

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	19 June 2019
Title:	1) Variation of conditions 2 and 14 of planning permission BDB/56369 (No.18/03065/CMA) 2) Variation of condition 2 of planning permission 14/00398/CMA (No.18/03067/CMA) 3) Variation of condition 3 of planning permission 15/03422/CMA (No.18/03069/CMA) and 4) Variation of condition 5 of planning permission 17/03430/CMA (No.18/03073/CMA) to enable the continued use of the site for composting and other ancillary uses at Little Bushywarren Compost Site, Bushywarren Lane, Ellisfield RG25 2NS (Site Ref. BA103)
Report From:	Head of Strategic Planning

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Recommendations

1. That planning permission be GRANTED for planning application 18/03065/CMA subject to the conditions listed in Appendix A1.
2. That planning permission be GRANTED for planning application 18/03067/CMA subject to the conditions listed in Appendix A2.
3. That planning permission be GRANTED for planning application 18/03069/CMA subject to the conditions listed in Appendix A3.
4. That planning permission be GRANTED for planning application 18/03073/CMA subject to the conditions listed in Appendix A4.

Executive Summary

5. This report relates to four separate planning applications for variation of the conditions on previous temporary permissions to enable the continued use of the site for composting and other ancillary uses up to 31 December 2030

6. This application is being considered by the Regulatory Committee as the local Member has asked to speak to the Committee and due to the public interest in the proposal.
7. Key issues raised are;
 - a. Suitability of site for continued development,
 - b. Impact on adjacent SINC and ancient woodland,
 - c. Odour from the site,
 - d. Highway impacts from vehicles queuing to enter the site, and
 - e. Escape of leachate from the site.
8. A committee site visit by Members took place on 17 December 2018 in advance of the proposal being considered by the Regulatory Committee.
9. It is considered that the proposals would be in accordance with the relevant policies of the Hampshire Minerals and Waste Plan 2013. It is therefore recommended that each of the planning applications are granted subject to the conditions recommended in the relevant Appendices.

The Site

10. The site is identified in the adopted Hampshire Minerals and Waste Plan (2013) Policy 26 as a safeguarded site for green waste composting. The facility occupies approximately 15 hectares of land adjacent to the A339, approximately 4 kilometres (km) south east of Basingstoke. The site is accessed from Bushywarren Lane, off the A339. The proposed development area is approximately 1 km north of the village of Herriard and the nearest residential property is around 750 metres away to the southeast.
11. Land adjacent to the west of the site has been developed as an anaerobic digestion facility, land to the north comprises Forfield Plantation woodland and to the south is agricultural land. It lies within Little Bushywarren Site of Importance for Nature Conservation (SINC) and is in close proximity to Great Bushy Warren Copse, Cowdray's Copse and Fryingdown Copse, all of which are SINCs and Ancient Woodland.
12. The nearest Public Right of Way (PROW) is Ellisfield: 14, which is roughly 600 metres to the west of the site.

Planning History

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

Application no.	Location	Proposal	Date Permitted
18/02282/CMA	Green Waste Composting Facility,	Construction of an additional weighbridge	17/10/2018

	Bushywarren Lane, Ellisfield, Hampshire RG25 2NS		
17/03430/CMA	Green Waste Composting Facility, Bushywarren Lane, Ellisfield, Hampshire RG25 2NS	Erection of additional plant to recycle compost oversize material including importation of similar oversize material	04/01/2018
15/03422/CMA	Green Waste Composting Facility, Bushywarren Lane, Ellisfield, Hampshire RG25 2NS	Change of use of part of site to enable production and storage of topsoil	13/11/2015
14/00398/CMA	Green Waste Composting Facility, Bushywarren Lane, Herriard, Hampshire, RG25 2NS	Erection of a fixed screener to replace 2 mobile screeners	04/04/2014
BDB/56369	Little Bushy Warren Copse, Herriard	Extension to Green Waste Composting Facility	01/10/2003
BDB041844	Little Bushy Warren Copse, Herriard, Basingstoke (adjacent)	Construction & operation of an additional processing area	30/01/1998
BDB039969	Little Bushywarren Copse	Proposed construction and operation of a composting facility	23/06/1997

14. The site is identified in the adopted Hampshire Minerals and Waste Plan (2013) as a safeguarded site for composting in Policy 26.

The Proposal

15. The proposal is for variation of conditions on four previous permissions to enable the continued use of the site for composting and other ancillary uses until 31 December 2030.
16. Little Bushywarren Copse green waste composting facility is subject to a number of planning permissions, all of which have an effective end date for operations of 31 December 2025.
17. The four permissions which are proposed to be varied are:
 - 1) BDB039969 – the ‘parent’ permission for the construction and operation of the composting facility.
 - 2) 14/00398/CMA – for the erection of a fixed screener.
 - 3) 15/03422/CMA – for use of part of site for production and storage of topsoil.
 - 4) 17/03430/CMA - erection of additional plant to recycle oversize material.
18. Veolia has constructed and operates the green waste composting facility as part of the contract it has with Hampshire County Council and the other local authorities forming part of Project Integra. The contract has been extended and now runs until 2030. The requirement to continue to meet the composting needs of Hampshire under the terms of Project Integra will therefore now continue until 31 December 2030.
19. There are no other changes to the infrastructure or operations on site.
20. 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 does not require an Environmental Impact Assessment

Development Plan and Guidance

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

[National Planning Policy Framework \(2018\) \(NPPF\)](#)

The following paragraphs are relevant to this proposal:

- Paragraph 11: Presumption in favour of sustainable development;
- Paragraph 80: Support of sustainable economic growth;

[National Planning Policy for Waste \(2014\) \(NPPW\)](#)

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)

The following paragraphs are relevant to the proposal:

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

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

The following policies are relevant to the proposal:

- Policy 1 (Sustainable minerals and waste development);
- Policy 3 (Protection of habitats and species);
- Policy 5 (Protection of the countryside);
- Policy 9 (Restoration of quarries 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);

Consultations

22. The consultation responses received relate to all four applications.
23. **County Councillor McNair Scott:** Was notified and has asked to speak at Regulatory Committee.
24. **Basingstoke and Deane Borough Council:** Has no objection.
25. **Basingstoke and Deane Borough Council Environmental Health Officer (EHO):** Was notified.
26. **Herriard Parish Council:** Was notified.
27. **Ellisfield Parish Council:** Has objection due to the unsuitability of the site for a permanent development of this nature, impact on the Little Bushywarren Copse SINC, odour, highways impacts, lack of community engagement and breaches of conditions.
28. **Environment Agency:** Was notified.

29. **Local Highway Authority:** Has no objection.
30. **Lead Local Flood Authority (LLFA):** Has no objection.
31. **Landscape Planning and Heritage (Ecology) (HCC):** Has no objection subject to conditions requiring amendments to the approved Woodland Management Scheme and the Environmental Management Scheme to enhance and protect dormice habitat.
32. **Landscape Planning and Heritage (Landscape) (HCC):** Has no objection in principle but notes the lack of a restoration scheme and requests submission at an earlier time.
33. **Planning Policy (HCC):** Has no objection.

Representations

34. Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
35. In complying with the requirements of the SCI, Hampshire County Council:
 - Published a notice of the application in the [Hampshire Independent](#);
 - Placed notices of the application at the application site and local area,
 - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
 - Notified by letter properties within the vicinity of the boundary of the site.
36. As of 4 June 2018, a total of 36 representations to the proposal have been received, all objecting to the proposal. The main areas of concern raised in the objections relate to the following:
 - a. Suitability of site for continued development,
 - b. Impact on adjacent SINC and ancient woodland,
 - c. Odour from the site,
 - d. Highway impacts from vehicles queuing to enter the site, and
 - e. Escape of leachate from the site.
37. The above issues will be discussed and addressed within the following commentary.
38. Several issues have been raised at meetings of the Liaison Panel for the adjacent Anaerobic Digester Plant and the Parish Council has commented on the lack of community involvement by the operator as they have not attended these Liaison Panel meetings. However, the Panel was not set up as part of this development and so there is no requirement for them to attend, albeit they have attended a couple of the meetings and the Site Manager has stated his intention to attend the next meeting.

Habitats Regulation Assessment [HRA]

39. The [Conservation of Species and Habitats Regulations 2017](#) (otherwise known as the 'Habitats Regulations') transpose European Directives into UK law.
40. 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 it 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.
41. 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.
42. 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.
43. The HRA screening hereby carried out by the WPA 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.

Commentary

Policy context and principle of the development

44. The National Planning Policy Framework (NPPF) requires local plans to support the presumption in favour of sustainable development so that development which is sustainable can progress. This is confirmed by Policy 1 of the Hampshire Minerals and Waste Plan 2013 which states that the Hampshire Authorities will take a positive approach to waste development that reflects the presumption in favour of sustainable development.
45. The principle of the development as an operation has already been considered and approved under previous applications, so the development is considered to meet Policies 13 (High-quality design of minerals and waste

development), 25 (Sustainable waste management), 26 (Safeguarding - waste infrastructure), 27 (Capacity for waste management development), and 29 (Locations and sites for waste management). The issue for consideration is whether a further five-year extension to the life of the site is acceptable. The representations all refer to comments in the original planning applications that this site is not suitable for permanent development of this nature.

46. The Committee Report for the very first application (BDB039969) concludes that the commitment to eventually restore the land to woodland should be honoured and recommends that the permission be limited to the life of Project Integra. That recommendation would still hold were the application to be granted and would accord with Policy 9 (Restoration of quarries and waste developments). Due to the re-negotiation of the waste contract, the length of the Project Integra contract has been extended to 31 December 2030.

Development in the countryside

47. When first permitted, the development was considered, in principle, to be appropriate within a countryside location as it is akin to agricultural activities. The issue was whether the detailed proposals were environmentally acceptable. It was considered that the site is well contained visually, being within woodland. There are no houses in the immediate vicinity and the site has good access onto the main road network. The impact in terms of pollution control, noise and odour is satisfactorily dealt with in the proposals or can be controlled by planning conditions.
48. It was therefore thought to meet the Policies of the time, which would now be Policy 13 (High-quality design of minerals and waste development) of the HMWP (2013), which requires that waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape, and Policy 10 (Protecting public health, safety and amenity) which protects residents from significant adverse visual impact.
49. The County Council's Landscape Architect has no objection in principle, the planting that has been carried out around the site has established and is now growing. They have, however, noted the Parish Council's comments about the lack of a restoration plan and comment that a restoration plan should be submitted to fulfil the planning requirement and to ensure that the operator does keep in mind the need to look for an alternative site.
50. With a condition added to this effect, the proposal is considered to be in accordance with Policies 13 (High-quality design of minerals and waste development) and 10 (Protecting public health, safety and amenity) of the HMWP 2013.

Ecology

51. The site lies within Little Bushywarren Site of Importance for Nature Conservation (SINC) and is in close proximity to Great Bushy Warren Copse, Cowdray's Copse and Fryingdown Copse, all of which are SINCs and Ancient Woodland.
52. Policy 3 (Protection of habitats and species) sets out a requirement for minerals and waste development to not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The policy sets out a list of sites, habitats and species which will be protected in accordance with the level of their relative importance. The policy states that development which is likely to have a significant adverse impact upon the identified sites, habitats and species will only be permitted where it is judged that the merits of the development outweigh any likely environmental damage. The policy also sets out a requirement for appropriate mitigation and compensation measures where development would cause harm to biodiversity interests.
53. Most of the representations raise the issue of potential harm caused by airborne particulates to the fauna of the SINCs and Ancient Woodland. This concern was born of a Dormice Survey and Mitigation Scheme submitted in December 2012 as part of the planning permission for the adjacent Anaerobic Digestion Plant. This suggested that there was evidence of wind-blown dust within the Little Bushywarren Copse from the windrows, and that this could cause harm to fauna (and dormice in particular).
54. The County Ecologist has been consulted on all applications within the area, given the proximity to the SINCs and Ancient Woodland, and this issue was not thought a serious consideration in either the earlier applications on this site or the subsequent applications on the adjacent site, however, given the concerns raised the applicant was asked to submit further information on the impact of the site on potential dormice populations. Consequently, a Dormouse Habitat Evaluation and Summary Report was provided.
55. The Report starts by stating that an Environmental Statement (ES), prepared in 2003 on behalf of Veolia to inform the currently permitted extension of the composting facility, confirmed that dormice were not present within the adjacent woodland areas/SINC and indeed it confirmed that there were, at that time no records of dormice within 1km of the site.
56. The 2012 Survey, therefore, referred to the spread of dormice into the area and the possible impact of the Composting Facility on the attractiveness of the Copse as new habitat rather than on existing populations, suggesting that the reason for the absence of dormouse within the copse was due to dust levels rendering it unsuitable for this species.
57. The aim of this 2019 investigation was to investigate this assertion through a site visit by a licensed dormouse expert as well as a literature search

focusing on factors that affect dormouse distribution and the issue of absence of this species from Little Bushywarren Copse.

58. The 2012 survey was clear in its conclusions that dust was a significant factor in the absence of dormice at Little Bushywarren copse. The 2019 Summary does not completely discount the potential impact of dust (and took place at a time of the year when weather conditions meant dust would not necessarily be present), but it also identifies other potential contra-indicators, such as the lack of food within the Copse, noise and a degree of habitat isolation.
59. Other studies suggest that dormice can occupy noisy and dusty sites (motorway verges and islands) and suggests that food availability and habitat structure is more important in determining distribution. If dormouse distribution around this site is as it was in the 2012 surveys then it is likely that multiple factors are involved, including food supply and habitat isolation. The summary concludes that there is no compelling evidence to indicate dust is a significant factor in the absence of dormice.
60. The County Ecologist comments that the submitted information is insufficient to determine both presence/absence of the species from Little Bushywarren Copse and likely dust deposition within the SINC woodland, due to insufficient survey effort and sub optimal survey methods and timing. However, it is believed that the issue can be resolved by updating both the dust management plan for the wider site, and the woodland management plan covering Little Bushywarren Copse and the planting blocks to the west and south of the site.
61. Though dormice presence within the woodland areas appear to be sporadic (though there is no data available between 2003 and 2012), there is significant potential for this species to occur, and all measures should be taken to ensure that habitat suitability and environmental factors are not limited by the development, and opportunities for enhancement are being sought in line with national policy. This will help support a fluctuating population and provide supporting habitat for dormice known to utilise Peaked and Great Bushywarren Copse.
62. It is therefore suggested that the existing Woodland Management Environmental Management Schemes be amended to require enhancements to the woodland to encourage dormice habitation.
63. With a condition added to this effect the proposal would then accord with Policy 3 (Protection of habitats and species) of the HMWP 2013.

Impact on amenity and health

64. Policy 10 (Protecting public health, safety and amenity) of the HMWP requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any

proposal should not cause an unacceptable cumulative impact arising from the interactions between waste developments and other forms of development.

65. One of the main causes of concern raised in the representations relates to the problem of odour from the site, with many of them referring to the offensive and unpleasant odour along the A339 and the surrounding area. The County Council itself has not received any complaints about odour prior to this application, and the Environment Agency, who Permit this operation have also not raised any concerns on this issue.
66. National Planning Practice Guidance states that Planning Authorities should assume that other regulatory regimes will operate effectively rather than seek to control any processes, health and safety issues or emissions themselves where these are subject to approval under other regimes ([Paragraph 050 Reference ID: 28-050-20141016](#)).
67. 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.
68. There are therefore restrictions and a regulatory system in place to manage this particular issue which should be utilised if problems arise. Neither the Environment Agency nor the Environmental Health Officer objected to these applications. Consequently, the proposal is considered to be in accordance with Policy 10 (Protecting public health, safety and amenity) of the HMWP.

Potential pollution associated with the development

69. A number of representations refer to the operation allowing leachate or surface water to drain off site. The site drainage system is designed to be via catchment ponds which then drain through a reed bed to filter and clean the discharge. This is all under the conditions of the Environment Agency Permit. The EA has been consulted on this specific issue and is satisfied that the system is working as planned. There is considered to be no pollution impact from the development which therefore accords with Policy 10 (Protecting public health, safety and amenity) of the HMWP.

Highways impact

70. Policy 12 (Managing traffic) requires minerals and waste development to have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods of transportation. It also requires highway improvements to mitigate any significant adverse effects on highway safety, pedestrian safety, highway capacity and environment and amenity.

71. Representations have referred to instances of lorries having caused highway issues when they queued out along the Lane back to the main road to get into the site. This was raised at Liaison Panels for the adjacent site and was taken up by County Councillor McNair Scott who spoke to the operator and the Highway Authority directly. As a result, this issue is believed to have been resolved.
72. The Highway Authority has been consulted and raises no objection. Consequently, the proposal is in accordance with Policy 12 (Managing traffic) of the HWMP.

Other

73. As has been mentioned, there is a Liaison Panel in existence for the adjacent site. Paragraph 5.59 of the [HMWP \(2013\)](#) states that there is an expectation that all 'major' minerals and waste development will be accompanied by a Liaison Panel. Should these applications be granted it is suggested that a Liaison Panel be set up, either independent of or to run in association with, the existing Panel for the adjacent site.

Conclusions

74. The proposals seek a five-year extension to the life of the existing composting site. No further development is proposed. The principle of the use has previously been established and there is no evidence that the continuation of the use would cause any unacceptable harm in terms of local amenity, ecological impact or traffic impact. With the retention of conditions previously applied and requirements for an updated Environmental Management Scheme (to include Little Bushywarren Copse SINC as an ecological receptor for dust, and adequate dust monitoring and management practices) and an updated Woodland Management Scheme (to include details to enhance the Copse and recently planted areas to make the habitats more robust) [see Conditions 2 and 11 recommended for application 18/03065/CMA in Appendix A1], it is considered that the proposal would be in accordance with the relevant policies of the Hampshire Minerals and Waste Plan (2013).

Recommendations

- 1) **Application 18/03065/CMA** - That planning permission be GRANTED subject to the conditions listed in Appendix A1.
- 2) **Application 18/03067/CMA** - That planning permission be GRANTED subject to the conditions listed in Appendix A2.
- 3) **Application 18/03069/CMA** - That planning permission be GRANTED subject to the conditions listed in Appendix A3.

- 4) **Application 18/03073/CMA** - That planning permission be GRANTED subject to the conditions listed in Appendix A4.

Appendices:

Appendix A – Conditions

Appendix B – Location Plan

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19748>

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19749>

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19750>

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19751>

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	
This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because: the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste or local planning authority.	

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

Variation of conditions 2 and 14 of planning permission BDB/56369; Variation of condition 2 of planning permission 14/00398/CMA; Variation of condition 3 of planning permission 15/03422/CMA; and Variation of condition 5 of planning permission 17/03430/CMA to enable the continued use of the site for composting and other ancillary uses at Little Bushywarren Compost Site, Bushywarren Lane, Ellisfield RG25 2NS (Nos. 18/03065/CMA, 18/03067/CMA, 18/03069/CMA and 18/03073/CMA) (Site Ref. BA103)

Hampshire County Council

EQUALITIES IMPACT ASSESSMENTS:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

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

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

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

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

APPENDIX A

CONDITIONS

A1. Variation of conditions 2 and 14 of planning permission BDB/56369 (ref. 18/03065/CMA)

Timescale

1. The permission hereby granted shall be for a limited period expiring on either 31 December 2030 or the cessation of the contract arising from Project Integra whichever is the earlier. Thereafter within six months all buildings, plant, machinery, foundations, hardstandings, access roads and waste shall be removed from the site, and the site shall be restored in accordance with a scheme approved under Condition 12 below.

Reason: To minimise the duration of disturbance to the community from operations and to secure the satisfactory restoration of the site in accordance with Policies 9 (Restoration of minerals and waste sites) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Noise, Dust and Odour

2. The Environmental Management Scheme for the control of noise, odour and dust approved by the Waste Planning Authority on 30 August 2005 shall be amended to include measures to minimise dust impact on the Little Bushywarren Copse. The amended Scheme shall be submitted to the Waste Planning Authority within 6 months of the date of this decision for approval in writing. The scheme shall be implemented as approved for the duration of the development.

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

Types of Waste

3. No waste other than green garden waste shall be brought to the site, and in particular no animal waste, sludge or kitchen waste shall be handled on the site.

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

Highways

4. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried on to the public highway. In the event that mud and spoil from vehicles leaving the site are deposited on the public highway, measures shall be taken to clean the highway. In any event at the end of each working day the highway shall be cleaned to the satisfaction of the Waste Planning Authority.

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

5. The directional signing to the site from the A339 as approved under planning permission BDB56369 shall be maintained for the duration of the development.

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

6. Provision for the turning, loading, unloading and parking of vehicles shall be retained as approved under planning permission BDB56369, and the area of land so provided shall not be used for any purpose other than turning, loading, unloading and parking of vehicles.

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

7. No operations authorised or required by this permission shall take place other than during the hours of 0730 and 1800.

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

Water Environment

8. The scheme for the protection of the water environment for the duration of the development as approved by the Waste Planning Authority on 30 August 2005 shall be implemented as approved.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10 percent. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank or the combined capacity of interlinked tanks plus 10 percent. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed, with no drainage to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

Landscape

10. The additional tree and shrub planting around the site shall be maintained in accordance with the scheme approved by the Waste Planning Authority on 30 August 2005. Any trees or shrubs that die, become diseased, or removed or damaged shall be replaced in the first available planting season with others of similar size and species in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

11. The Management Scheme for the woodland and wetland areas as approved by the Waste Planning Authority on 30 August 2005 shall be amended to include dormice habitat enhancements. This amended scheme shall be submitted to the Waste Planning Authority for approval in writing within 6 months of the date of this decision and shall be carried out as approved for the duration of the period that the site is used for composting.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) and to secure adequate biodiversity

provision and enhancements through landscaping in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

Restoration

12. The site shall be restored to agriculture, woodland and wetland in accordance with a scheme agreed in writing by the Waste Planning Authority. Such a scheme shall be submitted by 1 October 2023. The scheme shall include details of depth of topsoil and subsoil and ground preparation measures, drainage, additional tree and shrub planting and dormice habitat enhancements.

Reason: To ensure satisfactory restoration in accordance with Policy 4(Protection of the designated landscape) / 5 (Protection of the countryside of the Hampshire Minerals & Waste Plan (2013).

After-Care

13. An aftercare scheme requiring such steps as may be necessary to bring the land restored under Condition 12 above to the required standard for agriculture, woodland and wetland shall be submitted to the Waste Planning Authority by 1 October 2023, and thereafter implemented as approved for a period of five years.

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

Plans

14. The development hereby permitted shall be carried out in accordance with the following approved plans: **VES_TD_LBWSITE_100_00**

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

Note to Applicants

1. 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.

2. In determining this planning application, the Mineral/Waste/Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2018), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. The existing Environmental Management Scheme to be updated under condition 2 to include Little Bushywarren Copse SINC as an ecological receptor for dust, should provide adequate dust monitoring and management practices as set out in <https://iaqm.co.uk/text/guidance/construction-dust-2014.pdf> .
4. The existing Woodland Management Scheme to be amended under condition 11 to enhance the Copse and recently planted areas to make the habitats more robust should include consideration of the following:
 - Provision of a baseline assessment of the woodland in terms of the coppice regime, number of standard trees, species diversity and frequency within each coupe within the woodland and within the newly planted areas;
 - An extension to the existing management to 2045 (15 years after the permission sought will expire), which will include the measures outlined below;
 - Positive management of bramble stands and ivy/honeysuckle on trees, to ensure that varied age classes are distributed throughout the site;
 - Balance the need for screening with coppicing, ensuring that mature coppice is a good proportion of the habitat, which is suitably represented across the site;
 - Improvements of the rides for a more scalloped management, with scrub/bramble edges;
 - Enhancement of the connectivity to the north and South west of the site, by improving hedgerow, and gapping up the planting to create a more contiguous habitat;
 - Provision of log piles;
 - New planting within woodland (where appropriate to the designation) to increase species and structural diversity;
 - Long term monitoring of newly installed dormouse nest boxes; and
 - Potential to extend the coppice regime into Peaked Bushywarren Copse.

A2 Variation of condition 2 of planning permission 14/00398/CMA (ref. 18/03067/CMA)

Timescale

1. The permission hereby granted shall be for a limited period expiring on either 31 December 2030 or the cessation of the contract arising from Project Integra whichever is the earlier. Thereafter within six months all buildings, plant, machinery, foundations, hardstandings and waste shall be removed from the land.

Reason: To minimise the duration of disturbance to the community from operations and to secure the satisfactory restoration of the site in accordance with Policies 9 (Restoration of minerals and waste sites) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Operating Hours (HGV)

2. No heavy goods vehicles (HGVs are vehicles over 3.5 tonnes gross weight) shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 07.30 - 18.00.

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

Landscape

3. The screener shall be coloured/painted RAL 7034 and maintained as such for the duration of the permission hereby granted.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Plans

4. The development hereby permitted shall be carried out in accordance with the following approved plans: **VES_TD_LBWSITE_100_00RevB**, **VES_TD_LBW_100_002RevA**

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

Note to Applicants

1. In determining this planning application, the Mineral/Waste/Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2018), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

A3 Variation of condition 3 of planning permission 15/03422/CMA (ref. 18/03069/CMA)

Restoration

1. The use of the site for the production and storage of top soil hereby permitted is temporary and shall cease and all associated plant and construction shall be removed from the land before the restoration of the associated Green Waste Composting Facility site. Restoration and aftercare of the site shall be in accordance with planning permission 18/03065/CMA.

Reason: To ensure satisfactory restoration in accordance with Policy 4 (Protection of the designated landscape) / 5 (Protection of the countryside of the Hampshire Minerals & Waste Plan (2013

Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: **VES_TD_LBWSITE_100_00RevB, VES_TD_LBWSITE_100_002RevC**

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

Note to Applicants

1. In determining this planning application, the Mineral/Waste/Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2018), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

A4 Variation of condition 5 of planning permission 17/03430/CMA (ref. 18/03073/CMA).

Ancillary development

1. The development hereby approved shall only be used ancillary to planning permission 18/03065/CMA and shall be implemented and operated in accordance with the conditions applying to such permission.

Reason: To ensure that the development is consistent with the use of the land as approved by the permission above.

Operating Hours (HGV)

2. No heavy goods vehicles (HGVs are vehicles over 3.5 tonnes gross weight) shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 07.30 - 18.00.

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

Types of Waste

3. The new screener shall only be used to process green garden waste.

Reason: To protect the amenities of the area in accordance with Policy 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Restoration

4. The use of the additional plant (shown on drawing 4970F) hereby permitted, shall be temporary, ceasing on either 31 December 2030 or upon expiration of the contract arising from Project Integra, whichever is the earlier. All associated plant and construction shall be removed from the land before the restoration of the associated Green Waste Composting Facility site. Restoration and aftercare of the site shall be in accordance with planning permission 18/03065/CMA.

Reason: To ensure satisfactory restoration in accordance with Policy 4 (Protection of the designated landscape) / 5 (Protection of the countryside of the Hampshire Minerals & Waste Plan (2013)).

Plans

5. The development hereby permitted shall be carried out in accordance with the following approved plans: **VES_TD_LBWSITE_100_00RevA**, **VES_TD_OVRE_100-001RevC**

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

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 (2018), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.