

HAMPSHIRE COUNTY COUNCIL
Decision Report

Decision Maker:	Regulatory Committee
Date:	29 July 2020
Title:	Variation of conditions 1 & 2 of planning permission 14/00640/CMA to extend the duration for the completion of mineral extraction, infilling and restoration at Eversley Quarry, Land at Chandlers Farm, Off Fox Lane, Reading Road, Eversley RG27 0NQ (No. 19/02866/HCC) (Site Ref: HR038)
Report From:	Head of Strategic Planning

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Recommendation

1. That planning permission be GRANTED subject to the conditions listed in Appendix A and the deed of variation to the existing Section 106 legal agreement controlling HGV numbers and the amount of mineral exported annually from the site.

Executive Summary

2. The planning application is for a variation of conditions 1 & 2 of planning permission 14/00640/CMA to extend the duration for the completion of mineral extraction, infilling and restoration at Eversley Quarry, Land at Chandlers Farm, Off Fox Lane, Reading Road, Eversley RG27 0NQ. This will allow for:
 - the final mineral extraction operations to be completed within both Manor Farm and Chandlers Farm (by the end of 2020);
 - the final importation of fill material to Manor Farm (by the end of 2021); and the
 - completion of infilling and restoration at Chandlers Farm (by the end of 2023).
3. The site is identified in Policy 20 (Local land-won aggregate) part 1 (ii) in the adopted Hampshire Minerals and Waste Plan (2013) as a site is an existing mineral extraction site. It is also safeguarded under Policies 15 (Safeguarding – minerals resources), 16 (Safeguarding – minerals infrastructure) and 26 (Safeguarding – waste infrastructure).
4. The variation is requested as current planning permissions for mineral development and restoration of will expire at the end of 2020. For Chandlers Farm, this is at the end of 2020. The site forms part of the wider

Eversley Quarry which includes two sites located outside of Hampshire in the Wokingham Borough Council administrative area (Fleethill Farm and Manor Farm). Separate applications have been submitted to Wokingham Borough Council for these areas. The determination of these applications does not impact on the Hampshire County Council's ability to determine this application.

5. This application is being considered by the Regulatory Committee as a major minerals development as well as an Environmental Impact Assessment development. The proposed development is an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#) as it is a development type listed within Schedule 1.
6. Key issues raised are:
 - The impacts of the extension of time and cumulative impacts; and
 - Restoration of the site.
7. It is considered that the proposal would be in accordance with the relevant policies of the adopted Hampshire Minerals and Waste Plan (2013), Hart Local Plan: Strategy and Sites 2032 (2020) as well as the relevant paragraphs of the National Planning Policy Framework (2019) and associated guidance. This is subject to the existing legal agreement being carried forward as part of this permission, and subject to the conditions outlined. It is considered that the proposal would facilitate the extraction of remaining mineral resources at the site, as well as the sites restoration and is not likely to have a significant adverse impact on amenity of the local residents and the environment by way of the extended time period or during restoration.
8. It is recommended that planning permission be GRANTED subject to the conditions listed in Appendix A and the deed of variation to the existing Section 106 legal agreement controlling HGV numbers and the amount of mineral exported annually from the site.

The Site

9. The Chandlers Farm site extends across approximately 53 hectares (ha) to the immediate south of the River Blackwater, approximately 225 metres (m) north of the town of Yateley and 200m east of the village of Eversley Cross in Hampshire (within the Blackwater Valley). The Blackwater River forms the boundaries of Berkshire, Surrey and Hampshire (see **Appendix B – Committee Plan**).
10. Eversley Quarry was developed in its present location in 1984 and its operations have extended both north and south of the River Blackwater/Long River.

11. Chandlers Farm forms one part of the Eversley Quarry which comprises in total three distinct but interrelated areas. The other two parts of Eversley Quarry aside from Chandlers Farm are located beyond the River in the County of Berkshire, notably:
 - Fleethill Farm Quarry, Land west of Longwater Road, Finchampstead – Berkshire; and
 - Manor Farm Quarry, Longwater Road, Finchampstead, Berkshire.
12. The broad relationship between the 3 sites is shown in the plan's appended to this report (see **Appendix C – Site Plan showing Chandlers Farm, Manor Farm and Fleethill Farm**).
13. Extraction of sand and gravel from Chandlers Farm has largely finished, apart from 50,000 tonnes which will be extracted at the end of the life of the quarry. This remaining area is located to the south-east of the site beneath the site processing area and haul road leading to Manor Farm. It is proposed that this mineral reserve will be extracted and transported to Bramshill Quarry for processing and this should be completed by 2020. The majority of the site has been raised to, or close to, the approved restoration levels using imported inert materials.
14. Over the years, extracted sand and gravel from within the three sites has been fed by conveyor into a processing plant at Chandlers Farm for crushing, grading, and washing producing the aggregates required for the on-site Ready-Mix concrete plant and for local construction projects. The conveyor was positioned on a deposit of mineral which contains approximately 85,000m³ (120,000 tonnes) of aggregate. The processing plant has recently been dismantled and removed from site and the concrete hardstanding has also been removed. This has enabled access to the remaining mineral which underlies the former processing plant. The field conveyor structure which connected the extraction operations at Fleethill Farm with the processing operations at Chandlers Farm has now been dismantled and removed from site.
15. All three sites which make up the wider Eversley quarry are accessed via Chandlers Farm from a designated access track called Hall's Way, off Fox Lane which exits onto the A372. This access serves the on-going filling and restoration of the Manor Farm and Chandlers Farm Quarry sites.
16. The phased restoration of Chandlers Farm is ongoing. Land in the east of the site has been allowed to naturally regenerate to a network of wet woodland, ponds, reed beds and flood meadow grassland which are to be protected and retained. Land in the west of the site has been restored to playing fields for use in formal recreation. The remaining areas are being tipped to final levels to facilitate restoration in accordance with the approved restoration plans.
17. Fleethill Farm is situated on the northern bank of the River Blackwater, approximately 200m from the south west edge of the village of

Finchampstead and 400m north of the villages of Eversley Cross and Eversley Centre. The site falls within the administrative area of Wokingham Borough. Due to the recent economic climate, the working of Fleethill Farm has not been as rapid as anticipated and so mineral is still being extracted from the site.

18. Manor Farm is also in the Borough of Wokingham. Extraction has now finished from within the site which is being progressively restored using inert materials imported to the site via the Chandlers Farm access from Hall's Way off Fox Lane, and a bridge and haul road into the site over the River Blackwater.
19. The applicant has applied to Wokingham Borough Council for planning permission for sand and gravel extraction on land west of Longwater Road, Finchampstead. The proposal is to transport the mineral to the existing plant site at Chandlers Farm for processing. The current planning permission for the processing plant includes a condition restricting importation of mineral to specific sites. Consequently, permission is sought for variation of condition to enable mineral won from land west of Longwater road as well as Fleethill to be processed at Chandlers Farm.
20. Phased restoration of Chandlers Farm has been progressing well, although has fallen slightly behind schedule (see **Appendix D – Approved Restoration Plan**). The majority of the Chandlers site (with the exception of the plant site) is close to restoration levels. Restoration of the western side of the site is now complete and restoration of the vast majority of the remainder of the site is scheduled to be completed in 2020 (see **Appendix E – Anticipated Restoration Timescales Plan**). Extraction of sand and gravel from the Eversley Quarry has been undertaken in the context of achieving a restoration concept for the final landform of the sites, and their after-use for agriculture, nature conservation and recreational uses, both informal and formal. The approved restoration schemes for the constituent sites which make up Eversley Quarry have been developed over the years in discussion with the respective authorities and organisations with a keen interest in the after-use of the sites. The approved restoration schemes will enable the Eversley Quarry to be restored to a high environmental standard for sustainable, long-term after use in accordance with the concept to provide for formal and informal recreation, nature conservation enhancement and landscape improvements across the area.
21. There is a strategy for the Blackwater Valley produced by the Blackwater Countryside Partnership and Eversley Quarry and therefore Chandlers Farm, falls within the Blackwater Valley Strategy's geographical areas covering 'Mill Lane to Longwater Road' (Area 10) and 'Longwater Road to Eversley' (Area 11).
22. The Chandlers Farm site is subject to a Section 106 (S106) legal agreement associated with planning permission 14/00640/CMA. The principle requirements of the S106, in relation to Chandlers Farm are:

- a lorry route to and from the site: and
- a limit to the annual quantity of material taken from the site.

Planning History

23. The Eversley area has a complex planning history associated with the extraction of sand and gravel with restoration to agriculture, nature conservation and recreational uses. Early operations were focused on land located further to the east with the processing plant situated off Chandlers Lane, Yateley which now serves as an access to the Blackwater Valley Golf Centre and the Devereux Park Playing Fields. Sand and gravel extraction has been ongoing at Eversley Quarry since the 1950's. Eversley Quarry was developed in its present location in 1984 and its operations have extended both north and south of the River Blackwater/ Long River. The planning history of the site is as follows:

Application No	Location	Proposal	Decision	Date Issued
14/00642/CMA	Chandlers Farm, Off Fox Lane, Reading Road, Eversley	Variation of condition 1 of planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm	Granted	2016
14/00640/CMA	Chandlers Farm, Off Fox Lane, Reading Road, Eversley	Variation of conditions 1, 4, 21, 23 of planning permission 99/00359/CMA to extend life of the site and revised restoration	Granted	2016
14/00644/CMA	Chandlers Farm, Off Fox Lane, Reading Road, Eversley	Variation of conditions 1, 4 and 22 of Planning permission 07/02785/CMA to allow for an extension to the time limit for importation of material from Fleethill Farm into Chandlers farm and a revised restoration scheme	Granted	2016
13/01295/CMA	Eversley Quarry, Fox Lane, Eversley, Hampshire GU46 7RU	Variation of condition 2 of planning permission 09/01592/CMA (to permit the importation of sand for use in the manufacture of BS3882 topsoils during a temporary halt in mineral extraction)	Granted	2013
09/01592/CMA	Eversley Quarry,	Proposed blending of organic products and	Granted	2008

	Fox Lane, Eversley Hampshire	minerals to create high quality topsoils		
07/02786/CMA	Eversley Quarry, Hall's Way, Off Fox Lane, Yateley	Proposed variation of condition 6 of Planning Permission 96/01064/CMA to allow for the retention of the bridge, conveyor, haul road and any associated structures for a further temporary period	Granted	2008
07/02785/CMA	Eversley Quarry, Hall's Way, Off Fox Lane, Yateley	Proposed variation of condition 6 of Planning Permission 99/00359/CMA to allow for the importation of material from land west of Longwater Road	Granted	2008
05/02212/CMA	Watmore Farm, Eversley Cross	Variation to restoration plan to provide for recreational fishery	Granted	2006
01/00016/CMA	Watmore Farm, Eversley	Variation of condition 2 of Inspectors Decision APP/Q1770/A/97/284097 to extend the time	Granted	2001
99/00359/CMA	Chandlers Farm, Eversley/ Yateley	The Environment Act 1995: review of mineral planning permissions - application for determination of conditions	Granted	2001
98/01305/CMA	Eversley Quarry, Eversley	Variation of Condition No. 4 and 36 of Planning Permission HDC4331 to enable the erection of additional plant to allow the importation of materials other than that won under specified consents	Refused	1999
96/01064/CMA	Chandlers Farm, Eversley	Proposed temporary crossing of the river blackwater	Granted	1997
96/01017/CMA	Chandlers Farm, Eversley	Modification of conditions to extend the period for the processing plant	Granted	1997
95/00140/CMA	Watmore Farm, Eversley (Chandlers Farm)	Extraction of sand and gravel with restoration to agriculture and wet land as an extension to existing quarry	Appeal For Non-Determination	1997
HDC4331	Chandlers	Extraction of 1.66 million	Granted	1983

	Farm, Eversley	tonnes of sand and gravel, the erection of a concrete batching and aggregates processing plant, the relocation of a bailey bridge and restoration to a lake		
HDC6456	Chandler's Farm, Yateley / Watmore Farm	Waste disposal	Granted	1981
HDC7562	Chandler's Farm, Yateley / Watmore Farm	Continued use of existing aggregate processing plant	Granted	1982
HDC8612	Chandler's Farm, Yateley / Watmore Farm	Retention of security caravan	Granted	1981
HWR2480/2	Chandler's Farm, Yateley / Watmore Farm	Sand and gravel extraction	Granted	1973
HWR6795	Chandler's Farm, Yateley / Watmore Farm	Construction of access road to plant site	Granted	1972
HWR2480/1	Chandler's Farm, Yateley / Watmore Farm	Septic tank plant switchhouse, managers house, weighbridge, messroom	Granted	1970
HWR3031/4	Chandler's Farm, Yateley / Watmore Farm	Sand and gravel extraction	Refused	1969

HWR5924	Chandler's Farm, Yateley / Watmore Farm	Sand and gravel extraction	Granted	1966
HWR2480	Chandler's Farm, Yateley / Watmore Farm	Sand and gravel extraction	Granted	1958

24. The current ROMP permission for mineral development at the Chandlers Farm site is 99/00359/CMA. Related permissions include 07/02786/CMA for the bridge, conveyor and haul road over the River Blackwater to allow for the transportation of material into the processing plant from Fleethill Farm and Manor Farm. Importation of sand and gravel from Fleethill Farm is allowed under the current permission 07/02785/CMA.
25. The site is identified in the adopted Hampshire Minerals and Waste Plan (2013) as a site required to deliver Policy 20 (Local land-won aggregates). The site is also safeguarded through Policy 16 (Safeguarding – minerals infrastructure) and Policy 26 (Safeguarding – waste infrastructure) as a site for the extraction of sand and gravel and inert landfill.

The Proposal

26. The extraction of remaining mineral reserves and the completion of the infilling final restoration of Eversley Quarry has fallen behind schedule, primarily due to there being less infill material available to complete restoration than previously envisaged. The proposal is to vary conditions 1 and 2 of planning permission 14/00640/CMA in order to extend the duration of planning permission to allow for the development's completion. It is a Section 73 application. The variation is sought to allow the:
- final mineral extraction operations to be completed within both Manor Farm and Chandlers Farm (by the end of 2020);
 - final importation of fill material to Manor Farm (by the end of 2021); and
 - completion of infilling and restoration at Chandlers Farm (by the end of 2023).
27. Current planning permissions for mineral development and restoration of the sites are soon to expire. For Chandlers Farm, this is at the end of 2020. This application has been submitted to Hampshire County Council (Chandlers Farm) alongside applications to Wokingham Borough Council for Fleethill Farm and Manor Farm. The determination of the applications

made to Wokingham Borough Council does not impact on Hampshire County Council's ability to determine this application.

28. In relation to the Hampshire permissions, Condition 1 of planning permission 14/00640/CMA requires removal of all buildings, plant and machinery by the 31st December 2019 and the site fully restored by the 31st July 2020. Condition 1 is worded as follows:

“All buildings, plant and machinery shall be removed by 31 December 2019 unless otherwise agreed in writing by the Mineral Planning Authority. The site shall be restored in accordance with the requirement of condition (22) by 31 July 2020.

29. It is proposed to vary the terms of Condition 1 in order to extend the permission to extract and infill at Chandlers Farm until 31st July 2023, with a further 6 months to finalise the restoration of the site, including tree planting and seeding. The proposed wording of condition 1 is as follows:

“All buildings, plant and machinery shall be removed by 31 July 2023 unless otherwise agreed in writing by the Mineral Planning Authority. The site shall be restored in accordance with the requirement of condition (22) by 31 December 2023.”

30. In addition, it is proposed to vary the terms of Condition 2 in order to make reference to the revised details contained within this application. Condition 2 of permission 14/00640/CMA currently states that:

“The development hereby permitted shall be carried out in accordance with the following approved plans: FIGURE 1, FIGURE 2, P9/530/12A, P9/530/19, P9/530/20, P9/530/21, P9/530/22, P9/530/23, L/FE/01, L/FE/25”.

31. It is proposed to vary Condition 2 of permission 14/00640/CMA as follows:
“The development hereby permitted shall be carried out in accordance with the follow approved plans:

- *Figure 1 – Location Plan;*
- *Figure 2 – Site Plan;*
- *Figure 3 – Application Site Boundary;*
- *Figure 4 – Eversley Quarry Development Overview;*
- *Figure 5 – Final Restoration (Drawing No. P9/530/20);*
- *Figure 6 – Sports Pitches and Community Proposals (Drawing No. P9/530/19);*
- *Figure 7 – Anticipated Restoration Timescales (Drawing P8/530/38);*
- *L/FE/01 – Timbre Post & Stockproof Wire Fence (Barbed); and*
- *L/FE/25 – Field Gate 3.6m Wide”.*

32. The former plant site and haul road at Chandlers Farm contains an estimated 37,500m³ (circa. 50,000 tonnes). The plant and hardstanding which overlaid the mineral within the plant site have now been removed and it is proposed to extract the remaining mineral in 2020 and 2021 and transport it for processing at Bramshill Quarry. The access road leading to Manor Farm will however require to be retained to maintain access for infilling activities at Manor Farm until the end of 2021. Mineral extraction within Manor Farm would be completed by the end of 2020. Final extraction of mineral from below the access road will be undertaken in 2022.
33. It is predicted that there is sufficient mineral at Eversley Quarry to maintain production at Bramshill Quarry for 18 months (140,000 tonnes following processing, assuming an 18% silt content). It is envisaged that the mineral would be worked on a campaign basis and stocked at Bramshill Quarry. To facilitate this, extraction operations at Bramshill would temporarily cease until the mineral from Eversley Quarry is sold. The importation of mineral from Eversley Quarry would therefore prolong the life of Bramshill Quarry by approximately a further 18 months and would contribute in the region of 140,000 tonnes to the landbank of permitted reserves.
34. The proposal includes the continuation of the importation of inert material through the Chandlers Farm site to access the Manor Farm site. A void space of approximately 133,000m³ would require to be infilled at Manor Farm. The large portion of this void space would be created by the extraction of 85,000m³ of mineral. In addition, an additional 77,000m³ void space would require to be filled within Chandlers Farm. This includes the void created by the mineral extraction (37,500m³) and the remaining void space (39,500m³) in order to achieve the approved restoration levels.
35. The applicant has indicated that they strive to ensure that the restoration of Eversley Quarry is carried out to the highest environmental standards and that it is completed at the earliest opportunity. However, it is acknowledged in the application that the restoration schedule previously put forward in 2013 has not been achieved. This is principally due to a lack of infill material available within the marketplace.
36. The applicant is still proposing the same changes to the restoration of Chandlers Farm, as supported by local sports and community organisations, to produce a landform suitable for formal sports facilities such as football and cricket rather than the match course fishery and amenity lake currently permitted to remain in line with the overall proposals for the area for recreational facilities and habitat and landscape improvement at Chandlers Farm.
37. The applicant has prepared a Restoration Strategy which seeks to reduce the footprint of operations across Quarry significantly in 2020. An updated restoration timetable is provided (see **Appendix E – Anticipated Restoration Timescales Plan**).

38. The applicant states that the aim of the strategy is to minimise the footprint of the final extraction and infilling operations on the site whilst ensuring the site is restored to a high quality in line with the approved restoration scheme. It would ensure that the vast majority of the remaining areas of Chandlers Farm are graded to approved levels and fully restored by the end of 2020. Areas where restoration is scheduled to be completed in 2020 are located in the western extent of Manor Farm and the western side of Chandlers Farm (Drawing P8/530/38). At Chandlers Farm, the strategy would restrict the operational area to the processing area and haul road into Manor Farm, which equates to 4.4ha and less than 10% of the site area. The only remaining area which would be left to restore by the end of 2020 would be the former plant site and access road leading to Manor Farm. Access through Chandlers Farm is needed until works at Manor Farm are completed. These works are likely to be completed in 2021, following which infilling and restoration works would be completed in the former plant site at Chandlers Farm, with reed bed establishment and grass seeding in 2022. It is expected the plant site infilling and restoration would be completed by summer/winter 2023. It is anticipated that this final area of the site would be restored by the summer 2023, once works in the Manor Farm site are completed.
39. The previous planning application (14/00640/CMA) for Chandlers Farm was deemed to be an Environmental Impact Assessment (EIA) development. As a result, an Environmental Statement was submitted in support of the planning application. This application does not propose any other changes to the approved development. This means the proposal:
- maintains the current access arrangements;
 - no changes to lorry routing or numbers;
 - does not change the existing working hours of Monday to Friday: 0700 to 1800, Saturday: 0800 to 1300 and no operations at any time on Sundays, Public Holidays or Bank Holidays.
40. Separate Section 73 planning applications have been submitted to Wokingham Borough Council (WBC) to extend the duration of planning permission VAR/2013/2551 for the restoration of Manor Farm and to make a number of minor variations to the approved restoration plan for of Fleethill Farm.
41. The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). Screening under the EIA Regulations has been carried out on the proposed development as supplied. The development is classified as a Schedule 1 development as it falls within parts 19 (Quarries and open-cast mining and 24 (Any change to or extension of development). An Environmental Statement (ES) was prepared in support of planning applications 14/00640/CMA, 14/00642/CMA and 14/00644/CMA. As this planning application seeks minor amendments to conditions attached to permission 14/00640/CMA, the assessment and conclusions of the 2014 ES remain of

relevance to the determination of this planning application. The 2014 ES is therefore reproduced within the submission.

Development Plan and Guidance

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

National Planning Policy Framework (2019) (NPPF)

43. The following paragraphs are relevant to this proposal:

- Paragraph 11: Presumption in favour of sustainable development;
- Paragraph 80: Support of sustainable economic growth;
- Paragraphs 203-208: Minerals;
- Paragraph 170: Contributions and enhancement of natural and local environment.

National Planning Policy for Waste (2014) (NPPW)

44. 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)

45. The following paragraphs are relevant to the proposal:

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

South East Plan (SEP)

46. The following saved policy is relevant to the proposal:

- Policy NM7: Thames Heath Special Protection Area (saved policy).

Hampshire Minerals & Waste Plan (2013) (HMWP)

47. 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 5 (Protection of the countryside);
- Policy 7 (Conserving the historic environment and heritage assets);
- Policy 8 (Protection of soils);
- Policy 9 (Restoration of quarries and waste developments);
- Policy 10 (Protecting public health, safety and amenity);
- Policy 11 (Flood risk and prevention);
- Policy 12 (Managing traffic);
- Policy 13 (High-quality design of minerals and waste development);
- Policy 14 (Community benefits);
- Policy 15 (Safeguarding - mineral resources);
- Policy 16 (Safeguarding - minerals infrastructure);
- Policy 17 (Aggregate supply – capacity and source);
- Policy 18 (Recycled and secondary aggregates development);
- Policy 20 (Local land-won aggregates);
- Policy 25 (Sustainable waste management);
- Policy 26 (Safeguarding - waste infrastructure);
- Policy 30 (Construction, demolition and excavation waste development).

[Hart Local Plan Strategy and Sites 2016 - 2032](#)

48. The following emerging policies are relevant to the proposal:
- Policy SD1 – Sustainable Development;
 - Policy NBE2 Landscape;
 - Policy NBE3 Thames Basin Heaths Special Protection Area;
 - Policy NBE 4 Biodiversity;
 - Policy NBE9 Design;
 - Policy INF3 Transport;
 - Policy INF4 Open Space, Sport and Recreation;
 - Policy INF5 Community Facilities.

Consultations

49. **County Councillor Simpson:** Supports the comments of Eversley Parish Council.
50. **Hart District Council:** No objection.
51. **Wokingham Borough Council:** Was notified.
52. **Hart District Council Environmental Health Officer (EHO):** Was notified.
53. **Hart District Council (Conservation officer):** Was notified.

54. **Eversley Parish Council:** Objects to the proposal on the grounds of the HGV traffic that would be generated by the proposals, the environmental and social impacts of that traffic on the residents, impact on the rural character of the parish and on the wider environment. The objection also notes that the applicant failed to engage with EPC in any pre-application discussions and failed to offer any additional community benefits over and above those associated with previous applications, meaning it has not met the spirit of Policy 14 of the HMWP (2013).
55. **Finchampstead Parish Council:** Was notified.
56. **Yateley Town Council:** Was notified.
57. **Natural England:** Will be reported directly to the Committee.
58. **Blackwater Valley Countryside Partnership:** Was notified.
59. **Environment Agency:** No objection.
60. **Local Highway Authority:** No objection.
61. **Lead Local Flood Authority (LLFA):** No comments.
62. **County Landscape:** Will be reported directly to the Committee.
63. **County Archaeology:** Will be reported directly to the Committee.
64. **County Ecologist (HCC):** Will be reported directly to the Committee.
65. **Planning Policy (HCC):** No comments.
66. **Public Health (HCC):** Was notified.

Representations

67. 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.
68. As of 15 July 2020, 1 representation to the proposal had been received. The main areas of concern raised in the objection relate to the following:
- environmental impact of further work at this site;
 - condition of the roads leading in and out of the site are a mud bath when wet and a dust bowl when dry; and
 - need for wheel washing facilities;
69. The above issues will be addressed within the following commentary.

Commentary

Principle of the development and Need

70. The principle of the site as the location for mineral extraction has already been determined through the historical permissions granted for sand and gravel extraction. The application relates to a well-established quarry that has permissions in place for all existing activities in accordance with the relevant policies of the Hampshire Minerals and Waste Plan (2013) (HMWP).
71. Chandler Farm is also an important site for Hampshire supply of land-won sand and gravel. The site also provides the access to sites in Wokingham Borough, namely Manor Farm and Fleethill Farm which form part of the wider Eversley Quarry site. The site is safeguarded through Policies 15 (Safeguarding – mineral resources) and 16 (Safeguarding – mineral infrastructure) of the HMWP which help to protect mineral resources and infrastructure.
72. 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 reliable source of minerals, required to build and repair homes and roads, and are important to the local economy. The presumption is also reflected in Policy SD1 (Sustainable Development) of the HLP (2020).

73. 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 Hampshire and surrounding areas from local and sand gravel sites at a rate of 1.56mtpa, of which 0.28mtpa will be soft sand. A landbank is the number of years of reserves remaining at an annual rate of aggregate supply. Hampshire has a requirement to ensure a 7-year landbank to meet Paragraphs 207 of the National Planning Policy Framework (2019).
74. 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 existing site helps to contribute towards the requirement for sand and gravel.
75. Policy 20 (Local land-won aggregate) of the HMWP (2013) identifies sites for the extraction of remaining reserves at permitted sites as identified in part 1 of the Policy. This includes Eversley Quarry 1 (ii). The sites are identified to ensure an adequate and steady supply of locally extracted sand and gravel to help to maintain the landbanks. Hampshire's existing sand and gravel extraction sites play an important role in contributing to the amount of aggregate Hampshire needs to meet demand.
76. The proposal to extend the timescales for the extraction, infilling and restoration of Chandlers Farm will help to contribute to Hampshire's supply by enabling the final extraction of mineral located beneath the Chandlers Farm processing area and internal access road as well as the other associated quarry sites outside of the Hampshire area (Manor Farm and Fleethill Farm). The extraction of the remaining mineral resources from Eversley Quarry would enable the initially anticipated reserves of aggregate to be achieved from the site. The proposals allow for the extraction of the remaining extractable mineral reserves at the site in accordance with Paragraph 80 of the National Planning Policy Framework (NPPF) 2019.
77. The proposed development is considered to be in accordance with Policies 1 (Sustainable minerals and waste development), 15 (Safeguarding – mineral resources) and 16 (Safeguarding – mineral infrastructure), 17 (Aggregate supply – capacity and source) and 20 of the HMWP (2013) as by extending the life of the site, the unextracted mineral reserves can be extracted, thereby contributing to an adequate and steady of supply of sand and gravel and Policy SDI (Sustainable development) of the HLP (2020).

Visual impact and landscape

78. Policy 5 (Protection of the countryside) of the HMWP (2013) identifies mineral extraction as a development which will be permitted in the countryside as it is time limited. 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) 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) protects residents from significant adverse visual impact.
79. Policy NBE2 (Landscape) of the HLP (2020) states that development proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes. Policy NBE9 (Design) states that all developments should seek to achieve a high-quality design and positively contribute to the overall appearance of the local area.
80. An assessment of the impact of the development upon the landscape and visual amenity (LVIA) was undertaken for planning permission 14/00640/CMA (Chapter 6 of the 2014 ES). This acknowledged that the ongoing operations would continue to have only a slight adverse or negligible effect on residential amenity. It also indicated that there would continue to be medium short-term effects on landscape amenity for those routes with close proximity open views, but effects would continue to be small for those routes where the site is a small element within the landscape. The LVIA concluded that: "The continuation of quarrying activities will not have any substantial adverse effects on either landscape character, or visual receptors."
81. As already acknowledged the principle of the location of the site in the countryside has already been determined. The focus here should be on the continuation of workings.
82. The restoration works already completed on site will have contributed to reducing the landscape and visual impacts outlined in the 2014. Furthermore, these impacts will continue to reduce as the site is progressively restored, particularly following the large-scale restoration scheduled to be completed by the end of 2020, which will see 75% of the remaining operational area of Chandlers Farm being restored.
83. No objections were received in relation to the potential visual impact of extending the life of the quarry. The proposal 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 HMWP (2013) as well as Policies NBE2 (Landscape) and NBE9 (Design) of the HLP (2020) as it is a time limited permission at an existing mineral quarry.

Cultural and Archaeological Heritage

84. Policy 7 (Conserving the historic environment and heritage assets) 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. In addition, Policy NBE8 (Historic Environment) of the HLP (2020) states that development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.
85. An assessment of the effects of the development on archaeological and cultural heritage features and resources was undertaken and is contained within Chapter 11 of the 2014 ES. The archaeological assessment found that there were no recorded heritage assets within the processing plant area that would be affected by extraction. The designated heritage assets in the vicinity of the proposed development are sufficiently distant that their settings would not be affected by extraction within or restoration of the site. The north-western area of the site within Eversley Cross Conservation Area has already been restored and no further impacts would occur. The assessment concludes that "the Proposed Development does not include any changes that would result in a material difference to archaeology and heritage effects in comparison to the approved scheme." There have been no changes to operations which would impact the historic environment.
86. No objections have been received from consultees.
87. The proposed time extension contained within this planning application would not have any material effect to the findings of these conclusions. The proposal is therefore considered to be in accordance with the NPPF (2019), Policy 7 (Conserving the historic environment and heritage assets) of the HMWP (2013) and NBE8 (Historic Environment) of the HLP (2020) which require development to protect heritage assets.

Ecology

88. 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.

89. Saved Policy NM7 (Thames Heath Special Protection Area) of the South East Plan and Policy NBE3 (Thames Basin Heaths Special Protection Area) of the HLP (2020) are not considered to be relevant to the proposal as the site is an existing development.
90. The applicant has indicated that they have made a number of biodiversity pledges including the creation of habitats suitable for biodiversity. As described in the ecological assessment undertaken as part of the 14/00640/CMA ES, BAP habitat would be provided within the approved restoration scheme. Such habitat would include 1,650 linear metres of hedgerow. As a result, Chapter 5 of the 2014 ES found that the restoration scheme would have long-term, permanent and positive impacts on ecology receptors. As Chandlers Farm forms part of the wider Eversley Quarry which includes the CEMEX Fleethill Farm and Manor Farm sites, the long term, restoration schemes for all three sites would provide ecological enhancement, including a large area of UK BAP habitats.
91. The County Ecologist and Natural England were consulted on the proposal. Based on the provision of the restoration scheme, the proposed development is considered to be in accordance with Policy 3 (Protection of habitats and species) of the HMWP (2013) as well the relevant paragraphs of the NPPF (2019).

Impact on amenity and health – including noise

92. 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.
93. As already noted, the previous planning application (14/00640/CMA) was deemed to be 'EIA development'. This application does not propose any changes to hours of working for the site which are Monday to Friday: 0700 to 1800, Saturday: 0800 to 1300 and no operations at any time on Sundays, Public Holidays or Bank Holidays.

Noise

94. A Noise Assessment is contained within Chapter 8 of the 2014 ES. The assessment finds that "worst case noise levels from the continued use of the processing plant area, stockpiling, soil stripping, sand and gravel extraction and site restoration works are predicted to be within the relevant criteria set out by the NPPF and NPPG." The assessment concluded that, no significant adverse noise effects would arise as a result of the proposed

development. As described previously, the processing plant has now been removed from site.

95. The remaining operations on site will be more limited than those assessed within the Noise Assessment and the noise levels generated by the operations will therefore be lower than those assessed.
96. The proposed development would continue to be undertaken in accordance with conditions 16 and 17 of the planning permission 14/00640/CMA which requires that all plant, vehicles and machinery are well maintained and fitted with effective silencers and for the noise levels attributable to site operations, as measured at Copse Farm, to not exceed 48dB(A). The proposed time extension contained within this planning application would not have any material effect to the findings of these conclusions.

Air quality and dust

97. An assessment of the potential for dust and air quality effects to arise as a result of the proposed development has been assessed within Chapter 9 of the 2014 ES, which concludes that "... there would be no significant adverse effect to air quality resulting from the proposed development site." The applicant has indicated that the proposed development would continue to be undertaken in accordance with best practice guidance, which includes the implementation of measures including:
 - Limiting stockpile heights;
 - Stockpile damping;
 - Road sweeping;
 - Low site speed limits; and
 - Minimising drop heights.
98. The proposed time extension contained within this planning application would not have any material effect to the findings of these conclusions.
99. Whilst it is recognised that local residents living in close proximity to a working mineral extraction site throughout the extended lifespan of the site and the extension of time, securing the completion of the site is paramount. Local Environmental Health officers have raised no objections. The proposal is therefore in accordance with Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013).

Potential pollution associated with the development

100. 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](#))

101. Planning and permitting decisions are separate but closely linked. Planning permission determines if a development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution. The Environment Agency has a role to play in both.
102. The waste disposal element of the development is controlled via an Environmental Permit as issued by the Environment Agency. The scope of an Environmental Permit is defined by the activities set out in the Environmental Permitting Regulations (England and Wales) 2016 (EPR). The aim of the EPR regime is to protect the environment from potential impacts associated with certain liable facilities or installations. The permitted activities may form a part of, but not all, of the development needing planning permission. In these cases, the planning application will need to address environmental considerations from those parts of the development that are not covered by the permit.
103. The development is acceptable in terms of planning. The site is monitored and enforced in the same manner as any other regulated site by the Environment Agency. Several mechanisms are put in place to monitor to ensure compliance such as audits, site visits, data analysis and compliance checks are carried out by the regulator.

Flooding

104. Policy 10 (Protection of public health, safety and amenity) of the adopted HMWP (2013) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. This includes impacts on the water environment.
105. In addition, Policy 11 (Flood risk and prevention) 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.
106. An assessment of the potential for the proposed development to result in hydrological or hydrogeological effects was undertaken within Chapter 7 of the 2014 ES. This highlighted that the superficial sands and gravels form an aquifer which support flow in the River Blackwater and its tributaries. Water quality in the aquifer is naturally poor, with moderately acidic water and elevated concentrations of iron and manganese. The assessment identified the potential for the development to result in changes to surface and ground water quality. However, these effects can be mitigated through the continued monitoring of surface and groundwater and the adoption of standard good practice measures and adherence to the existing Environment Management System. This is controlled through conditions 18 and 22 on planning permission 14/00640/CMA.

107. The restoration activities at the site are undertaken under an Environmental Permit issued by the Environment Agency. Under the conditions of the permit, there is a substantial groundwater and surface water monitoring network at the site for both water level and quality. In general, the results from the environmental monitoring do not show any adverse historical impact from the quarrying or restoration activities.
108. The assessment concludes that: "Potential impacts to groundwater and surface water have been assessed as those typically associated with quarrying activities (such as the storage of fuels, operation of machinery, etc.) and those associated with the importation of inert restoration materials." "It is considered that by following the conditions defined in the Environmental Permit, continuing to operate the environmental monitoring network and applying industry good practise, all the identified risks can be mitigated against."
109. The time extension is unlikely to affect the findings of Chapter 7 of the 2014 ES. No changes are proposed to the controls contained within conditions 18 to 22 of planning permission 14/00640/CMA all of which are designed to protect the water environment.
110. The assessment of flood risk found that the flood storage capacity to be provided by the proposed development would be greatly in excess of that which existed prior to extractive works taking place.
111. No objections were received from consultees.
112. The proposal is considered to be in accordance with Policies 10 (Protection of public health, safety and amenity) and 11 (Flood risk and prevention) of the HMWP (2013).

Highways impact

113. It is noted that concerns were raised in representations about the quality of surrounding roads and the access.
114. 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. In addition, Policy INF3 (Transport) of the HLP (2020) also states that proposals will be supported that: a) integrate into existing movement networks; b) provide safe, suitable and convenient access for all potential users; c) provide an on-site movement layout compatible for all potential users.

115. The Chandlers Farm site is subject to a Section 106 (S106) legal agreement associated with planning permission (14/00640/CMA). One of the principle requirements of this is in relation to a lorry route to and from the site. This legal agreement will be rolled forward as part of this permission.
116. A Transport Statement (TS), incorporated as Chapter 10 of the 2014 ES, examined the potential impact of HGV and employee traffic associated with the development. The assessment was undertaken on the assumption that the restoration of Chandlers Farm would generate a daily average of 60 two-way HGV movements per day with a peak of 102 two-way HGV movements for 6 months whilst exporting mineral extracted from Chandlers Farm. These traffic movements remain accurate.
117. The estimated vehicle movements presented in the TS are potentially higher than might be expected when the site is operational. The TS concluded that: "the proposed development would have no material adverse impact on the safety or operation of the access or the adjacent highway network. In view of the above it is concluded that the proposals are acceptable from a transportation perspective and it is respectfully recommended for approval by the highway authorities." The applicant indicated that the proposed time extension contained within this planning application would not have any material effect to the findings of these conclusions.
118. This application does not propose any other changes to the approved development (14/00640/CMA). It is intended that the current access arrangements to Manor Farm from Fox Lane off Reading Road (B3272) via the Chandlers Farm site will continue. Upon the completion of mineral extraction and infilling within Manor Farm, the mineral contained within the internal access road would be removed. Access to operations undertaken on Chandlers Farm would continue to utilise the existing access arrangements, until final restoration.
119. Personal Injury Accidents analysed for a five-year period from 1st September 2014 to 31st August 2019 for Fox Lane and a section of Eversley Road (B3272) shows that there were two accidents, one classified as 'slight' and one classed as 'severe'. The first accident occurred at the junction between the B3272 and Marsh Lane where a car turned left into Marsh Lane across the path of a cyclist travelling in the same direction, the cyclist suffered slight injuries. The second accident involved one vehicle losing control on a bend in Eversley Cross. It was classified as severe and was recorded as due to the driver losing control due to possibly driving too fast and / or being impaired by alcohol.
120. The Highway Authority was consulted on the proposal, raising no objection and indicated that they were satisfied that the accident record had not identified any patterns that are likely to be exacerbated by this application.

121. It is therefore considered that the proposed development is in accordance with Policy 12 (Managing traffic) in the HMWP (2013) and Policy INF3 (Transport) of the HLP (2020) as well as the relevant paragraphs of the NPPF (2019) which requires that planning decisions take account of whether “safe and suitable access to the site can be achieved for all people”.

Restoration

122. Policy 9 (Restoration of minerals and waste developments) states that temporary minerals and waste development should be restored to beneficial after-uses consistent with the development plan. It also states that restoration of minerals and waste developments should be in keeping with the character and setting of the local area, and should contribute to the delivery of local objectives for habitats, biodiversity or community use where these are consistent with the development plan, and the restoration should be phased throughout the life of the development.
123. The approved restoration plans for the site were assessed in detail within the 2014 Environmental Statement. The Committee Report for planning permission 14/00640/CMA concluded, with respect of the approved restoration plan, that the proposal “will provide for local needs in the form of sports pitches as well as informal recreation and enhance biodiversity.” and that it would bring; “significant recreational benefit in line with the strategy for the area.” Areas in the western part of the site have been infilled to the approved contours and restored. Areas within the central part of the site. Areas within the central area of the site have been tipped to the approved contours (subject to some regrading) and will be restored in 2020 through the spreading of soils and seeding. The former plant site in the east of the site requires further infilling and restoration, which is due to be completed in 2023.
124. The applicant has indicated that the proposed extension of time for the operation and subsequent restoration of Chandlers Farm would benefit the overall restoration of the entirety of Eversley Quarry. The approved restoration scheme seeks to create a landform suitable for additional sports pitches, associated facilities and a more extensive footpath network. This is to be achieved by infilling the existing mineral void. The approved restoration scheme would enable an afteruse that is supported by the local population and as such is considered likely to result in a long-term benefit in terms of both use and management of the site. The provision of additional sports facilities at Chandlers Farm would create sporting opportunities that cannot be provided within the local school.
125. The approved restoration scheme seeks to provide a landform suitable for the future development of formal recreation facilities and public rights of way. As such, the proposals are considered to contribute towards enabling the realisation of future proposals. The restoration seeks to ensure that no Biodiversity Action Plan (BAP) habitat is lost as a result of the revised

scheme. The Plan recognises that a site may be restored to a range of different afteruses and refers to the opportunities for multiple use of restored sites such as to enhance biodiversity and also provide recreational use for the public.

126. The revised restoration schedule, as illustrated within Figure 7 – Anticipated Restoration Timescales (Drawing P8/530/38) will ensure that 12.0 ha of the site is restored in 2020, ensuring that the ecological benefits of the restoration scheme within this area of the site are realised. The remaining 4.4 ha of the site, which constitutes less than 10% of the site, would remain part of the mineral extraction and infilling operations until 2023, at which point it would be restored.
127. The restoration for community and recreation uses is supported by Policies INF4 (Open Space, Sport and Recreation) and INF5 (Community Facilities) of the HLP (2020) as they will enhance and improve the quality, capacity, accessibility and management of sports and recreational facilities and community facilities.
128. The HMWP (2013) identifies that inert construction and demolition wastes can be directed to mineral workings (quarries) for agreed restoration schemes. The use of inert fill material to complete the approved restoration scheme designed to deliver a beneficial afteruse is supported by the NPPGW as well as Policies 25 (Sustainable waste management) and 30 (Construction, demolition and excavation waste development) of the HMWP (2013). Policy 30 of the HMWP (2013) promotes the use of inert material in the restoration of mineral workings where a beneficial outcome can be achieved. Paragraph 4.87 of the HMWP states in relation to the restoration of mineral workings that: “Where it is necessary to import material ... only residues after treatment of inert construction, demolition and excavation waste should be used in the restoration.” The proposed use of residual inert material in place of non-waste materials would ensure waste is managed higher up the waste hierarchy and diverted away from landfill, in accordance with the objectives of national guidance and Policy 25 (Sustainable waste management) of the HMWP. The approved restoration scheme is therefore considered to represent a sustainable solution to the need to restore a mineral extraction site, beneficially use residual inert waste arisings and enable the future provision of local recreation facilities.
129. The proposal helps to secure the restoration of a mineral site in the most practical, timely and efficient way without adversely impacting upon the environment, landscape character or the amenity of local residents in accordance with Policy 9 (Restoration of minerals and waste sites of the HMWP (2013) as well as Policies INF4 (Open Space, Sport and Recreation) and INF5 (Community Facilities) of the HLP (2020). The proposal is also considered to be in accordance with Policies 25 (Sustainable waste management) and 30 (Construction, demolition and excavation waste development) of the HMWP (2013).

Cumulative impacts

130. Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) states that a proposal should not cause an unacceptable cumulative impact arising from the interactions between minerals and waste developments, and between mineral, waste and other forms of development. It also 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. The existing measures put in place to offset the potential impacts of the proposed development, on nearby and proposed residential areas are noted. The proposal is in accordance with Policy 10 (Protection of public health, safety and amenity) in the adopted HMWP (2013) in relation to cumulative impacts.

Community benefits

131. A frequent concern of communities that host minerals 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.
132. 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 Minerals and Waste Planning Authority encourages these agreements, it cannot be party to such agreements and the agreements cannot be considered in decision making.
133. The concerns raised by Eversley Parish Council in relation to the lack of engagement by the operator is noted. The Authority encourage the applicant to engage with the local community on this issue.

Conclusions

134. The applicant seeks to extend the time to allow mineral extraction and infilling operations to continue and final restoration to be achieved by 31st December 2023 through the variations of conditions 1 and 2 of planning permission 14/00640/CMA at Chandlers Farm.
135. The extraction of this mineral would contribute to the Hampshire's mineral landbank, avoiding sterilisation of the mineral. This work will be undertaken in conjunction with the infilling operation and would not create any further delay to the final restoration of the Eversley Quarry site as a whole.

136. A significant part of the Chandlers Farm site has already been restored. The submitted Restoration Strategy will ensure that a further 12.0 ha is restored by the end of 2020. This would leave 4.4 ha (less than 10% of the site) being retained as operational until it is fully restored in 2023. The restoration scheme would enhance the nature conservation and informal recreation value of the site, which farms part of a wider network of greenspaces, habitats, footpaths and bridleways which will be provided across the restored Eversley Quarry.
137. The site will continue to operate in accordance with all other planning conditions pursuant to planning permission 14/00640/CMA.

Recommendation

That planning permission be GRANTED subject to the conditions listed in Appendix A and the deed of variation to the existing Section 106 legal agreement controlling HGV numbers and the amount of mineral exported annually from the site.

Appendices:

Appendix A – Conditions

Appendix B – Committee Plan

Appendix C – Site Plan showing Chandlers Farm, Manor Farm and Fleethill Farm

Appendix D – Approved Restoration Plan

Appendix E – Anticipated Restoration Timescales Plan

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=20887>

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

19/02866/HCC
HR038

Hampshire County Council

Eversley Quarry, Land at Chandlers Farm, Off Fox Lane, Reading Road, Eversley RG27 0NQ
(Variation of conditions 1 & 2 of planning permission 14/00640/CMA to extend the duration for the completion of mineral extraction, infilling and restoration

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

Time Limit

1. All buildings, plant and machinery shall be removed by 31 July 2023. The site shall be restored in accordance with the requirement of condition (22) by 31 December 2023.

Reason: To secure the restoration of the site in accordance with Policy 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

Plans and Particulars

2. The development hereby permitted shall be carried out in accordance with the follow approved plans:

Figure 1 – Location Plan

Figure 2 – Site Plan

Figure 3 – Application Site Boundary

Figure 4 – Eversley Quarry Development Overview

Figure 5 – Final Restoration (Drawing No. P9/530/20)

Figure 6 – Sports Pitches and Community Proposals (Drawing No. P9/530/19)

Figure 7 – Anticipated Restoration Timescales (Drawing No. P8530/38)

L/FE/01 – Timbre Post & Stockproof Wire Fence (Barbed)

L/FE/25 – Field Gate 3.6m Wide

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

Highways

3. 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 Mineral Planning Authority.

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

4. The surface of the access road between the plant site and Fox Lane entrance shall be maintained free of potholes and cleaned to prevent mud being carried onto Fox Lane throughout the life of the development hereby permitted.

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

Working Programme

5. The remaining mineral reserves within the site shall be worked in accordance with the details shown on Figure 3 – Application Site Boundary.

Reason: In the interests of local amenity.

6. The soil bunds located along the southern boundary of the processing plant site, as shown edged green on drawing no. P9/530/2 under planning permission 07/02786/CMA (or as subsequently amended), shall be retained until such time as the processing and concrete batching plants are no longer required.

Reason: In the interests of local amenity.

7. Only minerals won under this planning permission or transported via the bridge, conveyor and haul road permitted under planning permission 07/02786/CMA (or as subsequently amended) shall be imported to the site for any purpose.

Reason: In the interests of local amenity.

8. Topsoil and subsoil shall only be stripped, respread or tined when they are dry and friable. Topsoil and subsoil shall be separately stored and replaced in correct sequence.

Reason: To ensure satisfactory restoration in accordance with Policies 8 (Protection of soils) and 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

9. The uppermost metre of subsoil shall be replaced prior to the return of topsoil. The subsoil shall be free of large solid objects and shall be thoroughly ripped or deeply cultivated to the satisfaction of the mineral Planning Authority before the topsoil is returned so that any compacted layers are effectively broken up. The topsoil shall be covered with 0.15 metres of topsoil which shall be tined to the same depth.

Reason: To ensure satisfactory restoration in accordance with Policies 8 (Protection of soils) and 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

10. No topsoil, subsoil or overburden shall be removed from the site.

Reason: To ensure satisfactory restoration in accordance with Policies 8 (Protection of soils) and 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

11. Stockpiles of topsoil, subsoil or overburden shall not exceed 4 metres in height.

Reason: In the interests of local amenity and in accordance with Policies 8 (Protection of soils) and 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

Hours of Working

12. No operations, except for the use of electric pumps used in connection with dewatering which may be operated continuously, and maintenance of plant and machinery, shall be carried out within the site except between the hours of 0700 to 1800 Monday to Friday and 0700 to 1300 Saturday. With the exception of the use of electric pumps, no operations shall take place on Sunday, public and bank holidays.

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).

13. The lockable gates installed at the entrance to the plant site from the access road shall be kept locked outside the hours of operation specified in Condition (12) above.

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).

Noise, Dust and Odour

14. Appropriate measures shall be adopted to prevent nuisance from dust emanating from the site throughout the life of the development hereby permitted. These shall include regular sweeping of the access road into the site and the use of a water bowser, sprayer or hose or similar equipment, as appropriate elsewhere, to suppress dust.

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).

15. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification and shall be fitted with and use effective silencers at all times throughout the life of the development hereby permitted.

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).

16. The level of noise emanating from the processing plant site when measured at the northern facade of the dwelling known as 'Copse Farm' shall not exceed 48 dB(A) L90 throughout the life of the development hereby permitted.

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).

Protection of Water Environment

17. Throughout the life of the development hereby permitted any oil, fuel, lubricant or other potential pollutant on the site shall be handled in such a manner as to prevent pollution of any watercourse or aquifer. Fuel or oil storage tanks shall be housed in an area with an impervious base surrounded by oil and fuel tight bund walls of sufficient height and construction. The bunded volume shall be capable of containing 110% of the volume of the largest tank. All pipework, filling points, vents and sight glasses must be located within the bund.

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

18. Throughout the life of the development hereby permitted all water discharged from the working into a stream or river shall be first passed through the settling system to ensure no solid matter passes or is likely to pass into any watercourse.

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

19. Throughout the life of the development hereby permitted no excavation shall take place within 15 metres of the River Blackwater or within 8 metres of the diverted Firgrove Lake Stream.

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

20. Throughout the life of the development hereby permitted vehicles shall not be washed down or concrete mixer drums washed out except within the approved wash down area.

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

21. Only inert material shall be tipped at the site.

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

Restoration

22. Restoration of the site shall be in accordance with the scheme approved by way of this permission and shown on Figure 5 – Final Restoration (Drawing No. P9/530/20), Figure 6 – Sports Pitches and Community Proposals (Drawing No. P9/530/19) and Figure 7 – Anticipated Restoration Timescales (Drawing No. P8530/38).

Reason: To secure the restoration of the site in accordance with Policy 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

23. All planting carried out in accordance with the restoration scheme approved under Condition (22) above shall be maintained for a period of five years. Any trees which die, become diseased, damaged or are removed within that five year period shall be replaced in the next planting season with others of the same size and species as agreed with the Mineral Planning Authority.

Reason: To secure the restoration of the site in accordance with Policy 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

After-Care

24. Aftercare shall be in accordance with the approved after-care scheme 'Landscaping and Aftercare- February 2014' for a period of five years following the completion of restoration (as confirmed in writing by the Mineral Planning Authority). The approved scheme includes provision for an annual site meeting to discuss after-care steps necessary on the restored land.

Reason: To secure the restoration of the site in accordance with Policy 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

25. No later than four weeks before each annual site meeting referred to in Condition (24) above a detailed scheme for the after-care of the restored land shall be submitted to the Mineral Planning Authority.

Reason: To secure the restoration of the site in accordance with Policy 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

26. After-care of each restored area of land shall take place for a period of five years in accordance with the outline and detailed schemes following the completion of restoration (as confirmed in writing by the Mineral Planning Authority).

Reason: To secure the restoration of the site in accordance with Policy 9 (Restoration of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

Notes to Applicant

1. In determining this planning application, the Mineral Planning Authority has worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order (2015).
2. Environmental Permit

Cemex UK Operations Ltd holds an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 for Eversley Quarry, reference EPR/FP3497SF. This permits the import of inert waste for restoration purposes. In the supporting statement for Chandlers Farm, it states a further 890 000 tonnes of inert material will be imported to create the recreation areas. The Environmental Permit currently limits the imported waste to 534,000 tonnes. If the tonnage above is accurate this limit will be exceeded. The current permit will need to be varied in order to carry out and complete the restoration. The applicant is advised to contact the Environment Agency on 08708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via our main website (<http://www.environment-agency.gov.uk>).
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.
4. There is a legal agreement attached to this permission which secures improvements to Public Rights of Way, along with lorry routeing and mineral tonnage exportation restrictions.