT PLANT WITH FILTER PRESS



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PLANTING SCHEDULE 1

NOTE: (1.5m spacing, based on the layout shown on plan)

Botanical Name	Common name	%	Size purchased/ condition	Total number
Acer campestre	Field maple	10	Feathered tree, bagged/bareroot, height 2.0 -2.25m	32
Alnus cordata	Italian Alder	10	Feathered tree, bagged/bareroot, height 1.25 -1.5m	32
Betula pendula	Silver birch	15	Feathered tree, bagged/bareroot, height 2.0-2.5m	48
Betula pubescens	Downy birch	5	Feathered tree, bagged/bareroot, height 2.0-2.5m	16
Carpinus betulus	Hornbeam	15	Feathered tree, bagged/bareroot, height 2.0-2.5m	48
Crataegus monogyna	Hawthorn	5	Transplants, bagged/bareroot, height 1.0-1.25m	16
Fagus sylvatica	Beech	10	Transplants, bagged/bareroot, height 1.5-1.75m	32
Ilex aquifolium	Holly	10	15L pot size, height 120-150cm	32
Ligustrum vulgare	Wild Privet	5	Transplants, bagged/bareroot, height 40-60cm	16
Pinus sylvestris	Scots pine	10	Transplants, bagged/bareroot, height 40-60cm	32
Prunus spinosa	Blackthorn	5	Transplants, bagged/bareroot, height 1.0-1.25m	16
Total		100		320

Planting stock would be sourced from local provenance wherever possible. Trees would be introduced as more advanced 'feathered' stock wherever possible as these would have a more mature appearance from the outset; the size being set out in the table above. Depending on the nature of the substrate, slow release fertiliser / compost may need to be added to the backfilled soil to aid tree establishment. All trees and scrub would be protected using transparent rabbit spirals or shrub shelters, supported by a timber stake.

WATER SOURCE
LOCATION OF BOREHOLE
PROVIDING WATER SOURCE.

EXISTING BOUNDARY VEGETATION

EXISTING MATURE BELT OF TREES ALONG PART OF WESTERN BOUNDARY OF EXTENSION AREA. AREAS TO BE UNDER PLANTED AS PER PREVIOUS APPROVAL TO IMPROVE SCREENING VALUE OF THE VEGETATION BLOCK. IN ORDER TO ACHIEVE A SUITABLE STANDOFF TO PROTECT THESE TREES, THE AREA OF BUND TO BE INFILLED IS SET BACK A MINIMUM OF 10M FROM THE EDGE OF THE CANOPY, BEYOND THE EXISTING BUND AND ON AN AREA OF EXISTING HARDSTANDING UTILISED FOR CURRENT OPERATIONS

RETAINING WALL

A RETAINING WALL WOULD BE USED TO FORM A RAISED EDGE TO THE HARDSTANDING IN ORDER TO ACCOMMODATE THE INCREASE IN BUND HEIGHT.

BUND INFILL

LOW SECTION OF BUND TO BE INFILLED TO CREATE A CONSISTENT LEVEL / PROFILE AND IMPROVE SCREENING. TO STABILISE THE SURFACE AND FURTHER ENHANCE BIODIVERSITY THE AREA WOULD BE SOWN WITH A SPECIES RICH GRASSLAND MIX INCORPORATING WILDFLOWERS

EXISTING BUND

BUND APPROX 4M HIGH, OUTSIDE SLOPE 1:4 AND PLANTED WITH NATIVE TREE/SHRUBS, 1M WIDTH OF CREST, INSIDE SLOPE 1:1.5.

EXISTING TREE PLANTING
THE OUTER SLOPES OF THE BUND ARE PLANTED WITH WELL ESTABLISHED TREES MANY OF WHICH ARE IN THE REGION OF 1.5-2m IN HEIGHT

EXISTING FOOTPATH LINK
FOOTPATH LINK STARTING ON BUNNY LANE, RUNNING ALONGSIDE THE ROAD, JUST INSIDE THE SITE BOUNDARY. THE LINK FINISHES AT THE CORNER OF THE SITE ENTRANCE.

EXISTING AND PROPOSED
ROADSIDE HEDGE
ROADSIDE HEDGE VEGETATION (APPROX 1M WIDTH) TO BE RETAINED AND UNDERPLANTED WHERE NECESSARY TO PROVIDE A GREEN BARRIER BETWEEN ROAD AND FOOTPATH.

STOCKPILING OF
UNPROCESSED MATERIALS
READY TO BE SCREENED

EXISTING PLANTING
AROUND ENTRANCE
ADDITIONAL PLANTING
AROUND ENTRANCE AREA,
CARRIED OUT AS PER
PREVIOUS APPROVAL

SKIP STORAGE
AREA

CLOSE BOARDED FENCING
(2M HIGH)

SCREENED MATERIAL
READY FOR WASHING

STAFF OVERFLOW AND
VISITOR CARPARKING AREA

PEDESTRIAN WALKWAY FOR
WASHPLANT ACCESS

HGV DELIVERIES ENTRANCE

PRODUCT COLLECTION AREA

WASHPLANT

Pond

Google Earth

Bunny Lane

Jinny Lane

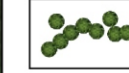
LEGEND



SITE BOUNDARY



EXISTING VEGETATION



PROPOSED VEGETATION



RETAINING WALL



WASH PLANT ON
HARDSTANDING



LOWER SECTION OF BUND TO
BE INCREASED IN HEIGHT



2ND FLOOR
HERMES HOUSE
HOLSWORTH PARK
OXON BUSINESS PARK
SHREWSBURY, SY3 5HJ
T: 01743 239250
www.slrconsulting.com

BUNNY LANE, ROMSEY
S73 PLANNING APPLICATION

Wash Plant
Landscape Mitigation Scheme

BL-LSC01.3

Scale
1:1250 @ A3

Date
JULY 2021

0 10 20 30 40m 60 80 100
Metres 1:1250

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SIGHTLINE SECTION A'-A''

PROPERTY ON CORNER OF
BUNNY LANE AND A3057

GRASSLAND FIELDS BETWEEN
PROPERTY AND AND
EXTENSION AREA

EXISTING PERIPHERAL BUND WITH
EXISTING PLANTING ESTABLISHING

PROPOSED PLANTING TO BE INTRODUCED
AS LARGE STOCK UP TO 2.5M IN HEIGHT
WITH EVERGREEN UNDERSTOREY

TALLEST PART OF WASH
PLANT 9.2m IN HEIGHT

LEGEND



SITE BOUNDARY



SIGHTLINE

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	14 th July 2021
Title:	Amendment and reprofiling of landfill site final restoration levels at Blue Haze Landfill Site, Verwood Road, Ringwood BH24 3QE (No. 21/10083) (Site Ref: NF105)
Report From:	Head of Strategic Planning

Contact name: Kirk Denton

Tel: 0370 779 2554

Email: kirk.denton@hants.gov.uk

Recommendation

1. That planning permission be granted subject to the conditions listed in Appendix A and the Section106 obligations (S106) set out in the S106 agreement dated the 30th April 1999 and as varied by the deed of variation dated 4th of November 2020 that includes obligations for :
 - (i) Lorry routing agreement restricting the use of Harbridge Drove and the B3081 northwards, except for local deliveries;
 - (ii) Management Agreement for Nature Conservation and the provision of footpaths/access for public recreation;
 - (iii) Section 106 Agreement relating to off-site heathland within Plumley Wood; and
 - (iv) Improvements to Bakers Hanging Junction, the realignment of part of the B3081 and dedication of land as highway.

Executive Summary

2. The planning application is for the amendment and reprofiling of the landfill site's final restoration levels at Blue Haze Landfill Site, Verwood Road, Ringwood BH24 3QE.
3. This application is being considered by the Regulatory Committee as the proposed development is an Environmental Impact Assessment [EIA] development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
4. The Blue Haze Landfill Site lies within Ringwood Forest about four kilometres north-west of Ringwood and 1 kilometre (km) south-east of Verwood. The site has an extensive planning history operating first as a sand extraction site and more recently as a landfill with restoration to heathland and woodland. Blue

Haze is an active safeguarded site under Policy 26 (Safeguarding - Waste Infrastructure) of the Hampshire Minerals and Waste Plan (HMWP) (2013). It is the only remaining active non-hazardous landfill site in Hampshire. Current planning permission, originally granted in 1999, allows the landfilling of non-hazardous wastes and the sites restoration by 22 March 2029 through .

5. Hampshire needs to continue its waste processing in order keep up with the demand generated by Hampshire's increasing population. The landfilling operations at Blue Haze form an integral part of the sustainable management of municipal waste arisings in Hampshire through Project Integra. The drive is to divert waste from landfill and manage waste up the waste hierarchy through recycling and recovery processes. Increased recycling, waste composting and the production of Refuse Derived Fuel (RDF) has reduced the amount of waste needing to be landfilled. However, there will always be some waste material and residual waste materials that cannot easily be reused, recovered or recycled. Therefore, currently non-hazardous landfill is still required for the foreseeable future. In Hampshire, Blue Haze is the only remaining active non-hazardous landfill site.
6. Key issues raised are:
 - Visual Impact and Landscape;
 - Amenity and health;
 - Ecology;
 - Flooding; and
 - Highways.
7. The proposed development is an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
8. It is considered that the proposals would be in accordance with the relevant policies of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) (HMWP) as it provides sustainable landfill capacity for Hampshire in accordance with Policies 25 (Sustainable waste management) and 27 (Capacity for waste management development). The site is also an existing and safeguarded site under Policy 26 (Safeguarding – waste infrastructure). The proposal also meets Part 4 of Policy 32 (Non-hazardous landfill) for new landfill capacity not allocated within the Plan.
9. The EIA process has concluded that the proposal would have no significant adverse impact to public health, amenity or the environment when considered with the proposed condition changes.

10. It is recommended that planning permission be granted subject to the conditions listed in **Appendix A** and the Section 106 (S106) obligations set out in the S106 agreement dated the 30th April 1999 and as varied by the deed of variation dated 4th November 2020 that includes obligations for:
- (i) Lorry routing agreement restricting the use of Harbridge Drove and the B3081 northwards, except for local deliveries;
 - (ii) Management Agreement for Nature Conservation and the provision of footpaths/access for public recreation;
 - (iii) Section 106 Agreement relating to off-site heathland within Plumley Wood; and
 - (iv) Improvements to Bakers Hanging Junction, the realignment of part of the B3081 and dedication of land as highway.

The Site

11. The Blue Haze Landfill Site covers an area of approximately 31 hectares on the Somerley Estate, situated in a rural setting adjacent to Ringwood Forest in the New Forest District, bounded on all sides by commercial conifer plantations. It is about 4 kilometres (km) to the north-west of Ringwood and 1 km south-east of Verwood (Dorset) (see **Appendix B**).
12. Blue Haze is an active and safeguarded landfill site under Policy 26 (Safeguarding - Waste Infrastructure) of the Hampshire Minerals and Waste Plan (HMWP) (2013). It is the only remaining active non-hazardous landfill site in Hampshire. The landfill was granted consent in 1999 following a period of mineral extraction. The current planning permission allows the landfilling of non-hazardous wastes and restoration by 22 March 2020 (planning permission [19/10066](#)).
13. The site comprises of 10 landfill cells (phased areas). (See **Appendix D**). Generally, the perimeter of the site has been landfilled and restored. The cells to the centre of the site are currently being landfilled and the cells to the north of the centre of the site are used to locate the landfill site's operations. The site's reception area includes car parking, offices, the Waste Transfer Station [WTS], the Landfill Gas Utilisation Plant [LGUP] and other site building and structures.
14. The site is accessed from the B3081 (Verwood Road), approximately 3.5 km north-west of the junction with the A31, via a metalled access road to the landfill site's reception area.
15. There are the following residential properties in proximity to the site:
- Blue Haze, 28 metres (m) east;

- Belt Cottage, 56m east;
- Ebblake House, 215m north-west;
- Nursery Cottages, 630m west;
- Reservoir Cottages, 660m north;
- White Hoe Cottages, 700m north-east;
- Burnt Hill House, 830m north-east;
- New Barn Cottages, 870m north-east;
- Old Laundry Cottages, 870m east;
- Park Cottage, 1,000m east; and
- Verwood Village, 400m north-west.

16. Duncombe Lodge (560m south-east) and Nea Lodge (725m north-east) are two listed buildings in proximity to the site.

17. There are the following Ancient Monuments and Archaeological sites in proximity to the site:

- Potential Bronze Age Barrow (Alert yellow), 370m south-west;
 - Two bowl barrows (Alert Red & Ancient Monument), 590m south-west;
- and
- Bowl Barrow, 420m north-west.

18. There are the following Conservation Areas in proximity to the site:

- Ringwood (adjacent to A31), 3km south-east;
- Western Escarpment, 4km east;
- Harbridge, 3.4km east; and
- Ibsley, 2.1km north-east.

19. The Somerley Household Waste Recycling Centre [HWRC] is located 100m south of the landfill site. This site is part of Hampshire's network of HWRCs.

20. There are no Public Rights of Way [PROW] crossing the application site. PROW 78, a bridleway that runs west to east is 100m north of the site; links Verwood and Somerley.

21. There are a number of ecologically designated sites within the vicinity of the application site:

- Sites of Special Scientific Interest [SSSIs]: Ebblake Bog (500m west), Moors River System (1,200m south-west), Avon Valley (1,500m east), The New Forest (4km east) and various (>1500m north);
- Special Protection Areas [SPAs], Special Areas of Conservation [SACs] and RAMSARs: Dorset Heathlands (Ramsar, SAC and SPA) (500m

- west), Avon Valley and River Avon (Ramsar and SAC) (1.5km east and various (>1500m north); and
 - Sites of Importance for Nature Conservation [SINCs]:and Ringwood Forest and Homewood (the Site is within this SINC), Somerley Closed Landfill (abuts southern boundary of site) Home Wood (Ancient Replanted) (1,270m east) and Ancient Woodland (775m west).
22. The intervening land is principally wooded / afforested in character, the site being generally well screened by commercial forestry blocks. This surrounding land is managed for commercial forestry and is a Site of Interest for Nature Conservation (SINC).
 23. The site is located 4km west of the New Forest National Park. The A31 is the main highway route for Hampshire waste being delivered to the site. The A31 runs through the National Park. Cranborne Chase Area of Outstanding Natural Beauty (AONB) is located approximately 6km to the north-west of the site.
 24. The site and surrounding areas are located within National Character Area (NCA) 135: Dorset Heaths, an area described in the NCA profile as containing some of the best lowland heath left in England. The NCA 131: New Forest, is situated approximately 1.3km to the east of the Site and includes the extent of the New Forest National Park.
 25. The site is situated within the southern extent of the Ringwood Plantations and Heath Landscape Character Area (LCA) as identified within the Hampshire Integrated Character Assessment. The LCA extends to Verwood in the west, includes Plumley Wood to the north and the restored land of the former Somerley Landfill by Duncombe Lodge.
 26. The prominent landscape within 2km of the site is either lowland wetlands, and lowland heath and moorland with naturally wet acidic, sandy and loamy soils.
 27. The site is located within Flood Zone 1 (land at the lowest risk of flooding) and therefore has an annual probability of less than 1 in 1,000 of river or sea flooding. The site is located approximately 1.8km east of a Flood Zone 2 and 0.9km west of a Flood Zone. Nearby controlled water bodies include the River Avon, 2km to the east, and the Rive Crane 1.4km to the west of the application site which meets with the Ebblake stream to form the River Moors. A balancing pond is located in the south-east corner of the site installed as part of the existing surface water management plan.
 28. The site has conditioned operating times of 0700 to 1800 Monday to Friday (except on recognised public holidays, apart from 25 and 26 December, when the hours are restricted to between 0800 and 1630 for the receipt of domestic

and household waste recycling centre waste), 0700 and 1630 on Saturday and 0800 to 1630 on Sunday (for the receipt of domestic and household waste recycling centre waste).

29. The existing permission is conditioned to control amenity impacts such as noise, vermin, dust and odour. The site has an existing approved restoration scheme.
30. The landfilling of non-hazardous wastes at Blue Haze has been undertaken since the grant of planning permission [00060405M](#) in June 1999. The site is the only active non-hazardous waste landfill in Hampshire. The site also accepts waste from Dorset, where there are no active non-hazardous waste landfill sites. The site was permitted to continue operation until March 2020. Planning permission [19/10066](#) (determined 05/11/20) extended the period for importation of non-hazardous wastes to the landfill until the year 2029, with final restoration completed by 2031. In the period since the resolution to grant planning permission for application 19/10066, the applicant has investigated and subsequently concluded that the landfill site would be able to receive and manage a greater amount of waste prior to the approved cessation date of 2029 (final restoration 2031) subject to some minor contour re-profiling. Planning application 19/10066 set out that waste would stop coming into the site from West Berkshire. Whilst waste has now ceased coming into the site from West Berkshire, other sources of waste have been established and are predicted to require landfill disposal. This includes waste from Dorset.
31. In 2017, the site imported 122,987 tonnes of household, commercial and industrial waste to landfill. 14,437 tonnes of soil were imported for restoration. This results in a current total of 32,940 HGV movements (to and from the site) per annum, which accounts to 126 daily HGV movements.
32. Existing planning permissions dictate that the site will be restored to commercial forestry, heathland edges and a wildlife corridor, the proposal would not change the existing permitted restoration scheme.

Planning History

33. The site has an extensive planning history operating firstly as a sand extraction site and more recently as landfill. The planning history of the site is as follows:

Application No	Location	Proposal	Decision	Decision Date
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19/10066	Blue Haze Landfill Site	Variation of conditions 1, 3 and 4 of planning permission 07/90183 to extend the time to complete the importation of waste to the landfill until 2029, revise the landfill phasing and phasing of restoration, and the completion of landfill restoration by 2031;	Approved	05.11.20
19/10064	Blue Haze Landfill Site	Variation of condition 2 of planning permission 11/97613 to extend the time for the use of the Waste Transfer Station until 2030.	Approved	05.11.20
19/10063	Blue Haze Landfill Site	Variation of condition 2 of planning permission 08/92516 to extend the time for the use of the landfill gas utilisation plant until March 2040.	Approved	05.11.20
SCO/2018/0763	Blue Haze Landfill Site	EIA Scoping for the Extension of time for landfilling and ancillary waste management operations	Advice	22.10.18
15/10979	Road Sweeping and Gully Waste site, within the Blue Haze Landfill Site	Construction and operation of a plant for the processing of road sweepings and gully waste to recover material suitable for use in landfill restoration	Granted	09.12.15
12/99128	Incinerator Bottom Ash (IBA) processing	Variation of condition 2 of planning permission 07/90181 to extend the life of	Granted	16.10.12

	facility area, cell 4, within the Blue Haze Landfill Site	an Incinerator Bottom Ash (IBA) processing facility		
12/98419	Site reception area within Blue Haze Landfill Site	The Installation of a Leachate Treatment Facility with Associated Plant and Machinery	Granted	26.04.12
11/97613	Site reception area within Blue Haze Landfill Site	Variation of condition 3 of Planning Permission 07/90182 to allow extended hours of operation of the Waste Transfer Station on Saturdays (0700-1630)	Granted	17.10.11
08/92516	Adjacent to the site reception area within Blue Haze Landfill Site	The Installation of Four Landfill Gas Engines, Replacement Landfill Gas Flare, Gas Scrubbing Equipment, Control Cabin, Leachate Treatment Facility and Associated Plant within a Secure Compound.	Granted	13.08.08
07/90183	Blue Haze Landfill Site	Non-compliance with condition 3 of planning permission No. 06/88024 for a revised phasing and restoration programme	Granted	27.07.07
00060405M	Chatsworth/ Blue Haze	Restoration of sandpits by the importation of controlled wastes	Granted	10.06.99
12442M	Chatsworth/ Somerley. Joined with Blue Haze	Extraction of sand	Granted	21.03.80

34. Blue Haze Landfill site is identified in the adopted Hampshire Minerals and Waste Plan (2013) as a safeguarded landfill site under Policy 26 (Safeguarding – waste infrastructure). It is safeguarded for the following uses:

- Blue Haze Landfill for non-hazardous landfill with subsidiary operations: HWRC, WTS and IBA recycling; as well as
- Blue Haze Waste Transfer Station [WTS], for municipal waste.

35. The site also identified as a site with non-hazardous landfill capacity where the use of the remaining permitted capacity will be used to support Hampshire's landfill requirements through Policy 32 (Non-hazardous landfill) of the [HMWP \(2013\)](#).

36. Somerley HWRC, south of the application site, is identified in the adopted Hampshire Minerals and Waste Plan (2013) as a safeguarded Household Waste Recovery Centre (HWRC) site.

The Proposal

37. The proposed development seeks planning consent for a vertical extension at Blue Haze Landfill Site.

38. The proposed final, post settlement restored profile height will be a maximum of 2m higher than the current approved levels as approved under planning permission [07/90183](#). A 2m increase in final restoration height would only be in certain places and would not be uniform across the landfill site. Fully restored planted areas of the landfill would not be disturbed.

39. The restoration profiles would still peak in two areas, one in the north and one in the south of the landfill. The southern peak would be at 58mAOD and the northern peak would be at 59mAOD. The current approved post settlement levels are 56mAOD in the southern peak and 57mAOD in the northern peak.

40. The pre-settlement peaks would be constructed to 65mAOD in the north and 64mAOD in the south of the site.

41. This capacity increase would allow for an approximate additional 770,000 tonnes of landfill capacity to be created at the site. The extension would be completed, and the landfill restored within the currently approved timescales.

42. At the present time Blue Haze Landfill Site is expected to reach capacity by the end of 2026 start of 2027. The proposed development would create additional capacity, which would allow material to be deposited in line with the

timeframes of the current planning permission, which requires waste to stop coming into the site by the end of 2029.

43. As previously stated, Blue Haze is the only remaining active non-hazardous landfill site in Hampshire and is required to maintain a landfill resource until the end of the current waste contract (Project Integra) in 2030. It is therefore important to maximise the use of this last remaining resource throughout the course of the permitted timescale.
44. Further to this, there is an identified need of 1.4 million tonnes (mt) of additional non-hazardous landfill capacity in the [HMWP \(2013\)](#). Policy 32 (Non-hazardous landfill development) includes an number of site allocations for increasing capacity with in Hampshire. None of this additional non-hazardous landfill capacity has come forward in Hampshire since the adoption of the Plan.
45. The current day-to-day running of the site will effectively remain unchanged with the increase in non-hazardous waste landfill capacity allowing additional material to be imported into the landfill site until 2029.
46. The proposed development may result in a minor increase in traffic movements. The total two-way movements at the site for the previous 3 calendar years are 32,940 for 2017, 34,160 for 2018 and 33,284 for 2019.
47. The applicants have submitted a Transport Statement to support the application and have included a chapter on Transport and Access within the submitted Environmental Statement.
48. A signed section 106 agreement dated the 30th of April 1999 and as varied by a deed of variation dated the 4th November 2020 is in effect on site. By virtue of new clause 8.1 as inserted by the deed of variation the s.106 agreement will apply and bind new permissions granted under applications to vary conditions automatically without the need for a further s.106 agreement or deed of variation. The existing s.106 agreement will therefore remain in force in respect of this proposal in the event of this proposal being approved. The 106 includes a lorry routing obligations restricting the use of Harbridge Drove and the B3081 northwards, except for local deliveries, a requirement for a Management Agreement for Nature Conservation, a requirement for the provision of footpaths/access for public recreation, the provision of off-site heathland within Plumley Wood and obligations for road improvements and the dedication of land as highway.

49. The applicants have detailed within their submission that Blue Haze Landfill Site would continue to operate in compliance with condition 14 of the extant planning permission ([19/10066](#) determined November 2020) in respect of only utilising the established site access and ensuring all vehicles that exit the site do not emit dust or deposit mud or other debris onto the highway. Conditions 15, 16, 17 and 18 of this permission also relate to highways and include requirements to maintain signage, for waste vehicles to be sheeted and not deposit debris on the road and not to obstruct Bridleway 39.
50. The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#); 10(a) - Urban development projects and 11(b) Installations for the disposal of waste (unless included in Schedule 1) and is considered to be an Environmental Impact Assessment development. Screening under the EIA Regulations has been carried out on the proposed development as supplied. The development is classified as a Schedule 2 development as it falls within Category 11 and exceeds the size threshold. An Environmental Statement has been supplied by the applicant and has been considered alongside the application documents.
51. The site will be restored in line with the same restoration concept as the existing permitted restoration scheme. Fully restored areas of the landfill will not be disturbed, the site will be restored with a mixture of commercial forestry, heathland edges and a wildlife corridor.

Development Plan and Guidance

52. Paragraph 47 of the National Planning Policy Framework (2019) (NPPF) requires planning applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, consideration of the relevant plans, policies and guidance and whether a proposal is in accordance with these, is of relevance to decision making. The following plans and associated policies are considered to be relevant to the proposal:

[National Planning Policy Framework \(2019\) \(NPPF\)](#)

53. The following paragraphs are relevant to this proposal:

- Paragraphs 7-8: Sustainable development;
- Paragraph 11: Presumption in favour of sustainable development; proposals should be determined in accordance with the development plan unless material considerations indicate otherwise;
- Paragraphs 47-50: Determining applications;
- Paragraphs 54-57: Planning conditions;

- Paragraph 80: Support of sustainable economic growth;
- Paragraph 102-103: Sustainable transport;
- Paragraph 108-111: Transport – Considering development proposals;
- Paragraphs 127-131: Achieving well-designed places;
- Paragraphs 148-153: Meeting the challenge of climate change;
- Paragraph 170: Contributions and enhancement of natural and local environment;
- Paragraph 172: Great Weight to conserving and enhancing National Parks;
- Paragraphs 175-177: Habitats and biodiversity; and
- Paragraphs 178-183: Ground conditions and pollution.

National Planning Policy for Waste (2014) (NPPW)

54. The following paragraphs are relevant to the proposal:

- Paragraph 5: Criteria by which Waste Planning Authorities should assess the suitability of sites for new or enhanced waste management facilities; and
- Paragraph 7: Determining planning applications.

55. The NPPW demonstrates an ambition for the “*delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy*”. It also states that “*waste planning authorities should consider the likely impact on the local environment and on amenity which in particular includes the suitability of the road network and the extent to which access would require reliance on local roads*”.

National Waste Planning Practice Guidance (NWPPG) (last updated 15/04/2015)

56. The following paragraphs are relevant to the proposal:

- Paragraph 001: Who is the planning authority for waste developments?;
- Paragraph 002: What matters come within the scope of ‘waste development’?;
- Paragraph 006: What is the obligation on waste planning authorities towards implementing the proximity principle?;
- Paragraph 007: Do the self-sufficiency and proximity principles require each waste planning authority to manage all of its own waste?;
- Paragraph 009: How is the Waste Hierarchy delivered through Local Plans and in planning decisions?;

- Paragraph 047: Should existing waste facilities be expanded/extended?;
- Paragraph 048: Are time extensions for landfill sites allowed?; and
- Paragraph 050: What is the relationship between planning and other regulatory regimes?

Hampshire Minerals & Waste Plan (2013) (HMWP)

57. The following policies are relevant 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 9: Restoration of minerals and waste developments;
- Policy 10: Protecting public health, safety and amenity;
- Policy 12: Managing traffic;
- Policy 13: High-quality design of minerals and waste development;
- Policy 25: Sustainable waste management;
- Policy 26: Safeguarding - waste infrastructure;
- Policy 27: Capacity for waste management development;
- Policy 29: Locations and sites for waste management; and
- Policy 32: Non-hazardous waste landfill.

New Forest Local Plan 2016-2036 Part 1: Planning Strategy

58. The following policies are relevant to the proposal:

- Policy CS1: Sustainable development principles;
- Policy CS4: Energy and resource use;
- Policy CS24: Transport considerations; and
- Policy CS25: Developers' contributions.

New Forest Sites and Development Management (Part 2) (2014) (NFSDM Pt 2 (2014))

59. The following policies are relevant to the proposal:

- Policy DM22: Employment development in the countryside; and
- Policy DM26: Development generating significant freight movements.

Consultations

60. **Councillor Thierry** - Was notified

61. **Ellingham Harbridge & Ibsley Parish Council** –No objection. Happy to accept the decision reached by the District Council's Officers under their delegated powers. It was noted that there were two objections raised by local residents. The Parish Council would like to draw the Planning Team's attention to the concerns and issues raised in the objections and wish to ensure that they are dealt with appropriately.

62. **New Forest District Council** – No objection.

63. **Dorset Council** - Was notified.

64. **Lead Local Flood Authority** – No objection.

65. **Planning Policy** - Provided information on relevant policy. Subject to compliance with the rest of the Hampshire Minerals and Waste Plan, Hampshire County Council Planning Policy has no objection against the proposed planning application.

66. **Public Health - HCC**- No objection, encourage the site operator to appropriately mitigate any sources of odour, air and noise pollution.

67. **Civil Aviation-Bournemouth** - Bournemouth Airport have no safeguarding objections to this development provided there are no changes made to the current application and the applicant continue to use a falconer to manage wildlife at the site.

68. **Highway Authority** - No objection subject to the condition that vehicular access will be via the existing Blue Haze Landfill Site access from the B3081 Verwood Road only.

69. **County Landscape Architect** - No Objection in principle.

70. **County Ecologist** - No objections. Satisfied with the submitted reports and restoration and aftercare plan.

71. **County Archaeologist**- No objection. If no works will extend beyond the current areas of extraction into the surrounding areas of forestry then I would not raise any archaeological issues.

72. **Natural England** - Was notified.

73. **Environmental Health New Forest** - No objection. No concerns regarding the proposed amendment to this application, assuming the existing conditions relating to noise and dust form part of the amended planning permission.

74. **Environment Agency** – Has no objection.

Representations

75. 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, HCC:

- 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 100 metres of the boundary of the site.

76. As of 1st June 2021, a total of 2 representations to the proposal have been received. Both representations received objected to the proposal. The main areas of concern raised in the objections related to the following areas

- Exposure to polluting gases;
- Exposure to vermin;
- Noise levels have also increased including at weekends;
- Health impacts associated with the landfill operations;
- An increase in the elevation of the landfill will raise the water table further and for longer periods harming the cess pit on the property.
- Methane gas monitors should be installed adjacent the neighbours of the site;
- Compensation should be paid to residents for harm to cess pit from landfill operations;
- Tree height screen should be increased;
- An online system should be set up for registering neighbour complaints;
- The previous decision to extend the original time line was unsound given that it was based on flawed and possibly skewed data.

77. The above issues will be addressed within the following commentary, (except where identified as not being relevant to the decision).

Habitats Regulation Assessment [HRA]

78. The [Conservation of Species and Habitats Regulations 2017](#) (otherwise known as the 'Habitats Regulations') transpose European Directives into UK law.
79. 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.
80. 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.
81. The applicant has submitted a shadow HRA with the application, Report to Inform Habitats Regulations Assessment – Stage 1 Screening, dated July 2020. The HRA screening report concludes that the proposals will have no likely significant effect on any European designated site. Natural England have not commented on the application although the Councils Ecologist has commented that *the 'assessments are found to be thorough, and I am happy that the LPA can relay on the conclusions that the habitats sensitive to these potential effects, including those within the designated sites will not be subject to any significant effect, and have therefore met their obligations as required by the Habitat Regulation'*. The findings of the HRA are documented below:
- Based on the assessments and considerations set out in Step 3, it can be concluded that the development proposal has no potential to result in LSE on any Natura 2000 sites designated under the requirements of the Habitats Directive. Therefore Stage 2: Appropriate Assessment is not considered to be necessary.
82. 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.
83. The HRA screening hereby carried out by the LPA/MWPA considers the 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 the wider site may have.

Climate Change

84. Hampshire County Council declared a climate change emergency on 17 June 2019. A [Climate Change Strategy and Action Plan](#) has since been adopted by the Council. 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 does not form part of the development plan so is not material to decision making.

85. This proposed development has been subject to consideration of *Policy 2 (Climate change – mitigation and adoption) of the [HMWP \(2013\)](#)*. Policy 2 states that “waste developments should minimise their impact on the causes of climate change. 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”. The location of an existing Landfill Gas Utilisation Plant [LGUP] on site, helps the site to mitigate emissions from the site. The use of the LGUP would continue in the event that this application is granted.

86. In addition, paragraph 4.7 of the Plan which is supporting text to the Policy 2 states “waste development can provide opportunities to mitigate and adapt to the inevitable effects of climate change. This may include...the location of development adjacent to local markets which may provide opportunities to reduce emissions from or created by transport

87. The applicant has submitted an Assessment of climate change policies and views the proposal accords with appropriate policies mainly due to the fact that if waste was not deposited at this site, it would be diverted to landfills further away increasing the distance of vehicular movements. The applicant also highlights that landfill gas is appropriately managed on site, without appropriate management the gas would further contribute to climate change.

88. It is considered appropriate assessment has been made of climate change issues in relation to the proposal which adds weight in support of the application.

Commentary

89. An Environmental Statement [ES] has been submitted as part of the application to raise the height of the landfill site. This addresses the key environmental issues of the proposal and includes a non-technical summary.

Principle of the development

90. The [NPPF \(2019\)](#) includes an overarching 'presumption in favour of sustainable development' which means 'approving development proposals that accord with the development plan without delay'. It is therefore important that the development proposed is demonstrated to be considered sustainable at its core. The presumption in the NPPF (2019) allows for only refusing permission where adverse impacts clearly outweigh the benefits, or NPPF (2019) policies indicate developments should be restricted. This is translated into the adopted Hampshire Minerals and Waste Plan [HMWP] (2013) through Policy 1 (Sustainable minerals and waste development), which states that the Hampshire Authorities will take a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development contained in the [NPPF \(2019\)](#).

91. Chapter 4 of the ES details alternative options other than raising the height of the landfill. These were as follows:

- Option 1: To proceed with the scheme proposed under planning application 19/10066 for the site to be restored at the currently approved profile heights. Based on current filling rates the landfill site will have reached capacity by late 2026 / early 2027;
 - a) And divert waste to an alternative site;
 - b) And open a new landfill site.
- Option 2: A larger raise in profile height with an extension of permitted dates for waste deliveries and restoration.

92. The locational principle of landfilling at this site is well established with the granting of previous applications on the site. The site is also listed within Appendix B of the [HMWP \(2013\)](#) as a safeguarded site and is therefore

safeguarded against redevelopment and inappropriate encroachment by Policy 26 (Safeguarding – waste infrastructure).

93. Policies 25 (Sustainable waste management), 27 (Capacity for waste management development) and 32 (Non-hazardous waste landfill) of the [HMWP \(2013\)](#) are key policies in the consideration of the principle of increased capacity of the site.
94. Policy 25 (Sustainable waste management) of the [HMWP \(2013\)](#) aims to divert as much waste as possible away from landfill. Therefore, the policy could be considered to be against the proposal. However, the policy aims for 95% diversion from landfill by 2020, based upon information within the 2019 AMR this was achieved in 2018 and 2017. The policy also states that Hampshire's waste infrastructure should help to maintain Hampshire's contribution to regional and national waste infrastructure requirements. With limited alternative non-hazardous landfill options available, additional capacity at the Blue Haze site needs to be given significant weight in any planning balancing exercise.
95. Policy 27 (Capacity for waste management development) of the [HMWP \(2013\)](#) requires an additional estimated 1.4 million tonnes of non-hazardous landfill capacity over the Plan period. Based on current filling rates the application site has approximately 6 years of capacity remaining. The proposed development to provide further capacity on the site (770,000 tonnes) therefore complies with Policy 27 (Capacity for waste management development) of the [HMWP \(2013\)](#).
96. Policy 32 (Non-hazardous waste landfill) of the [HMWP \(2013\)](#) is of direct relevance to this proposal. Part 1 of Policy 32 (Non-hazardous waste landfill) specifically names Blue Haze as the highest priority to use as existing capacity, alongside 2 other landfill sites within the Plan area at Squabb Wood, near Romsey and Poundbottom, Redlynch. The use of the existing capacity at Blue Haze is therefore supported by part 1 of Policy 20. It is important to note that since the adoption of the [HMWP \(2013\)](#), landfilling operations at the two other sites have ceased, meaning that there is increased pressure on the remaining capacity at Blue Haze. Parts 2 and 3 of Policy 32 are not relevant to this proposal as they relate to sites previously identified for additional or reserve landfill capacity, at Squabb Wood and Purple Haze. However, the delivery of these sites for additional landfill is of importance here. As already noted, Squabb Wood has closed and the option to develop the site for further capacity did not take place before its closure. In addition, a planning application for the extraction of sand and gravel and associated restoration has recently been submitted at Purple Haze. This does not include non-hazardous

landfilling (planning application [21/10459](#)). This further reduces the potential for landfill capacity in Hampshire based on those allocated in the Plan.

97. In terms of the provision of additional capacity, Part 4 of Policy 32 is of relevance to this proposal. This sets out criteria which guides such developments. Criteria A of the policy relates to support being given for proposal where there is a demonstrated need for non-hazardous landfill and where no acceptable form of waste management further up the [waste hierarchy](#) can be made available to meet the need. The “waste hierarchy” ranks waste management options according to what is best for the environment. It gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then recovery, and last of all disposal (e.g. landfill). The 2019 Annual Monitoring Report (AMR) outlines that at the end of 2019 there were approximately 3.1 years of non-hazardous landfill capacity remaining for Hampshire. This is below the 4-year requirement and has been for 3 consecutive years. Criteria b of the policy states that proposals for additional landfill capacity will be favoured at existing landfill sites. This means that the proposal meets this criterion. Criteria C, D and E relate to the site not being located within or near and urban area, aquifers, groundwater protection and flood risk protection and restoration, respectively. As already noted in this report, the principal of a landfill in this location has already been considered and established through the grant of the main landfilling permission in 1999 [07/90183]. This means that the proposal meets these criteria. Finally, criteria f. states that additional non-hazardous landfill capacity will be supported where the site provides for landfill gas collection and energy recovery, which is ongoing at Blue Haze. The proposal for additional capacity therefore meets Part 4 of Policy 32 and is therefore considered to be in accordance with this policy and should be supported.
98. Blue Haze Landfill Site is the only remaining active non-hazardous landfill site in Hampshire and supports the sustainable management of municipal waste arisings as part of Project Integra. Based on the current rates of filling the landfill would reach capacity by the end of 2026/start of 2027.
99. Without landfill resource, it is considered questionable as to whether Hampshire would have enough capacity from late 2026/early 2027 and this could lead to an increased amount of waste being managed outside of Hampshire and potentially outside of the UK.
100. On balance, Policies 25 (Sustainable waste management), 27 (Capacity for waste management development) and 32 (Non-hazardous landfill) of the [HMWP \(2013\)](#) support the proposal to allow increased landfilling capacity at

this existing site. There is also a clearly demonstrated need for the increase in capacity at an already well-established landfill sites, to manage Hampshire's residual wastes. The site is also Hampshire's only remaining landfill. On this basis, the proposed development is considered to be supported by the relevant policies of the [HMWP \(2013\)](#).

Visual impact and landscape

101. The main issue associated with the proposed development is the potential to affect landscape character and visual amenity by the raising of the levels on certain parts of the landfill to allow for an increased in the overall capacity. Therefore policies 10 and 13 of the HMWP (2013) are of relevance here. 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.
102. The reprofiling would involve an increase of 2m in the post-settlement height at the northern part of the site and an increase of 1m in the southern part of the site.
103. The existing site and operations are well screened from public viewpoints and nearby residential properties by existing commercial forest areas and woodlands.
104. Views within the area are largely restricted to short range views due to the heavy density of forestry.
105. A comprehensive Landscape and Visual Assessment was submitted as part of the application. The analysis conclude that the proposed development is unlikely to cause any adverse impact to the local visual amenity and that of the designated sites within the wider landscape
106. The Council's Landscape Officer has no objections to the proposed development and accepts the assessment carried out by the applicants in support of their application. Conditions are included in **Appendix A** relate to landscape protection and to ensure the visual amenity of the locality is protected.
107. Based on the comprehensive supporting information and no objection from the Councils Landscape Officer it is considered, the proposed development 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 \(2013\)](#) with respect to visual impact and landscape.

Cultural and Archaeological Heritage

108. 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.
109. The Council's Archaeologist has been consulted on the application and raises no objections to the proposal on the basis that further landfilling operations take place over existing landfill areas and areas subject to previous mineral extraction. The applicant has confirmed that this is the case.
110. With no impact on previously undisturbed areas it is considered the proposed development would have no impact upon the historic environment and therefore complies with Policy 7 Conserving the historic environment and heritage assets) of the [HMWP \(2013\)](#).

Ecology

111. 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.
112. The proposed operations do not go outside the existing operational boundary of the site, with existing landfilling operations remaining the same apart from the increased input of materials.
113. An Ecological Impact Assessment (EclA) has been undertaken in support of the proposed development, the assessment details that the site is a heavy disturbed area supporting habits of little or no value to biodiversity.

114. In the previous application on site to extend landfilling operations [\(19/10066\)](#) In order to achieve net biodiversity gain and enhancements mitigation was secured via conditions and a Section 106. Mitigation included the continued maintenance of the reptile exclusion fencing and the Habitat Corridor Management Plan. The submitted Ecological Impact Assessment with this application details that there is no need to amend those mitigation measures. The Council's Ecologist agrees with conclusions of the Ecological Impact Assessment. Appropriate mitigation and enhancement can be secured via condition on any approval. Recommended conditions 19 – 22 in **Appendix A** of this report relate to ecological protection and management.
115. It is therefore considered the proposed development has no adverse effect on protected species and enhances wildlife habitat in accordance with Policy 3 (Protection of habitats and species) of the [HMWP \(2013\)](#).

Impact on amenity and health

116. Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between waste developments and other forms of development.
117. Concerns have been received from the public in relation to noise, odour, vermin and litter from the site and are noted.
118. New Forest District Council, the Environmental Health Officer [EHO] and Public Health responded to consultation with no objection subject to appropriate mitigation measures in relation to odour, air pollution and noise.
119. The Environment Agency have raised no objections to the application. The site requires an Environmental Permits regulated by Environment Agency, this permit provides specific conditions for control of emissions including noise and dust and, therefore, it is not necessary for such controls to be duplicated under this permission.
120. The key amenity issues (and their potential impacts) are commented upon below:

Noise

121. Existing conditions on planning permission [19/10066](#) control the operating times of the site and ensure the perimeter bunds are retained. Conditions 31 to 32 (Noise) limits noise levels, requires a screening bund to be in place and compliance with a Noise Management Scheme. This scheme also sets out the acoustic protection for the Blue Haze Cattery, a neighbour of the site. This scheme also sets out the acoustic protection for the Blue Haze Cattery, a neighbour of the site.

122. These measures would remain in place and can be further secured via appropriate updated conditions on any approval of this proposal.

Dust

123. Condition 24 of planning permission [19/10066](#) secured a Dust Management Scheme which is in place and operational to protect adjacent residential amenity scheme which is in place and operational to protect adjacent residential amenity.

124. These measures would remain in place and can be further secured via appropriate updated conditions on any approval of this proposal.

Odour

125. Condition 25 of planning permission [19/10066](#) secured an odour management scheme which is in place and operational to protect adjacent residential amenity. protect adjacent residential amenity.

126. These measures would remain in place and can be further secured via appropriate updated conditions on any approval of this proposal.

Litter

127. Condition 26 of planning permission [19/10066](#) secured a litter management scheme which is in place and operational to protect adjacent residential amenity secured a litter management scheme which is in place and operational to protect adjacent residential amenity.

Gas emissions and site fires.

128. A landfill gas plant is present on site to capture and treat the landfill gas produced by the breakdown of waste within the landfill. The plant provides a

renewable source of electricity to the local electricity network. The gas plant comprises of four landfill gas engines, landfill gas flare, landfill gas scrubbing equipment and a control cabin. The landfill gas plant is located on the northwest boundary of site.

129. Gas emissions and site fires are issues covered by the Environment Agency, Health and Safety Executive and Environmental Health rather than coming under the regulatory scope of planning. Whilst the concerns raised are recognised, they are outside of the planning systems remit to control and are covered by the jurisdictions of the other agencies.

Vermin and insects.

130. Condition 28 (Vermin and insects) of planning permission [19/10066](#) requires the operator to regularly make recorded inspections for vermin and insect problems and to take action to resolve them if found. A falconer is present on site and active in the management of birds/vermin. A falconer is present on site and active in the management of birds/vermin.
131. These measures would remain in place and can be further secured via appropriate updated conditions on any approval of this proposal.

Health

132. Concerns raised about potential health impacts are noted. The site is currently regulated under a full planning permission as well as an Environmental Permit from the Environment Agency. The applicant has indicated that the operations follow best practice to ensure any impacts are acceptable impacts in respect of health and that the proposed modifications to the height of the proposed landform will have no material impact on the likely impacts in respect of health and all existing practises and controls will be retained for the lifetime of the planning permission. Due to the mitigation measures already in place at the site it is not considered there would be any increased risk to human health, for example through accidents, pollution or by major accidents/disasters on site.
133. In addition to the above, these issues are also covered by the Environment Agency, Health and Safety Executive and Environmental Health rather than coming under the regulatory scope of planning. Whilst the concerns raised are recognised, they are outside of the planning systems remit to control and are covered by the jurisdictions of the other agencies.

Cumulative effects

134. Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) states that the potential cumulative impacts of minerals and waste development and the way they relate to existing developments must be addressed to an acceptable standard. Potential cumulative impacts of minerals and waste development are particularly relevant in areas which are already under significant development pressure, or have concentrations of existing and potential future minerals and waste development.
135. It is acknowledged that the Minerals and Waste Planning Authority are currently considering a planning application for mineral extraction and associated restoration at the nearby Purple Haze site (planning application [21/10459](#)). The site is a site allocation in the [HMWP \(2013\)](#) for mineral extraction (Policy 20 (Local land-won aggregate) and is also identified as a reserve site for landfill through Policy 32 (Non-hazardous landfill). As this report already acknowledges, the planning application submitted does not include any landfilling.
136. The Purple Haze site is located off the B3081 Verwood Road. The proposal includes some amendments to the highway network to improve access into the site. It is proposed that the site access is staggered opposite the existing Household. Activities at Purple Haze are likely to generate approximately 40 - 45 vehicle movements per day.
137. Access to the Purple Haze site is proposed in the form of a new T-junction with the B3081 Verwood Road. This junction will also incorporate a right turn lane for southbound traffic on Verwood Road. It is also proposed that a right turn lane is created to serve the Household Waste Recycling Centre on the opposite side of the B3081. Like the proposed right turn lane that will serve the Site, this will provide safer queuing for turning traffic and reduce the likelihood of obstruction to through traffic.
138. If Purple Haze does get planning permission, there will be a period of time where both sites will be operating together. Highway improvements works have been proposed at the Purple Haze entrance which would mitigate highway impacts. The EIA submitted with this application concluded that there would be negligible effects as a result of both sites operating.
139. Taking into account all the factors relating to protecting health, safety and amenity as noted above, the proposal is considered to be in accordance with Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#).

Potential pollution associated with the development.

140. Concerns received relating to polluting gases are noted.
141. [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
142. 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 permit regulates the landfill site and the associated activities, including the management of landfill gas, to ensure that operations are controlled in such a way that there is no significant risk of pollution of the environment, harm to human health, or detriment to amenity. The permit is regulated by the Environment Agency who have been consulted on the application and have raised no objection to the proposal.

Flooding

143. 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. A Surface Water Management Plan has been submitted as part of the application.
144. The surface water management plan details that the contained landfill and altered profile would, without mitigation, have potential negative impacts on surface water runoff and the quality of surface water from the site, increasing the risk of flooding within the surrounding area.
145. Whilst the sand and gravel was extracted creating the landfill void, sand and gravel deposits are still present around the edge of the site. Infiltration testing has confirmed it is possible to dispose of surface water run-off from the site to ground. The Surface Water Management Plan details that two soakaways constructed in natural ground outside of the landfill footprint but within the site, two Swales and a seasonal wetland area will be used to manage surface water within the site with no off site discharge being required.
146. Concerns have been raised regarding increase in water levels as a result of landfilling operations and these are noted. Comments were also received in

relation to seeking compensation due to harm caused to the residents during operations. Unfortunately, such compensation is outside the remit of this planning application and the planning system and cannot therefore be considered during the determination of this application.

147. The Lead Local Flood Authority's consultation response raises no objection to the proposal.
148. The proposal, with the implementation of the proposed mitigation measures which can be secured via conditions, is considered to have no adverse impact on flooding or surface water and so is considered to be in accordance with Policy 11 (Flood risk and prevention) of the [HMWP \(2013\)](#).

Highways impact

149. 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.
150. The Environmental Statement regarding Transport and Access concluded the proposal would have negligible effects following the full operation of the site. The submitted Transport Statement concluded that no highway safety issues have been identified in this report and an assessment of the likely trip generation has demonstrated that development traffic will have a decreasing impact on the highway network in the vicinity of the site. The proposed development will present a negligible impact on the local highway network and is therefore acceptable in highways and transport terms.
151. The Highways Authority consultation response is for no objection subject to the condition that vehicular access will be via the existing Blue Haze Landfill Site access from the B3081 Verwood Road only. This is subject to a condition relating to vehicular access via the existing Blue Haze Landfill Site access from the B3081 Verwood Road only. This is included in **Appendix A**.
152. The proposed development complies with Policy 12 (Managing traffic) of the HMWP (2013) which requires minerals and waste development to have a safe and suitable access to the highway network.

Restoration and aftercare

153. The applicants propose to restore the landfill site in a similar way as approved under previous planning permissions ([07/90183](#)). This would comprise of a combination of woodland planting and creation of heathland which would be in keeping with the character and setting of the local area. An appropriate condition will be imposed on any permission to secure a Restoration and Aftercare Scheme and is included in **Appendix A**.
154. The proposed restoration and aftercare scheme and phased restoration complies is in accordance with Policy 9 (Restoration of minerals and waste developments) of the [HMWP \(2013\)](#).

Economic

155. The development would ensure that an existing landfill resource is fully utilised as part of an integrated solution to the management of the municipal waste stream in Hampshire. This would also avoid the costs associated with increased HGV mileage that would be incurred if Blue Haze Landfill Site reached capacity in late 2026/ early 2027. This early closure would necessitate the diversion of municipal waste arisings requiring disposal from South Hampshire and Dorset out of the county. The applicant has indicated this could be at Springfield Farm, near Beaconsfield in Buckinghamshire, some 90 miles from Blue Haze.
156. The extension the life of the site would also allow the retention of 9 permanent employment positions that the site offers, as well as the casual employment opportunities, would be extended for approximately an extra 3 years.
157. The cost of development of an alternative county landfill resource would be significant. A suitable site would have to be identified, a planning application would be required that would be subject to EIA. A new Environmental Permit would also need approval from the Environment Agency. There would also be substantial operational costs to consider at a new landfill site, for example, new plant and machinery or ancillary infrastructure such as landfill gas or leachate management facilities. In addition, there would likely have to be a period of mineral extraction in order to create a void space for landfilling. Delivery of additional void by late 2026/ early 2027 would be uncertain. Therefore, maximising any existing and suitable capacity or sites is seen as preferable.

158. Blue Haze Landfill Site is also used by Dorset Council as there is no active landfill located within the county. The additional road miles generated could therefore be significant and could bear a significant increase in economic and environmental cost (increased emissions). It is also understood that waste generated in Hampshire and other areas of the UK are currently exported to Europe. The additional void space could help reduce the amount of waste that is exported to Europe.

Conclusions

159. The proposed development provides additional landfill capacity at the only active landfill site within Hampshire, to cater for any additional waste which cannot be managed further up the waste hierarchy. Appropriate mitigation measures in relation to landscape, highways, flooding, ecology, residential amenity, environmental impacts and restoration and aftercare have been proposed and can be secured via conditions. It is therefore considered that the proposals would be in accordance with the policies of the [HMWP \(2013\)](#) and of the NPPF (2019).

Recommendation

160. It is recommended that planning permission be granted subject to the conditions listed in Appendix A and the Section 106 (S106) obligations set out in the S106 agreement dated the 30th April 1999 as varied by the deed of variation dated 4th of November 2020 that includes obligations for:

- (ii) Lorry routing agreement restricting the use of Harbridge Drove and the B3081 northwards, except for local deliveries;
- (ii) Management Agreement for Nature Conservation and the provision of footpaths/access for public recreation; and
- (iii) Section 106 Agreement relating to off-site heathland within Plumley Wood.
- (iv) Improvements to Bakers Hanging Junction, the realignment of part of the B3081 and dedication of land as highway

Appendices:

Appendix A – Conditions

Appendix B- Committee Plan

Appendix C – Site Location Plan

Appendix D- Application Boundary Plan

Appendix E – Phasing and Restoration Plan

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No
OR	
<p>This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because:</p> <p>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>	

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

21/10083

Hampshire County Council

NF105

Blue Haze Landfill Site, Verwood Road,
Ringwood BH24 3QE
(Amendment and reprofiling of landfill site
final restoration levels

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

Timescale

1. The working and phasing of the site shall be implemented in accordance with the 'Proposed post settlement restoration contours plan' (BH_PPSRC_1219) subject to the requirements of Condition 2 (Notification of commencement).

Reason: To ensure restoration of the site within the approved timescale and in the interest of local amenity in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

2. The developer shall notify the Waste Planning Authority in writing within one month of the dates of commencement/completion of the following:
 - (i) entering new phase of tipping;
 - (ii) completion of each tipping phase;
 - (iii) completion of restoration of each tipping phase;
 - (iv) completion of the landscaping/planting scheme; and
 - (v) completion of final restoration.

Reason: To enable the Waste Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in accordance with the Hampshire Minerals and Waste Plan (2013).

3. The permission hereby granted shall be time limited. The extraction and tipping operations shall cease by 31 March 2029. The site shall be restored by 31 March 2031 in accordance with the approved scheme under Condition 44 (Restoration scheme) and shall be subject to aftercare as set out in Condition 50 (Aftercare).

Reason: To ensure restoration of the site within the approved timescale and in the interest of local amenity in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

Working Programme

4. Operations at the site shall be carried out in accordance with the 'Proposed post settlement restoration contours plan' (BH_PPSRC_1219) and the Surface Water Management Plan and as defined in the approved Planning Statement.

Reason: To ensure restoration of the site within the approved timescale and in the interest of local amenity in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

5. From the commencement of the development to the cessation of the development hereby permitted, a copy of the terms of this planning permission including all documents hereby permitted and any documents subsequently approved in accordance with this permission (or amendments approved pursuant to this permission) shall be displayed at the office on the site and shall be made known to any person(s) given responsibility for the management or control of operations on site.

Reason: To enable an easy reference and to encourage compliance with the requirements of this permission (so as to ensure the orderly operation and restoration of the site) in accordance with the Hampshire Minerals and Waste Plan (2013).

Restriction of Permitted Development Rights

6. Notwithstanding the provisions of Parts 4, 21, 24 and 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order):
 - (i) fixed plant or machinery, buildings, structures and erections or private ways shall not be erected, extended, installed or replaced at the site without the prior agreement of the Waste Planning Authority in writing;
 - (ii) no additional lights or fences shall be installed or erected at the quarry/landfill unless details of them have first been submitted to and approved in writing by the Waste Planning Authority.

Reason: To secure control over additional plant and machinery in the interests of the amenity of the area, in view of its location close to Blue Haze Kennels and residential properties and the final level difference between existing and proposed levels, and bearing in mind the degree of discretion otherwise allowed by the General Permitted Development Order.

Hours of Working

7. No heavy goods vehicle shall enter or leave the site and no plant and machinery shall be operated except between the hours listed below:
 - 0700 - 1800 Monday to Friday (except on recognised Public Holidays);
 - 0700 – 1630 Saturdays; and
 - For the receipt of domestic and household waste recycling centre waste only, 0800 – 1630 Sundays and recognised Public Holidays including 25 and 26 December.

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

8. Notwithstanding Condition 7 (Operating times), The use of screening equipment of the site shall only occur between the following hours:
- 0800 - 1800 Monday to Friday;
 - 0900 – 1300 Saturdays; and
 - With no screening activities permitted on Sundays or recognised Public Holidays.

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

Tipping Limits and Finished Levels

- 9 As the operation approaches final fill levels and in any case before the final grading of cover and before the spreading of subsoil, the surface levels shall be checked by competent land surveyors. Thereupon markers shall be erected to indicate the approved final fill levels, approved restored surface level and any appropriate approved intermediate levels.

Reason: To ensure proper restoration of the site in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

- 10 The perimeter boundary of the tipping area and the boundary of the inert tipping phases with Category C waste phases shall be clearly defined on site and no waste shall be deposited outside those areas approved for that purpose. A survey of levels shall be carried out (and submitted to the Waste Planning Authority for its approval) at intervals of not less than every 12 months, starting with the date on which tipping operations commence.

Reason: To ensure the proper restoration of the site in accordance with the submitted plans and with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

Landfill Gas and Leachate Control

- 11 The location and details of the landfill gas and leachate control facilities shall be in accordance with the details approved 16 November 2005 and Drawings 331/GAS/0500, BGM-4999 and BGH-5055.

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

Type of Waste

- 12 No waste shall be deposited at or imported into the site except those materials defined in the application, i.e. inert construction spoil, builders, demolition, commercial, industrial and household waste.

Reason: Waste materials outside these categories raise environmental and amenity issues which would require fresh consideration in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) and 25 (Sustainable waste management) of the Hampshire Minerals and Waste Plan (2013).

- 13 No composting facility may be developed on the site until details on its siting, design, operation, including pollution control, management plan and ancillary development have been submitted to the Waste Planning Authority and subsequently approved.

Reason: No details have been submitted for composting and in the interests of local amenity and pollution control in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) and 25 (Sustainable waste management) of the Hampshire Minerals and Waste Plan (2013).

Highways

- 14 The access road, all internal haul roads, parking, manoeuvring provision for vehicles, the site entrance and its access visibility splays, as shown on drawings Proposed Improvements to Site Access (54/5204, dated October 1996), Application Boundary Plan (LF-APP-01, dated November 2018) and Reception Area Layout (LAY-01, dated November 2018) shall be maintained in a condition free from potholes and obstructions throughout the implementation of the development hereby approved. Prior to completion of the restoration of the site as stated in Condition 3 (Completion date), or when no longer required during the operation of the site as hereby permitted, whichever is the sooner, they shall be removed and restored in accordance with the approved working scheme and restoration plan stated in Condition 44 (Restoration scheme), except where identified in the restoration scheme for retention as required for the restoration land use, access and maintenance.

Sections of haul road formed to a level higher than 1 metre below the final restoration level shall be removed before final soils are re-spread. All

sections of haul road shall be ripped before being covered with soils during restoration.

Reason: In the interest of highway safety and to ensure that the site is satisfactorily restored in accordance with Policies 9 (Restoration of quarries and waste developments) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

- 15 All access to and egress from the site shall be via the approved access off the B3081, Verwood Road, only. No other access shall be used. The approved road signs and markings shall be maintained for the duration of the development hereby permitted.

Reason: In the interest of highway safety in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

- 16 The approved sign at the site exit advising drivers of the agreed vehicle routes shall be maintained for the duration of the development hereby permitted.

Reason: In the interest of highway safety and local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

- 17 Best practical means/steps shall be taken to ensure that all Heavy Goods Vehicles (HGVs) and plant vehicles associated with the development leaving the site are in such a condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular efficient means shall be installed and maintained for cleaning the wheels of all HGVs leaving the site for the duration of the development hereby permitted.

Reason: In the interest of highway safety and to prevent mud and dust on the public highway in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

- 18 All goods vehicles entering and leaving the site 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 and Waste Plan (2013).

- 19 There shall be no obstruction created to Bridleway No. 39 at any time and it should be ensured that the surface is not adversely affected by run-off from the landfill site or adjacent bunds.

Reason: In the interest of local amenity in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals and Waste Plan (2013).

Nature Conservation

- 20 No tree felling shall take place during the bird nesting season 1 March to 1 September annually.

Reason: To protect nesting birds in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013).

- 21 No site clearance or soil stripping will be undertaken until it has been confirmed that all protected species as required by Natural England have been translocated with, if necessary, elements of their support habitat.

Reason: To protect rare species in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013).

- 22 The management for the reptile and amphibian receptor site for translocated species shall be implemented in accordance with the scheme approved in writing by the Waste Planning Authority on 29 December 2006 (06/88024). The monitoring of this scheme shall be undertaken by the developers to the satisfaction of the Waste Planning Authority.

Reason: To conserve protected species in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013).

- 23 The scheme for the protection of Sand Martins, approved 15 June 2000, shall be implemented for the duration of the permission hereby granted.

Reason: To ensure facilities for nesting of Sand Martins are suitably retained within the quarry area throughout the implementation of the development in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013).

Environmental enhancements

- 24 The Environmental Compensation Scheme approved under planning permission reference 19/1066 which addressed Natural England's comments within their consultation response (reference 270944, dated March 2019 on planning permission 19/1066) and the NPPF (2019) requirements for net

biodiversity gain to compensate for the proposed 10 year delay in the delivery of ecological restoration shall be implemented within the set timescale.

Reason: In the interest of the protection and enhancement of the environment in accordance with Policies 3 (Protection of habitats and species) and 9 (Restoration of quarries and waste developments) of the Hampshire Minerals & Waste Plan (2013) and the NPPF (2019).

Dust, waste and odour

- 25 The Site Management Scheme for Dust approved under planning permission reference 19/1066 shall be implemented for the duration of the permission hereby granted.

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

- 26 The Site Management Scheme for Odour approved under planning permission reference 19/1066 shall be implemented for the duration of the permission hereby granted.

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

- 27 The Site Management Scheme for Litter approved under planning permission reference 19/1066, which considers the issues of litter derived from the site's activities, including wind-blown litter, on the public highway (particularly the B3081), on the landfill site and on other sites neighbouring the landfill shall be implemented for the duration of the permission hereby granted.

Reason: To protect the environment and public health and residential amenity in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

Animal Control

- 28 The bird management scheme, approved 15 June 2000 under Planning Permission No. 00060405M, shall be implemented for the duration of the development hereby permitted and updated as required.

Reason: To protect public health and residential amenity and to help prevent bird hazard within the aircraft approach to Bournemouth Airport in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

- 29 Inspection on a regular basis or as otherwise required by the Waste Planning Authority shall be undertaken by the site operator to determine if the site is being used for the harbouring or breeding of vermin or insects. Action shall be taken to eradicate vermin or insects if they are found on the site. A written record of inspections shall be kept.

Reason: In the interest of local amenity in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

Lighting

- 30 The Site Management Scheme for Lighting approved under planning permission reference 19/1066 which covers all external lighting and its use on the landfill site shall be implemented for the duration of the permission hereby granted.

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

Noise

- 31 The Site Management Scheme for Noise approved under planning permission reference 19/1066, which included revised noise monitoring procedures and a revised scheme for the acoustic protection of Blue Haze Kennels shall be implemented for the duration of the permission hereby granted.

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

- 32 All screen bunds shall be such that the outward facing slopes shall not exceed a gradient of 1 in 3 and the tops of the mound shall be undulating. Mounds shall be seeded to grass or a grass/shrub mixture and thereafter maintained throughout the operational life of this permission.

Reason: To reduce the impact of the development on the locality and avoid an engineered appearance of the bunds that would be out of keeping with the rural locality 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 development) of the Hampshire Minerals and Waste Plan (2013).

- 33 Noise from operations on the site, including both fixed plant and mobile machinery, shall not exceed 55dB(A) LAeq, 1 hour (freefield) as measured at the façade of the nearest houses. The operator shall take such measures, including insulation of plant and machinery, and the provision of suitable acoustic screening, as may be necessary to ensure that this noise level is not exceeded.

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

Protection of the Water Environment

- 34 Drainage and surface water run-off of the site, including that of adjacent areas dependent on the area for their own drainage, shall be carried out in accordance with the scheme approved in writing by the Waste Planning Authority on 29 December 2006 (under planning permission 06/88024) and shall be implemented as approved for the duration of the permission hereby granted.

Reason: To ensure adequate drainage of the site, the protection of the hydrology of the watercourse and prevent landscape damage arising from consequential engineering works in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals and Waste Plan (2013).

Landscape

- 35 All storage bunds above ground level intended to remain in situ for more than 6 months shall be grassed over/vegetated, and subsequently maintained, including weed control for their duration.

Reason: To reduce the impact of the development on the locality 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).

- 36 Landscaping of the site shall be implemented in accordance with the scheme approved in writing by the Waste Planning Authority on 29 December 2006 (under planning permission 06/88024).

Reason: The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest 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 Minerals and Waste Plan (2013).

- 37 The approved scheme of landscaping and restoration of areas, other than commercial pine plantation afforested on non-inert waste, shall be carried out in the planting season coinciding with or immediately following preparation of each phase for planting, in accordance with the programme of implementation approved in Condition 4 (Working Programme), and shall be so maintained thereafter. Within 5 years of planting, any trees, shrubs or other plants that die, become diseased, are removed or damaged, shall be replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme. Commercial pine trees on the areas tipped with non-inert waste shall be planted in or by the second planting season following restoration to allow for settlement of land and gas plant/pipe installation. Early screen planting of commercial pine on inert waste shall be covered by Condition 37 (Screen planting scheme).

Reason: The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest 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 Minerals and Waste Plan (2013).

- 38 Screen planting scheme shall be implemented and maintained for the duration set out in the approved screen planning scheme.

Reason: In the interest of local 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 Minerals and Waste Plan (2013).

- 39 Fencing erected to protect existing trees and features of interest on the site, such as the edges of parts of the wildlife corridor, shall be carried out and maintained for the duration of the permission hereby granted in accordance with the details approved 15 June 2000 (under planning permission 00060405M).

Reason: In the interest of local amenity in accordance with Policy 13 (High-quality design of minerals and waste development) of the Hampshire Minerals and Waste Plan (2013).

- 40 The existing trees, bushes and hedges to be retained within the site shall be protected for the duration of the development hereby permitted and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any such trees removed without permission or dying or being seriously damaged or diseased during that period shall be replaced in the following planting season with trees of such size and species as may be approved with the Waste Planning Authority.

Reason: In order to safeguard the visual amenity of the area in accordance with Policy 13 (High-quality design of minerals and waste development) of the Hampshire Minerals and Waste Plan (2013).

- 41 Any skips stored on the land shall be incidental to the landfilling of the site and shall be confined to an area and stored to a height which shall have previously been approved in writing by the Waste Planning Authority.

Reason: In the interest 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 Minerals and Waste Plan (2013).

Soil Stripping and Storage

- 42 All topsoil, subsoil and overburdens stripped prior to tipping shall be stored separately and retained on site for use in site restoration. No indigenous topsoil or subsoil shall be used for daily cover during tipping operations.

Reason: All soils are required on site to ensure a satisfactory restoration of the site in accordance with Policy 8 (Protection of soils) of the Hampshire Minerals and Waste Plan (2013).

- 43 All work of soil stripping, stockpiling and reinstatement should only be carried out when the material is in a dry and friable condition, and then only along clearly defined routes, both when being moved to storage locations and to final surface position. Topsoil and subsoil shall be transported, and not bladed from a stockpile to position of placement or vice versa.

Reason: To minimise structural damage and compaction of the soil and to aid the final restoration of the site in accordance with Policy 8 (Protection of soils) of the Hampshire Minerals and Waste Plan (2013).

- 44 Bunds for the storage of soils and soil-like material (i.e. sands) to be used for restoration to forestry shall confirm to the following criteria:

- (i) Topsoils, subsoils and subsoil substitutes shall be stored separately in the areas shown on the working plan approved under Condition 4 (Working Programme);
- (ii) Where continuous bunds are used, dissimilar soils shall be separated by a third material, previously approved in writing by the Waste Planning Authority;
- (iii) Topsoil bunds shall not exceed three metres in height and subsoil (or subsoil substitutes) shall not exceed five metres in height and overburden shall not exceed five metres in height (except where stored below the quarry base, the height of which is to be agreed in writing by the Waste Planning Authority before storage takes place); and
- (iv) Materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.

Reason: To ensure the retention of the existing soils on the site for restoration purposes and minimise the impact of the development on the locality in accordance with Policy 8 (Protection of soils) of the Hampshire Minerals and Waste Plan (2013).

Restoration

- 45 The restoration of the site to commercial forestry, heathland edges and a wildlife corridor shall be implemented in accordance with the final landform and scheme of pre and post settlement levels shown on the Landscape Scheme (Pre Settlement Landform) (Drawing No. 1, dated June 2006). The scheme includes a 100 metre minimum stand-off tipping zone from Blue Haze kennels and adjacent cottages.

Reason: To ensure proper restoration of the site in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

- 46 The site shall be progressively restored to forestry, nature conservation and amenity (public access) uses in accordance with the approved scheme dated 29 December 2006 (06/88024) and the revised working and restoration phasing plans and timetable stated in Conditions 1 (timescale) and (Working Programme). This includes the outer slopes of the cells formally identified as Phases A-C being temporarily soiled and seeded to reduce the visual impact of the unvegetated slopes prior to final restoration of tree planting taking place.

Reason: To ensure that the site is restored in an orderly manner to a condition capable of beneficial after use and in the interests of amenity of local residents in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

- 47 The progressive restoration scheme shall be implemented upon cessation of waste disposal operations in each phase of the development and each area (cell) shall be restored to the after-use specified. Likewise, all areas of hardstanding, not marked on the scheme of working to be retained post-completion of restoration, including site compounds, access and haul roads shall also be removed and restored to the specified after use.

Reason: To ensure that the site is restored in an orderly manner to a condition capable of beneficial after use and in the interests of the amenity of local residents in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

- 48 Unless otherwise agreed in writing by the Waste Planning Authority by way of Condition 44 (Phased restoration), on those parts of the site where inert waste only has been tipped, the uppermost two metres of tipped waste materials shall be free from any large solid objects and shall both be graded in accordance with the final tipping levels hereby approved, and shall be ripped using appropriate machinery to a minimum depth of 600 millimetres; and on those parts of the site where non-inert waste has been tipped, the tipped waste shall be capped in accordance with the Waste Management Licence prior to the area being restored to approved plans and details.

Reason: To ensure that the site is satisfactorily restored in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

- 49 In the event the Waste Planning Authority advises the operator that non-inert tipping is unacceptable in any cell, an alternative scheme for restoring it (remedial measures) shall be submitted within 3 months to the Waste Planning Authority and implemented within 12 months as approved.

Reason: To enable the Waste Planning Authority to adequately control the development and ensure that the land is restored to a condition capable of beneficial use in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

- 50 In the event of a cessation of delivery of waste to the site, prior to the completion of the approved restoration scheme, which the Waste Planning Authority considers permanent cessation, a restoration scheme, to include details of aftercare, shall be submitted in writing for approval to the Waste Planning Authority within 6 months of the cessation of importations. The approved scheme shall be implemented within 3 months of the written approval.

Reason: To enable the Waste Planning Authority to adequately control the development and ensure that the land is restored to a condition capable of beneficial use in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

Aftercare

- 51 Aftercare of each restored area (cell) of land shall take place for a period of 5 years commencing when the area (cell) is sign off as restored by the Waste Planning Authority. Aftercare shall be carried out in accordance with the approved Aftercare Scheme to bring each phase of the land restored under Condition 44 (Restoration) to the required standard for use for forestry, nature conservation and amenity.

The future felling regime and provision for annual site meetings during the aftercare period to discuss the detailed steps necessary on the restored land shall be carried out in accordance with the approved Aftercare Scheme.

Reason: To ensure the restored land is correctly husbanded in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals and Waste Plan (2013).

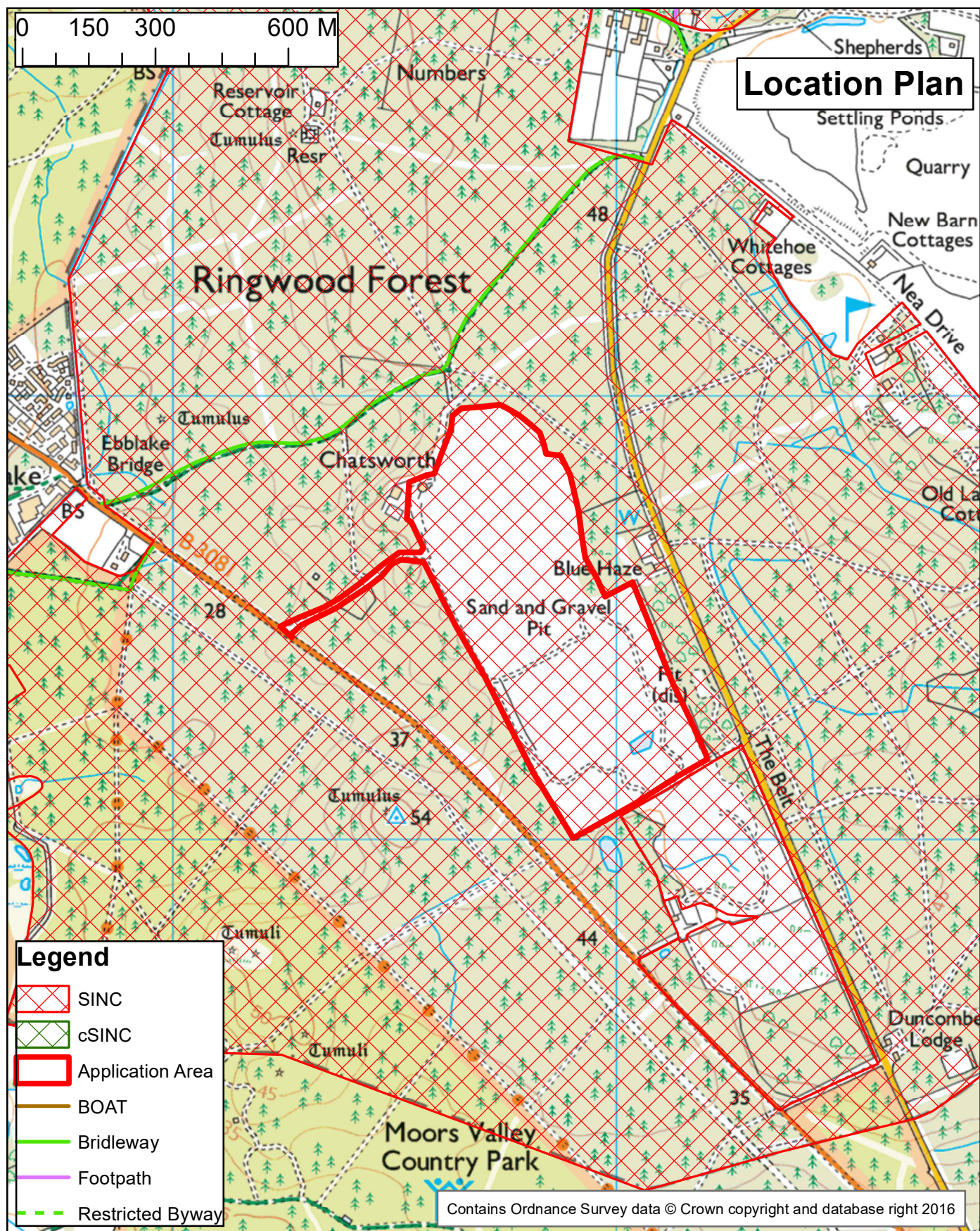
Notes to applicant

- 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 (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2 For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonne un-laden.
- 3 The following legal agreements are attached to this permission:
 - (i) Lorry routing agreement restricting the use of Harbridge drove and the B3081 northwards, except for local deliveries.
 - (ii) Management Agreement for Nature Conservation and the provision of footpaths/access for public recreation.
 - (iii) Section 106 Agreement relating to off-site heathland within Plumley Wood.
- 4 A Waste Management Licence and Pollution Prevention and Control Licence is required from the Environment Agency before any development is commenced on site. The issuing of any such Licence is dependent upon a satisfactory Risk Assessment which in this case will need to address the

impacts of the development on issues such as groundwater and the adjacent SSSI.

- 5 The operator should be aware they are responsible for littering caused by waste from this site, resulting in any manner such as being wind-blown or falling from Goods vehicles travelling to and from the site. It is acknowledged that the opportunities to clean up of litter on public highways is 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.
- 6 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.

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**Amendment and reprofiling of landfill site
final restoration levels at Blue Haze
Landfill Site, Verwood Road,
Ringwood BH24 3QE**

Regulatory Committee

Date 14 July 2021

1:12,000



Application No: 21/10083

Site Ref: NF105

Drawn by: Strategic Planning

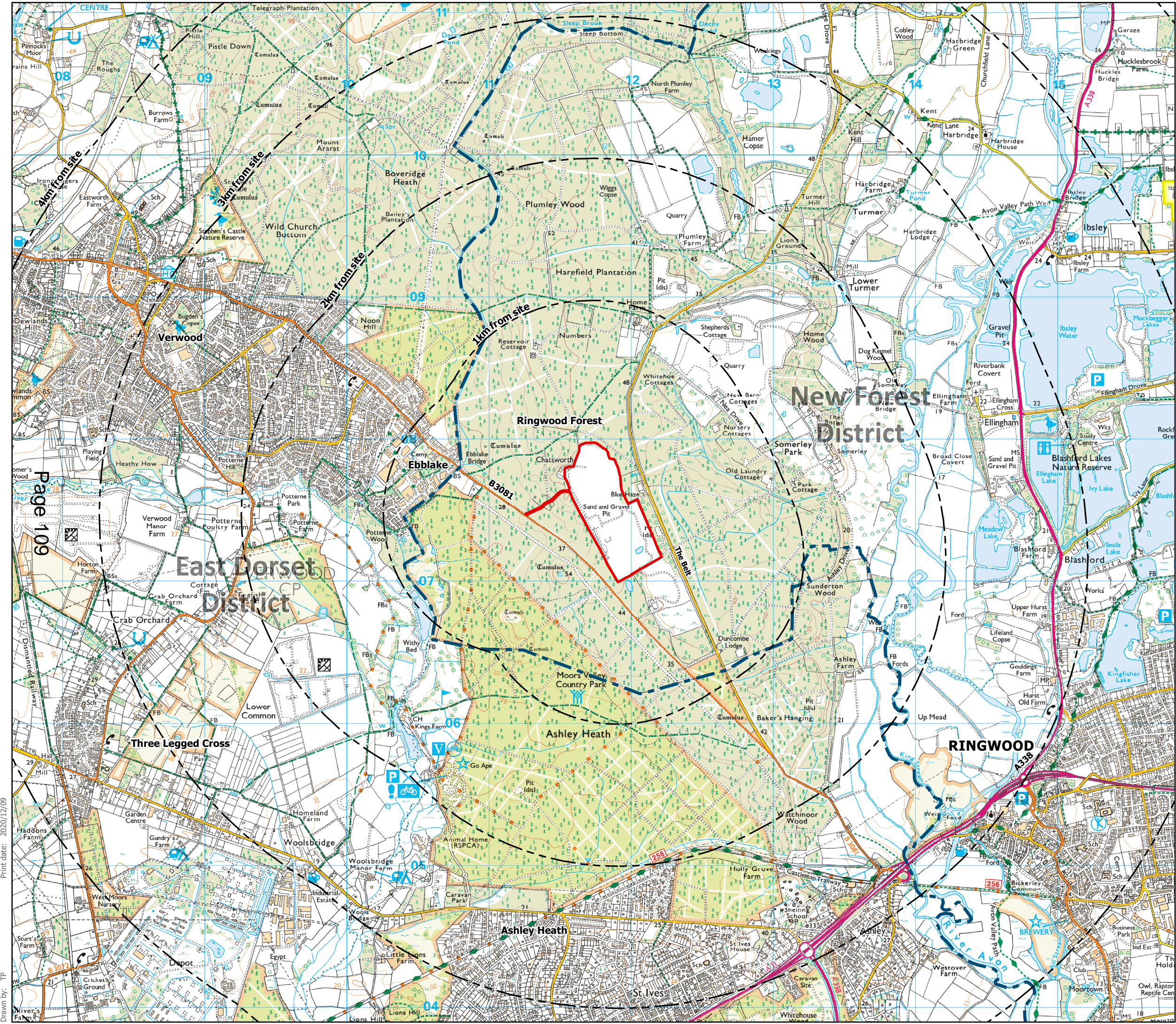
Page 107



**Hampshire
County Council**

Economy, Transport and Environment

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Blue Haze Landfill
Reprofile

Site Location

LA.01

Key

Planning application boundary

1km buffers from site

County and District Authority Boundaries

New Forest National Park

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000

North

A117341 LA01 Site Location.mxd

December 2020

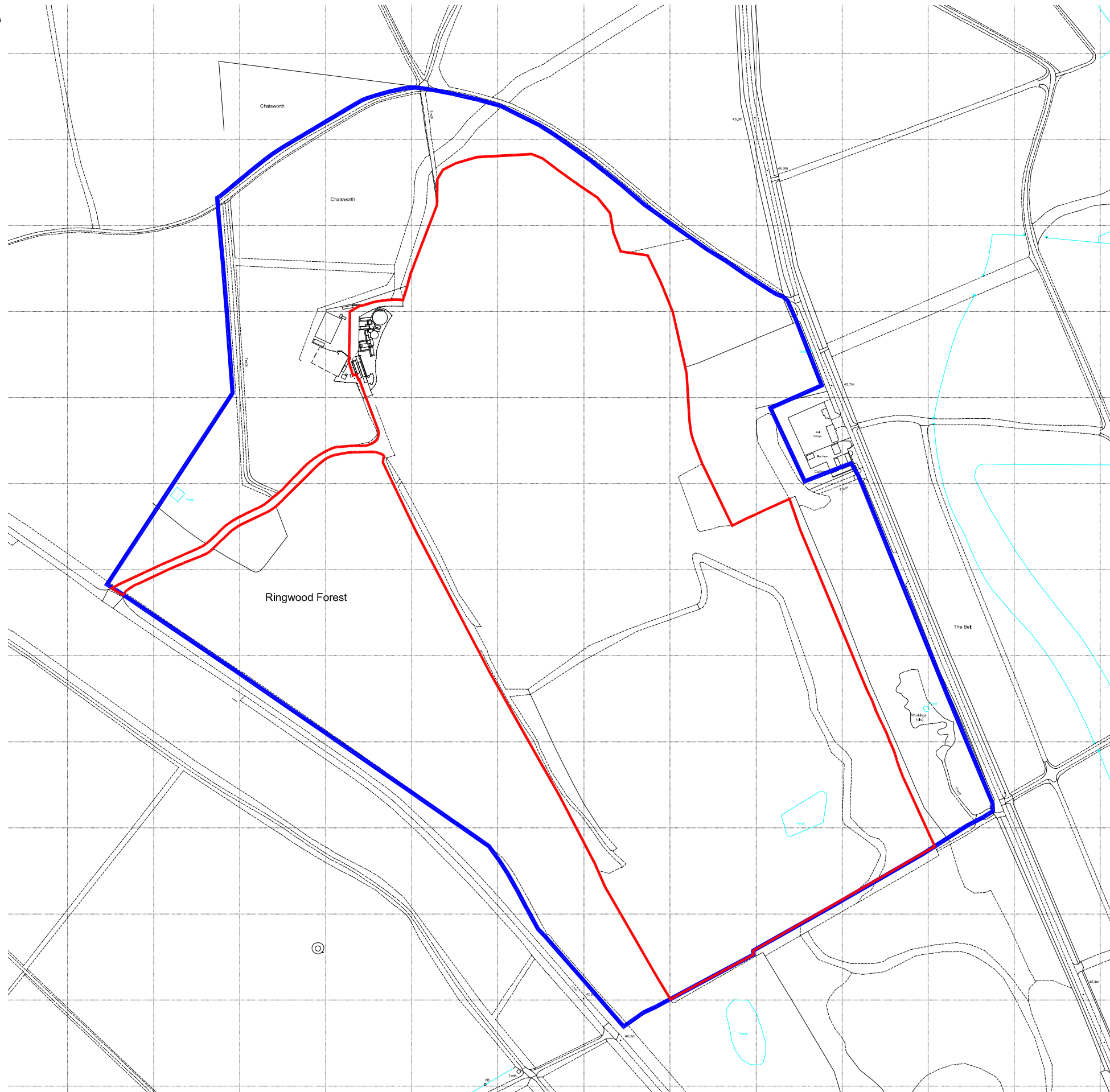
5th Floor, Longcross Court, 47 Newport Road, Cardiff CF24 0AD

+44 (0)29 2082 9200 cardiff@wyg.com www.wyg.com

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DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND
REPORT ANY OMISSIONS OR ERRORS

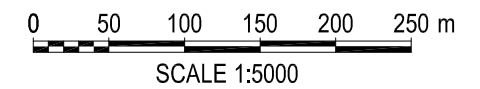
KEY:



APPLICATION BOUNDARY



OTHER LAND IN CONTROL OF APPLICANT



REV	DESCRIPTION	BY	CHK	APP	DATE
-----	-------------	----	-----	-----	------

THE PAVILION, 1ST FLOOR
BOTLEIGH GRANGE OFFICE CAMPUS
HEDGE END, SOUTHAMPTON
HAMPSHIRE
SO30 2AF

TEL: +44 (0)23 8202 2800
FAX: +44 (0)23 8202 2889
e-mail: waste.enquiries@wyg.com



Client:

VEOLIA ES (LANDFILL) LTD

Project:

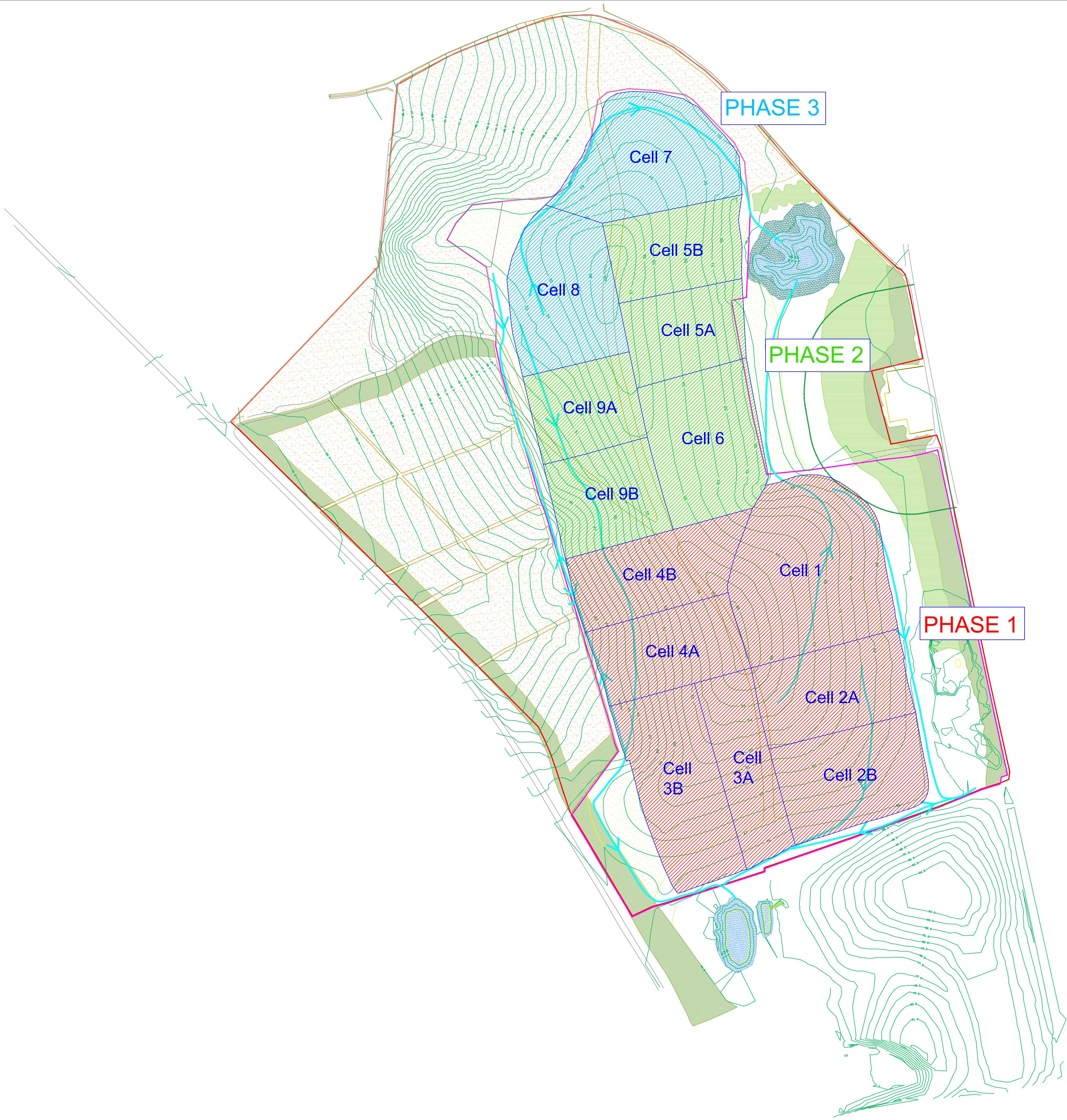
BLUE HAZE LANDFILL SITE

Drawing Title:


APPLICATION BOUNDARY

Office 8146	Project No.	Drawing No. LF-APP-02	Issue FINAL	Revision	Scale @ A3 1:5000
Drawn DJE	Date: 01-12-20	Approved CM	Date: 01-12-20	© WYG Group Ltd.	

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- LEGEND**
- PLANNING APPLICATION BOUNDARY
 - BOUNDARY OF LANDFILL
 - FOREST ACCESS TRACK
 - PROPOSED POST SETTLEMENT RESTORATION CONTOURS
 - SURFACE WATER DRAINAGE DITCH
 - RETAINED 20m SCREENBELT PLANTING
 - DECIDUOUS WOODLAND SCRUB
 - SANDY DRY HEATHLAND (WILDLIFE CORRIDOR)
 - EXISTING WOODLAND (FORESTRY PLANTATION)
 - NEW WOODLAND (FORESTRY PLANTATION)
 - MARGINAL WETLAND VEGETATION
 - OPEN WATER (SOAKAWAY LAGOON)
- PHASE 1**
Landfill to final levels; 2020-23
Restoration soil stripping; 2022-23
Final restoration; 2022-24
- PHASE 2**
Landfill to final levels; 2024-26
Restoration soil stripping; 2024
Final restoration; 2026-27
- PHASE 3**
Landfill to final levels; 2027-29
Restoration soil stripping; 2027-28
Final restoration; 2028-31

Rev	Description of revision			Drawn	Chkd	App	Date
<div> Norwood Industrial Estate, Rotherham Road, Killamarsh, Sheffield, S21 2DR</div>							
Project							
BLUE HAZE LANDFILL							
Title							
Proposed Post Settlement Restoration Contours							
	Initials	Date	Scale			Sheet size	
Drawn	AP	02/12/19	NTS			A1	
Checked							
Approved			© Copyright Reserved				
Job No.							
Drawing No.						Revision	
BH_PPSRC_1219						0	

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